Wiltshire Council

Atlas Planning Group - FAO Dan Roycroft

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09 June 2023

Dear Sir/Madam,

Application No:	ENQ/2023/00641
Application Type:	Pre-Application enquiry
Proposal	Demolition of existing barn and erection of dwelling, conversion of chapel to ancillary accommodation and associated works
Site Address	Upper Farm Barn, Wexcombe, Wiltshire
On Behalf of:	

I refer to your pre-application enquiry which was lodged/registered on 28 April 2023.

In response to your enquiry I hope that you will find the following information helpful.

Please note that this advice represents an officers' informal opinion based upon the information you have provided. It is given without prejudice to any decision the Council may make on any subsequent formal planning application. In particular, a planning application will be the subject of publicity and consultation in accordance with the Council's procedures which may bring to light additional issues, and as you will be aware, advice offered is based on the planning policies that apply at the time of writing.

Summary of Officer View
The proposal is considered to have some merit, but in order to receive potentially favourable consideration, outstanding issues need to be addressed. This response identifies the issues that need to be addressed.

Site description/Constraints:

The pre-application enquiry relates to a range of purpose-built buildings at Upper Farm Yard and the former Church building next to/associated with Wexcombe House (listed building). The site is accessed directly from a lane leading westwards to Fair Mile.

The site is surrounded on 3 sides by open agricultural fields with Wexcombe House bordering the site to the east. The site and its surroundings lie within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Footpath GRAF20 runs approximately 140 metres to the south of the site between Chapel Cottage and Fair Mile.

Relevant Planning History:

- Planning application PL/2021/04069: Conversion of an existing agricultural building into a residential dwelling (C3 Use Class), together with associated residential curtilage,

landscaping, parking and a garage. The proposals also include the demolition and removal of two redundant open sided barns and restoration of an existing former chapel (resubmission of 20/09147/FUL) – Upper Farm, Wexcombe – Refused 19.08.21 (allowed on appeal).

- Planning application 20/09147/FUL: Conversion of existing agricultural building into a C3 residential dwelling, together with associated residential curtilage, parking and landscaping, including the demolition and removal of two existing open sided barns within the site (resubmission of 20/02786/FUL) – Upper Farm, Wexcombe – Refused 08.01.21.
- Planning application 20/02786/FUL: Conversion of existing agricultural building and former chapel into a C3 residential dwelling, together with associated residential curtilage, parking and landscaping and the demolition and removal of two existing open sided barns within the site – Upper Farm, Wexcombe – Withdrawn 05.06.20.
- Planning application 17/02474/FUL: Demolition of agricultural buildings & erection of dwellinghouse with conversion and extension of former chapel to form ancillary residential accommodation & change of use of agricultural land to residential – Upper Farm, Wexcombe – Withdrawn 27.04.17.
- Planning application 16/10264/FUL: Demolition of agricultural buildings. Erection of dwellinghouse and cartshed. Conversion and extension of former chapel to form ancillary residential accommodation. Change of use of agricultural land to residential – Upper Farm, Wexcombe – Withdrawn 14.12.16.
- Planning application 16/02039/FUL: Demolition of agricultural buildings. Conversion and extension of former chapel to form single dwellinghouse with detached garage. Erection of dwellinghouse. Change of use of agricultural land to residential curtilage – Upper Farm, Wexcombe – Withdrawn 02.06.16

Relevant Planning Policies:
The adopted Wiltshire Core Strategy, in particular:
- Core Policy 1 'Settlement Strategy';
- Core Policy 2 'Delivery Strategy';
- Core Policy 18 'Pewsey Community Area';
- Core Policy 41 'Sustainable Construction and Low Carbon Energy'
- Core Policy 44 'Rural Exceptions Sites'
- Core Policy 48 'Supporting Rural Life'
- Core Policy 50 'Biodiversity and Geodiversity
- Core Policy 51 'Landscape';
- Core Policy 56 'Contaminated Land';
- Core Policy 57 'Ensuring High Quality Design and Place Shaping'
- Core Policy 58 'Ensuring the Conservation of the Historic Environment'
- Core Policy 60'Sustainable Transport'
- Core Policy 61 'Transport and Development'
- Core Policy 67 'Flood Risk'.

Wiltshire Local Transport Plan 2011 – 2016: Car Parking Strategy (March 2011).

The North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2019-2024.

The Kennet Landscape Conservation Strategy Supplementary Planning Guidance (May 2005) provides detailed information of the landscape enhancement priorities for each of the different character areas in the former Kennet District Council Area. There are eleven different character areas as identified by the Landscape Character Assessment (1999).

Assessment
Principle of the development
As you have pointed out in your planning statement, the site lies in the open countryside where planning policy seeks to restrict new residential development unless permitted by one of the exception policies in the WCS. As you are proposing to demolish a barn and replace it with a dwelling policy CP 48 would no longer apply and strictly speaking, the development would be contrary to Core Policies 1 and 2 of the local plan.

That said, you have pointed out that extant planning permission exists on the site for the conversion of an existing modern agricultural building. You cite caselaw regarding this being an established fallback position and that the willingness to implement this is demonstrated by the fact that you have already made a material start through the demolition of some of the existing buildings which were the subject of that application.

It may be that the extant planning permission would be perceived as a valid fallback position such that one could accept the current proposal in principle. However, you would need to make this same argument at the application stage. Whilst permission exists for a dwelling on the site, the two proposals are clearly very different, this being not a conversion, in a different location on the site and a completely different design and scale. Accepting the sustainability arguments (there is permission for 1 dwelling on the site already), it may not simply be enough to cite an extant permission when the two proposals are quite different.

Further to the above, the footprint of the two dwellings does not overlap and it would be possible to construct both if permission were to be given for this proposal - noting that there is an existing access that could serve this proposal is not stopped up as well as the one that serves the barn the subject of the extant permission. If permission were to be granted for this proposal (and the existing permission remained extant), then it would need to be on the proviso that a legal agreement is entered into to ensure there is no risk of both permissions on the site being implemented and thus ending up with 2 dwellings. 2 dwellings would be contrary to policy and the fallback scenario presented here would not be relevant as there would be a net increase in dwellings. You would be advised to submit a unilateral undertaking (UU) with any planning application you make seeking to restrict the ability to implement both permissions.

Design
The proposed dwelling would be of a higher quality design than the extant permission given the limitations faced when converting an agricultural building and seeking to comply with local plan policy (namely CP 48). That said, the design was ultimately considered acceptable and conversions are increasingly more common in former farmsteads.

The current proposal takes advantage of the topography by sitting at a lower level enabling a better relationship with the listed building, existing built form and the receiving landscaping. Softer landscaping is proposed to the roadside and the ability to reduce domestic influences due to the above is welcomed.

The scale appears to be acceptable, helped in part by building into the topography and splitting the dwelling into different forms and levels. Ultimately, the plot is accommodating and likely able to accommodate such scale without the appearance of overdevelopment. It is welcomed to see materials that although contemporary in nature, take cues from the site and historic buildings whilst ensuring a clean break is established between old and new.

The use of passive design principles will ensure a more energy-efficient building. This is a welcome concept and one which would attract positive weight in the planning balance as efforts to combat climate change should be seen in a very positive light.

In light of the above comments, it would seem that a scheme compliant with CP 57 of the WCS could be achieved on the site.

Impact on the character and appearance of the area
The extant permission involves the conversion of an existing building which is agrarian in appearance. Whilst not the most aesthetically pleasing building, it is commonplace in the countryside. Its conversion will have an impact but one that was judged not to be harmful as, for the most part, the building retains its character and therefore, residential influences would have been limited. Its removal as part of this scheme would be welcomed.

The current proposal is for a new build which, with its contemporary design is clearly residential in nature. It will therefore have a different impact on the receiving landscape than the extant

permission. That said, the siting is different, with the proposal sitting on lower ground to the extant permission and set into the landscape as evidenced in the cross-sectional drawings. Coupled with the proposed landscaping, it seems that it may be possible to accommodate a dwelling on the site of this scale and nature without having an adverse impact on the AONB landscape. You would be advised to submit the LVIA with any application made.

Robust landscaping proposals would need to be submitted as part of any application to demonstrate that adequate mitigation is in place to combat the visual effects of the dwelling (as required by Core Policy 51 of the WCS).

Impact on the significance of heritage assets, such as listed buildings/conservation areas/archaeology
The below response is provided by the Council's Conservation Officer. From this you will glean that they have no objections to the proposal.

"The comments below relate to issues associated with the conservation of the built historic environment, including designated and non-designated heritage assets.

Proposal: the redevelopment of the former farmyard to create one new dwelling, including the rebuilding and conversion of the former chapel as ancillary accommodation.

Policy: the Council has a statutory duty, under Section 66 of the Act, to have special regard to the desirability of preserving listed buildings and their settings.

The NPPF outlines government policy, including its policy in respect of the historic environment (Section16).

The Council's Core Strategy CP 58: Ensuring the conservation of the historic environment requires that designated and non-designated heritage assets and their settings will be conserved.

Information: paragraph 194 requires that local planning authorities should require an applicant to describe the significance of any heritage assets affected by their proposals, including any contribution made by their setting. The application is accompanied by a Heritage Statement which is helpful in terms of the description of the site and its significance.

Site: the site constitutes the farmyard of the property originally known as Upper Farm, Wexcombe. The farmhouse (known as Wexcombe House from the early 20th century) and a range of historic ancillary buildings comprising stables etc. to the north-west of the house were sold into separate ownership in the 1970s, with further land added to the holding in the early 1980s. The remaining part of the farmyard, subject of the current application, constitutes two modern agricultural buildings and the remnants of a 19th century single storey brick and tile agricultural building which is understood to have been used for a period at the end of the 19th century/early 20th century as a chapel of ease, serving local people who were not always able to attend the parish church due to the remoteness of the location. The farmyard appears to be largely disused although there is farm machinery stored in the modern buildings. The site is accurately described within the Heritage Statement as being at the south-western edge of the hamlet on a sloping site. To the north and north-west the site is largely screened by a small plantation, but to the south-east the land drops away and the site is prominent within the landscape. The former farmhouse and its remaining ancillary yard (comprising buildings of a similar era to the chapel) lies to the north-east. Part of the former principal farmyard to the south-west of the farmhouse has also been taken into the ownership of the farmhouse and incorporated into its garden area. New intervening boundary walls and garden vegetation reflecting the changed ownerships impose a degree of physical and visual separation between the original farmhouse and its main yard.

The farmhouse was sold into separate ownership in the 1970s prior to its addition to the statutory List as a grade II listed building in July 1986. The chapel is therefore not part of the
listed building but can be considered as a non-designated heritage asset.

Assessment – significance of the site: the chapel holds some historic and evidential value relating to its temporary use as a chapel of ease, a relatively rare provision for public use at this period and that the building should be considered as a non-designated heritage asset.

In addition, the former chapel was originally an outbuilding forming part of the remaining range of historic single storey buildings (which are curtilage listed) and has some historic and evidential value as part of this ancillary yard and, visually, as the terminus to the roof of the range. As a whole, the ancillary yard constitutes part of the setting of the farmhouse,
contributing to its significance via the interest of its original fabric, function and use and to its aesthetic value as an attractive historic range of rural outbuildings.

The original farmyard to the south-west, with its buildings, layout and continuing agricultural use similarly contributed to the significance of the former farmhouse, providing its historic
context and promoting understanding of its original function and reason for construction. However, none of the historic working buildings from the original principal farmyard now remain. The yard has been bisected by boundaries relating to the change in ownership and the area transferred to the former farmhouse has changed in character to that of a garden. The current site has been cleared and bears no relation to the historic situation. It is understood that the agricultural use of the site has largely ceased. On this basis it is considered that, although the farmyard falls within the historic setting of the listed house, the site as existing makes only a limited contribution to its significance due to its historic association and as part of its wider rural context.

Conversion of the chapel: the historic building subject of the application was presumably originally constructed as a rural ancillary building but was used for a relatively short period
as a chapel at the end of the C19 and early C20. The building appears to have received some relatively simple embellishments to fit it for its changed use.

The building is in considerable disrepair and relatively little of its historic fabric survives. The intention appears to mirror previous proposals to preserve the remnants of the fabric within a repaired structure which will replicate a building of similar scale, location and appearance to the original outbuilding, with some of the limited embellishment which distinguished it as a chapel. There will be an inevitable loss of authenticity and significance which will result from a substantial rebuild but the current proposals have potential to provide a building which makes a reasonable approximation to the original structure and the layout could preserve the sense of a visual and physical terminus to the curtilage listed range.

Overall, taking into account that the structure is a non-designated heritage asset and the scheme is largely in the nature of a rebuild, the proposals for the former chapel are capable of offering a modest conservation benefit.

Redevelopment of farmyard: the proposed scheme seeks consent for single dwelling of contemporary design.

The historic farmstead that contributed to the setting of the farmhouse has already been lost and the site is disused. The large agricultural building at the site entrance has an extant approval for conversion to residential use.

The proposed buildings feature simple forms and materials which are appropriate to the area and a scale which is not at odds with many agricultural buildings. Restricting the proposals to
a single house avoids the need to create separating boundaries and privacy screens between properties, which in previous schemes have been at odds with the open character usually expected of a farmyard.

Whilst the proposals will result in the domestication of the site, this will have no greater impact than the approved conversion of the remaining agricultural building and, overall, the
proposed development would have a similarly, largely neutral, impact.

Conclusion: the proposed retention and conversion of the chapel would result in a minor positive impact in terms of restoring the form and general appearance of the former ancillary outbuilding which

terminated the curtilage outbuilding range and contributed to its overall character. However, the conservation benefits of this are modest when it is taken into account that this is a non-designated heritage asset and that the resultant building would be largely in the nature of a rebuild.

The associated new development would have a largely neutral impact on the setting of neighbouring heritage assets, both designated and non-designated. However, it would bring
no positive benefit in built conservation terms.

As a result there is no objection from the perspective of built conservation issues (legislation and national and local policy requirements are considered to be met), to the proposed development as a whole. However, it is considered to contribute only a modest conservation benefit (which could equally be achieved by the retention of the chapel alone) to weigh
against any other policy concerns which might exist."

Impact on neighbour amenity
It seems unlike that any neighbours would be affected by the proposal given the separation distances involved.

Highway matters – including road safety /Parking
The below response is provided by the Local Highways Authority. If minded to approve the application for policy reasons, then they would have no objections to the proposal from a highways safety point of view.

"The location being outside of any development boundary would be against the presumptive favorability of sustainable development and as such this proposal would run contrary to Core Policy 60 and 61. Therefore, if you are minded to refuse, I would recommend a highway refusal on the following grounds.

The proposal, located remote from a range of services, employment opportunities and being unlikely to be well served by public transport, is contrary to the key aims of local and national sustainable transport policy guidance which seeks to reduce growth in the length and number of motorised journeys. The proposal is therefore not considered to be a sustainable form of development and is contrary to Core Policies 60 and 61 of the Wiltshire Core Strategy and Section 9, paras 110, 111, and 112 of the National Planning Policy Framework 2021 Reason: In the Interests sustainable transport.

If you are minded to allow the construction of a new build dwelling in the open countryside then I would be satisfied that the local highway network would be able to accommodate any additional vehicle movements and that there is sufficient room within the curtilage for minimum car parking standards of 3 cars to be achievable."

Ecology
Any application you intend to submit would need to be accompanied by a preliminary ecological report. If this report identifies that phase II survey work is required then this will also be required to be submitted alongside any application. All mitigation measures identified in the report need to be factored into the design of the scheme.

Paragraph 180 of the NPPF requires biodiversity net gains to be achieved on all new development proposals. Your application would be expected to be accompanied by a scheme of biodiversity enhancement demonstrating net gains. The additional planting proposed would go someway to meeting these requirements.

Thames Water
Thames Water has made the following comment in relation to your proposal.

"Having reviewed the details, we have no comments to make at this time. Should the details of the application change, we would welcome the opportunity to be re-consulted."

Drainage

Part of the site is at risk from groundwater flooding. Our Strategic Flood Risk Assessment states that where 75% of a site is within an area at risk of groundwater flooding where levels are between 0.025m and 0.5m below the ground surface then sequential testing is required. You would be advised to check Wiltshire Council's Strategic Flood Risk mapping to ascertain if that would be the case for this site. If required, this would be expected to form part of any submission made. Given the extent of the site area, it would seem unlikely that sequential testing would be required but the onus is with you to check.

The Council would expect to see foul and surface water drainage details submitted with this application.

Section 106 Requirements

a Unilateral Undertaking is likely to be required if permission is granted for this scheme to ensure the extant permission cannot be implemented as well.

Advice regarding Building Regulations

It is likely that your proposal will require separate approval under the Building Regulations. The Surveyor who deals with your area can be contacted on 0300 456 0113. They are happy to provide you with free Building Regulation advice on this proposal and discuss this project further. This will help to ensure that the final decisions are compliant with the Building Regulations and may help save you time and money.

Yours faithfully
Head of Development Management

Officer's Name: Ruaridh O'Donoghue
Senior Conservation/Planning Officer

INDIGO

LANDSCAPE APPRAISAL

UPPER FARM, WEXCOMBE.

for
SHERBOURNE DEVELOPMENTS

Revision C
July 2023

REF: 1072-LVA Rev C 2023-07-17



In the interest of sustainability, this document is intended
to be printed double sided on A3 paper.

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Fig. 6 Estimated Zone of Visual Influence and public viewpoint locations (distant)

Fig. 7 Estimated Zone of Visual Influence and public viewpoint locations (close to Site)

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1 INTRODUCTION

Reason for the appraisal

1.1. This document addresses the likely Landscape and Visual effects of a proposed replacement dwelling at Upper Farm, in Wexcombe, Wiltshire.

1.2. It forms part of the documentation associated with a proposed application to replace an existing barn which has extant approval for conversion into a 5 bedroom dwelling,[1] and has been prepared by Indigo Landscape Architects Ltd. The document uses the approved dwelling as its baseline, and considers the effects of the proposed changes in light of this permission.

Purpose and Scope of the report

1.3. This Landscape Appraisal sets out the likely changes (as a consequence of the proposals) to the landscape and visual resource in the area. It is based on a site visit undertaken in early March 2023 and a desk top study of the surrounding area, and has been requested by SDG Holdings Ltd (trading as "Sherbourne Developments") to assist the Local Authority in determining whether the proposals are acceptable.

2 SITE LOCATION & DESCRIPTION (refer to Figure 2 overleaf).

2.1. The Site lies within the hamlet of Wexcombe which lies approximately 10km to the east of Pewsey in Wiltshire.

2.2. It lies on the east side of the 'Fair Mile' which crosses 'Fairmile Down' to the east of Collingbourne Ducis and Collingbourne Kingston, both of which lie along the route of the A338 which connects Salisbury (to the south-southwest) to Marlborough (to the northwest).

2.3. The Site consists of part of the former farmyard associated with Upper Farm (which itself is associated with Wexcombe House, a Grade II Listed property which lies immediately to the southeast), and it is separated from the Listed Building by further barns within the former farmyard which have now been converted into residential use.

2.4. At present two buildings are found on site, along with areas of hardstanding. These consist of a large, somewhat dilapidated concrete block and cement-board clad barn (with steel shuttered doors facing northeast onto the adjacent lane), and a dilapidated brick chapel under a clay plain tiled roof.

2.5. Access to the Site is currently provided at the northwest corner of the Site from the unnamed lane that loops east off the Fair Mile through Wexcombe, and a second access off the lane currently exists to service the steel doors on the northeast side of the existing barn (although the extent of this is proposed to be reduced as part of the extant permission).

2.6. Away from the buildings themselves the Site consists largely of areas of hardstanding and the footprint of two other former barns (now removed), with grass on the intervening slopes and periphery spaces. One beech tree and the remnants of a former hedgerow exists along the lane-side Site frontage, and a group of ivy-swamped hawthorn is found along the southwestern boundary (with the adjacent field), but otherwise vegetation on site is limited to grass and a few bits of scrub vegetation. Along the western edge of the site, however, an off-site woodland copse provides significant screening from the west; and to the east a line of evergreen Leyland Cypress trees on the boundary with Wexcombe House provides year round screening from the curtilage of the Listed Building.

1 Application Reference PL/2021/04069 - Permission was granted for the dwelling following an appeal in May 2022. Appeal reference APP/Y3940/W/21/3284520.



FIG.1 - A view of the existing barn taken from the adjacent lane.

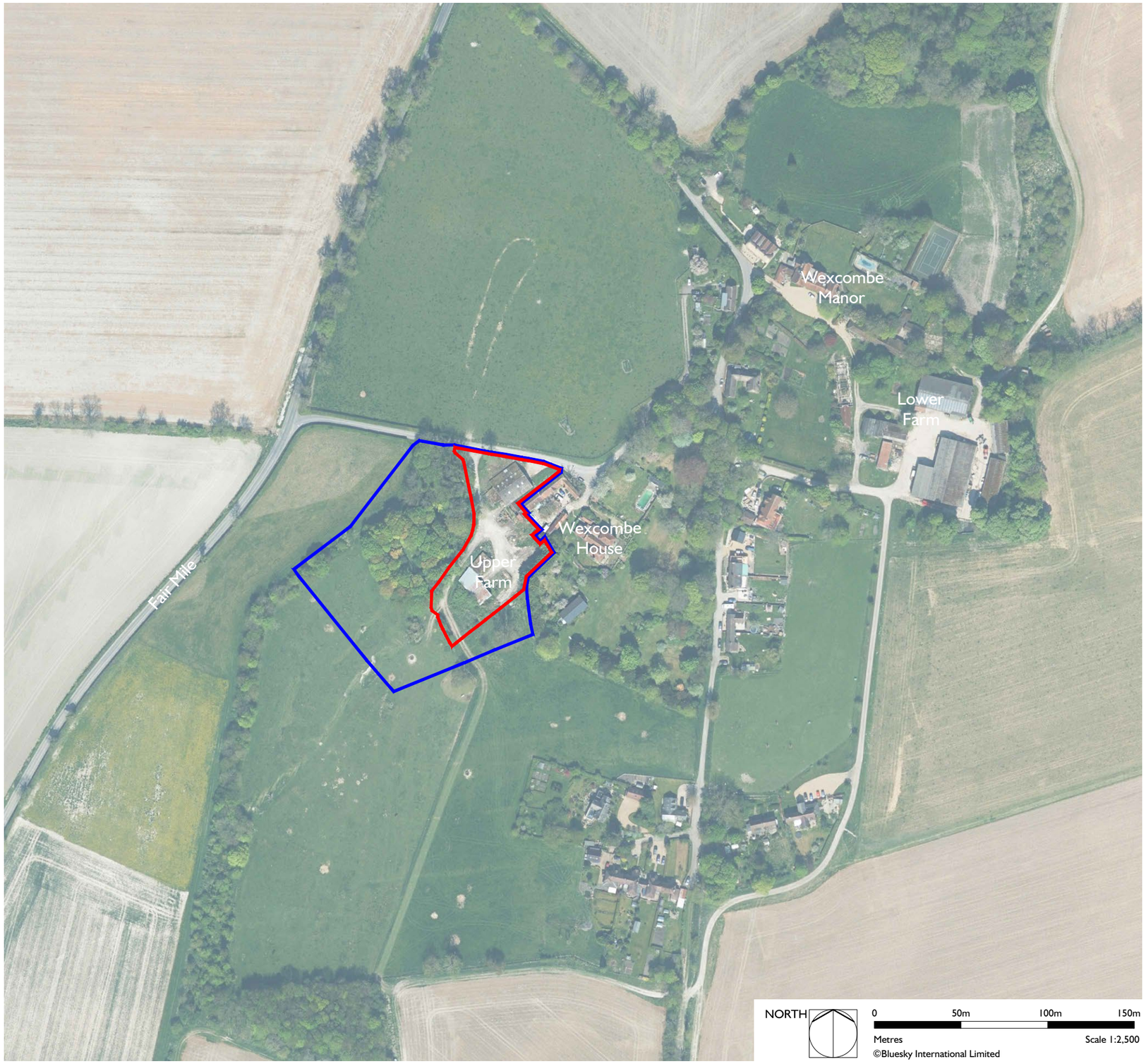
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FIG. 2 - THE SITE SEEN WITHIN THE IMMEDIATE CONTEXT OF WEXCOMBE

KEY:

The Application Site

Other land in ownership



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3 PLANNING CONTEXT AND DESIGNATIONS

3.1. In planning terms the Site lies within the Wiltshire Council planning area, and within the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

3.2. The planning policy context applicable to this Site therefore includes the NPPF (supported by the NPPG) at a national level; and at a local level, documents prepared by Wiltshire Council and supported by the North Wessex Downs AONB Partnership.

3.3. The property also has extant permission under planning Reference PL/2021/04069 (granted at Appeal on the 5th May 2022)[2] for a Use Class C3 conversion of the existing barn on Site into a substantial detached dwelling (with an associated garage outbuilding, driveway, parking areas and private amenity space, associated landscaping; and the restoration of an existing former chapel).[3]

National planning context - The National Planning Policy Framework (NPPF)

3.4. National planning policy contains guidance on planning and related issues on a national basis. From the 20th July 2021 this has primarily been set out within the National Planning Policy Framework (NPPF) document, superseding the previous 2012, 2018 and 2019 versions. Other national planning policy that remains current is identified in the introduction to the NPPF (associated with nationally significant infrastructure projects / traveller sites and waste policies); however, these have no relevance to these proposals.

3.5. The NPPF is a wide-ranging document comprising of 17 chapters which sets out the Government's planning policies for England and how these should be applied.

3.6. It provides a framework within which locally prepared plans for housing and other development can be produced; it must be taken into account in preparing the development plan; and is a material consideration in planning decisions.

3.7. The framework proposes that development that accords with an up-to-date Local Plan should be approved and any Proposed Development that conflicts should be refused unless other material considerations indicate otherwise.[4]

3.8. The key paragraphs relating to Landscape and Visual assessment are contained within Section 15 of the NPPF.

<u>NPPF Section 15 - Conserving and enhancing the natural environment</u>

3.9. This section of the NPPF sets out the requirement that the planning system should contribute to and enhance the natural and local environment by (amongst other criteria) protecting and enhancing valued landscapes, and that in preparing development plans the aim should be to minimise pollution and other adverse effects on the local and natural environment.

3.10. It sets out that '*planning policies and decisions should contribute to and enhance the natural and local environment by:*

a) protecting and enhancing valued landscapes ....' (which include AONBs) *'in a manner commensurate with their statutory status or identified quality in the development plan);'*

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'; and by

d) 'minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures' (paragraph 174).

3.11. It also sets out that plans '*should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries*' (paragraph 175).

3.12. The NPPF specifically requires '*great weight*' to *'be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues*'; states that '*the conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads*'; and it states that the '*scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas'* (paragraph 176).

3.13. It also provides guidance for planning policies and decisions in areas defined as Heritage Coast (paragraph 178 - although this is not relevant to the Application Site); and it provides guidance for development in National Parks, The Broads and Areas of Outstanding Natural Beauty (paragraph 177), stating that *'permission should be refused for major development*[5] *other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest'* and that *'Consideration of such applications should include an assessment of:*

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

3.14. With reference to '*major development*' NPPF footnote 60 makes it clear that '*for the purposes of paragraphs 176 and 177, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined*'.

3.15. Under a sub-heading of 'habitats and biodiversity' development plans are required to enhance biodiversity and geodiversity including the requirement to '*identify and pursue opportunities for securing measurable net gains for biodiversity*' (paragraph 179), and a series of principles are listed which local planning authorities should apply when determining planning applications (paragraphs 180 to 182).

3.16. Furthermore, under a second sub-heading of 'Ground conditions and pollution', ground conditions (referring to land stability and contamination) and the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment are also considered. In doing so paragraph 185 refers to noise pollution, and paragraph 186 refers to air quality management (both outside the remit of this assessment), however, paragraph 185b refers to the need for planning policies and decisions to '*identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason*', and 185c refers to the need to '*limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation*'.

3.17. Other policies of particular relevance to the nature of development proposed on the Application Site (but have less direct relevance to landscape character and visual matters) are set out in the following sections of the NPPF and detailed further (as required) in the Planning Statement which accompanies this application:

- NPPF Section 2 – Achieving sustainable development
- NPPF Section 5 – Delivering a sufficient supply of homes
- NPPF Section 11 – Making effective use of land
- NPPF Section 12 – Achieving well-designed places
- NPPF Section 14 – Meeting the challenge of climate change, flooding and coastal change

2 Appeal reference APP/Y3940/W/21/3284520.

3 For further details refer to Section 7 below.

4 NPPF - The presumption in favour of sustainable development – paragraphs 11 and 12, page 6.

5 "*Major development*" for housing is defined in the NPPF glossary as "*development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more*", however footnote 75 excludes this definition when related to paragraphs 176 and 177.

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3.18. NPPF Section 16 – 'Conserving and enhancing the historic environment' is also highly relevant, and has been considered in detail within the Heritage Assessment accompanying the application.

National Planning Practice Guidance (NPPG)

3.19. The National Planning Practice Guidance (NPPG) is a web-based resource, provided by the Ministry of Housing, Communities and Local Government, which brings together planning guidance on various topics into one place. It adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together.

3.20. The NPPG replaces over 7,000 pages of planning guidance that was previously published in separate documents. It is now available entirely in one place, online and not in hard copy.

3.21. Plan makers (mainly Local Authorities who are responsible for a Local Plan but also community groups who may be working on a Neighbourhood Plan) must have regard to national policies and advice contained in the guidance when developing their plans. The guidance is also a 'material consideration' when taking decisions on planning applications. This means that if a local policy is deemed out of date, Local Authorities may be directed by the National Planning Practice Guidance's requirements.

3.22. The Planning Practice Guidance helpfully includes landscapes, environmental gain, Areas of Outstanding Natural Beauty and their settings in the 'Natural Environment' section (most recently updated on the 21st July 2019). Under a sub-heading of 'Landscape', paragraph 036 requires "*the cumulative impacts of development on the landscape need to be considered carefully*" and paragraph 037 states that "*to demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used*".

3.23. Paragraph 039 sets out[6] the statutory duty of '*relevant authorities*' (including local government (including planning authorities), Ministers of the Crown, individual councillors, any public body, statutory undertakers and holders of public office) to '*have regard*' to their purposes for which these areas are designated (conserving and enhancing natural beauty); and notes that this '*is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on their setting or protection*'.

3.24. Paragraph 041 also makes it clear that the scale and extent of development within National Parks, the Broads and Areas of Outstanding Natural Beauty "*should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty*", and that any development in these areas "*will need to be located and designed in a way that reflects their status as landscapes of the highest quality*". [emphasis added]; and paragraph 042 then highlights the importance of the settings of National Parks, the Broads and Areas of Outstanding Natural Beauty. It notes the harm that can be done by poorly located or designed development ("*especially where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary*"); and it notes that "*development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account*". [emphasis added].

Local planning context

3.25. Wiltshire Council's current development plan for this area consists of the Wiltshire Core Strategy (adopted January 2015), The Wiltshire Housing Site Allocations Plan (adopted February 2020), Saved Policies of the Kennet local Plan 2011, and policies within the Minerals and Waste plans.[7]

3.26. These documents are supported by the North Wessex Downs AONB Management Plan 2019 - 2024 (2019), and a number of Position Statements and Guidance Notes which have also been published by the AONB Partnership (including one on housing; one on colour; and several on dark skies, artificial light and external lighting); and the character of the area is also detailed within various Landscape Character Assessments including the North Wessex Downs AONB Integrated Landscape Character Assessment 2002 and the more recent Wiltshire Landscape Character Assessment' (2005).[8]

Core Strategy (2015)

3.27. Core Policy 18: Spatial Strategy for the Pewsey Community Area does not identify Wexcombe, but states (inter alia) that:

"…Development proposals in the Pewsey Community Area will need to demonstrate how the relevant issues and considerations listed in paragraph 5.95 will be addressed…."

3.28. The considerations listed at paragraph 5.95 include:

"…all development within the Community Area will need to conserve the designated landscape of the North Wessex Downs Area of Outstanding Natural Beauty and its setting (Core Policy 51), and where possible enhance its locally distinctive characteristics. …"

3.29. In landscape terms, however, the key policy applicable to these proposals is Core Strategy Policy 51 - Landscape; which deals with the protection and conservation of landscape character and makes specific reference to the AONB.[9] This Policy states that:

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

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

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

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

iv. Visually sensitive skylines, soils, geological and topographical features.

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

vi. Important views and visual amenity.

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

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

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

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

6 With reference to Section 11A(2) of the National Parks and Access to the Countryside Act 1949, Section 17A of the Norfolk and Suffolk Broads Act 1988, and Section 85 of the Countryside and Rights of Way Act 2000.

7 There is no Neighbourhood plan covering Wexcombe. The hamlet falls within the Grafton Parish designated Neighbourhood Plan area, but the plan is in its early stages and is not yet 'Made'.

8 Refer to Section 4 below.

9 Other relevant policies are set out within the Planning Statement which supports this application.

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Wiltshire Housing Site Allocations Plan (2020)

3.30. The Wiltshire Housing Site Allocations Plan followed a review of settlement boundaries (post Core Strategy) which ensured that boundaries of settlements were up to date and adequately reflected changes which had happened since they were first established. Wexcombe is not mentioned in this plan.

North Wessex Downs AONB Management Plan 2019 - 2024 (2019)

3.31. The North Wessex Downs AONB Management Plan 2019 - 2024 is a strategic plan for the conservation and enhancement of the AONB drawn together on behalf of the various organisations that make up the AONB Partnership.

3.32. It is a comprehensive document which identifies key issues facing the AONB and sets out objectives for its long term future, and is divided into 10 'Themes' of which 'Theme 6' (chapter 7) deals with development.

3.33. Key issues which have "*the potential to have significant influence on the AONB's Development Special Qualities*" are listed on page 79, and include (inter alia):

d) The loss of rural character through suburbanising influences from new development (new fencing, lighting, signage, parking areas, paved footpaths, loss of native hedgerows and creation of new garden areas).

g) Impact on dark skies and tranquillity of high-powered external lighting, especially where poorly directed or in an exposed location (not usually subject to planning control).

o) Development that results in a material loss of tranquillity and/or impact on the dark night skies within the North Wessex Downs or its setting.

p) Development that does not provide for or support existing Green Infrastructure.

3.34. A series of development 'Policies' are then given on page 81 including:[10]

"DE 01 - Encourage all proposals for new development, redevelopment and re-use to conserve and enhance the natural beauty of the North Wessex Downs. Oppose forms of development that fail to conserve and enhance the character and quality of the AONB and its setting and to make reference to the AONB's published guidance.

DE 02 - Encourage high standards of design, comprehensive landscaping where required, traditional building styles, energy conservation and innovation that respect historic settlement patterns and the distinctive character of the North Wessex Downs.

DE 05 - Encourage the consideration of landscape, including historic landscape, impacts at the earliest opportunity in the planning process through preparation of Landscape and Visual Impact Assessment, Landscape and Visual Appraisal and Environmental Impact Assessment reports as appropriate to the location.

DE 06 - Encourage, support and promote the expansion of 'net gain' principles developed for biodiversity, to apply to wider natural capital assets, including in particular to landscape and natural beauty.

DE 08 - Avoid and reduce light pollution, including control of lighting schemes or other developments that threaten the integrity of dark night skies over the North Wessex Downs."

North Wessex Downs AONB Position Statement on Housing (October 2012)

2.7. The North Wessex Downs AONB partnership have also published a 'Position Statement on Housing' which states that in locations where new house building may be acceptable in planning policy terms, the AONB will apply a series of 15 criteria when considering planning applications for residential development. These include (inter alia) the following:

"(i) Developments should integrate well into the historical pattern and character of the settlement. This will vary depending on the landscape and built character type and needs to be determined on a case-by-case basis. Specific consideration should also be given to the established density, scale, building height, roof pitches and layout of an area in designing new proposals.

(ii) Building style should respect the local tradition. Inappropriate, particularly suburban styles, layouts and materials should be avoided. Where new building is required, it should be to a high standard of design as befits a nationally designated landscape. Innovative schemes based on sustainable construction principles are to be supported though should still respect local styles and materials.

(iii) External building materials should respect and reflect the locally occurring rock types, brick, and roofing materials to ensure the finished design relates to the landscape that surrounds it. Locally sourced materials are also encouraged, to reduce long travel-to-site distances as well as the use of reclaimed materials.

(iv) Developments must respect and conserve and not obstruct public views to higher slopes, skylines, or sweeping views across the landscape or landmark views within the settlements.

(vii) Particular care should be taken in new housing development to ensure external lighting is minimal and any that is installed is designed to be downlighting with no light spillage, discreet and "dark night sky compliant". Preferably external lighting (including street lighting) should not be installed where it does not already exist. Where lighting is essential it should be minimised and only used for short periods in limited locations. Paragraph 125 of the NPPF states "By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation."

(x) All new housing should include measures to save energy and resources and should meet or exceed relevant Government targets in this respect.

(xi) All new housing should be located and designed to take account of and protect existing landscape features such as trees and hedges of value and where appropriate to provide new landscaping to frame or soften new developments and to increase biodiversity. Soft landscaping can also hold rainfall and reduce water run-off, avoiding unsustainable drainage options.

(xiv) Replacement dwellings should be of a scale and location that does not result in the new dwelling being particularly larger or higher or in a different location compared to the existing, unless exceptional justification and other landscape and ecological benefits can be provided. Proposals for replacement dwellings should demonstrate how the quality of the landscape is conserved and enhanced."

Landscape designations

3.35. There are no or International landscape designations (e.g. World Heritage Sites) or National Parks / covering the Site or within the surrounding area, but as noted above the Site falls within the North Wessex Downs AONB (the southern edge of which lies approximately 4.3km to the southwest).

Heritage designations

3.36. The landscape around the Site contains numerous Heritage Assets, a number of which fall within the Zone of Visual Influence of the development. These include:

- The undesignated chapel on the Site itself.
- The Grade II listed Wexcombe House,[11] and its Grade II Listed terrace, garden walls and gates,[12] both of which lie immediately to the east of the Site.

10 AONB 'Policies' are intended to guide and inform the planning policies and actions of all members of the North Wessex Downs Partnership (which include 3 unitary authorities and four district/borough Councils).

11 Historic England List Entry 1034031 - See: https://historicengland.org.uk/listing/the-list/list-entry/1034031

12 Historic England List Entry 1183743 - See: https://historicengland.org.uk/listing/the-list/list-entry/1183743

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- The Grade II* Listed Wilton Windmill,[13] which is located on a low hilltop some 2.5km to the north of the Site.
- Two Grade II Listed milestones, one on the Fair Mile some 650m north of the Site,[14] and one on the A338 some 2.2km to the north-northeast.[15]
- Four Scheduled Ancient Monuments (one Long Barrow, two Bowl Barrows, and a Saucer Barrow) found on the hillside to the south of Wexcombe (to the west of Footpath GRAF 13),[16] and a number of other earthworks found on the downland slopes to the south of Tidcombe and east of Marten, although these generally fall outside the Zone of Visual Influence (see Section 5 below).

3.37. A deserted medieval village and moated site is also found on the lower lying ground at Marten (some 1.4km to the northeast of the Site);[17] a Grade II Listed Waterworks Pumphouse[18] is located adjacent to the Fair Mile some 420m to the southwest of the Site; and a Grade II Listed village water pump[19] is located in the heart of Wexcombe (some 130m northeast of the Site) although all these fall outside the Zone of Visual Influence of the proposals.

3.38. Wexcombe is not covered by a Conservation Area;[20] the nearest Registered Historic Park and Gardens is found at 'Tottenham House and Savernake Forest' (some 4.1km to the north-northwest); and the nearest Registered Battlefield site is found immediately to the southwest of Newbury (some 18km to the east-northeast).[21]

Habitat designations[22]

3.39. There are no international habitat designations (e.g. Ramsar Sites, Special Protection Areas (SPA's), Special Areas of Conservation (SAC's)) or National or Local Nature Reserves covering the Site or within the surrounding area. The closest such sites are at the Salisbury Plain SAC / SPA (some 8.4km to the southwest); however, there is an SSSI on Botley Down some 2km to the east-northeast;[23] and the eastern part of 'Great Botley Copse' on Botley Hill is classified as Ancient and Semi Natural Woodland.[24]

13 Historic England List Entry 1034034 - See https://historicengland.org.uk/listing/the-list/list-entry/1034034

14 Historic England List Entry 1183758 - See https://historicengland.org.uk/listing/the-list/list-entry/1183758

15 Historic England List Entry 365469 - See https://historicengland.org.uk/listing/the-list/list-entry/1365469

16 See: https://magic.defra.gov.uk/MagicMap.aspx?&startTopic=GreyRasters&chosenLayers=moncPIndex,moncIndex,baseIndex&box=424479:157390:429559:159870&useDefaultbackgroundMapping=false

17 Historic England List Entry 1013104 - See https://historicengland.org.uk/listing/the-list/list-entry/1013104

18 Historic England List Entry 1183750 - https://historicengland.org.uk/listing/the-list/list-entry/1183750

19 Historic England List Entry 1034032 - See: https://historicengland.org.uk/listing/the-list/list-entry/1034032

20 The closest Conservation Area lis at East Grafton (some 1.7km to the northwest of the Site) or Tidcome (some 1.7km to the southeast), but both are screened by the nature of the topography and intervening vegetation and fall outside the Zone of Visual Influence of the proposals.

21 Both of these fall well outside the potential Zone of Visual Influence of the proposals.

22 Details of habitat designations are listed here for contextual purposes and to assist with understanding of landscape value. Assessment of the effects on habitats and species is a specialist area undertaken by consultant ecologists and falls outside the scope of this Appraisal.

23 See: https://magic.defra.gov.uk/MagicMap.aspx?&startTopic=GreyRasters&chosenLayers=lnrPIndex,lnrIndex,nnrPIndex,nnrIndex,ramPIndex,ramIndex,proposedRamsarP,proposedRamsar,siteunitPIndex,siteunitIndex,sssiPIndex,sssiIndex,sacPIndex,sacIndex,sacPossibleP,sacPossible,spaPIndex,spaIndex,spaPotentialP,spaPotential,baseIndex&box=420668:156197:433255:162395&useDefaultbackgroundMapping=false

24 Ancient and Semi-Natural Woodland. See: https://magic.defra.gov.uk/MagicMap.aspx?&startTopic=GreyRasters&chosenLayers=baseIndex,ancwoodIndex&box=420448:156250:433036:162448&useDefaultbackgroundMapping=false

4 EXISTING CHARACTER ASSESSMENTS

4.1. In terms of Landscape Character Assessments the landscape around Wexcombe falls at the junction of three National Character Areas: 'Character Area 116 - Berkshire and Marlborough Downs', 'Character Area 130 - Hampshire Downs', and 'Character Area 132 - Salisbury Plain and West Wiltshire Downs'.

4.2. The landscape has also been considered in greater detail and at a local level within the 'Kennet Landscape Assessment' (June 2001),[25] the 'North Wessex Downs AONB Integrated Landscape Character Assessment Technical Report' (March 2002) and the 'Wiltshire Landscape Character Assessment' (2005).

National Landscape Character Assessment

4.3. National Character Areas (NCA) are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries, making them a good decision-making framework for the natural environment. Defined by Natural England, there are 159 NCA profiles across England which are intended to act as guidance documents which can help communities to inform their decision-making about the places that they live in and care for.

4.4. The NCAs are fairly broad scale assessments, with each profile including a description of the natural and cultural features that shape the landscape; how the landscape has changed over time; the current key drivers for ongoing change; and a broad analysis of each area's characteristics and ecosystem services. Statements of Environmental Opportunity (SEOs) are also suggested, which draw on this integrated information.

4.5. Whilst the National Character Area profiles provide insight into the landscape around the Site, however, they cover large areas of the countryside, and in this case they include river valleys and woodlands as well as the more open downland, and it is evident that many of the aspects identified within the NCA text are not applicable to the Site or the limited Study Area defined by the Zone of Visual Influence of the proposed development. Greater detail is found within the local character assessments which have been prepared both at the County and area specific level, however, and these are considered below.

Local Landscape Character Assessment

4.6. At the local level the 'North Wessex Downs AONB Integrated Landscape Character Assessment Technical Report' (prepared by Land Use Consultants for the Countryside Agency and published in March 2002) is an area specific assessment, but the 'Wiltshire Landscape Character Assessment' (also prepared by LUC and published in 2005) is the latest character assessment, and the most up to date document applicable to the landscape surrounding the Site.

4.7. Within this document the area around Wexcombe falls at the boundary of 'Landscape Type 2: Wooded Downland' and 'Landscape Type 15: Greensand Vale'; and within 'Area 2B: Chute Forest' and 'Area 15A: Vale of Pewsey', copies of which are included within Appendix B.

4.8. These existing Landscape Character Assessments provide a useful understanding of the character of the surrounding area within which the Site sits and form the starting point for assessment; however, as they apply to the wider character area not all the key characteristics, features, and other aspects of the landscape highlighted within these documents apply to the area surrounding the Site.

4.9. These documents have therefore been used to inform the landscape baseline specific to the Site, which is set out in Section 6 below.

25 Referred to as the 'East Wiltshire Landscape Character Assessment' on Wiltshire Council's web-site.

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5 VISUAL BASELINE

Views from the public domain

5.1. In visual terms views of the Site from publicly accessible locations are restricted to a relatively small area of the surrounding countryside (refer to the estimated Zone of Visual Influence (ZVI) shown on Figure 3 overleaf).

- Views from the west are contained by the locally rising topography; by the copse located immediately to the west of the Site; and by the tree belt along the edge of the field to the southwest.
- Views from the south are contained by the adjacent hillside and the steeply sloping topography of Wexcombe Down.
- Views from the east are restricted by the evergreen vegetation along the Site boundary and by the other trees within the garden of Wexcombe House and around Lower Farm (and elsewhere) within Wexcombe.
- Views from the north are restricted by the surrounding vegetation and the nature of the surrounding topography.

5.2. Visibility of the Site is, however, possible from the lane immediately to the north where the existing barn is prominent along the south side of the lane (see Viewpoint 2 on page 21 below); and from an area of the lower lying ground to the north (Viewpoints 15, 16 and 17) where the existing barn is seen (largely glimpsed) through foreground trees.

5.3. There is also visibility from a Footpath (ref GRAF 20) crossing the fields to the southeast of Wexcombe (Viewpoints 7 and 8), from the western element of Footpath GRAF 20 crossing the fields immediately to the south of the Site (Viewpoints 4, 5 and 6) and from the upper parts of Footpath GRAF 13 where it climbs the hill above Wexcombe (Viewpoints 10 to 14).

5.4. There is no visibility from the lower parts of this footpath, from the majority of Wexcombe itself, or from the northern or western end of the lane which loops off the Fair Mile (providing access to Wexcombe).

Visual receptors

5.5. Bearing in mind the extent of the Zone of Visual Influence around the Site, potential visual receptors within the public domain are limited to people found in the following locations:

- People using the 'Fair Mile' approaching Wexcombe from the north.
- People using the southern leg of the unnamed lane which loops through Wexcombe, providing access to the hamlet and the Site.
- People using the dead-ended lane referred to as the 'Road to Lower Farm', on the south side of Wexcombe.
- People using Footpath GRAF 20 to the south and southeast of the site.
- People using Footoath GRAF 13 climbing the downs to the south of Wexcombe.
- People using the A338, connecting lanes, and nearby footpaths, in a small part of the Vale of Pewsey, to the north of Wexcombe.

5.6. From the private domain, visual receptors include:

- People within 'Stable Cottage', immediately to the east of the Site.
- People within 'Wexcombe House', to the east of the Site (east of 'Stable Cottage').
- People within 'Chapel Cottage' and numbers 8 to 15 'Road to Lower Farm' (on the south side of Wexcombe).
- People within 'Sheppys Cottage', at the top of the 'Road to Lower Farm'.
- People within 'Rookery Nook' on the 'Fair Mile' to the north of Wexcombe.
- People within 'The Windmill House' on the A338 at the junction with the lane to Marten.
- People within 'Windmill House' adjacent to Wilton Windmill.

5.7. The majority of the ZVI consists of agricultural fields where there is no public access.

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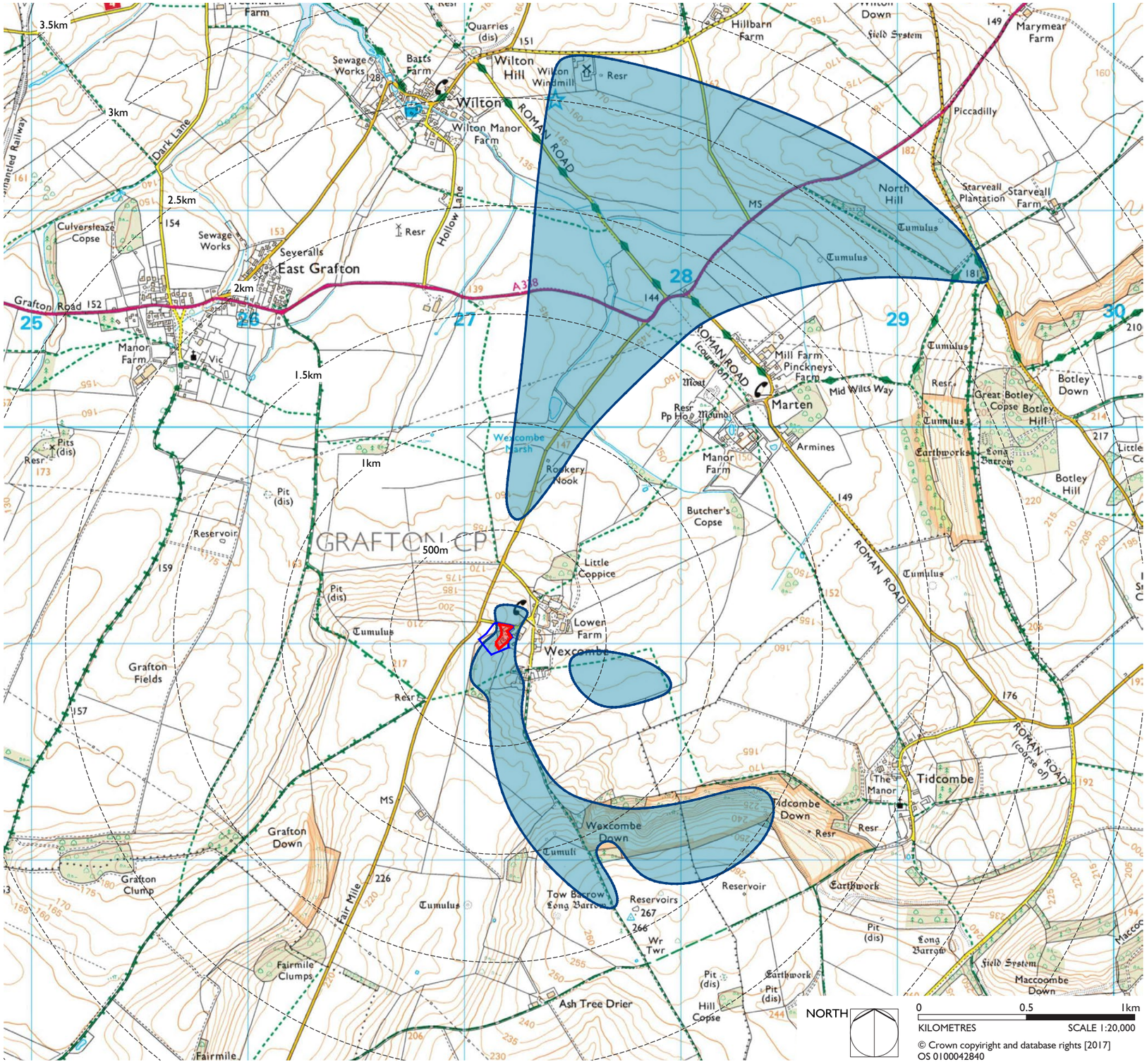
FIG. 3 - ESTIMATED ZONE OF VISUAL INFLUENCE

KEY:

The Application Site

Additional land in ownership

Estimated Zone of Visual Influence



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OS 0100042840

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6 LANDSCAPE BASELINE

6.1. In landscape character terms, as noted in Section 4 above the area around Wexcombe falls at the boundary of 'Area 2B: Chute Forest' and 'Area 15A: Vale of Pewsey' as defined within the Wiltshire Landscape Character Assessment' (which is the most up to date document applicable to the landscape surrounding the Site).

6.2. In terms of **Physical Influences** the landscape around the site is dominated by the dramatic scarp slopes of Wecxombe Down and Tidcombe Down to the south and southeast from where long distance views are afforded across the AONB landscape,[26] and by the lower lying ground within the narrowest part of the Vale of Pewsey to the north.

6.3. Bedrock geology consists of Upper Chalk, with some superficial deposits of clay with flint on the escarpment (such as above Wexcombe Down); Lower Chalk flanking the valley sides, and Upper Greensand within the lower lying vale.[27]

6.4. Soils reflect the underlying geology, and consist of shallow lime rich soils over the escarpment to the south, with freely draining lime rich soils on the lower slopes north and east of Wexcombe, and slightly acidic loamy soils on the floor of the Vale of Pewsey.[28]

6.5. As noted above, the topography of area is dominated by the steeply sloping scarp slopes to the south which rise to 267m Above Ordnance Datum (AOD) at Wexcombe Down, and approximately 220m AOD at the top of Botley Hill (to the east); and by the lower lying vale to the north which sits at between approximately 130m at Wilton (to the north) and 150m AOD around Marten (to the northeast). Wexcombe lies on a lower foothill to the escarpment with the hamlet located at the transition between the higher and lower ground at between approximately 175m AOD and approximately 190m AOD. Within this context the Site itself is located at the highest part of the settlement, with the barn on Site located some 3.5m above the adjacent (converted) farm courtyard and some 5m (estimated) above the levels around Wexcombe House, however, the ground levels fall some 10m across the Site from the lane (where the northwest corner of the site is at a level of 192.48m AOD) towards the southeastern edge of the Site (where the lowest point on site is at 182.33m AOD).

6.6. No water bodies or drainage features are found on Site or in the immediately surrounding landscape. Drainage is generally to the north towards Wilton Water and the Kennet and Avon Canal (which runs along the Vale of Pewsey in an east to west direction), but the closest drainage features indicated on Ordnance Survey maps are found at Wexcombe Marsh (on the lower ground to the north of Wexcombe), and around Marten (where there are several ponds).

6.7. In terms of vegetation trees within the landscape around Wexcombe are generally restricted to small woodlands, copses, and areas of scrub woodland at the foot of the surrounding downland (although riparian vegetation is found along Wilton Water and (in places) along the Kennet and Avon Canal to the north; and further to the north and northwest there are substantial areas of woodland around Great Bedwyn and at Savernake Forest (heading towards Marlborough)).

6.8. The landscape surrounding Wexcombe, however, is largely agricultural and away from the scarp slopes largely arable, although woodland copses are found at field corners on the lower ground towards Marten, and on Botley Hill to the east. To the southeast and east of the Site the steeply sloping scarp topography is characterised by areas of grazed downland with extensive solifluction present on the steepest slopes; areas of scrub woodland characterise the foot of the escarpment; and planted woodland blocks (such as those seen at the top of Wexcombe Down, Tidcombe Down and to the south of Tidcombe) create prominent features on the skyline (refer to viewpoint 15 on page 34 below).

6.9. Immediately around Wexcombe, however, 'Little Copse' (to the north), the copse immediately west of the Site, a small copse to the south; and trees along field boundaries, around 'Lower Farm', and within the grounds of Wexcombe House all contribute to the sense of localised ('treed') enclosure; and views of the settlement from the north and east in particular are seen in the context of this vegetation which hides the core of the hamlet from the surrounding landscape.

6.10. Hedgerows are present, but the overall hedgerow structure is weak, with boundaries often replaced by fencing (or none at all); and there are few significant hedgerow trees.

6.11. No ancient woodlands are found in close proximity to the Site, but Great Botley Copse to the east consists of ancient and semi-natural woodland; and the woodlands north of Wilton and within Savernake Forest consist of substantial areas of both Ancient and Semi-Natural Woodland and Ancient Replanted Woodland.[29]

6.12. In terms of **influences of human activity** this is an agricultural, and sparsely settled landscape.

6.13. Land use is primarily agricultural, with the valley floor and upper downland areas primarily used for arable crops; and the downland scarp slopes generally under pasture.[30]

6.14. The landscape pattern is characterised by medium to large fields on the hilltops and valley floor, with the scarp slopes divided into fairly large areas of steeply sloping pasture.

6.15. In terms of settlement pattern the higher ground is sparsely settled, with no villages or farmsteads visible along the scarp slopes associated with the downland to the south; some hamlets such as Tidcome found at the foot of the scarp slope; and more settlement (such as Marten, Wilton and East Grafton) within the lower lying Vale to the north. Within this context Wexcombe is something of an outlier, found on a lower hillside between the higher downland and the lower Vale, although as noted above it is largely hidden by the surrounding trees.

6.16. Wexcombe takes the form of a clustered hamlet, with the Site located at the western extent of the settlement, but the village has no church, pub, shop or village green and lacks a distinct centre.

6.17. Access / movement through this landscape is characterised by the A338, the Kennet and Avon Canal, and the railway line running east to west through the Vale of Pewsey; by the 'Fair mile' (a minor road which connects to the A338 just to the northwest of Marten, and climbs the hill west of Wexcombe before crossing the upper downland heading towards Collingbourne Ducis and Ludgershall); and by the numerous footpaths, Byways and Bridleways which connect the Vale of Pewsey to the landscape to the south.

6.18. There is no public access through the Site, but a public Footpath (Reference GRAF 20) crosses the fields immediately south of the Site; a further Footpath (Reference GRAF 13) climbs the Downland to the south; and several other Footpaths connect Wexcombe to Tidcombe, Marten, and the lower lying Vale to the north (refer to Figure 3 on page 10). As set out above the Site itself is accessed directly from the lane which loops off the 'Fair Mile' into Wexcombe, and there are accesses both at its northwest corner and at the northeast corner (to the existing barn), and to the adjacent field along its southwestern edge.

6.19. There is no Conservation Area in Wexcombe, but as noted in Section 3 above heritage assets exist in the form of the (undesignated) chapel on Site; the Grade II Listed Wexcombe House and its associated terrace, garden walls and gates (which abuts the Site to the east); the 'Village Pump' in the centre of the hamlet (albeit this lies outside the Zone of Visual Influence of the proposals); and there are two listed milestones on the 'Fair Mile' (one just within the ZVI) as well as other listed buildings in the wider landscape (most notably the Grade II* Listed Wilton Windmill to the north, and the Grade II Listed Waterworks Pumphouse adjacent to the Fair Mile to the southwest).

26 Wexcombe Down forms part of a wider escarpment which stretches from near Westbury (to the west) to Kingsclere (to the east).

27 See: https://geologyviewer.bgs.ac.uk/?_ga=2.269051377.1243879132.1679561665-301710316.1679561665

28 See: http://www.landis.org.uk/soilscapes/

29 See: https://magic.defra.gov.uk/MagicMap.aspx?&startTopic=GreyRasters&chosenLayers=baseIndex,ancwoodIndex&box=419474:157534:432061:163732&useDefaultbackgroundMapping=false

30 The downland appears to be used primarily for sheep pasture.

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6.20. There are no Registered Battlefields or Registered Parks and Gardens within the surrounding area, and although there are a number of Scheduled Ancient Monuments in the landscape to the north and on the hillsides to the south, the majority of these lie outside the Zone of Visual Influence of the proposals (see paragraphs 3.36 to 3.38 above for further detail).

6.21. Built form on the Site consists of the existing concrete block and sheet clad barn (with extant permission for conversion into a residential dwelling) and the derelict chapel. Around the Site built form within Wexcombe includes a variety of architectural styles and materials including single and two storey houses made of stone, soft red brick, brick and flint, and render (or a combination of these) under slate, clay, concrete and thatched roofs.

6.22. Architectural styles vary from a substantial red brick Manor House on the (northern edge of the village) and Wexcombe House (immediately east of the Site), to traditional brick and flint cottages and more modern brick and / or rendered properties. A substantial set of high voltage power transmission lines with their associated pylons are also found within the landscape immediately north of Wexcombe (descending Botley Down to the east and then running west along the Vale of Pewsey), and the Grade II* Listed Wilton Windmill is a prominent feature on the hillside to the north.

6.23. Lighting within the landscape is limited to the villages and farmsteads (and lights from cars using the surrounding road network); and whilst not an International Dark Sky Reserve,[31] the area is characterised by some of the darkest skies as recorded on the CPRE nightblight website[32] and sits within area E0 in the AONB's guide to good external lighting.[33]

6.24. In terms of cultural references, there are numerous cultural associations with the North Wessex Downs AONB in both art and literature (although none appear to be directly associated with Wexcombe or the Site);[34] but there are no community spaces within the landscape immediately surrounding the Site. Wexcombe has no village hall, village green, allotment gardens, pub or shop; and there are no recreation spaces within the hamlet.

6.25. In terms of **aesthetic and perceptual factors**, landscape scale is large on the valley sides and surrounding hilltops (where the landscape dominated by large fields and expansive views), but smaller on the Vale floor where views are less extensive and there is a sightly more intimate feel created by the vegetation along the Canal and by the small size of the various villages.

6.26. The general lack of intervening vegetation means that there are expansive, open views across the higher downland landscape from the roads (such as the 'Fair Mile') and Public Rights of Way crossing this elevated landscape; and there are also extensive views north over the Vale of Pewsey from the tops of the downland scarp slopes. From Wexcombe itself, however, there are views to the north towards Wilton, east towards Botley Hill, and south towards Wexcombe Down but views to the west are screened by the adjacent hillside. Enclosure / openness therefore varies between the open hilltops and valley sides; the more enclosed nature of the Vale of Pewsey (which north of Wexcombe is at its narrowest point); and the village of Wexcombe itself (where the narrowness of the lanes, the layout of buildings and the presence of associated vegetation provides a relatively higher degree of enclosure within the village itself (although there are views out through the trees and more open views east from the part of the village at the end of 'Road to Lower Farm' to the south).

6.27. Complexity on the surrounding downland is low (consisting largely of arable fields with occasional intervening hedgerows and woodlands), but increases towards the vale floor where the pylons, roads and villages (and further into the Vale the canal and railway line) are found within the agricultural landscape.

6.28. Tranquillity is high (particularly on the downland and away from the line of the A338), and the landscape has a peaceful, secluded quality, although this reduces heading into the Vale of Pewsey where the A338, villages and the line of electricity pylons have a moderating effect both aurally and visually.[35]

6.29. Finally, whilst the landscape is not wild (being the result of agricultural practices and centuries of human intervention) and the Site itself is not remote (being within the village of Wexcombe), away from the Vale of Pewsey and the line of the A338 and its associated villages the downland landscape does have has a sense of isolation. To the south of Wexcombe in particular crossing the upper downland from Collingbourne Ducis along the 'Fair Mile' towards Wexcombe, the landscape feels exposed, and has a distinct sense of (relative) wildness and remoteness.[36]

6.30. Overall, this is an undulating rural landscape of both upper plateau and lower vale (with Wexcombe located at the transition between the two) where there is a very discernible sense of place.

Overall landscape sensitivity

6.31. Bearing in mind all of the above, in accordance with Tables V and W of the methodology in Appendix C, the Site and Study Area are judged to be in a landscape of **high value** with a **medium susceptibility** to change of the nature proposed (a single replacement dwelling) , resulting in **HIGH SENSITIVITY**. The landscape is one that is designated for the protection of the beauty of the countryside, but the proposal is for a replacement dwelling and the landscape has moderate ability to accommodate the nature of the proposed development without undue consequences for the maintenance of the baseline situation. The predicted levels of effect described later in this report are therefore based on this level of sensitivity.

Value: High **Susceptibility to change:** Medium = **SENSITIVITY OF RECEPTOR:** HIGH

31 See: https://www.darksky.org/our-work/conservation/idsp/finder/

32 See: https://www.nightblight.cpre.org.uk/maps/

33 Dark Skies of the North Wessex Downs - A Guide to Good External Lighting. See: https://www.northwessexdowns.org.uk/wp-content/uploads/2021/11/Lighting_Guide_07-05_MEDRES.pdf

34 A painting by Emma Haggas of 'Chalk Hills near Wexcombe' is currently listed by Cricket Fine Art website See: https://www.tate.org.uk/art/archive/items/tga-8728-1-38-211/piper-photograph-of-all-saints-church-in-steeple-langford-wiltshire-viewed-through-trees

35 Refer to glossary for definition of tranquillity.

36 Refer to glossary for definitions.

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7 THE APPROVED DEVELOPMENT

7.1. The approved development on the Site is shown on Figure 4 overleaf, with elevations and further details including materials and perspectives contained within Appendix A.

7.2. The scheme consists of a Class 3 conversion of the existing barn on Site into a 5 bedroom dwelling with associated chapel restoration, a double garage, parking and garden areas.[37]

7.3. Key elements of the approved scheme are as follows:

- Conversion of the existing barn into a 5 bedroom dwelling.
- Restoration of the existing chapel, and conversion into a home office.
- A driveway (using the existing western site access) and parking for at least 6 cars.
- A timber framed double garage with adjacent car port.
- Retention of the existing beech tree to the west of the barn on the Site frontage.
- Planting of a mixed native hedge along the Site frontage (east of the beech tree).
- Planting of unspecified shrubs around the entrance to the barn, and along the rear (southwest) elevation.
- Planting of a mixed native hedge and native trees along the southeastern boundary of the Site.

7.4. Accommodation was largely proposed on one level, with a first floor mezzanine study above the living room at the southwest end of the building; and the proposals featured a recessed entrance area set into the building at the northeastern end.

7.5. Significant areas of glazing were proposed on all elevations, with the windows appearing to be at upper level on the elevations. In addition five rooflights were proposed, two each on the southeast and southwest facing roof planes at upper level (close to the ridge), and one above the third bedroom on what appears to be an area of flat roof. A significant vertical window also appears in the southeast elevation at roof level (adjacent to the flat roof).

7.6. The converted structure was proposed to be built using the existing steel columns, frames and trusses (stripped and painted), with external materials listed as follows:

- Corrugated grey metal sheet roofing.
- Untreated timber vertical cladding to the upper elevations.
- Rendered blockwork on the lower elevations.
- Steel windows and doors (colour not specified).

7.7. The chapel was to be restored using plain clay tiles and red bricks to match the existing materials, with steel casement windows.

7.8. No details of the materials were shown on the proposed garage drawing, and other than a note confirming removal of the southern end of the track and reference to the southern end of the site as ‘lawn’, no further information was provided on the proposals for the garden.[38]

37 Application Reference PL/2021/04069 - Permission was granted for the dwelling following an appeal in May 2022. Appeal reference APP/Y3940/W/21/3284520.

38 A further note confirmed that some existing sheds located towards the southern end of the Site were to be demolished, but these have now been removed and other than their bases no longer feature on Site.

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FIG. 4 - THE APPROVED DEVELOPMENT



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8 THE PROPOSED SCHEME

8.1. The proposed (revised) Landscape Masterplan for the current scheme is shown on Figure 5 overleaf.

8.2. This drawing shows the proposed dwelling within its immediate landscape context, with the location of the existing barn (extant dwelling) indicated by a thin dashed red line. For the full drawing with associated key refer to drawing 1072-MP-01, a copy of which is included within the submission documents.

8.3. Key elements of the revised scheme are as follows:[39]

i. The proposed dwelling is located in the centre of the Site, away from the road edge, and at a lower level than the extant scheme proposals (FFL is proposed at 184.415m AOD); but has been carefully sited to avoid encroachment of the dwelling beyond the natural enclosure provided by trees on both sides of the Site.

ii. The building is contemporary in character and consists to two elements in plan, the 'main dwelling' which is two storeys in height (6.5m)[40] and takes the form of an elevated black timber clad, flat roofed, box hovering over a recessed brick base; and a single storey garage wing set at an obtuse angle to the main built element on the northeast side of the main dwelling.

iii. The ground floor is set into the hillside to the northwest such that it would be cut in nearly a full storey, and there would be a basement level housing service spaces and a utility room and games room below the garage, both minimising the visible volume of the house. The use of a flat roof also minimises the overall height of the proposals (with the roof of the building positioned at approximately the same level as the eaves of the existing barn);[41] and recessed windows, louvres over some openings, and the large roof overhang proposed ensure minimal upward light pollution.

iv. Materials on the dwelling include charred vertical timbers at upper level on the main element of the dwelling and a long format red brick chosen to reflect those used on the adjacent stable courtyard at the lower level. A green 'sedum' roof with a dark grey zinc trim is proposed on the main dwelling, and a standing seam dark grey zinc roof is proposed on the garage wing. Roof level on the main dwelling is proposed at 190.915m AOD (some 1.56m below the ground level at the existing access at the northwest corner of the Site), with the ridge of the garage set 1.935m below this, at approximately 189.00m AOD.

v. Openings are proposed as large floor to ceiling plain glazing with minimal framing and with recessed windows on the south elevation; two skylights with photocell controlled automatic blackout blinds are proposed on the roof (one retractable to provide roof access); and two chimneys are proposed at roof level to service an internal fireplace and wood burner.

vi. A parking area is located on the north side of the dwelling, set at the lower level of c.184m AOD, and retained on its northwestern and northeastern edges by gabion retaining walls. To the west of this space (and west of the driveway) levels would be graded gently across the Site from the edge of the existing woodland, removing the incongruous cut embankment previously created by the farm uses.

vii. A paved patio is proposed to the south of the main dwelling (and a paved path is located alongside the southeastern side of the associated garage), and simple lawned ellipse is proposed to the southwest of the house, surrounded by meadow grass embankments.

viii. The existing chapel is to be retained (set above the parking area) and would be restored in accordance with the extant permission.

ix. No external up-lighting is proposed within the gardens to the south of the dwelling; and any external lighting on the building or within the parking area to the north will be shielded with appropriate cowls and deflectors, will be dark skies and wildlife friendly, and will be specified and positioned in accordance with the AONB's published guidance.

x. In terms of planting:

- Mixed native hedgerows are proposed around the Site boundaries in order to define and contain the site, and to provide screening from the adjacent lane.
- An apple orchard is proposed along the site frontage, set within the meadow grass on either side of the access drive. A small solar array will also be located within this area to provide power to the dwelling.
- Two semi-mature ornamental pear trees (Pyrus 'Chanticleer') are proposed along the northern edge of the parking courtyard to the northeast of the house.
- A semi-mature field maple tree is proposed behind the retaining wall at the point where the drive turns into the parking space to the northeast of the house.
- A semi-mature cherry tree is proposed on the embankment near to the southeastern corner of the house.
- A group of three semi-mature beech trees are proposed in the southernmost corner of the Site.
- A group of three semi-mature field maple trees are proposed in the paddock adjacent to the southeastern edge of the Site.

xi. Hard landscape materials include:

- Reclaimed Yorkstone setts as a threshold at the entrance to the site.
- Yorkstone paving slabs along the southwestern and southeastern sides of the house and its associated garage.
- Buff coloured gravel in the parking area to the north side of the house.
- Buff coloured gravel within a buff recycled plastic reinforcing matrix on the driveway leading from the lane down to the house.

39 Further details is provided in the Architect's Design, Access and Sustainability Statement.

40 7.85m to top of the chimney.

41 See Section AA on drawing 4270 - 004 by Llewellyn Harker Lowe.

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FIG. 5 - PROPOSED LANDSCAPE MASTERPLAN
(refer to drawing 1072-MP-01)

KEY

- Application Site
- Other land in ownership
- Barn removed
- Existing vegetation retained
- Tree Root Protection Area (RPA)
- Tree planting
- Orchard tree planting
- Native hedgerows
- Mown grass areas
- Wildflower meadow grass areas
- Shrub planting areas
- Green roof with skylights
- Reinforced gravel driveway
- Sett threshold
- Paved areas
- Gabion retaining walls



SCALE
0 5 10 20m

NORTH

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9 VISUAL EFFECTS

Introduction

9.1. This section describes and evaluates the likely Visual effects that would arise as a result of the proposed replacement dwelling.

9.2. It makes reference to the estimated Zone of Visual Influence of the proposals (described in Section 5 on page 9 above), and assesses the likely Visual effects for 17 representative viewpoints taken at locations in the public domain around the Site.

9.3. It then briefly considers the effects on receptors at private viewpoints.

Likely Visual effects from the public domain

9.4. The public viewpoint locations selected for assessment are shown on Figures 6 and 7 overleaf, with photographs and assessment tables presented on the following pages. These pages contain a description of the existing view and an assessment of the likely Visual effects in both the short and medium to longer term following completion of the development.

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FIG. 6 - ESTIMATED ZONE OF VISUAL INFLUENCE AND PUBLIC VIEWPOINT LOCATIONS (DISTANT)

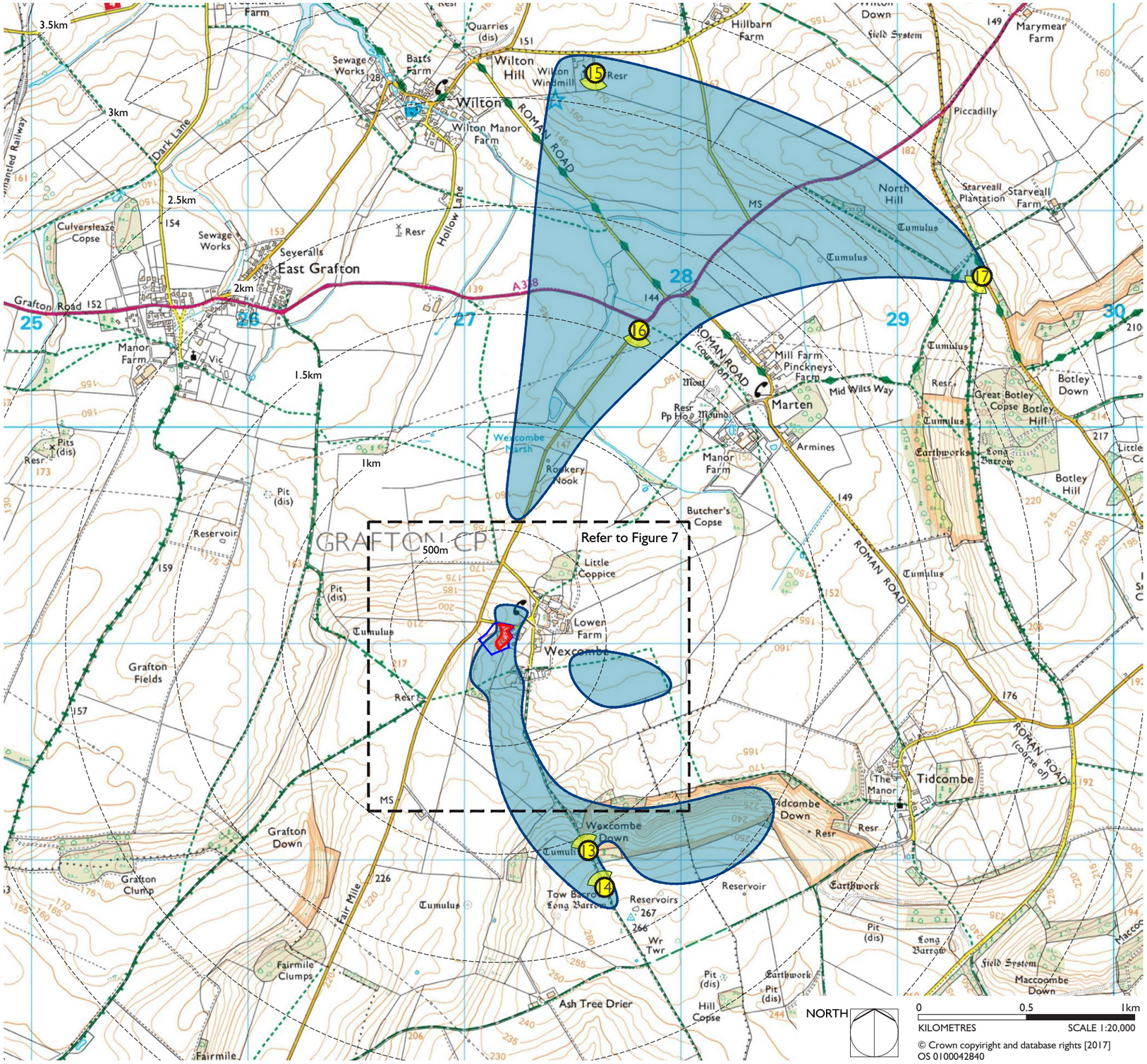
KEY:

The Application Site

Additional land in ownership

Estimated Zone of Visual Influence

Public Viewpoint Location



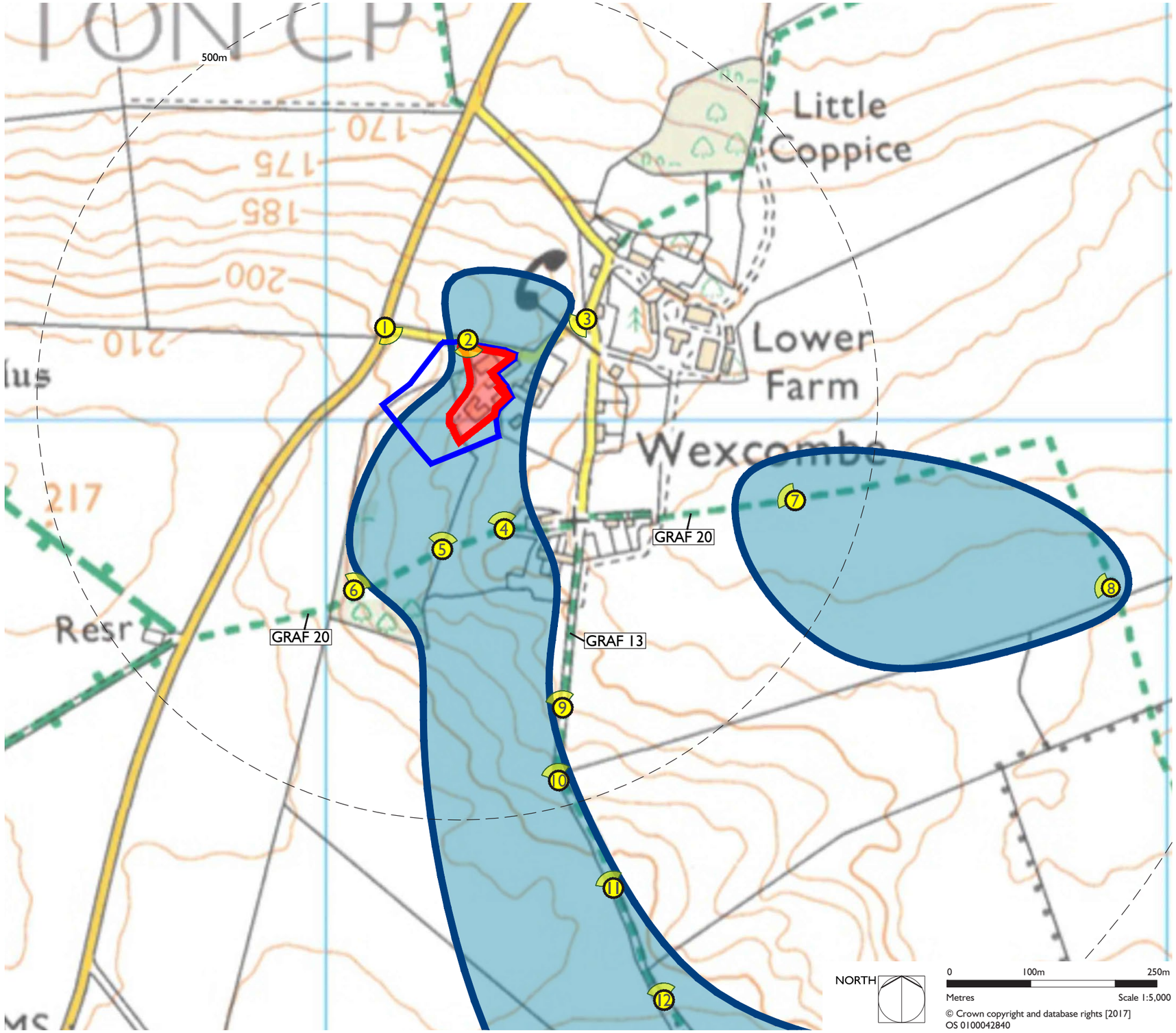
© Crown copyright and database rights [2017]
OS 0100042840

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FIG. 7 - ESTIMATED ZONE OF VISUAL INFLUENCE AND PUBLIC VIEWPOINT LOCATIONS (CLOSE TO SITE)

KEY:

- The Application Site
- Additional land in ownership
- Estimated Zone of Visual Influence
- Public Viewpoint Location



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VIEWPOINT 1 - Annotated viewpoint photograph - 2nd March 2023

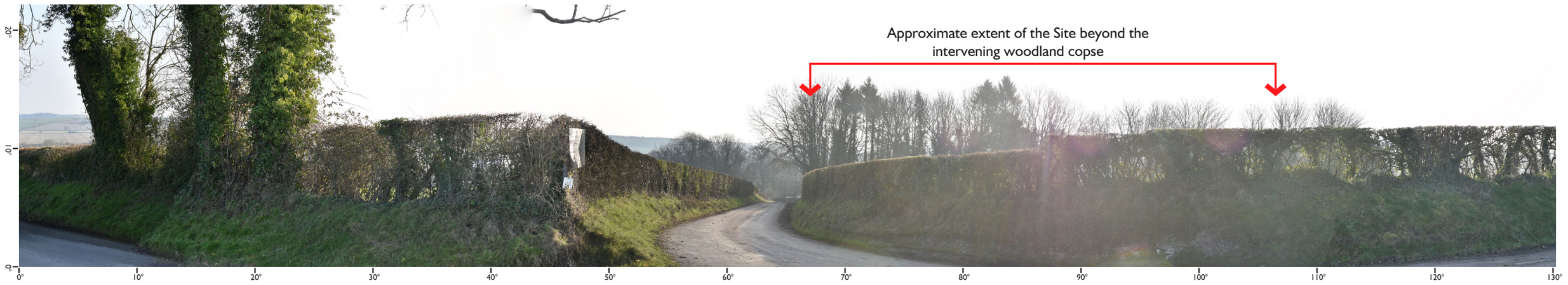
INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking east from the Fair Mile along the northern leg of the lane leading into Wexcombe.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, MEDIUM Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking east from the Fair Mile along the northern leg of the lane leading into Wexcombe, approximately 100m from the northwestern corner of the Site. The foreground road, lane and associated hedgerows characterise the scene. The view from this location is dominated by the view of the Vale of Pewsey to the north (to the left of the scene in the view presented). Neither Wexcombe nor the Site are seen from the road.

Anticipated changes to the view resulting from the proposals

From this viewpoint (and from the Fair Mile either side of the viewpoint) no changes would result from the proposals. Even in winter the Site is not visible from this part of the Fair Mile.

In both the short and medium to longer term there would be no change to the view in either summer or winter.

Likely effects

Effects on receptors at this viewpoint would be **NEUTRAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 2 - Annotated viewpoint photograph - 2nd March 2023

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View from directly opposite the northern entrance to the Site, looking southeast from the northern leg of the lane leading to Wexcombe.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, MEDIUM Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View from directly opposite the existing Site entrance looking southeast from the northern leg of the lane leading into Wexcombe. The northern Site access point is seen directly opposite the viewpoint, with the existing barn on Site seen to the east. To the left of the scene the northern end of Stable Cottage is just seen beyond the on-Site barn, with the wall that surrounds the garden of Wexcombe House (and trees within the garden) seen beyond. To the right the view is truncated by trees within the copse that lies along the western Site boundary. Wexcombe Down is seen in the background, with the woodland block at the top of the downs seen on the skyline.

Anticipated changes to the view resulting from the proposals

From this location (and a short length of the lane either side of the viewpoint) the existing barn (extant dwelling) and associated lighting would be removed from the view, the northern access track would be removed, a new hedge would be planted along the roadside, and the proposed new house would be built at a lower level further into the Site.

In the short term the proposed house would be seen through the foreground hedgerow, but its roof would be located at a significantly lower level than the ridge of the existing barn (well below the distant ridgeline), and an extended view of the top of Wexcombe Down would be opened up. At night any lighting associated with the proposals would also be further from the viewpoint. Overall, compared to the extant approval there would be an appreciable improvement in the scene.

In the medium to longer term, once the foreground hedgerow along the lane is established, with the exception of standing directly opposite the new Site access point, the lane side hedgerow would truncate views of the proposed dwelling. From the location of this viewpoint and from most of the lane there would be little or no perception of the proposed dwelling, particularly in summer, and even at the Site access point (at the point that the existing access to the barn meets the lane) the extant proposal would have a more significant effect than the current proposal. Overall, at this stage compared to the extant approval there would be a moderate improvement in the view in both summer and winter.

Likely effects

Given the HIGH sensitivity of receptors in this location, effects on receptors would be **MODERATE BENEFICIAL in both summer and winter in the short term**; and a **MAJOR BENEFICIAL in both seasons in the medium to longer term**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 3 - Annotated viewpoint photograph - 2nd March 2023

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking south-southwest from the centre of Wexcombe at the junction of the Road to Lower Farm (to the north of the grounds of Wexcombe House).

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, MEDIUM Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking south-southwest from the centre of Wexcombe at the junction of the 'Road to Lower Farm' (to the north of the grounds of Wexcombe House), approximately 100m from the Site boundary. 'Sheppys Cottage' is located immediately to the left of the viewpoint, and houses along the Road to Lower Farm are seen looking down the hill to the left. Wexcombe House is glimpsed through the trees opposite the viewpoint, and the existing barn on the Site is seen to the right (looking southwest along the lane).

The remainder of the site is screened from view by the banks and trees along the road, and by an evergreen Holm Oak located adjacent to the northern end of Stable Cottage (just east of the Site).

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be limited discernible change in the scene in either summer or winter; however, the existing barn (extant dwelling) and associated lighting would be removed from the scene (and only vegetation would be seen in its place).

The proposed new dwelling would not be visible from this location (and at night lighting associated with the proposals is also unlikely to be perceived from this viewpoint).

Overall, compared to the extant dwelling, in both the short and medium to longer term there would be a slight improvement in the view in both summer and winter.

Likely effects

Given the HIGH sensitivity of receptors in this location, effects on receptors at this viewpoint would be **SLIGHT BENEFICIAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 4 - Annotated viewpoint photograph - 2nd March 2023

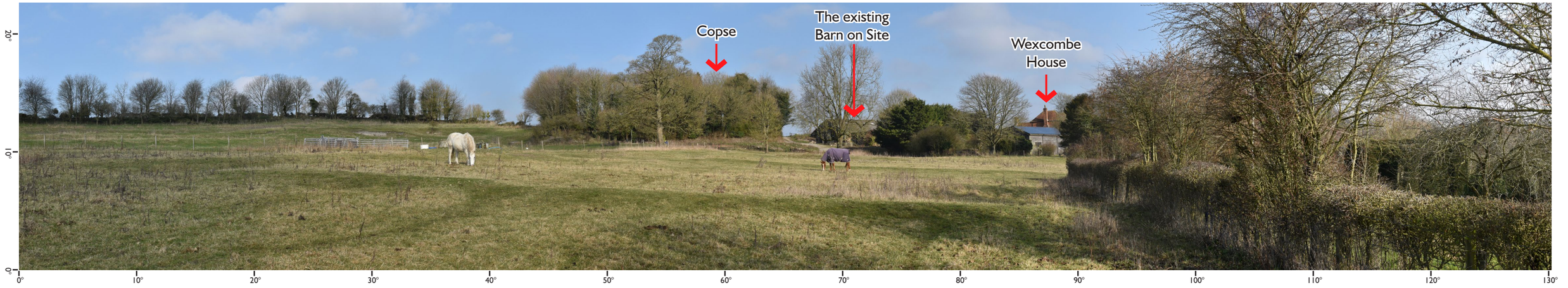
INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking north from Footpath GRAF 20 just to the west of the garden of 'Number 15 Road to Lower Farm'.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking north from Footpath GRAF 20 just to the west of the garden of 'Number 15 Road to Lower Farm', approximately 110m from the southern Site boundary. The Site is seen in the centre of the view, with the copse along its western boundary seen to the left and a line of evergreen trees along the boundary with Wexcombe House seen to the right. Trees along the field edge sit along the skyline to the left of the scene, and Wexcombe House seen towards the right of the scene, beyond a timber barn (with a slate roof) that sits within its grounds.

Level changes are visible on Site, and the existing barn and chapel are seen in the background, beyond a large ash tree located within the foreground field.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be some change in the scene. The existing barn (or the dwelling proposed in its place) would be removed from the view and a new hedge would be planted along the Site boundary; and the proposed new dwelling would be seen slightly closer to the viewpoint, partly filtered / screened by the existing trees in the foreground field.

In the short term in winter the proposed house would be seen past the foreground trees, with its roofline seen at approximately the same level in the view as the ridge of the existing barn (which is set further back in the scene). The short section of skyline seen at the existing northern site access would be lost but the proposed dwelling would sit well below the skyline created by the copse, foreground, and other surrounding trees. The proposed black timber cladding would sit recessively amongst the surrounding vegetation, but at night lighting associated with the proposals would be more prominent than that associated with the extant scheme. In summer a significant part of the house would be screened by the foreground trees. Overall, compared to the extant approval there would be an appreciably detrimental effect on the character of the scene in winter, and a slightly detrimental effect in summer.

In the medium to longer term, once the hedgerow around the Site boundary and the proposed tree planting in the southernmost corner and along the southeastern edge of the Site is established there would be better enclosure to the Site, but given the proposed levels the overall effect would be similar to year 1. Overall, compared to the extant approval the current proposals would continue to have an appreciably detrimental effect on the character of the scene in winter, and a slightly detrimental effect in summer.

Likely effects

Given the HIGH sensitivity of receptors in this location, effects on receptors would be **MODERATE ADVERSE in winter**, and **SLIGHT ADVERSE in summer in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 5 - Annotated viewpoint photograph - 2nd March 2023

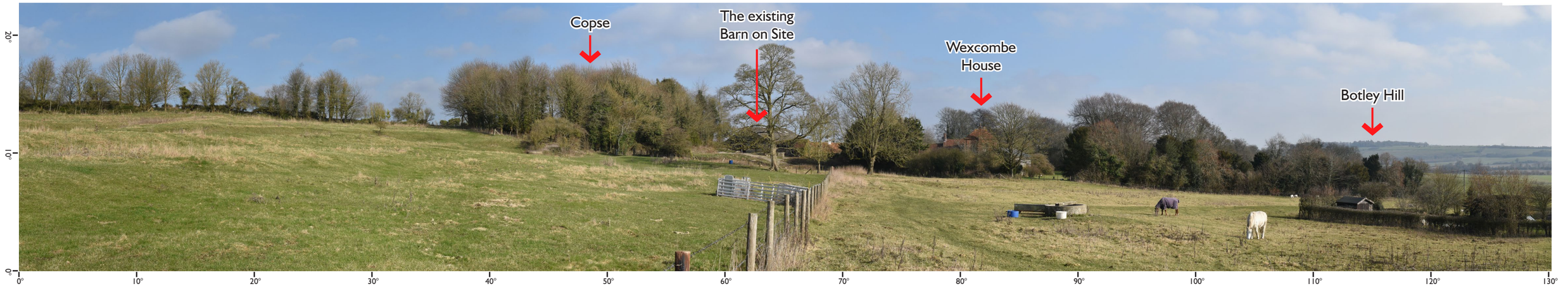
INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking north from Footpath GRAF 20 where it crosses the field boundary to the south of the Site, west of the 'Road to Lower Farm'.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking north from Footpath GRAF 20 where it crosses the field boundary to the south of the Site, approximately 100m from the southern Site boundary. The Site is seen in the centre of the view, with the copse along its western boundary seen to the left and a line of evergreen trees along the boundary with Wexcombe House seen to the right (beyond an ash tree located within the foreground field). Trees along the field edge sit along the skyline to the left of the scene and mature trees in the centre of Wexcombe form a wooded effect around the core of the hamlet, but to the right the views opens up and Botley Hill is seen in the distance across the intervening fields. 'Stable Cottage' is seen beyond the Site, and Wexcombe House is seen to the right, with the timber barn that sits within its grounds just visible.

Level changes are visible on Site, and the existing barn and chapel are seen in the background, beyond a mature oak tree and a small ash, both of which are located within the foreground fields.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be some change in the scene. The existing barn (or the dwelling proposed in its place) would be removed from the view and a new hedge would be planted along the Site boundary; but the proposed new dwelling would be seen slightly closer to the viewpoint, partly filtered / screened by the existing trees in the foreground field.

In the short term in winter the proposed house would be seen past the foreground trees, with its roofline seen slightly below the level of the ridgeline of the existing barn (which is set further back in the scene). A glimpse of the roof of Stable Cottage would remain. The proposed black timber cladding would sit recessively amongst the surrounding vegetation, but at night lighting associated with the proposals would be more prominent than that associated with the extant scheme. In summer a significant part of the house would be screened by the foreground trees. Overall, compared to the extant approval there would be an appreciably detrimental effect on the character of the scene in winter, and a slightly detrimental effect in summer.

In the medium to longer term, once the hedgerow around the Site boundary and the proposed tree planting in the southernmost corner and along the southeastern edge of the Site is established there would be better enclosure to the Site, but given the proposed levels the overall effect would be similar to year 1. Overall, compared to the extant approval the current proposals would continue to have an appreciably detrimental effect on the character of the scene in winter, and a slightly detrimental effect in summer.

Likely effects

Given the HIGH sensitivity of receptors in this location, effects on receptors would be **MODERATE ADVERSE in winter**, and **SLIGHT ADVERSE in summer in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 6 - Annotated viewpoint photograph - 2nd March 2023

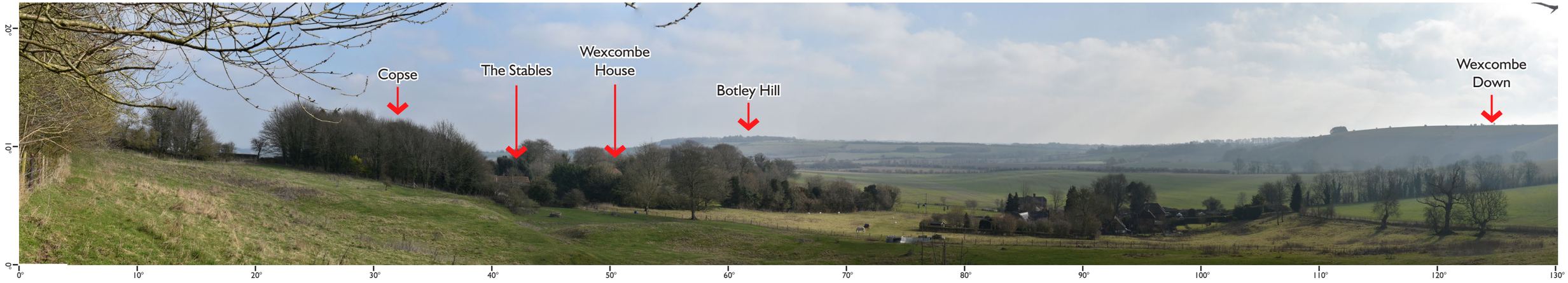
INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking northeast from Footpath GRAF 20 where it enters the fields to the southwest of Wexcombe.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking northeast from Footpath GRAF 20 where it emerges from the tree belt and enters the fields to the southwest of Wexcombe, approximately 160m from the southern Site boundary. The Site is seen towards the left side of the view, with the copse along its western boundary seen to the left and the line of evergreen trees along the boundary with Wexcombe House just visible to the right. Mature trees in the centre of Wexcombe form a wooded effect around the core of the hamlet, but further right the group of houses at the end of 'Road to Lower Farm' are seen, separated from the main settlement. Beyond these, and to the right of the wooded area around the centre of Wexcombe, the views opens up and Botley Hill and Wexcombe Down are seen in the distance across the intervening fields. 'Stable Cottage' is seen beyond the Site (beyond a telegraph pole which is located close to the Site boundary), with the roof of Wexcombe House glimpsed amongst the trees to the right.

Only the southern end of the Site is visible from this location. The existing barn and chapel lie behind the copse which sits to the west of the Site.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be limited change in the scene. A new hedge would be planted along the Site boundary, and the eastern end of the proposed new dwelling would be seen to the east of the copse, partly filtered / screened by existing vegetation in the foreground.

In the short term in both summer and winter the eastern end of the proposed house would be seen past the foreground vegetation, with its roofline seen at about the same level as the ridgeline of the Stable Cottage. Part of the roof of Stable Cottage would remain visible. The proposed black timber cladding would sit recessively amongst the surrounding vegetation, but at night lighting associated with the proposals would be more prominent than that associated with the extant scheme (which is entirely screened from this viewpoint). The overall (wider) view would barely change, but compared to the extant approval there would be a slightly detrimental effect on the character of the scene in both summer and winter.

In the medium to longer term, once the hedgerow around the Site boundary and the proposed tree planting in the southernmost corner of the Site is established there would be better enclosure to the Site, but given the proposed levels and the elevated nature of the viewpoint the overall effect would be similar to year 1. Compared to the extant approval the current proposals would continue to have a slightly detrimental effect on the character of the scene in both summer and winter.

Likely effects

Given the HIGH sensitivity of receptors in this location, effects on receptors would be **SLIGHT ADVERSE in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 7 - Annotated viewpoint photograph - 2nd March 2023

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking west from Footpath GRAF 20 where it crosses the fields to the east of Wexcombe.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking west from Footpath GRAF 20 where it crosses the fields to the east of Wexcombe, approximately 500m from the Site. The view looks across the field with the group of houses at the southern end of 'Road to Lower Farm' seen at the end of the footpath, and houses further up the road seen to the right. Barns at Lower Farm are also seen to the right of the scene presented. The Site is located beyond the houses seen descending the 'Road to Lower Farm', and beyond Wexcombe House which is just glimpsed through the trees in winter. The roof of the barn within the grounds of Wexcombe House is also seen through the trees.

Only the roof of the existing barn on the Site is visible (seen amongst the trees). The remainder of the Site is screened from view.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be a slightly discernible change in the scene in both summer and winter. The existing barn (extant dwelling) and associated lighting from the rooflights would be removed from the scene (and only vegetation would be seen in its place). The proposed new dwelling would not be visible from this location (and at night lighting associated with the proposals would not be appreciated).

Overall, compared to the extant dwelling, in both the short and medium to longer term there would be a slight improvement in the view in both seasons.

Likely effects

Given the HIGH sensitivity of receptors in this location, effects on receptors at this viewpoint would be **SLIGHT BENEFICIAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 8 - Annotated viewpoint photograph - 2nd March 2023

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking northwest from Footpath GRAF 20 where it enters the fields to the southeast of Wexcombe.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking west from Footpath GRAF 20 where it enters the fields to the southeast of Wexcombe, approximately 775m from the Site. The view looks across the foreground fields towards Wexcombe. The group of houses at the southern end of 'Road to Lower Farm' are seen in the dip to the left of the scene presented, with Wexcombe House and the houses further up the road seen to the right. The Site is located beyond the houses seen descending the 'Road to Lower Farm', and beyond Wexcombe House and 'Stable Cottage' which are seen through a gap in the trees in winter. The roof of the barn within the grounds of Wexcombe House is also seen amongst the trees to the left of Wexcombe House, with the evergreen trees on the boundary between the Site and the grounds of Wexcombe House seen beyond.

Only the roof of the existing barn on the Site is visible (seen amongst the trees). The remainder of the Site is screened from view.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be a slightly discernible change in the scene in both summer and winter. The existing barn (extant dwelling) and associated lighting from the rooflights would be removed from the scene (and only vegetation would be seen in its place). The proposed new dwelling would not be visible from this location (and at night lighting associated with the proposals would not be appreciated).

Overall, compared to the extant dwelling, in both the short and medium to longer term there would be a slight improvement in the view in both seasons.

Likely effects

Given the HIGH sensitivity of receptors in this location, effects on receptors at this viewpoint would be **SLIGHT BENEFICIAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 9 - Annotated viewpoint photograph - 2nd March 2023

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking north along the lower section of Footpath GRAF 13 where it descends the hillside to the south of Wexcombe.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking north along the lower section of Footpath GRAF 13 where descends the hillside to the south of Wexcombe, approximately 400m from the Site. The view looks down the farm track, and is contained by banks and hedgerows on both sides.

The Site is not visible from this location.

Anticipated changes to the view resulting from the proposals

From this viewpoint no changes would result from the proposals. Even in winter the Site is not visible.

In both the short and medium to longer term there would be no change to the view.

Likely effects

Effects on receptors at this viewpoint would be **NEUTRAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 10 - Annotated viewpoint photograph - 2nd March 2023

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking north-northwest at a bend in the track on Footpath GRAF 13 as it descends the hillside to the south of Wexcombe.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking north-northwest at a bend in the track on Footpath GRAF 13 as it descends the hillside to the south of Wexcombe, approximately 460m from the Site. The view looks down the farm track, and is contained by banks and hedgerows on both sides.

The ridge-line of the barn on the Site is just visible (glimpsed) through the foreground vegetation in winter. In summer the barn will be completely screened.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be little discernible change in the scene in either summer or winter. In winter the glimpse of the existing barn (extant dwelling) with associated light emissions from the rooflights and southwest elevation would be removed from the scene and only vegetation would be seen in its place; however, in its place a glimpse of the proposed dwelling (with associated lighting) may just be visible instead.

Overall, in summer in both the short and medium to longer term the changes on Site would not be visible from this location; and on balance in winter any change glimpsed through the foreground vegetation would scarcely be appreciated in the view.

Likely effects

Effects on receptors at this viewpoint would be **NEUTRAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 11 - Annotated viewpoint photograph - 2nd March 2023

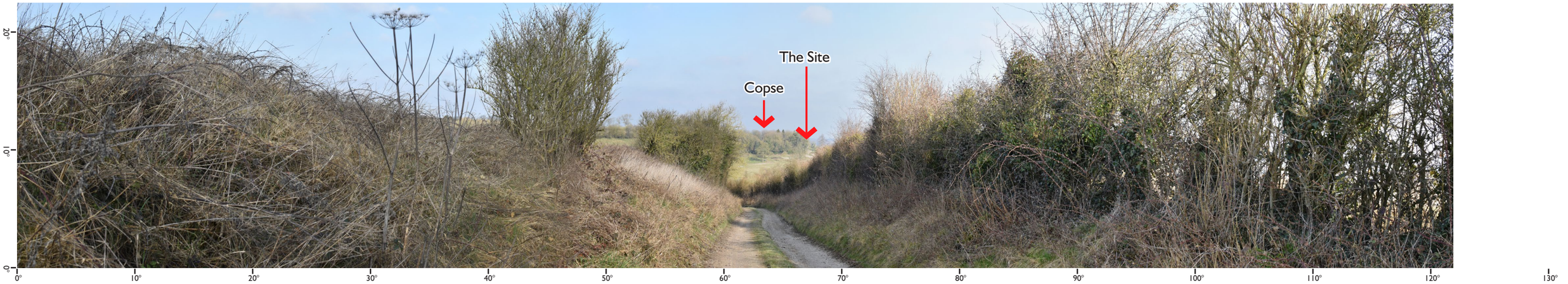
INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking north-northwest along Footpath GRAF 13 as it descends the hillside to the south of Wexcombe.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking north-northwest along Footpath GRAF 13 as it descends the hillside to the south of Wexcombe, approximately 575m from the Site. The view looks down the farm track, and is contained by banks and by a hedgerow on the east side.

The southern end and western edge of the Site are seen beyond the lane-side hedgerow at the end of the track. The existing barn is screened by the foreground hedgerow.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be a slight change in the view. A new hedge would be planted along the Site boundary (although from this location it would barely be perceptible in the short term), and the western end of the proposed new dwelling would be seen to the east of the copse, partly filtered / screened by the existing vegetation.

In the short term in both summer and winter the western end of the proposed house would be seen past the foreground vegetation. The proposed black timber cladding would sit recessively amongst the surrounding trees and in summer a significant part of the house would be screened by the foreground vegetation, but at night lighting associated with the proposals would be seen and would be more prominent than that associated with the extant scheme (which is not seen from this location). Compared to the extant approval there would be a slightly detrimental effect on the character of the scene in both summer and winter.

In the medium to longer term, once the hedgerow around the Site boundary and the proposed tree planting in the southernmost corner of the Site is established there would be better enclosure to the Site, but given the proposed levels and the elevated nature of the viewpoint the overall effect would be similar to year 1. Overall, compared to the extant approval the current proposals would continue to have a slightly detrimental effect on the character of the scene in both summer and winter.

Likely effects

Given the HIGH sensitivity of receptors in this location, effects on receptors would be **SLIGHT ADVERSE in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 12 - Annotated viewpoint photograph - 2nd March 2023

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking north from Footpath GRAF 13 at the bottom of the steepest part of Wexcombe Down to the south of Wexcombe.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking north from Footpath GRAF 13 at the bottom of the steepest part of Wexcombe Down to the south of Wexcombe, approximately 690m from the Site. The view looks down the farm track and across the Vale of Pewsey. Wexcombe Manor (covered in sheeted scaffolding) is seen over the foreground hillside (with agricultural buildings at Dodsdown seen beyond), and Wilton Windmill is seen on the hillside opposite.

The Site lies beyond the foreground hillside and vegetation, and is not visible from this location.

Anticipated changes to the view resulting from the proposals

From this viewpoint no changes would result from the proposals. Even in winter the Site is not visible.

In both the short and medium to longer term there would be no change to the view.

Likely effects

Effects on receptors at this viewpoint would be **NEUTRAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 13 - Annotated viewpoint photograph - 2nd March 2023

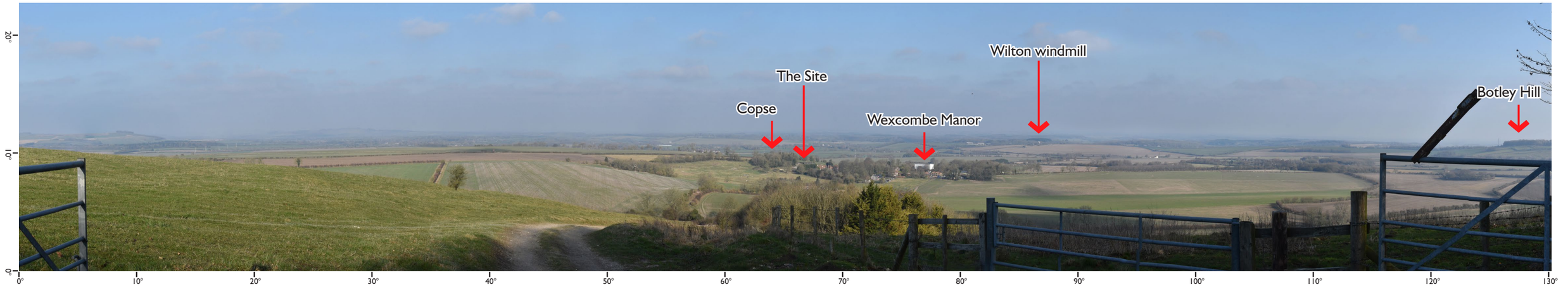
INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 150% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking north from Footpath GRAF 13 by the northwest corner of the woodland block at the top of Wexcombe Down.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking north from Footpath GRAF 13 by the northwest corner of the woodland block at the top of Wexcombe Down, approximately 1km from the Site. The view looks across the Vale of Pewsey. Botley Hill is seen to the right of the scene presented, and Wexcombe is seen at the bottom of the hill, with Wexcombe Manor seen covered in sheeted scaffolding and new houses at Lower Farm seen in the foreground. Mature trees in the centre of Wexcombe create a wooded effect around the core of the hamlet. A line of high voltage electricity pylons can also be seen crossing the vale, and Wilton Windmill is seen on the hillside opposite, with agricultural buildings at Dodsdown seen to the left.

The Site lies on the west side of Wexcombe, with the copse along its western boundary seen to the left and both Wexcombe House and Stable Cottage seen to the right. Level changes are visible on Site, and the existing barn is seen beyond the evergreen trees that lie along the boundary with Wexcombe House. A large ash tree in the foreground field provides some screening / filtering of views towards the southern part of the Site.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be a slight change in the view. The existing barn (or the extant dwelling proposed in its place) would be removed from the view and a new hedge would be planted along the Site boundary (although from this location it would barely be perceptible in the short term); but the proposed new dwelling would be seen slightly closer to the viewpoint, partly filtered / screened by the existing trees in the foreground field.

In the short term in winter the proposed house would be seen past the foreground trees, with its green roof seen below the level of the ridgeline of the existing barn. The proposed black timber cladding would sit recessively amongst the surrounding vegetation and in summer a significant part of the house would be screened by the foreground vegetation, but at night lighting associated with the proposals would be seen and would be slightly more prominent than that associated with the extant scheme. In summer part of the house would be screened by the foreground trees. The overall (wider) view would barely change, but compared to the extant approval there would be a slightly detrimental effect on the character of the scene in both summer and winter.

In the medium to longer term, once the hedgerow around the Site boundary and the proposed tree planting in the southernmost corner of the Site is established there would be better enclosure to the Site, but given the proposed levels and the elevated nature of the viewpoint the overall effect would be similar to year 1. Overall, compared to the extant approval the current proposals would continue to have a slightly detrimental effect on the character of the scene in both summer and winter.

Likely effects

Given the HIGH sensitivity of receptors in this location, effects on receptors would be **SLIGHT ADVERSE in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 14 - Annotated viewpoint photograph - 2nd March 2023

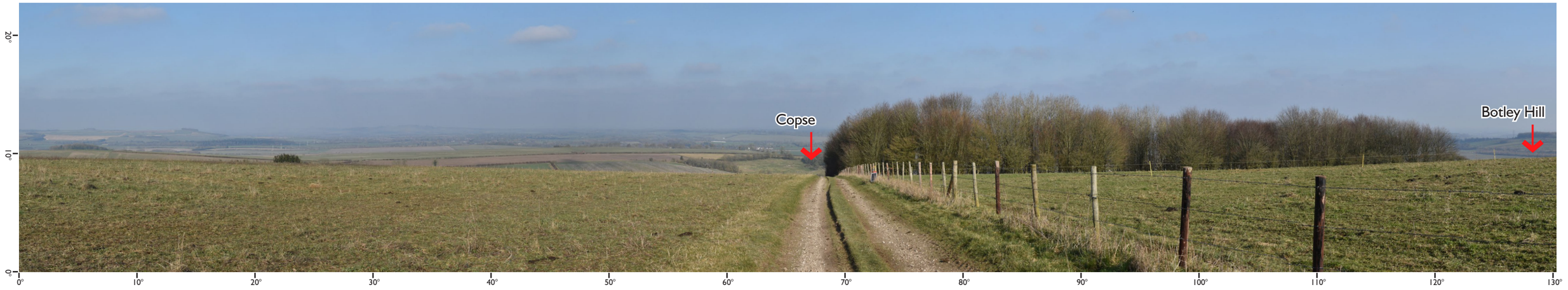
INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 150% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking north from Footpath GRAF 13 approaching the woodland block at the top of Wexcombe Down.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking north from Footpath GRAF 13 approaching the woodland block at the top of Wexcombe Down, approximately 1.25km from the Site. The view looks across the surrounding hilltop towards the Vale of Pewsey. Botley Hill is seen to the right of the scene presented, but Wexcombe is screened by the foreground woodland.

The Site lies on the west side of Wexcombe, with the copse along its western boundary and the southernmost end of the Site just seen to the left of the foreground woodland.

Anticipated changes to the view resulting from the proposals

From this viewpoint in both the short and medium to longer term there would be little discernible change in the scene in either summer or winter. Any change at the southern end of the Site is unlikely to be perceived in the overall scene.

Likely effects

Effects on receptors at this viewpoint would be **NEUTRAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 15 - Annotated viewpoint photograph - 15th March 2023

INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking south from Wilton Windmill.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking south from Wilton Windmill, approximately 2.55km from the Site. The view looks across the Vale of Pewsey towards Wexcombe and the ridge at Wexcombe Down. Tidcombe is glimpsed through a gap in the hedge surrounding the windmill site, and Wexcombe Manor is seen on the hillside in the centre of the view presented, covered in sheeted scaffolding.

The Site lies to the right of Wexcombe Manor, with the copse along its western boundary just breaking the skyline. The existing barn is just visible against the background hillside.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be little discernible change in the scene in either summer or winter, however, the existing barn (extant dwelling) and associated lighting would be removed from the scene and only vegetation would be seen in its place.

The proposed new dwelling would not be visible from this location (and at night lighting associated with the proposals would also not be perceived from this viewpoint).

In both the short and medium to longer term there would be a slight (but barely perceptible) improvement in the view in both seasons. On balance, however, in both seasons the change would scarcely be appreciated in the overall view.

Likely effects

Effects on receptors at this viewpoint would be **NEUTRAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 16 - Annotated viewpoint photograph - 15th March 2023

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To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking south-southwest from the Fair Mile near to the junction with the A338.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, MEDIUM Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking south-southwest from the Fair Mile near to the junction with the A338, approximately 1.43km from the Site. The view looks across the lower ground on the south side of the Vale of Pewsey towards the ridge at Wexcombe Down, with the high voltage power cables crossing the vale (and one pylon) seen in the foreground. Wexcombe is hidden beyond and amongst mature trees which form a wooded effect around the core of the hamlet.

The Site lies to the right of Wexcombe, with the copse along its western boundary sitting on the skyline between the hamlet and the line of the Fair Mile . The existing barn is just glimpsed through foreground trees.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be little discernible change in the scene in either summer or winter, however, the existing barn (extant dwelling) and associated lighting would be removed from the scene and only vegetation would be seen in its place.

The proposed new dwelling would not be visible from this location (and at night lighting associated with the proposals would also not be perceived from this viewpoint).

In both the short and medium to longer term there would be a slight (but barely perceptible) improvement in the view in winter. In summer changes to the scene are unlikely to be perceived. On balance, however, in both seasons the change would scarcely be appreciated in the overall view.

Likely effects

Effects on receptors at this viewpoint would be **NEUTRAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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VIEWPOINT 17 - Annotated viewpoint photograph - 15th March 2023

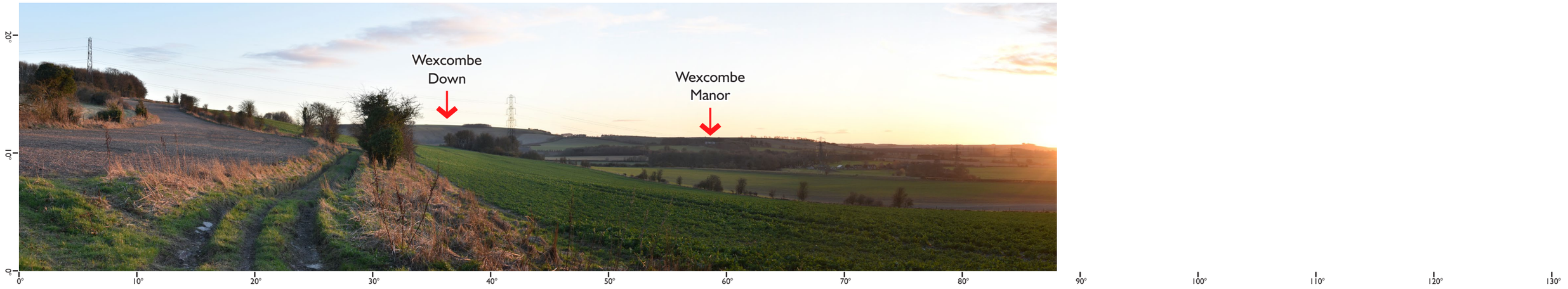
INDIGO LANDSCAPE ARCHITECTS

To be viewed **digitally at 125% enlargement** - see notes below.

0 100mm
Scale for digital view calibration - see notes

View looking southwest from the northern end of Byway GRAF 27 where it meets the lane that links Oxenwood to the A338.

Receptors at this location are of **HIGH SENSITIVITY** (HIGH Value, HIGH Susceptibility).



VIEWPOINT COMMENTARY

Existing view

View looking southwest from the northern end of Byway GRAF 27 where it meets the lane that links Oxenwood to the A338 to the north of Botley Hill, approximately 2.72km from the Site. The view looks across the lower ground on the south side of the Vale of Pewsey towards the ridge at Wexcombe Down, with the high voltage power cables and pylons crossing the vale seen in the middle distance. Wexcombe Manor is seen on the hillside opposite in the view presented, covered in sheeted scaffolding, but the remainder of Wexcombe is hidden amongst the mature trees found around the core of the hamlet.

The Site lies directly behind Wexcombe Manor, with the copse along its western boundary sitting beyond the Site. The existing barn on Site is just glimpsed beyond the right hand end of Wexcombe Manor.

Anticipated changes to the view resulting from the proposals

From this viewpoint there would be little discernible change in the scene in either summer or winter, although the existing barn (extant dwelling) and associated lighting would be removed from the scene and only vegetation would be seen in its place.

The proposed new dwelling would not be visible from this location (and at night lighting associated with the proposals would also not be perceived from this viewpoint).

In both the short and medium to longer term there would be a slight (but barely perceptible) improvement in the view in both seasons. On balance, however the change would scarcely be appreciated in the overall view.

Likely effects

Effects on receptors at this viewpoint would be **NEUTRAL in all periods**.

Notes: Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

Instructions for viewing digitally: All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix E). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix E). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

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Likely Visual effects from private viewpoints

9.5. Planning is primarily concerned with effects on the public domain. The assessments made above are therefore for representative viewpoints within the public domain. They are taken at standing eye level (approximately 1.6m) in areas accessible to the public.

9.6. However, views will also be possible from viewpoints within the private domain including potential views from the properties detailed in paragraph 5.6 (page 9) above.

9.7. Effects on Receptors at these locations are estimated to be as follows:[42]

Stable Cottage

9.8. 'Stable Cottage' is a converted building which forms part of the former stable yard associated with Wexcombe House. It lies immediately to the east of the northern part of the Site, between the existing barn (extant dwelling) and Wexcombe House itself, with three trees located in the centre of the courtyard.

9.9. The cottage and its associated courtyard area are separated from the Site by the former stable buildings themselves (to the northwest); and by the dilapidated chapel (to be restored), a c.2m tall stepped brick wall, and a small outbuilding at its southern end. The cottage sits some 2.3m (estimated) below the level of the existing barn, with a low retaining wall holding back the land to the northwest. Four windows within the cottage (two at ground level and two rooflights) face northwest towards the northern end of the Site; and three windows and a door within the courtyard face southwest towards the southern part of the Site. An upper window on the southwest elevation of the cottage also accesses a small balcony, from where views south across the Site will be possible.

9.10. Looking northwest from within the cottage the views of the existing barn (extant dwelling) would be removed from the scene and replaced with views of the proposed roadside hedgerow and orchard area. There would be no views of the proposed dwelling, and a moderate improvement in the view associated with the removal of the existing barn.

9.11. Effects on receptors looking northwest are likely to be **major beneficial in all periods**.

9.12. Looking south through the courtyard there are likely to be views of the upper northeast elevation of the proposed house from ground level and within the Cottage, and there would also be views of the upper elevation from the courtyard, particularly from the upper level balcony (albeit these would be seen past the trees in the centre of the courtyard itself).[43]

9.13. Effects on receptors looking through the courtyard are likely to be **slight** to **moderate adverse** in summer, becoming **moderate adverse** in winter **in the short term,** falling to **slight adverse in all periods in the medium to longer term** as the proposed tree planting along the northern edge of the parking area becomes established.

'Wexcombe House', to the east of the Site (east of 'Stable Cottage')

9.14. Wexcombe House is a late 18th Century farmhouse of "two tall storeys"[44] located to the east of 'Stable Cottage' and its associated courtyard on the eastern side of the Site. It is separated from the Site by both the adjacent courtyard and associated buildings, and by a substantial line of evergreen Leyland Cypress trees which prevent all but glimpsed views of the existing barn (extant dwelling) on Site from two windows in its upper northwest facing gable elevation.

9.15. From the southern part of the Site where the proposed house is to be located there are no views of Wexcombe House or it gardens or grounds past the evergreen trees along the boundary of the Site, and it is unlikely that any views of the proposals will be possible.

9.16. Effects on receptors at Wexcombe House are likely to be **neutral in all periods**.

'Chapel Cottage' and numbers 8 to 15 'Road to Lower Farm' (on the south side of Wexcombe)

9.17. 'Chapel Cottage' and numbers 8 to 15 'Road to Lower Farm' comprise a series of 1.5 and 2 storey dwellings located at the bottom of the 'Road to Lower Farm' on the south side of Wexcombe.

9.18. Views of the existing barn (extant dwelling) on Site may just be seen from upper floors over the evergreen trees along the Site's eastern boundary; and the southern end of the Site is also likely to be variably visible from these properties.

9.19. Some views of the proposed dwelling are likely from these properties, in particular from Number 15 where there would be oblique views across their garden and through / past the trees located off-Site within the intervening field. Effects on receptors at this property are likely to be **slight adverse** (summer) to **moderate adverse** (winter) **in the short term,** falling to **slight adverse in all periods in the medium to longer term as the proposed planting becomes established**.

9.20. Views from 'Chapel Cottage' would be seen in the context of their garden (and associated vegetation) and the garage and house at Number 15 in the foreground; the views from numbers 8 to 10 (on the east side of the road) are likely to be limited to potential oblique glimpses; and those from Numbers 11 to 14 would be seen in the context of Chapel House and Number 15 in the foreground (with their associated intervening garden vegetation).

9.21. Effects on receptors at these properties would **not be significant**.

'Sheppys Cottage', at the top of 'Road to Lower Farm'

9.22. 'Sheppys Cottage' is a thatched two storey brick cottage at the junction of the loop road through Wexcombe and the 'Road to Lower Farm'.

9.23. Views of the existing barn (extant dwelling) on Site are seen from the road in front of the cottage (see Viewpoint 3 above) and there may be oblique glimpses of the barn from within the cottage itself.

9.24. There would be no views of the proposed dwelling, and a slight improvement in the view associated with the removal of the barn.

9.25. Effects on receptors at are likely to be **neutral to slight beneficial in all periods**.

'Rookery Nook' on the 'Fair Mile' to the north of Wexcombe, 'The Windmill House' on the A338 at the junction with the lane to Marten and 'Windmill House' adjacent to Wilton Windmill

9.26. 'Rookery Nook', 'The Windmill House' and 'Windmill House' all lie within the vale of Pewsey to the north of Wexcombe.

9.27. From all three properties there are likely to be glimpsed views of the existing barn (extant dwelling) on Site, seen past / through foreground vegetation (see Viewpoints 15 and 16 above) and there may be views from within their associated gardens.

9.28. In all cases, however, there would be no views of the proposed dwelling, and a slight (but barely perceptible) improvement in the view associated with the removal of the barn.

9.29. Effects on receptors at are likely to be **neutral in all periods**.

42 The visibility of the Site from private viewpoints has been estimated both by looking towards the Site from public areas, and by standing on Site and looking outwards. No attempt has been made to access private property for more detailed assessment.

43 Refer to the Composite View from Yard on Llewellyn Harker Lowe drawing 4270 - 008.

44 See Historic England Listing at: https://historicengland.org.uk/listing/the-list/list-entry/1034031?section=official-list-entry

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10 EFFECTS ON LANDSCAPE CHARACTER

Introduction

10.1. This section describes and evaluates the effects of the proposed scheme on the Landscape resource on and around the Site.

10.2. It considers the likely effect on 21 key constituent elements of the Landscape and concludes with an assessment of the likely effects on Overall Landscape Character.

Elements assessed

10.3. Constituent elements which make up the Landscape are set out in the attached glossary. They include Physical Influences (geology, soils, vegetation, landform / topography and drainage / water bodies); Influences of Human Activity (heritage assets, land use / management, settlement pattern / character of settlement, character of buildings / built form, lighting, access / movement, landscape pattern, cultural elements and community spaces); and Aesthetic and Perceptual Factors (scale, complexity, degree of enclosure / openness, tranquillity, wildness, remoteness and sense of place). These are individually referred to as Landscape receptors, and combined contribute to Overall Landscape Character.

Likely Landscape effects

10.4. In considering the broad location of the Site it is clear that there are some highly valued Landscape assets within the wider area (with the entire area surrounding the Site being designated as AONB and the presence of the adjacent (and nearby) Listed Building / structures); however, the majority of landscape receptors are either unaffected, or affected only to a minimal degree:

- In terms of **physical influences** there would be no effect on characteristic geological features such as the scarp slope at Wexcombe Down; soils would be retained on site for re-use;[45] effects on vegetation would be positive (with the planting of additional native trees and hedgerows (in particular the hedge along the lane to the north); there would be no effects on drainage features; and although some re-grading is proposed to accommodate the building and landscape proposals which would have a small effect on the topography of the Site itself, this would remove the existing somewhat incongruous cut slopes previously created by the farm and would barely be discernible from the wider landscape. No bunds or other such inappropriate landscape features are proposed.
- In terms of **influences of human activity** on landscape character, whilst built form would be different to that currently seen within the village (see below); land use would remain as per the extant approval (a residential property with its associated garden); the overall effect of lighting proposed would be no worse or better than that associated with the current scheme;[46] there would be no effects on the settlement pattern or the village character of Wexcombe itself; there would be no effects on access / movement through the landscape; and there would be no effects on community spaces or any known cultural references in art and literature.
- In addition in landscape terms nearby heritage assets would be largely unaffected.[47] There are no designated heritage assets on the Site itself and although the existing (undesignated) chapel would be restored this would have little beneficial effect on surrounding landscape character (and in any event the chapel would be restored as part of the extant proposals). Similarly, no World Heritage Sites, Registered Parks and Gardens, or Registered Battlefields fall within the estimated Zone of Visual Influence of the proposals; and although several Scheduled Ancient Monuments and the Grade II Listed Wexcombe Manor fall within the estimated ZVI of the proposals there would be no changes to these assets themselves or to the manner in which they contribute to the appreciation of the landscape (in particular no important or designed views to or from these assets would be affected).
- Finally in terms of **aesthetic and perceptual factors** the proposals would have no effects on landscape scale or complexity (residential scale dwellings are already present as part of the landscape); there would be no effect on the degree of openness or enclosure of either the hamlet of Wexcombe or the wider landscape; given the extant approval tranquillity would be unaffected; the Site is not wild or remote; and there would be no meaningful effects on the significant sense of place experienced within this landscape.

10.5. The key issue with these proposals relates to the nature of the built form; however, whilst the proposed dwelling would introduce a 'non-traditional' (or contemporary) style of architecture into the hamlet, this is not a bad thing per-se. The building would be highly sustainable and of a very high quality, would reflect a modern approach to design, and would replace a converted barn of very little architectural merit. The Site (and Wexcombe generally) does not fall within a Conservation Area and sits in a hamlet already made up of varying architectural styles and materials including two storey houses made of brick, brick and flint, and (in one case) painted render under slate, clay, concrete and thatched roofs; and architectural styles already vary from the Manor House and traditional brick / brick and flint thatched cottages in the centre of the hamlet to more modern brick and / or rendered properties along the 'Road to Lower Farm'.

10.6. Whilst the contemporary design would represent a departure from the established built form found within Wexcombe, and is not 'traditional' either in the sense of it being 'the same as', or trying to copy existing buildings found within the village, its location on the Site means that it would sit back from and barely be noticed from the lane or the wider village, and it avoids any attempt at pastiche. Instead the building reflects a modern approach to sustainable buildings that has the potential to enhance the cultural heritage of the village and (to a small extent) the surrounding AONB.

Effect on Overall Landscape Character

10.7. Considering the above it is clear that the majority of the key components of the receiving landscape would experience neutral effects and that there would be some minor beneficial aspects associated with vegetation, topography and heritage assets (albeit those associated with the restoration of the chapel on the Site would be the same for the extant scheme and the current proposals). Whilst the contemporary nature of the built form proposed also has the potential to enhance the village and surrounding AONB (and would undoubtedly be of higher quality than any conversion of the existing barn), the extant scheme is based on an existing building which would equally not be out of place, and therefore, on balance, the effects on built form are judged to be neutral.

10.8. The magnitude of effect of the proposals as a whole are therefore judged to be of very slight benefit to overall landscape character in that they would cause very minor enhancement to key components of the baseline landscape (vegetation and topography on Site including the improvements to the site frontage along the lane) and therefore create a scheme whose character:

- *Very slightly improves the appearance of the existing landscape.*
- *Introduces components that very slightly improve the characteristics of the surrounding landscape.*
- *Very slightly improves existing landscape quality and character.*
- *Very slightly improves existing sense of place.*[48]

10.9. Whilst the effects on the wider AONB would be neutral, given the 'High' sensitivity of this landscape (paragraph 6.31 on page 12 above), locally the **SIGNIFICANCE OF EFFECT ON OVERALL LANDSCAPE CHARACTER** is judged to be **SLIGHTLY BENEFICIAL IN BOTH THE SHORT (YEAR 1) AND MEDIUM TO LONG TERM (YEAR 15)**.

SENSITIVITY OF RECEPTORS: High (refer to paragraph 6.31 above)

MAGNITUDE OF EFFECT:

Short term magnitude: Low beneficial **Medium to Long term magnitude**: Low beneficial

OVERALL SIGNIFICANCE (LEVEL) OF EFFECT:[49]

SHORT TERM: Slight beneficial effect **MEDIUM TO LONG TERM:** Slight beneficial effect

45 Meaning there would be no change (as a result of soils) to characteristics of the landscape such as drainage or vegetation.

46 Lighting would be seen from slightly different places but the overall effect on landscape character would be similar.

47 Refer to the Heritage Assessment for an assessment of the effects on the significance of the heritage assets themselves.

48 Refer to Table Y in Appendix C.

49 Refer to Table Z in Appendix C.

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11 ASSESSMENT CONCLUSIONS

Introduction

11.1. This report considers the Landscape and Visual effects resulting from a proposed replacement dwelling at Upper Farm, Wexcombe.

11.2. It forms part of the documentation associated with a proposed application to replace an existing barn which has extant approval for conversion into a 5 bedroom dwelling, and uses the approved dwelling as its baseline.

11.3. It sets out the methodology of the assessment (in associated appendices), a detailed baseline study of the Site and surrounding area; a description of both the extant and current proposals; and then evaluates the likely Landscape and Visual effects of the proposals in light of the existing permission.

11.4. The conclusions of these assessments are set out below, with more detailed assessments contained in Sections 9 and 10 above.

Likely Landscape effects - Summary and conclusion

11.5. The assessment of the likely effects of the development on the Landscape resource has been undertaken in two phases. Firstly, following a baseline study (Section 6), the assessment has considered the effects on 21 key constituent elements of the landscape,[50] and then the effect on Overall Landscape Character has been considered. This is the effect on the Landscape resource as a whole, and is based on the assessments of effects on the individual elements contributing to its character.

11.6. In this case the restricted area over which the proposals would be seen limits the area of the surrounding landscape over which effects may be felt; and the majority of the key components of the receiving landscape would be unaffected by the proposals. Of the 21 key components considered only the nature of built form, topography and vegetation would be likely to experience any discernible effects as a consequence of the proposals (beneficial effects associated with the restoration of the chapel on Site would be the same for both the extant scheme and the current proposals).

11.7. Although the landscape has a sense of (relative) wildness and remoteness the itself Site is not wild or remote (being within the hamlet of Wexcombe), and there would be no meaningful differences between the two schemes in terms of effects on geological features, soils, drainage / water bodies, land use, heritage assets, landscape pattern, settlement pattern, settlement character, access / movement, lighting, community spaces, cultural references in art and literature, landscape scale, complexity, openness / enclosure, tranquillity or sense of place.

11.8. The key issue with these proposals relates to the nature of the built form; however, as set out in Section 10 above whilst the proposed dwelling would introduce a 'non-traditional' (or contemporary) style of architecture into the village, this is not a bad thing per-se. The building would be highly sustainable and of a high quality, would reflect a modern approach to design, and would replace a converted barn (the extant dwelling) of very little merit.

11.9. Whilst the contemporary design would represent a departure from the established built form found within Wexcombe, and is not 'traditional' either in the sense of it being 'the same as', or trying to copy existing buildings found within the village, it avoids any attempt at pastiche and instead reflects a modern approach to sustainable buildings that has the potential to enhance the cultural heritage of the village and (to a small extent) the surrounding AONB. That said, however, whilst the proposed building would undoubtedly be of higher quality than any conversion of the existing barn, given that the extant scheme is based on an existing building which would not be out of place, the effects on built form have been judged to be neutral.

11.10. Effects on vegetation would also experience a slight beneficial change due to the enhancements to vegetative cover on Site (particularly along its frontage); and there would be a small beneficial effect on the topography of the Site itself as the proposals would remove the existing somewhat incongruous cut slopes previously created by the farm.

11.11. The magnitude of effect of the proposals as a whole are therefore judged to be of very slight benefit to overall landscape character in that they would cause very minor enhancement to key components of the baseline landscape (vegetation and topography on Site) and therefore create a scheme whose character:

- *Very slightly improves the appearance of the existing landscape.*
- *Introduces components that very slightly improve the characteristics of the surrounding landscape.*
- *Very slightly improves existing landscape quality and character.*
- *Very slightly improves existing sense of place*

11.12. Given the 'High' sensitivity of this landscape (paragraph 6.31 above), the **significance of effect** on Overall Landscape Character has therefore been judged to be a **slightly beneficial effect in all periods**.

Likely Visual effects - Summary and conclusion

11.13. The Zone of Visual Influence of the proposed dwelling is contained within an area of the surrounding countryside located within approximately 2.7km of the centre of the Site. It consists of a small area to the south and east from where the current proposals would be visible, and a larger area of the Vale of Pewsey to the north from where the current proposals would be hidden, but where there would be very slight (barely perceptible) improvements in the view as a consequence of the removal of the existing barn (extant dwelling).

Likely effects on receptors within the public domain

11.14. Within the public domain effects on receptors are essentially divided between the following:

- Those within the Vale of Pewsey to the north (where as noted above there would be very slight (almost imperceptible) improvements in the view and where the significance of effect has been judged to be **neutral**);
- Effects on receptors passing the Site and within the centre of the village (where effects would be s**light to moderately beneficial in the short term**, becoming **major (and therefore significantly) beneficial in the medium to longer term** as the lane side hedgerow becomes fully established);
- Effects on receptors using Footpath GRAF 20 crossing the fields to the east of Wexcombe (where effects would be **slightly beneficial in all periods** as a consequence of the loss of the existing barn (extant dwelling) from the scene);
- Effects on receptors using Footpath GRAF 20 crossing the fields to the south of the Site (where effects would be **moderate adverse in winter and slight adverse in summer in all periods**);
- Effects on receptors on the upper section of Footpath GRAF 13 as it descends Wexombe Down (where effects would be **slight adverse in all periods**).

11.15. Effects on receptors using the lower part of Footpath GRAF 13 (and a short stretch towards the bottom of the Downs where the view is truncated by the foreground hillside and vegetation) would be **neutral**.

11.16. Essentially whilst the replacement dwelling would be visible from a small number of viewpoints to the south of the Site (and there would be some adverse effects on receptors experiencing these views), none of these are judged to be "significant" and there would be beneficial effects (one of which is significantly beneficial in the medium to longer term) on receptors within the village and using the footpaths crossing the fields to the east. The slight beneficial effects on receptors within the Vale of Pewsey to the north would scarcely be appreciated in the scene, and have been judged to be **neutral**.

50 Under three headings: 'Physical Influences', 'Influences of Human Activity' and 'Aesthetic and Perceptual Factors'.

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Likely effects on receptors at private viewpoints

11.17. With respect to receptors in the private domain (whilst it should also be noted that planning control is principally, if not exclusively concerned with effects on the public domain), effects would be limited to receptors (people) within a few properties to the east of the site, a few properties to the south of the Site (at the southern end of the 'Road to Lower Farm'); and a few properties within the Vale of Pewsey to the north.

11.18. Of these, receptors at 'Stable Cottage' (which lies immediately to the east of the northern part of the Site) would experience the most significant effects, with those looking northwest being **major beneficial** as a result of the removal of the adjacent barn, and those looking south through the courtyard being **slight** to **moderate adverse** in summer, becoming **moderate adverse** in winter **in the short term,** falling to **slight adverse in all periods in the medium to longer term** as the proposed tree planting along the northern edge of the parking area becomes established.

11.19. Further east only glimpsed views are likely from Wexcombe House (immediately to the east of 'Stable Cottage') and effects on receptors would be **neutral in all periods**; and with the loss of the barn effects on receptors in 'Sheppys Cottage' (at the top of 'Road to Lower Farm') would be **neutral** to **slight beneficial in all periods**.

11.20. To the north effects on receptors at properties within the Vale of Pewsey would also be **neutral in all periods** (albeit there would be a barely perceptible improvement in the scene as a consequence of the removal of the barn at the north end of the site).

11.21. To the south of the Site there would be some adverse effects on receptors at number 15 'Road to Lower Farm' where there would be oblique views across their garden and through / past the trees located off-Site within the intervening field; but views from 'Chapel Cottage' would be seen in the context of their garden (and associated vegetation) and the garage and house at Number 15 in the foreground; the views from numbers 8 to 10 (on the east side of the road) are likely to be limited to potential oblique glimpses; and those from Numbers 11 to 14 would be seen in the context of Chapel House and Number 15 in the foreground (with their associated intervening garden vegetation). Effects on receptors at number 15 are likely to be **slight adverse** (summer) to **moderate adverse** (winter) **in the short term,** falling to **slight adverse in all periods in the medium to longer term as the proposed planting becomes established**, but effects on receptors at the other properties would be lower.

11.22. Overall, effects on receptors in the private domain **would not be significant**.

Effect on overall visual amenity

11.23. Overall, the effects of the proposed development on receptors in the surrounding landscape would be very limited. Views of the proposed dwelling are restricted by surrounding vegetation, adjacent built form and the effects of topography to a restricted area; and there would be beneficial effects associated with the removal of the existing barn (extant dwelling) as seen from the adjacent lane and from the centre of Wexcombe to the northeast, and (to a lesser degree) from the Vale of Pewsey further to the north.

11.24. Whilst there would be some adverse effects associated with the proposals when seen from the footpaths to the south, these would be appreciated from a few locations by a limited number of receptors, and the majority of effects would only be at slight adverse levels.

11.25. Bearing all this in mind, effects on **overall visual amenity**[51] (taking into account the extent of the ZVI, numbers of potential receptors, and effects across all potential viewpoints (including the beneficial effects discussed above)) are judged to be **NEUTRAL**. The limited adverse effects experienced by receptors to the south of the Site are balanced by the beneficial effects experienced from the lane to the north and the footpaths crossing the fields to the east.

51 Meaning the overall pleasantness of the views that receptors enjoy of their surroundings (GLVIA Paragraph 2.20).

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GLOSSARY OF TERMS

GENERAL TERMS

Impact

1 Impact is defined in the Guidelines for Landscape and Visual Impact Assessment as "*The action being taken*". [1]

Effect

2 Effect is defined in the Guidelines for Landscape and Visual Impact Assessment as "*The change resulting from that action*". [2]

Setting of a heritage asset

3 Setting of a heritage asset is defined in the NPPF as *"The surroundings in which a heritage asset is experienced"*.[3]

VISUAL TERMS

Visual amenity

4 Visual amenity is defined in the Guidelines for Landscape and Visual Impact Assessment as "*the overall pleasantness of the views that receptors enjoy of their surroundings*".[4]

LANDSCAPE CHARACTER TERMS

Physical Influences

Geology

5 In landscape character terms effects on geology are considered in terms of physical effects on geological features in the landscape (such as characteristic scarp slopes, ridges or low lying river valleys). Effects on less visually obvious aspects of geology such as effects on groundwater reserves are the domain of other experts and fall outside the scope of Landscape Character Assessment.[5]

Soils

6 In landscape character terms effects on soils are considered in terms of effects on the characteristics of that landscape. For example, clay soils give rise to poorly draining landscapes where water (ponds, lakes, streams etc.) often becomes a characteristic feature, and vegetation is characterised by clay loving species such as English oak.[6]

Vegetation

7 In landscape character terms effects on vegetation are considered both in terms of the effects on the physical resource (the amount and type of vegetation added or lost as a consequence of the proposals); and the effects on the wider landscape character.

Landform / Topography

8 In landscape character terms effects on topography / landform are considered both in terms of the effects on the physical resource (the amount the existing landform is changed by cut and fill operations to accommodate the proposals); and the effects on the wider landscape character.

Drainage

9 In landscape character terms effects on drainage are considered both in terms of the effects on the physical resource (for example an effect on the course of a river or stream itself); and any effects on wider landscape character (for example the change in wider character caused by draining of an area of flood plain normally subject to seasonal flooding).

Influences of Human Activity

Heritage assets

10 In landscape character terms effects on designated heritage assets (including Sites of Archaeological Importance / Conservation Areas / Listed Buildings / Scheduled Ancient Monuments / Registered Parks and Gardens); and undesignated assets (such as undesignated parkland) are considered in terms of the way the heritage assets affect the character of the landscape / townscape, and whether any changes to these assets or the way they are experienced (as a consequence of the development) would change this established character. Effects are therefore considered both in terms of any effects to the physical heritage assets themselves, and in terms of any effects on how they are experienced in the landscape (i.e its setting - for example if views are screened or opened up / or if a designed vista is blocked by the proposals). In short, in landscape / townscape character terms we assess the way the assets contribute to landscape / townscape character and whether this is changed as a consequence of the proposed development. [7]

Land use / management

11 In landscape character terms effects on land use / land management are considered both in terms of the effects on the site itself and effects on wider landscape character (considering the nature of surrounding land uses, and the visibility of the site). The questions that are considered are "what are the effects on the site itself"; and "what are the effects of this change on the wider setting".

Settlement pattern / character of settlement

12 In landscape character terms effects on settlement pattern and the character of settlement are considered in terms of the shape of settlements (e.g. linear, clustered etc); effects on their character (urban, suburban, rural etc.); and effects on urban grain.

Character of buildings / built form

13 In landscape character terms effects on the character of buildings and built form are considered in terms of architectural style, heights, materials, massing etc. of buildings / built form; and whether the proposals will be compatible with the existing built form found in the surrounding landscape.

Access / movement

14 In landscape character terms effects on access / movement are considered in terms of effects on public access within the landscape (roads, footpaths, bridleways, byways, access land etc.).

1 Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) prepared jointly by the landscape Institute and the Institute of Environmental Management and Assessment and published on the 17th April 2013 - Paragraph 1.15.

2 GLVIA3 Paragraph 1.15.

3 Annex 2: Glossary, National Planning Policy Framework.

4 GLVIA3 Paragraph 2.20.

5 Such effects won't affect landscape character unless they impact so greatly as to affect other factors such as vegetation.

6 Effects on soil structure caused by moving soils during construction of a project are not considered as part of the assessment of landscape effects as it is assumed that these effects would be managed and minimised through a detailed construction method statement and would, therefore, have a negligible effect on landscape character.

7 Effects on the significance of the heritage assets themselves (including how their setting (defined in the NPPF as "The surroundings in which a heritage asset is experienced") contributes to this significance) are considered by Heritage Consultants and fall outside the scope of this assessment.

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Landscape pattern

15 In landscape character terms effects on landscape pattern are considered in terms of effects on the pattern of the landscape created by boundary features (e.g. roads, rail lines, hedgerows, woodlands, shelter belts, copses etc.).

Cultural elements

16 In landscape character terms effects on 'cultural elements' are considered in terms whether there are any references to the landscape in nationally significant art or literature (such as Constable's view of Salisbury Cathedral or references to the "Secret Low Weald" in Rudyard Kipling's Poem Puck's Song), and the effects development would have on these views / characteristics.

Community spaces

17 In landscape character terms effects on community spaces are considered in terms of whether there are any community spaces in the landscape (such as parks, village greens, allotments, playing fields, play areas, other publicly accessible green space, etc.): and the effects development would have on these.

Aesthetic and Perceptual Factors

Scale

18 In landscape character terms effects on scale are considered in terms of effects on the size of elements in the landscape such as fields or woodland areas (where large scale refers to large elements such as large fields / large areas of woodland and small scale refers to small fields / elements); and effects on the scale of built form.

Complexity

19 In landscape character terms effects on complexity are considered in terms of the effects on the number and type of differing elements that make up the landscape (where a complex landscape is composed of many interconnected parts; and a simple landscape contains a few component elements).

Degree of enclosure / openness

20 In landscape character terms effects on the degree of enclosure / openness are considered in terms of the openness (or otherwise) of views across the landscape (where openness refers to a landscape with wide, expansive views across an area). Landscape enclosure / openness is generally determined by the number of elements above eye level; including buildings, slopes, tall vegetation such as woods and tall hedgerows, and walls / fences.

Tranquillity

21 Tranquillity is considered in terms of both noise (aural tranquillity) and visual intrusion (visual tranquillity). In landscape character terms a tranquil place is one that is calm, peaceful, quiet, serene; without detractors both aural and visual. Effects on tranquillity are therefore considered in terms of the effects on these characteristics of the landscape on and around a site.

Wildness

22 A truly wild landscape is one that is uninhabited, uncultivated, unaffected by human intervention. Although clearly there are degrees of wildness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

Remoteness

23 A remote landscape is one that is located far away, distant, far from civilization. Although clearly there are degrees of remoteness, in landscape character terms effects are considered in terms of the effects on these characteristics both on site, and in the wider landscape.

Sense of place

24 In landscape character terms, sense of place is considered in terms of whether there are characteristics (or a combination of characteristics) that makes a place special and unique. A location with a strong sense of place has something unique or particular to that location, whilst one with little sense of place is unremarkable and looks much like many other similar locations.

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