
**MANOR FARM, COLLINGBOURNE KINGSTON,
MARLBOROUGH, WILTS, SN8 3SD**

LANDSCAPE AND VISUAL STATEMENT

FOR

AGRICULTURALLY TIED FARM MANAGER'S DWELLING

Prepared by:

WHLandscape

On behalf of:

Sarah and Ben King

Project Reference: 25.1984

Revision:

AUGUST 2025

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Sarah and Ben King to produce a Landscape and Visual Statement for the proposed Agriculturally Tied Farm Manager's Dwelling at Manor Farm, Collingbourne Kingston, Marlborough, Wilts, SN8 3SD.

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

This appraisal has been undertaken by: Will Harley BSc (Hons) CMLI

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1. INTRODUCTION

1.1 This report provides a statement of the potential landscape and visual issues associated with the proposed Agriculturally Tied Farm Manager's Dwelling at Manor Farm, Collingbourne Kingston. The Pre-application response to the proposals requests that a small-scale study of views from Public Rights of Way (PRoW) CKIN10/11 is carried out and that a detailed planting scheme setting out species, densities and specification is produced to accompany the application.

1.2 The proposal will see the removal of the existing residential caravan and its replacement with two-storey traditional, detached, farmhouse, very much following the design parameters of isolated downland dwellings found on the east Wiltshire downland. The proposal also includes the existing access from PRoW CKIN10, parking, associated amenity space and landscaping. The dwelling is to be a traditional four bedroom brick and clay tile design, approximately 8.92m to ridge of the main structure and 6.20m to the ridge of the single storey wing. The building footprint will be 132m².

1.3 The proposals include a comprehensive scheme of tree and hedge planting. The aim of this is to integrate the dwelling into the local landscape using species characteristic of area whilst also providing landscape and ecological enhancement around the site. Full details of the planting scheme can be found in the Landscape Strategy Plan, prepared by WHLandscape (August 2025) and submitted as part of this application.

1.4 The approach that has been taken follows the best practice, as set out in the Guidelines for Landscape and Visual Impact Assessment. 3rd ed, for the mitigation of landscape and visual effects (paragraphs 4.21 to 4.34) and enhancement (paragraphs 4.35 to 4.37).

1.5 The application is presented with 'primary mitigation', as defined in paragraph 4.21:

Primary measures, developed through the iterative design process, which have become integrated or embedded into the project design.

and clarified in paragraph 4.22:

It can be expected that ... these types of mitigation measure will definitely be implemented as they are an integral part of the scheme.

1.6 Furthermore, as per paragraph 4.36, the enhancement proposals are "an integral part of the design of the development proposals" and have "brought sensibility into the project planning and

design stage... form[ing] part of the overall proposals". As such they "may legitimately be assessed as part of the proposal."

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

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

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

1.9 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2025) and the Wiltshire Core Strategy (2015). The baseline landscape character has been taken from Natural England National Character Area Profile (NCA): 132. Salisbury Plain and West Wiltshire Downs (2013) and the three publicly available Landscape Character Assessments that cover the site: the North Wessex Downs National Landscape Integrated Landscape Character Assessment (2002), the Wiltshire Landscape Character Assessment (2005), and the East Wiltshire (formerly Kennet District) Landscape Character Assessment (1998). Also of relevance to this project are the North Wessex Downs National Landscape Management Plan 2019-24 (2019), North Wessex Downs AONB Position Statement Dark Skies and Artificial Light (2021) and the Kennet Landscape Conservation Strategy (2005).

2. LANDSCAPE PLANNING CONTEXT

2.1 The following policy has been taken from the planning documents which are pertinent to the development of the site. The following policy extracts are considered to be relevant to the application. The policies listed will be used to guide the appraisal of the proposed development.

2.2 NATIONAL PLANNING POLICY FRAMEWORK

2.2.1 Originally published in March 2012, with the most recent revision being in January 2025, the NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Of particular relevance to this appraisal is Section 15. Conserving and Enhancing the Natural Environment, specifically paragraph 187, which states that "Planning policies and decisions should contribute to and enhance the natural and local environment by":

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

and:

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

2.2.2 Furthermore, in terms of the protection given to designated landscapes Section 15, paragraphs 189 and 190, state:

Paragraph 189

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 190

When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;***
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and***
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.***

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

Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;***
- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.***

2.3 WILTSHIRE CORE STRATEGY

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

CORE POLICY 51 – LANDSCAPE

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

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the

area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING
(Relevant bullet points only)

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

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.*
- ii. The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.*
- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*
- vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.*

2.3.2 The Wiltshire Local Plan Pre-Submission Draft 2020-2038 is a consultation draft which is publicly available and the final document is due to be adopted in the second half of 2025. Although other policies will be of relevance at the application stage, the following are likely to be relevant considerations at the preliminary stage. Policy 91 will replace Core Policy 51 'Landscape', which was found to be at odds with NPPF at a recent public inquiry into a residential site in Devizes (APP/Y3940/W/22/3312268 – Land off Coate Road, Devizes).

POLICY 91 CONSERVING AND ENHANCING WILTSHIRE'S LANDSCAPES

Development will conserve and where possible enhance Wiltshire's landscapes by:

- 1. being located and designed to respect landscape character and maintain an area's distinctive sense of place and reinforce local distinctiveness as set out in the Wiltshire Landscape Character Assessment and landscape strategy;*
- 2. conserving, enhancing, and restoring the characteristics and views of landscapes along with valued attributes and existing site features such as trees, hedgerows, dry stone walls and waterbodies that contribute to the character and quality of the area;*
- 3. conserving and enhancing the locally distinctive character of settlements and their landscape settings;*
- 4. conserving and enhancing the transition between man-made and natural landscapes at the urban fringe;*
- 5. being of high-quality design appropriate to its townscape and landscape context in accordance with the National Design Guidance and Wiltshire Design Guide, that incorporates green and blue infrastructure, supports climate resilience, biodiversity enhancement, and health and wellbeing of the local community;*
- 6. be located and designed to prevent erosion of relative tranquillity (light pollution and noise) and intrinsically dark landscapes, and use opportunities to enhance areas in which tranquillity have been eroded;*
- 7. where necessary, being supported by a proportionate Landscape and Visual Impact Assessment, Landscape and Visual Appraisal, or Townscape Appraisal that shows how, through an iterative process that has considered the site context, this has helped integrate and enhance the proposed development;*
- 8. protecting geology and soils that underpin the landscape character of Wiltshire enhancing healthy 'living' soils as the foundation for successful plant growth, natural carbon sequestration, groundwater storage and filtration, as well as all eco-system services.*

Wiltshire's designated landscapes

Great weight will be given to conserving and enhancing the landscape and scenic beauty of Wiltshire's designated landscapes, Areas of Outstanding Natural Beauty and the New Forest National Park. Development within, and influencing the setting of, these designated areas should be limited in scale and extent and are expected to contribute towards conserving and enhancing their natural beauty. Proposals for development within or affecting designated landscapes must 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 Area of Outstanding Natural Beauty 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. Development will not be supported if it cannot demonstrate conservation or enhancement to the landscape character and special qualities of an Area of Outstanding Natural Beauty or National Park.

2.3.3 Policy 98 'Ensuring high quality design and place shaping' is also a relevant policy, however, the landscape related text is unchanged from Policy 57 of the Core Strategy and is not repeated again here.

2.4 NORTH WESSEX DOWNS NATIONAL LANDSCAPE MANAGEMENT PLAN 2019-2024 (EXTENDED TO NOVEMBER 2025)

2.4.1 The North Wessex Downs National Landscape Management Plan provides policies and guidance aimed at the conservation and enhancement of the landscape of the National Landscape. Detailed below are the landscape relevant policies which are applicable to this project.

POLICIES: THE LANDSCAPE

LA 06: Ensure that all development in or affecting the setting of the AONB conserves and enhances the character, qualities and heritage of the North Wessex Downs landscape.

POLICIES: DEVELOPMENT

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.

3. BASELINE LANDSCAPE AND VISUAL STUDY

3.1 SITE LOCATION AND CONTEXT

3.1.1 Manor Farm Dairy is located on the downland to the west of the village of Collingbourne Kingston, north of foot path CKIN10 which runs east/west from Collingbourne Kingston toward Hare Down and beyond. Vehicular access to the site is taken off Mill Drove/byway CKIN12 which runs from the village, parallel but to the south of CKIN10. In its wider context it lies within the civil parish of Collingbourne Kingston, 15km to the south of the market town of Marlborough and 7.5km north of the military garrison town of Tidworth. No heritage designations cover the site, however, it is located in but very close to the edge of, the nationally designated North Wessex Downs National Landscape. To the south, beyond a short gap of less than 300m is the northern edge of the Salisbury Plain Special Landscape Area (SLA), indicating somewhat random boundaries in this area. The site falls within the Salisbury Plain Special Protection Area for Birds (SPA) recreational buffer zone.

3.1.2 While land under the control of the applicants extends in all directions from the site, the site itself comprises a small part of a paddock area to the south-east of the existing farm building and external hardstanding areas. It is approximately 45m to the north of PRoW CKIN10 and, although there are open public views from the footpath, the site relates closely to the farm development and has a well-established woodland backdrop to the north. The land has been in agricultural use for as long as records exist, but the agricultural buildings on the site are a more recent addition with a planning permission (21/01218/FUL) for a New Dairy Unit being granted in 2021. A previous application (PL/2024/08824) for the erection of a farm manager's dwelling was withdrawn by the applicant in favour of carrying out a preapplication enquiry.

3.1.3 The receiving landscape is dominated by agricultural uses. The majority of the wider landscape is in intensive arable production, although the application farm is laid down to pasture to support the herd of dairy cattle. A little further to the south the arable land blends into the expanse of the eastern part of the Salisbury Plain military ranges, with vast swathes of unimproved chalk grassland. Across the expansive gently undulating uplands of the eastern part of Salisbury Plain there are prominent but scattered woodland blocks, many planted in conjunction with otherwise exposed farmsteads and for military training, and others of a much older origin, comprises Ancient Semi-Natural Woodland. The woodland immediately north of the application site forms a backdrop and shelter for the existing farm building and can be extended to encompass the proposed residential and future farm expansion, without changing the distinctive character of the area.

3.2 LANDSCAPE AND VISUAL RECEPTORS

LANDSCAPE RECEPTORS

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

- The established landscape components which define the landscape in which the site is located.
- The unique qualities and characteristics of LCA (Landscape Character Area) 5: Salisbury Plain LCT (Landscape Character Type): Open Chalk Upland identified in the East Wiltshire (Kennet) Landscape Character Assessment.

VISUAL RECEPTORS

3.2.2 The following visual receptor locations have been identified as having potential intervisibility with the proposed conservation lake:

- Footpath CKIN10
- Footpath CKIN11
- Byway CKIN12
- Chick's Lane between Collinbourne Ducis and Everleigh

3.3 LANDSCAPE CHARACTER

3.3.1 The East Wiltshire (Kennet) Landscape Character Assessment (1999) provides the most detailed assessment of the landscape character of the site and the surrounding area and has been used as a basis for determining those features which are most likely to be impacted by the proposals. The Assessment also formed a baseline document for the North Wessex Downs National Landscape Integrated Landscape Character Assessment (2002) and Wiltshire Landscape Character Assessment (2005) hence, due to its detailed nature and to save the duplication of information it has been used here to provide the baseline character of the receiving landscape.

3.3.2 Only information pertaining to the Landscape Character Areas (LCAs) in which the site is located has been listed. Due to the extent of individual LCAs, some of the listed information may not be wholly relevant to the site and surrounding landscape.

3.3.3 The site is located within LCA 5: Salisbury Plain, specifically LCT: Open Chalk Upland

LCA 5: SALISBURY PLAIN

Landscape and Visual Character

The area has a strong and distinctive character of openness and comparative lack of human intervention. This is particularly true in the western part of the area where the restricted access and lack of cultivation has created an expansive wild landscape of particular attraction. Views are often very long distance, and southward extend across the Plain to well beyond the District boundary. To the north there are outstanding views across and along the Vale of Pewsey. The homogenous character of the Plain is eroded in some places by sporadic geometric blocks of woodland planted for military purposes, notably on Netheravon Down and West Lavington Down. In the eastern block the impact of military vehicles is more prominent, with chalky tracks and significant areas of denuded land around Sidbury Hill. Further to the north, around Everleigh, intensive arable downland stretches over many miles contributing to the character of extreme openness and high intervisibility.

Development Sensitivities (relevant criteria only)

- *a large expanse of Salisbury Plain has a wild, remote and inaccessible character which would be significantly compromised by built development;*
- *the area as a whole has an essentially rural, agricultural character within which only small scale, sensitively designed development, associated with existing built form, could be successfully accommodated without adverse landscape impacts;*
- *the open arable landscapes within this area are very visually exposed and development of any kind, but particularly large-scale or tall structures such as communications masts, would be very prominent;*
- *mosaics of woodland and farmland are more visually contained and in landscape and visual terms small-scale essential development which must be located in the countryside potentially could be accommodated in such areas, where it did not adversely affect their intrinsically rural, unspoilt and attractive character;*

LCT: OPEN CHALK UPLAND

- *rough, predominantly unimproved coarse grassland, typical of the military ranges on Salisbury Plain;*
- *prairie-like arable land;*
- *characteristic chalky soils;*
- *strong topography of downland dissected by dry valleys;*
- *hedgerows generally absent and few other boundary features;*

- *in some places fence lines may have become defined by tall weed and scrub growth to the extent that they can appear as very weak, gappy hedges;*
- *some punctuation by groups of trees notably beech, in ridgeline and scarp top locations.*
- *areas of rough scrub and scattered woodland blocks, mostly planted for military or amenity purposes;*
- *open grazed downland sheepwalks, with scattered scrub and woodland blocks;*
- *open and expansive with very high intervisibility.*

3.4 THE LOCAL AREA AND RECEIVING LANDSCAPE

3.4.1 The study area is located on chalk uplands, with the site being located on an area of shallow, free draining, lime-rich soils over chalk (Agricultural Land Classification Grade 3, sub-grade not specified). The landform of the area is closely associated with the historic environment, having formed millions of years ago when the area was dominated by seas, resulting in a gently undulating landform across the study area. The highest point of the study area is 196m Above Ordnance Datum (AOD) at Inham Down approximately 800m to the north-west of the site which is at 185m AOD, while the lowest point lies at <130m AOD, along the route of the River Bourne to the east in Collingbourne Kingston.

3.4.2 Landuse and land cover of the open downland, which extends over the majority of the study area, is generally large open arable fields, with pasture around the site, which create a character of space and remoteness. These fields are characteristic of parliamentary enclosure during the 19th century although many of the boundary hedgerows were removed post-World War 2. Hedgerow structure is often weak or non-existent and has been replaced by fencing in many places. There are a number of woodland blocks present across the study area, primarily on the high downland of Salisbury Plain.

3.4.3 With regards natural environment designations, the only site within the study area is a County Wildlife Site at Inham Down, the wooded southern boundary of which is located approximately 1km to the north of the site. The site falls within the Salisbury Plain Special Protection Area for Birds (SPA) recreational buffer zone.

3.4.4 In respect of the historic environment, there are no designated heritage assets in the proximity of the site. On the downland the nearest assets a tumulus and earthwork, in excess of 1km from the site to the south-west and north-west respectively. To the east in the Bourne Valley are numerous listed buildings in Collingbourne Kingston and Aughton, including the grade II* listed St Mary's Church. There is also a designated conservation area in Collingbourne Kingston, the western boundary of

which is approximately 800m from the site. There is no intervisibility between the site and the heritage assets in Collingbourne Kingston.

3.4.5 Present day settlement is defined by the village of Collingbourne Kingston, with the hamlet of Aughton to the north and small pockets of development, primarily associated with isolated agricultural or equestrian establishments dispersed throughout the Salisbury Plain landscape.

3.4.6 Access through the study area is primarily provided by the A338 from Hungerford to Tidworth, which runs in a north/south direction, close to the River Bourne valley floor, through the villages of Collingbourne Kingston and Collingbourne Ducis. Otherwise, there are no significant roads in the study area.

3.4.7 Pedestrian access through the study area is provided by a network of Public Rights of Way (PRoW), which provide links through the study area and into the wider countryside. Footpath CKIN10 follows the hard surfaced route from the centre of Collingbourne Kingston and the A338 and connects into CKIN11 to the west of the site. Byway CKIN12 climbs the valley side from Collingbourne Kingston and the A338, following the route of Mill Drove which connects into Marlborough Road (Everleigh to Pewsey) to the west. It also provides general access, including heavy agricultural vehicles, to the site.

3.5 LANDSCAPE STUDY

3.5.1 The site itself is typical of remote high downland farmstead and although it does not represent a specific element or feature defined as a key characteristic of the study area, it does form part of several much broader key characteristics in respect of the area's lightly populated remote and quiet landscape. LCA5 recognises the sensitivity of development on Salisbury Plain and states:

- ***the area as a whole has an essentially rural, agricultural character within which only small scale, sensitively designed development, associated with existing built form, could be successfully accommodated without adverse landscape impacts;***

The proposed dwelling has been carefully designed so as to provide the requirements for providing the farm office and living accommodation at the same time as providing the '*small scale, sensitively designed development, associated with the existing built form*' that is deemed potentially acceptable. This ensures that the proposed development will not conflict with the character of the receiving landscape and LCA5 or LCT Open Chalk Upland.

3.5.2 The site and entire study area are located within the North Wessex Downs National Landscape, which confers a national landscape designation onto the area for the purpose of conserving and

enhancing natural beauty including landform, geology, biodiversity, landscape features and human settlement. Being located adjacent to the National Landscape boundary and screened from the wider designated landscape by woodland trees, the site's location does mean that there is intervisibility with the surrounding SLA landscape and the nearby, well-used, PRoW network. Overall, the value of the landscape is *High*, which means that it is a 'valued landscape' under Section 15, Paragraph 187, Bullet Point a), of the NPPF.

3.5.3 The North Wessex Downs National Landscape Management Plan identifies a number of key issues affecting the National Landscape, Policy DE 02 of which states:

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.

Resulting from the site's location and the local topography, it is an exposed, high downland development with relatively limited containment provided by nearby trees and hedges. Therefore, to ensure that the building can be effectively subsumed into the receiving landscape, a high standard of design has been necessary. The use of traditional materials and a traditional farmhouse design will soften the appearance of the built form and help to integrate it into the receiving landscape.

3.5.4 Although there is a mature landscape structure in the form of woodland to the rear (north) of the site, there is little meaningful planting to the south and west to mitigate the effects of the proposed dwelling. Therefore, significant landscape planting will be required. The available site and area under the control of the applicants is of sufficient size to incorporate a landscape structure suitable to mitigate any adverse effects identified and allow for the creation of a landscape setting for the entire farmstead. Any landscape enhancements will not appear incongruous, as the proposed development is located in an area that already contains a degree of tree and hedge cover which forms a feature of the north-east Salisbury Plain downland. The nature and purpose of the proposed development, means that the development will not depart from the established landuses found on the downland and will not impact on the existing field pattern or the noted key feature of LCA5 Salisbury Plain that it is: *'Further to the north, around Everleigh, intensive arable downland stretches over many miles contributing to the character of extreme openness and high intervisibility. Although, unusual for the non-military land in the area in that the dairy uses the former arable land as grazing pasture, this does not affect openness and the high intervisibility observed, such that the receiving landscape largely follows the key characteristics of the LCT: Open Chalk Upland presenting as: 'open grazed downland sheepwalks, with scattered scrub and woodland blocks and; open and expansive with very high intervisibility'.*

3.6 VISUAL STUDY

REPRESENTATIVE PHOTOGRAPHS

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

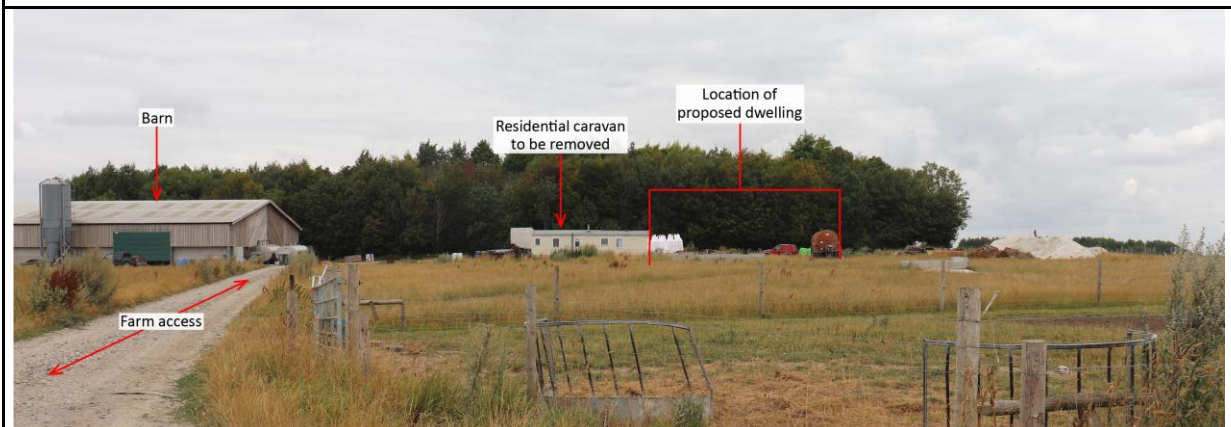
3.6.2 The Viewpoints were visited in July 2025 when leaf cover was at a maximum. The seasonal differences (seasonality), in respect of potential effects arising from the varying degree of screening/filtering of views by vegetation that will apply in summer and winter, have been considered in the appraisal of all recorded viewpoints; as per the recommendation of GLVIA3. It is important to note that the recording of viewpoints during different seasons is not a prerequisite of the consideration of seasonality, as GLVIA3 states:

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

VIEWPOINT 1

Approximate distance from site: 50m

OS map elevation: 185m AOD



Close distance view north; taken from footpath CKIN10. From this viewpoint receptors using the footpath experience open views of the farmstead and the proposed dwelling will become a prominent feature. The use of traditional materials and a traditional design will help the dwelling to blend into the woodland backdrop, but it will be important to take the opportunity to soften the impact of the dwelling and of the farm with substantial woodland and hedge planting typical of that found within the eastern Salisbury Plain area. To achieve this the following planting is proposed:

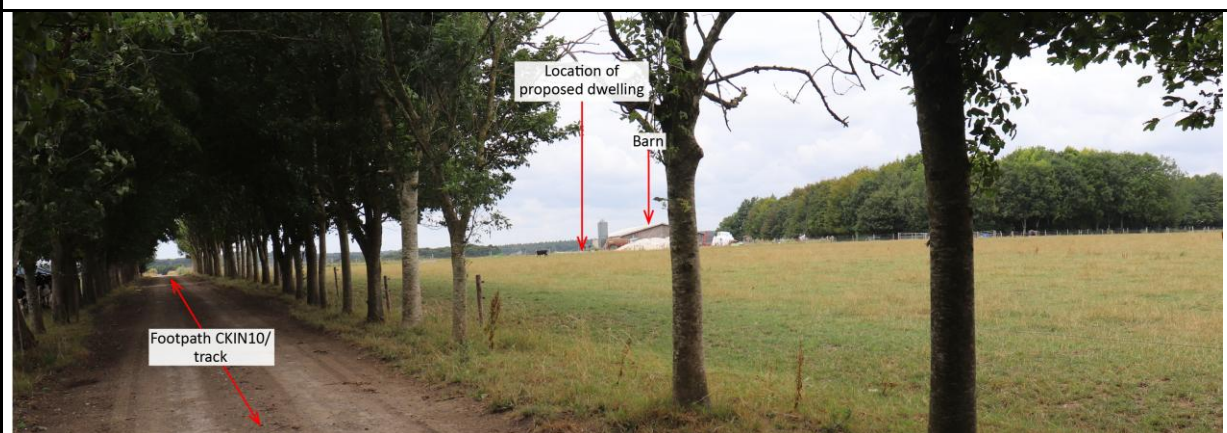
- Continue the avenue planting along the northern side of CKIN10 to soften views of the development but not totally obscure it.

- Plant a native woodland block alongside the track running to the east of the proposed dwelling and retained paddock area, with specimen trees behind the dwelling.
- Plant a native woodland block in the south-west corner of the future farm development area, with large specimen trees extending north to the slurry lagoon, which will soften views to the dwelling and any future agricultural development.
- The garden of the proposed dwelling should be hedged with native species with small native tree species added to the front garden. Close boarded or panel fencing will be visually harsh and should not be used.

VIEWPOINT 2

Approximate distance from site: 275m

OS map elevation: 185 m AOD

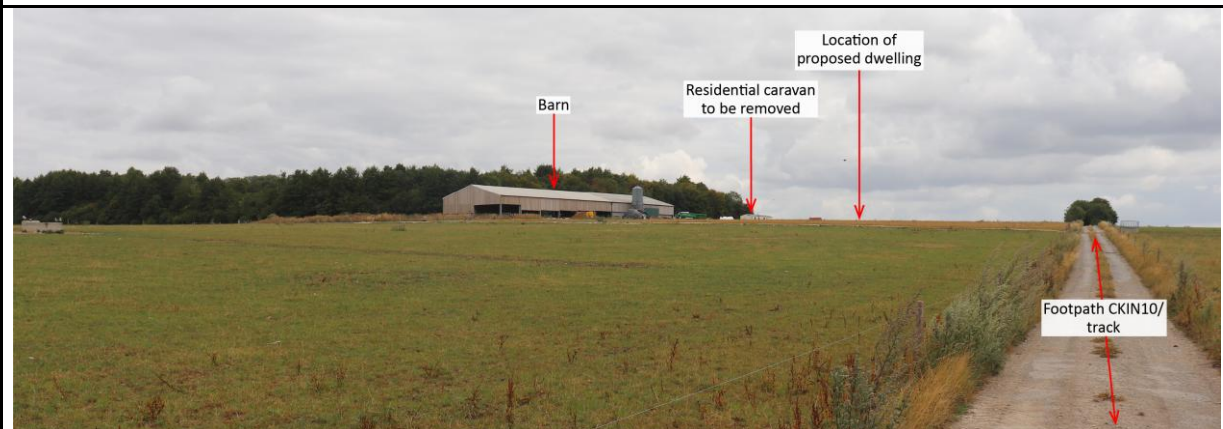


Close distance view, west; taken from footpath CKIN10 and allows for a partial glimpsed view into the site as the receptor passes west along the footpath. The proposed dwelling will be visible but will be seen as a component of the farmstead development although and will not be unduly prominent despite breaking the skyline. Native tree and woodland planting, coupled with a traditional design and materials, will ensure that the appearance of the dwelling is softened and that the building is sufficiently well integrated into the farm development. Seasonality will have a limited effect on views from the east as the receptor will be viewing the site through the clear stems of the avenue trees and will be unaffected by the level of leaf cover.

VIEWPOINT 3

Approximate distance from site: 370m

OS map elevation: 175m AOD

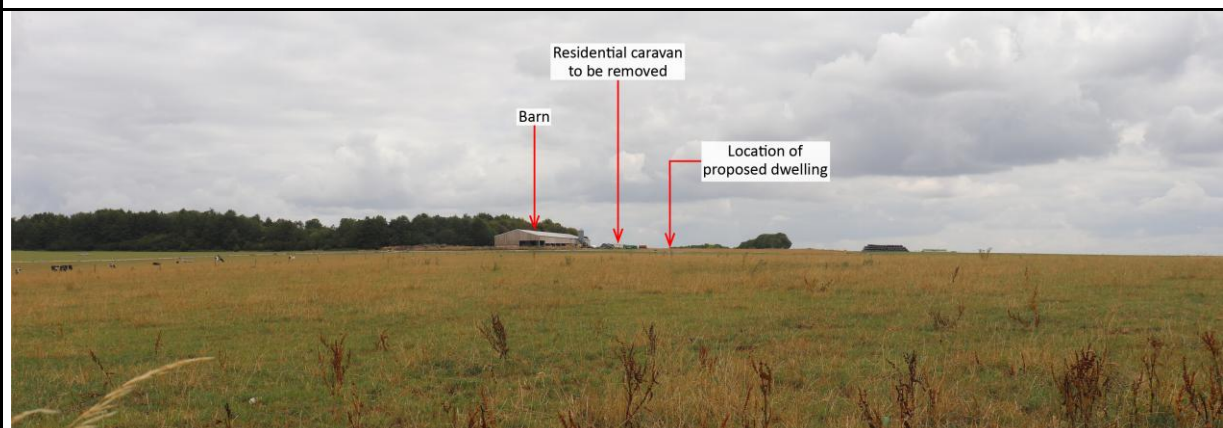


Close distance view, east; taken from Footpath CKIN10. This is a long duration view visible to receptors passing west to east along the footpath. Views are open along its length, from the Hare Down barn moving east until the avenue of trees is reached. In this view the existing barn is a prominent feature against a backdrop of trees. However, the location of the dwelling means that it will break the skyline. Although the prominence will decrease as the expected expansion of the dairy business takes place, the planting of native woodland and specimen trees will expedite the softening of its appearance and its integration into the farm development. It is important not to plant along the entire length of the footpath, as part of its intrinsic character is its openness and the expansive views. Planting will be concentrated close to the proposed dwelling and along the boundaries of the wider farm expansion area.

VIEWPOINT 4

Approximate distance from site: 410m

OS map elevation: Between 85-90m AOD



Medium distance view, east; taken from Footpath CKIN11. This is a relatively short duration view visible to receptors passing along the footpath. To the south, the path enters the yard and farm buildings at Hare Down, and to the north views become restricted as the footpath descends steeply into a dry valley. In this view the existing barn is a prominent feature against a backdrop of trees. However, the location of the dwelling means that it will break the skyline. Although the prominence

will decrease as the expected expansion of the dairy business takes place, the planting of native woodland and specimen trees will help to soften of the appearance of the proposed dwelling and help with its integration into the farm development.

VIEWPOINT 5

Approximate distance from site: 295m

OS map elevation: Between 80-85m AOD



Medium distance view, north; taken through a small hedge gap along byway CKIN12. The site is obscured along the majority of this byway by a dense and tall native hedge, which is dense enough to also obscure winter views. There are a few small gaps through which the roof of the proposed dwelling will be visible, albeit with a backdrop of mature trees. The barn will remain the most prominent built feature.

VIEWPOINT 6

Approximate distance from site: 2140m (Record Viewpoint)

OS map elevation: 149m AOD (Spot Height)



Long view north; taken from Chick's Lane taken midway between Collingbourne Ducis (east) and Everleigh (west). This viewpoint shows the farm development in the context of expansive arable and pasture fields. The barn is visible against a backdrop of trees and the house will be visible, but at this distance will be a very minor element in a wide panorama and also with a backdrop of trees.

3.6.3 The site has a restricted visual envelope, due to woodland and hedges obscuring many potential public viewpoints, despite its elevated location. Primary views are from PRoW CKIN10 from Collingbourne Kingston which passes just south of the site allowing uninterrupted open views from it. In addition, there are limited but sometimes open views from CKIN11 close to the buildings at Hare Down to the west of the site, and very limited (hedge gap) views from byway CKIN12, which is south of the site and is dominated by mature, well managed, hedging along its north edge. A long-distance is also available from Chick's Lane from Collingbourne Ducis to Everleigh but, although the roof of the barn is visible, the dwelling will be barely perceptible due to distance from the site and a backdrop of tree. This viewpoint (VP6) is included for completeness, although there will be no effects on the receptor experience.

3.6.4 The most notable change will be as a result of the building of a two-storey dwelling and the creation of a domestic curtilage within what is currently a paddock area, albeit closely related to the dairy unit development. The removal of the mobile home and its replacement with a house will give the farm development an air of permanence and maturity which will be complemented by the extensive planting, designed to retain the open views characteristic of the area but at the same time provide mitigation and a setting for the dwelling and the wider farm development.

3.6.5 It will be necessary to ensure that light spill and point light sources are minimised to comply with policy DE 08 of the North Wessex Downs National Landscape management plan. To overcome any potential light spill issues and protect dark skies, potential light sources should be kept to a minimum with limited fenestration and measures to reduce night-time light spill. The proposals do not include an external lighting scheme, but it is likely that this will be required due to the nature of the dairy farm business. Section 16, Paragraph 198 of the NPPF and Paragraph 13 of the North Wessex Downs National Landscape Position Statement on Dark Skies and Artificial Light recognise that there are circumstances in which external lighting is necessary; however, that proposals should be carefully designed in order to conserve the dark skies.

3.6.6 The existing field boundary avenue along CKIN10 to the east offers the development a level of containment, with the mature boundary vegetation helping contain the proposed development within the context of the existing farmstead. However, the proposed landscaping, in particular the tree planting, will further break up views of the built form and soften its impact, minimising the potential detrimental effects on the wider rural landscape.

3.7 CONSTRUCTION EFFECTS

3.7.1 During construction, plant and materials will be visible. However, the construction effects associated with the development will be temporary and will have no lasting adverse effects on the recorded landscape and visual receptors.

3.7.2 Appropriate storage of construction material and equipment will help minimise any effects during construction. The existing (and proposed) vehicular access points from the south will serve as the site access during the construction period.

4. REVIEW AND CONCLUSIONS

4.1 The key considerations when determining the acceptability of the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development and how far any effects are/can be mitigated. Of particular importance to the consideration of the development's overall effect is whether the proposed dwelling will have an unacceptable adverse effect on the landscape character and visual amenity of the study area, in particular the unique character associated with LCA 5: Salisbury Plain, particularly LCT: Open Chalk Upland. Key mitigating factors to be considered are:

- The requirement for a permanent dwelling on the farm site to enable the continued expansion of the dairying operation and management of the downland landscape.
- The dwelling site's location close to the existing farm building and with a backdrop of trees.
- The extensive planting which forms an integral part of the design of the development proposals.

4.2 It is acknowledged that there will be some localised changes by virtue of new build in an otherwise undeveloped location, however this is the case for all development on previously undeveloped sites. The proposed development will have limited landscape effects as only a small area of land is affected in conjunction with the existing built form. It will provide benefits in the removal of the existing mobile home/caravan and enhancements to the landscape setting of the wider farmstead.

4.3 CONCLUSIONS

4.3.1 As a result of the appraisal of landscape and visual effects, it has been determined that the proposed development can be undertaken so that it integrates into the local landscape, maintaining its rural character and that of the wider landscape. With suitable mitigation, as proposed, the dwelling need not be unduly visually intrusive to receptors using the local PROW network or have an overly detrimental effect on the appearance of the immediate area and the landscape character of the area within which it is located.

4.3.2 The landscape proposals will be highly effective at helping integrate the development into the landscape while at the same time providing a positive environmental benefit through a comprehensive scheme of new woodland and individual tree planting which complements the character of the receiving landscape.

4.3.3 The proposed development can be undertaken in compliance with the relevant guidance and policies in the NPPF; the Wiltshire Core Strategy Development Plan Document and emerging Local Plan landscape policies and the North Wessex Down National Landscape Management Plan. The proposals relating closely to the farm development and the future expansion proposals, at the same time as replacing an unsightly mobile home/caravan with a traditional farmhouse, which is a feature of other farmsteads across the north-east part of Salisbury Plain, examples of which can be seen at Milton Hill Farm and Down Farm, to the north-west.

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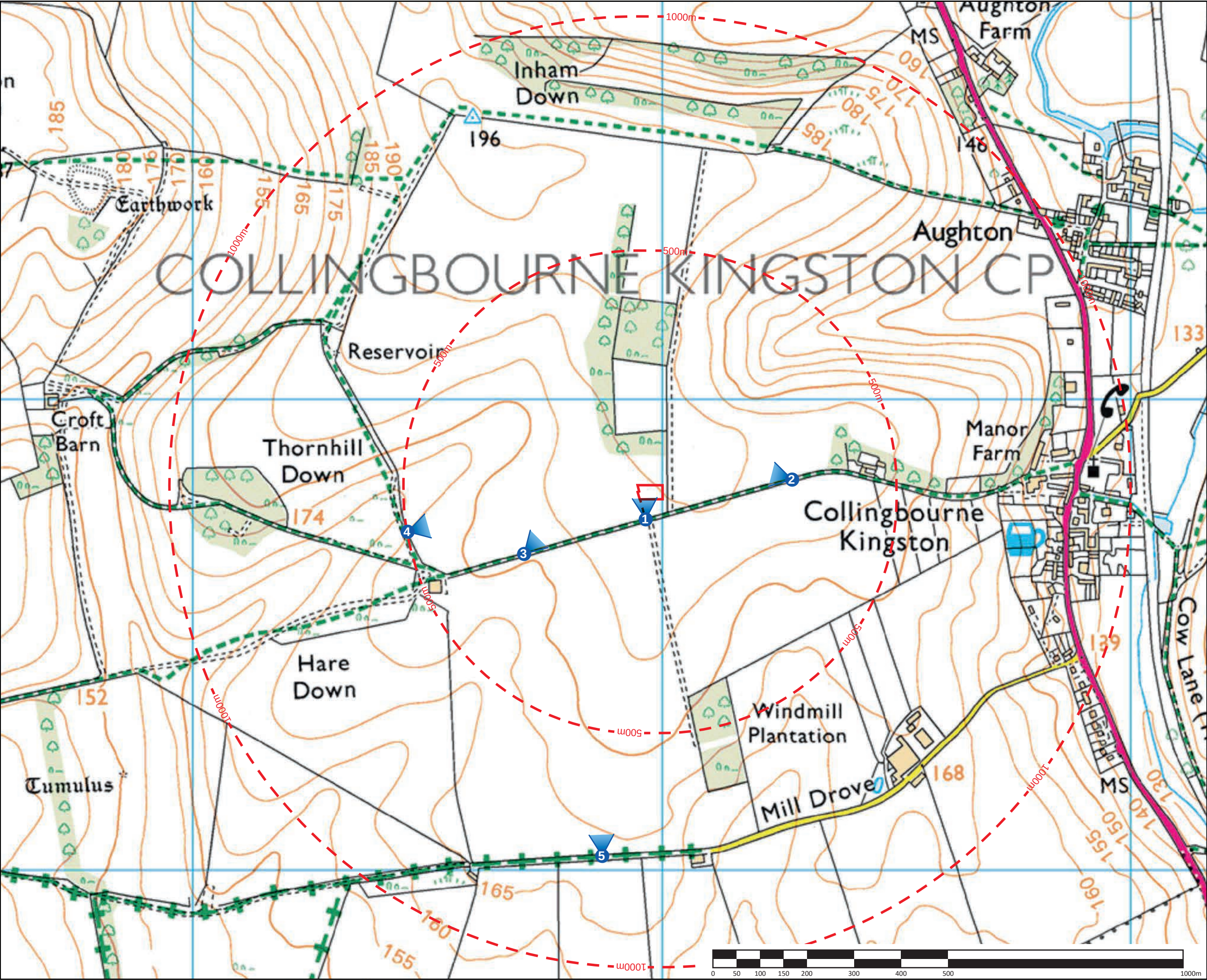
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ILLUSTRATIVE MATERIAL



KEY:

- Site
- Access track
- Off-set from site boundary
- Viewpoint

Public Rights of Way

- Footpath
- Byway open to all traffic

Other Public Access

- Other routes with public access

Roads

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

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Project:
Manor Farm, Collingbourne Kingston

On behalf of:
Sarah and Ben King

Drawing title:
Location and Viewpoint Plan

Drawing number:
WHL-1984-01

Rev:

Date:
July 25

Scale:
1:7500 @ A3

DB:
ES

CB:
WH



KEY:



- Site



- Access track

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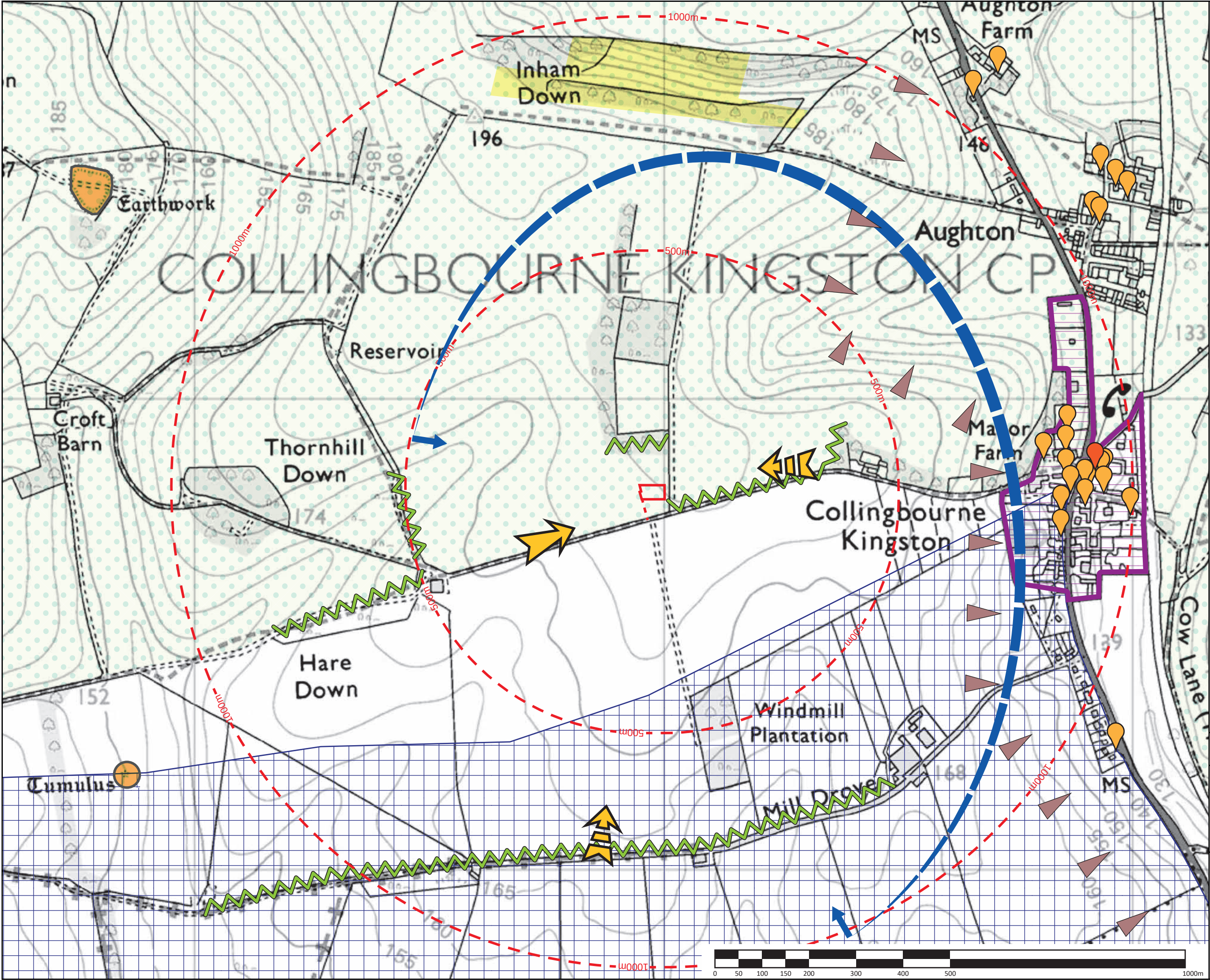
Project:
Manor Farm, Collingbourne Kingston

On behalf of:
Sarah and Ben King

Drawing title:
Vertical Aerial

Drawing number: WHL-1984-02	Rev:	Date: July 25
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Scale: 1:1250 @ A3	DB: ES	CB: WH
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KEY:

- Site
- Access track
- Off-set from site boundary

Statutory Designations

- North Wessex Downs National Landscape

Natural Environment Designations

- Special Landscape Area
- County Wildlife Site

Heritage Designations

- Scheduled Monument
- Conservation Area
- Grade II* listed structure
- Grade II listed structure

Landscape and Visual Analysis

- Downslope
- Trees and hedgerows obscuring/filtering views
- Open views
- Filtered views
- Views obscured by landform/vegetation

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Project:
Manor Farm, Collingbourne Kingston

On behalf of:
Sarah and Ben King

Drawing title:
Designations and Analysis Plan

Drawing number: WHL-1984-03	Rev:	Date: July 25
Scale: 1:7500 @ A3	DB: ES	CB: WH

Recommended Woodland Species Mix							
Scientific name	Common name	Specification	Girth (cm)	Approx. height	Clear stem height (m)	%	C/U*
Trees							
<i>Acer campestre</i>	Field maple	Whip	-	90-120cm	-	20	C/T
<i>Betula pendula</i>	Silver birch	Whip	-	90-120cm	-	15	U/T
<i>Fagus sylvatica</i>	Beech	Light Standard	6-8	2.50/3.00	1.50/1.75	25	U/T
<i>Prunus avium</i>	Wild cherry	Whip	-	90-120cm	-	15	U/T
<i>Tilia cordata</i>	Small leaved lime	Light Standard	6-8	2.50/3.00	1.50/1.75	25	C/T
Shrubs							
<i>Cornus sanguinea</i>	Dogwood	Transplant	-	60-80cm	-	15	U
<i>Corylus avellana</i>	Hazel	Transplant	-	60-80cm	-	35	U
<i>Crataegus monogyna</i>	Hawthorn	Whip	-	90-120cm	-	20	U
<i>Euonymus europaeus</i>	Spindle	Transplant	-	60-80cm	-	7.5	U
<i>Ilex aquifolium</i>	Holly	Pot-grown (3L)	-	30-40cm	-	7.5	U
<i>Ligustrum vulgare</i>	Wild Privet	Transplant	-	60-80cm	-	7.5	U
<i>Rosa canina</i>	Dog Rose	Transplant	-	60-80cm	-	7.5	U
* Canopy/Understory (T – Tree)							

Recommended Mixed Native Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Acer campestre</i>	Field maple	1 + 1 transplants	60-80	5
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	60-80	25
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	60-80	50
<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	60-80	5
<i>Ilex aquifolium</i>	Holly	Pot-grown (3ltr)	45	2.5
<i>Lonicera periclymenum</i>	Common honeysuckle	1 + 1 transplants	60-80	2.5
<i>Rosa canina</i>	Dog rose	1 + 1 transplants	60-80	2.5
<i>Viburnum lantana</i>	Common wayfaring tree	1 + 1 transplants	60-80	5
<i>Viburnum opulus</i>	Guelder rose	1 + 1 transplants	60-80	2.5

Recommended Grass Mixes	
Grass Mix	Sowing Rate (g/m²)
Amenity Lawn – Naturescape NL4 – Hardwearing Lawn Mixture (or equivalent)	50

Recommended Native Tree Species						
Plan Ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
Ac	<i>Acer campestre</i>	Field Maple	Light Standard	8-10	2.50/3.00	1.50/1.75
Fs	<i>Fagus sylvatica</i>	Beech	Standard	8-10	2.50/3.00	1.75/2.00
Ms	<i>Malus sylvestris</i>	Crab apple	Standard	8-10	2.50/3.00	1.75/2.00
Pa	<i>Prunus avium</i>	Wild cherry	Light Standard	8-10	2.50/3.00	1.50/1.75
St	<i>Sorbus torminalis</i>	Wild service tree	Standard	8-10	2.50/3.00	1.75/2.00
Tc	<i>Tilia cordata</i>	Small leaved lime	Standard	8-10	2.50/3.00	1.75/2.00



KEY:

- Site

- Access track

Existing vegetation

- Woodland

- Tree

- Field

Proposed vegetation

- Woodland

- Tree

- Hedgerow

- Private amenity space

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Project:
Manor Farm, Collingbourne Kingston

On behalf of:
Sarah and Ben King

Drawing title:
Landscape Mitigation Scheme

Drawing number:
WHL-1984-04

Rev:

Date:
July 25

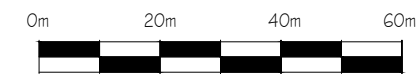
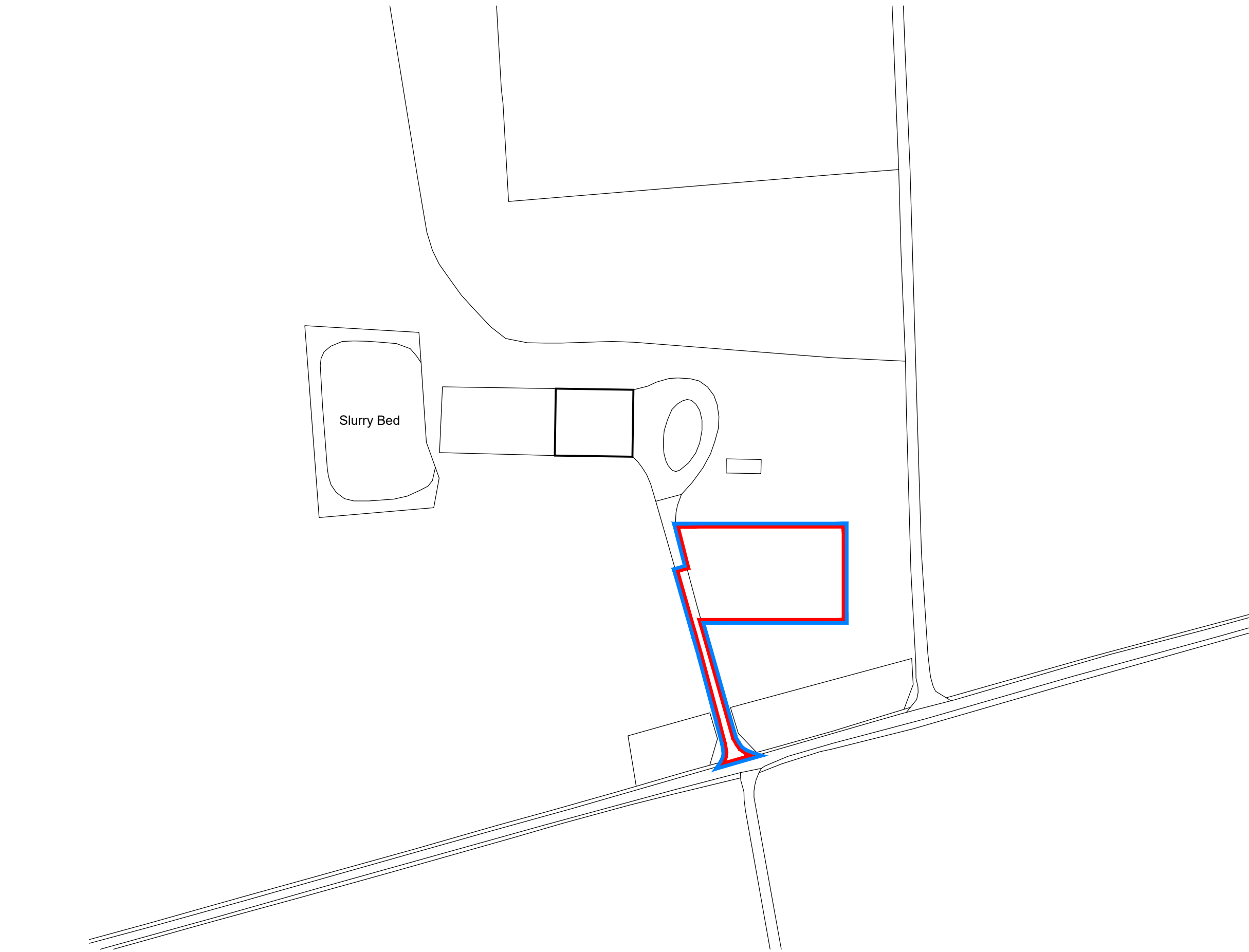
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DB:
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CB:
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APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS



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A	-	HB	08.01.25
revisions		initial	date

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

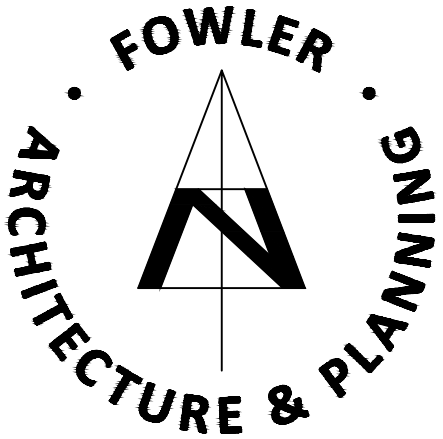
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project
MANOR FARM
Collingbourne Kingston

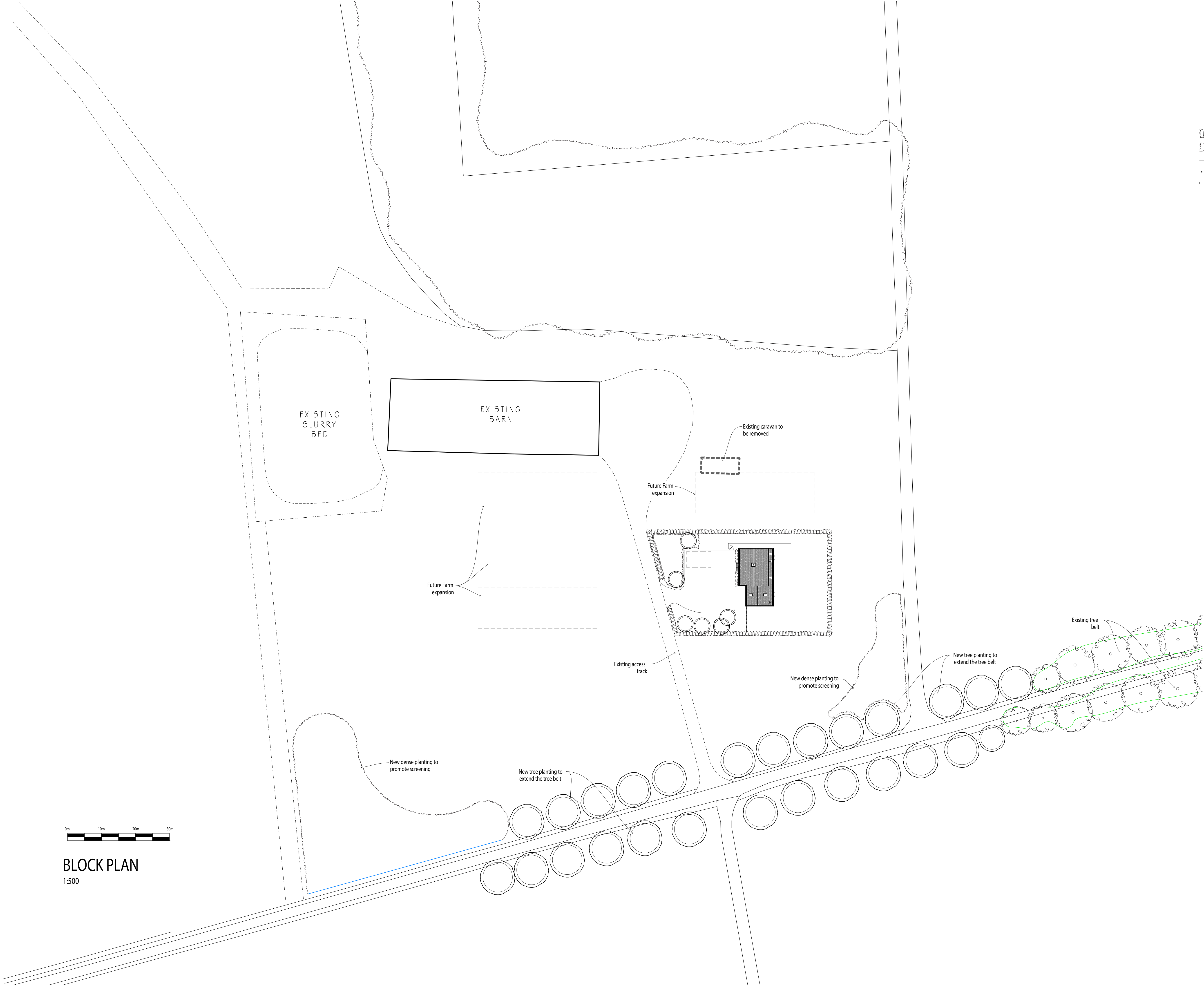
drawing
Location Plan

scale	drawn by	date
1:1250 @A3	HB	Sept '24

240204-01	A
drawing no	rev



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KEY

- Existing tree
- Tree to be removed
- New tree
- New hedge
- Planting bed
- Close boarded fence 1.8m high
- Post and rail fence 1.2m high
- Brick / Block wall

A	-	HB	08.01.25
revisions		initial	date

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

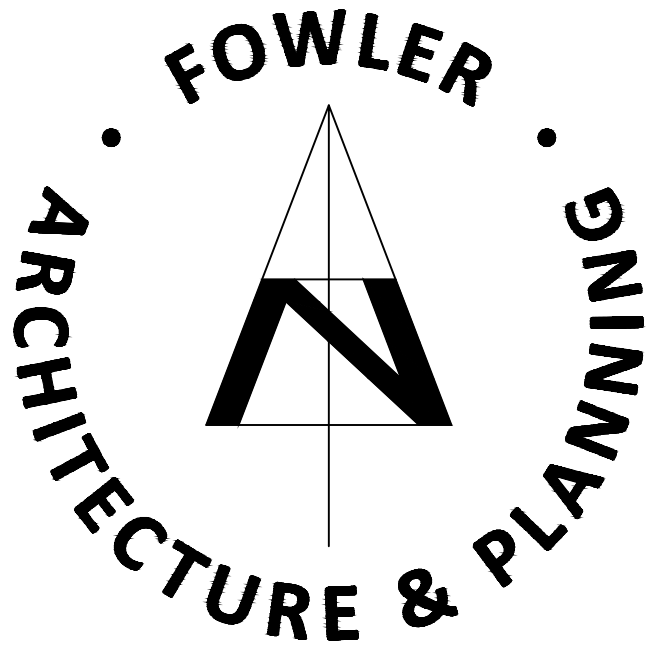
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project
MANOR FARM
Collingbourne Kingston

drawing
Block Plan

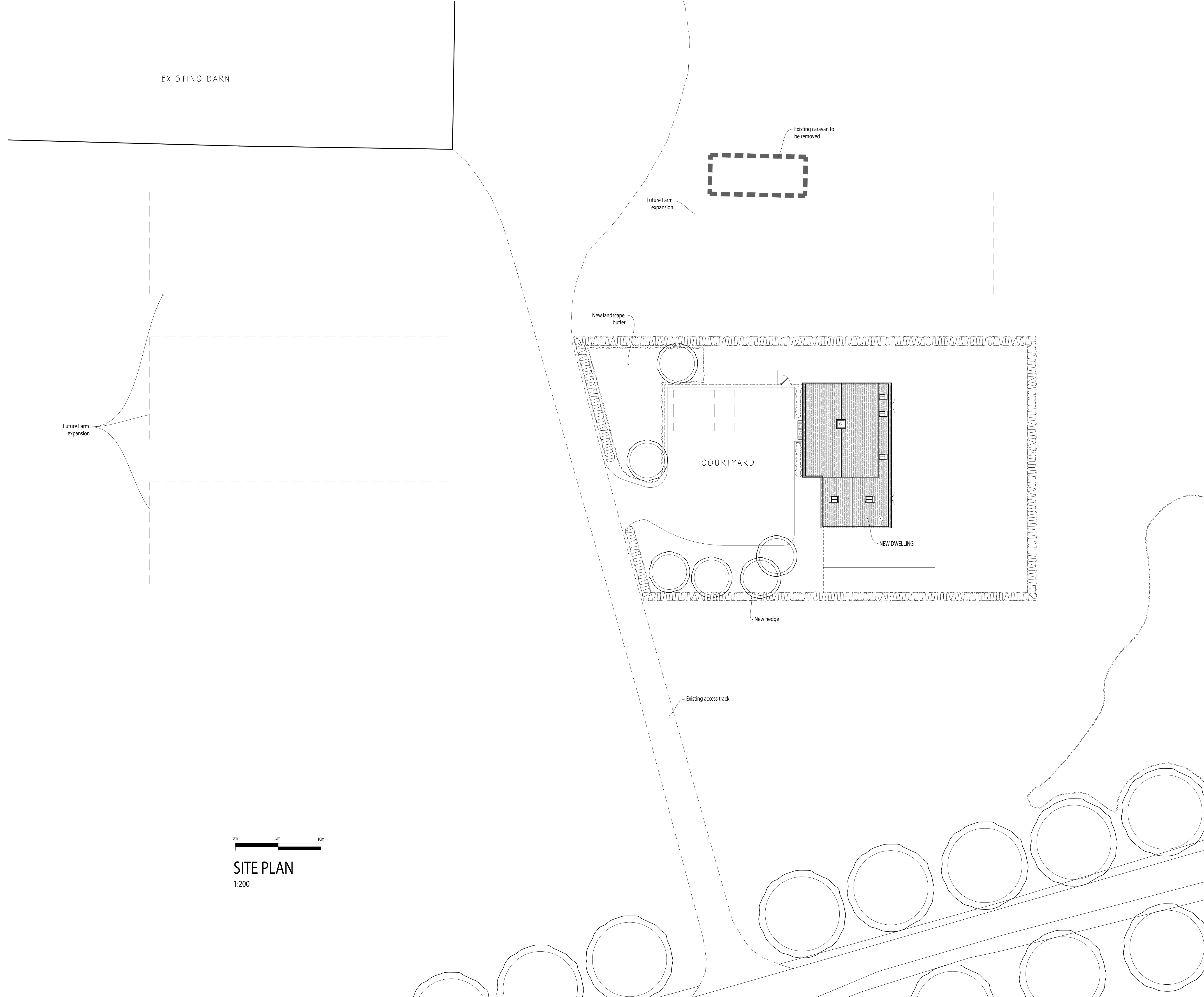
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1:500 @A1	HB	Dec '24

240204-05	A
drawing no	rev



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SITE PLAN
1:200

KEY		
	Existing tree	
	Tree to be removed	
	New tree	
	New hedge	
	Planting bed	
	Close boarded fence 1.8m high	
	Post and rail fence 1.2m high	
	Brick / Block wall	

A	-	HB	08.01.25
revisions		initial	date

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

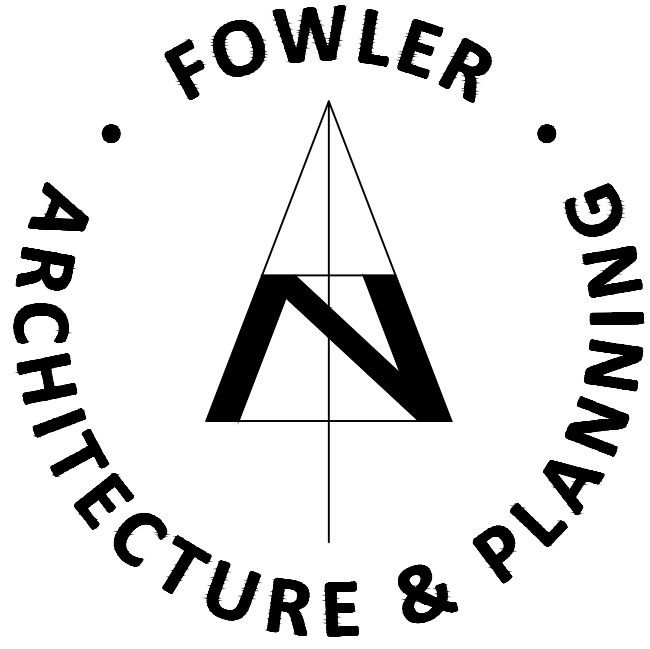
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project
MANOR FARM
Collingbourne Kingston

drawing
Site Plan

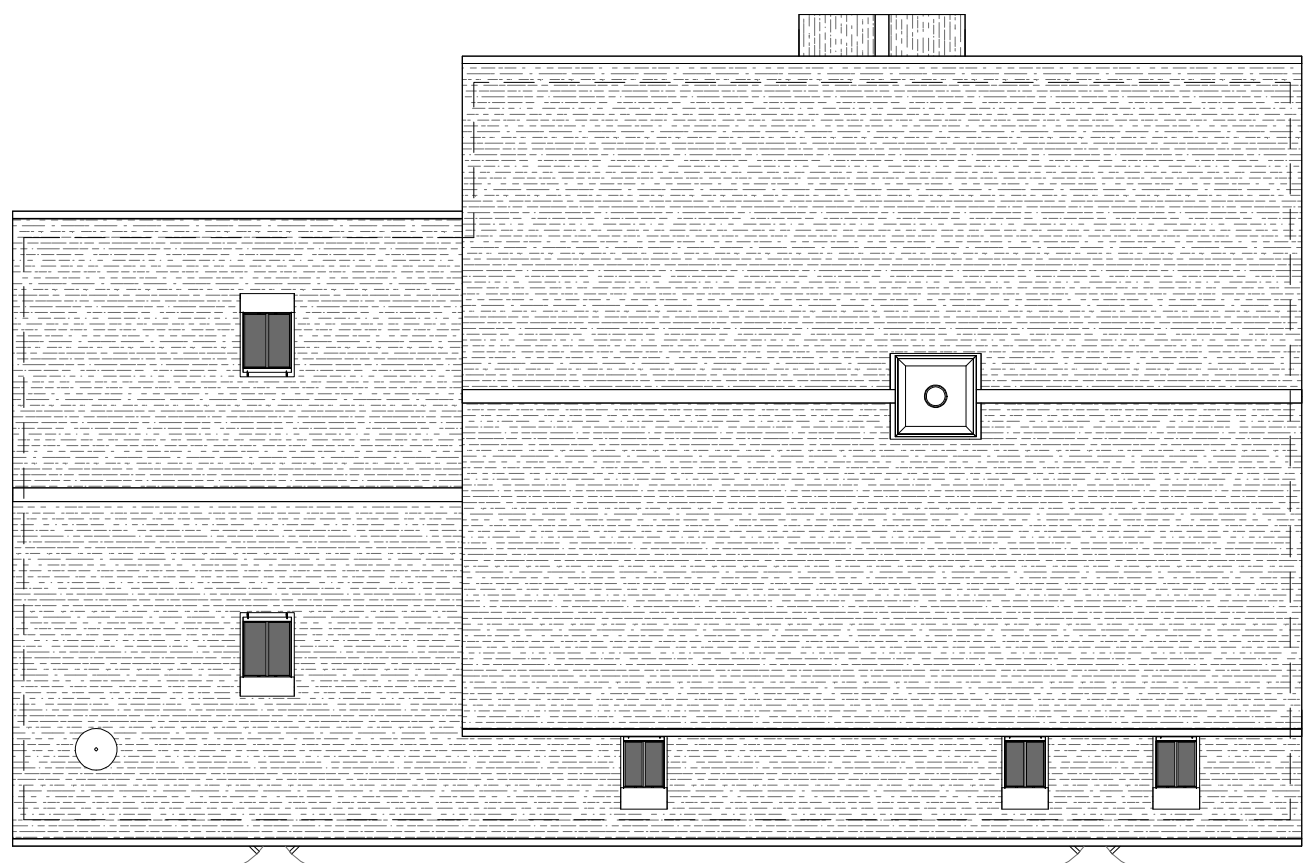
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240204-06	A
drawing no	rev



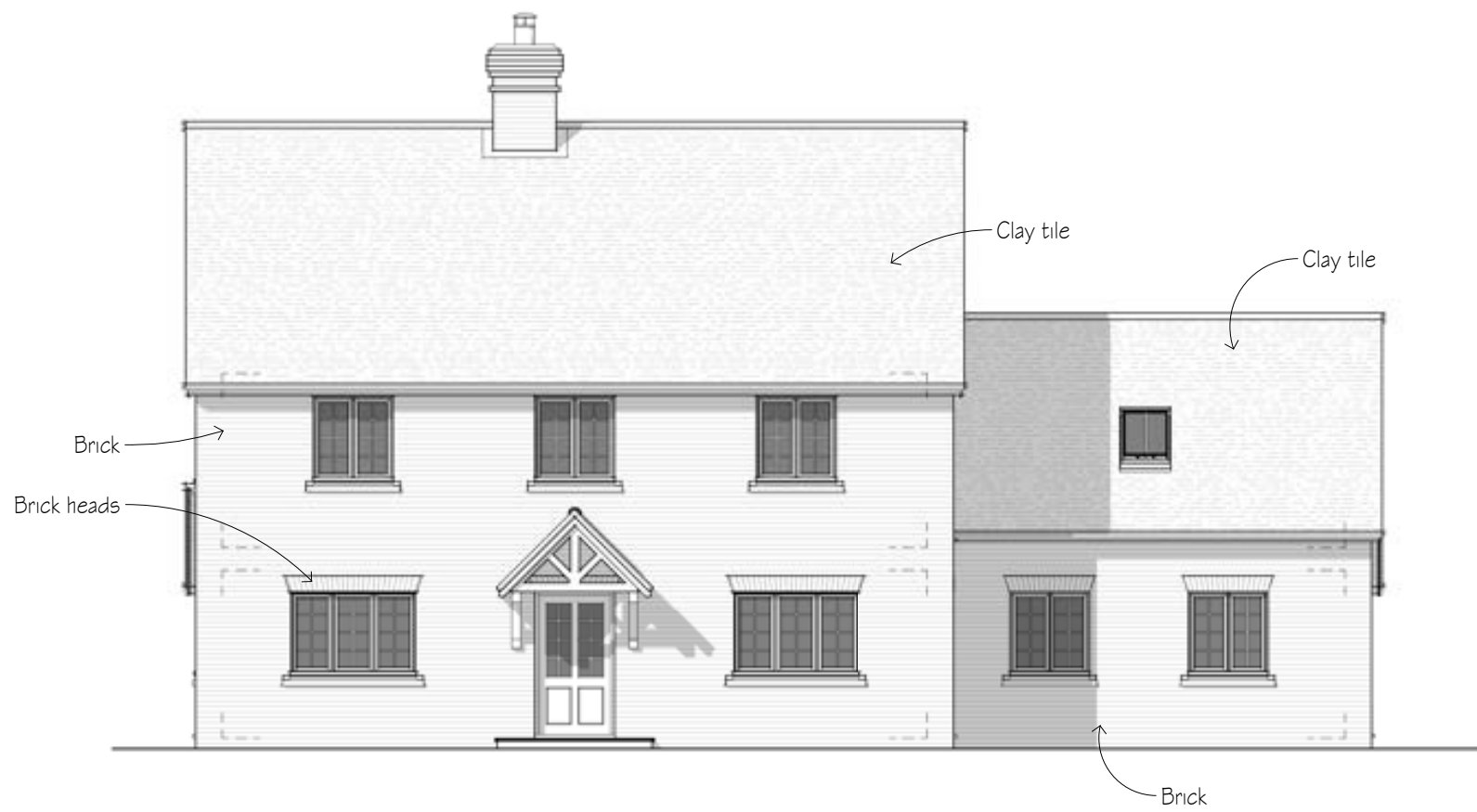
39 High Street
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ROOF PLAN

1 : 100



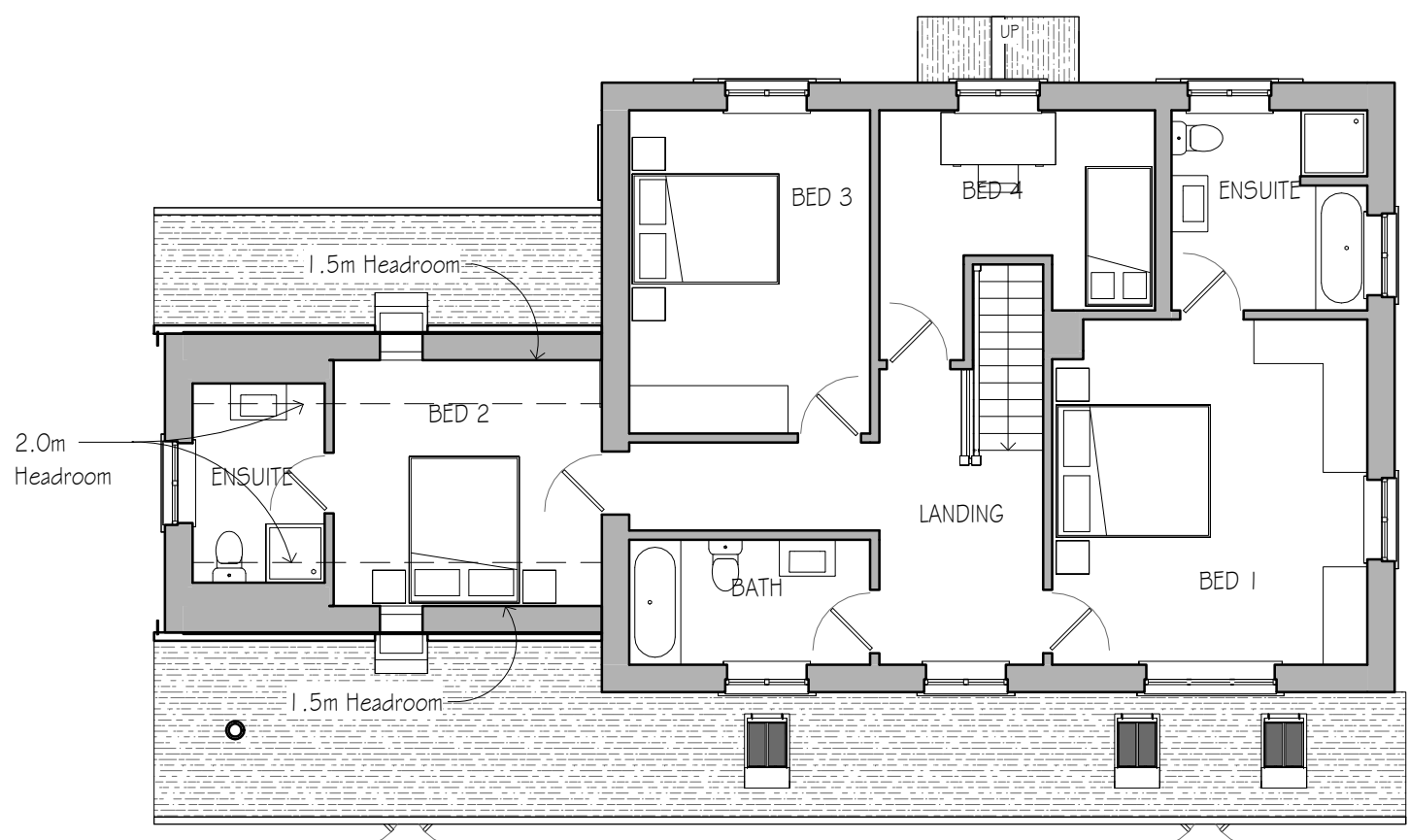
WEST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



FIRST FLOOR

1 : 100



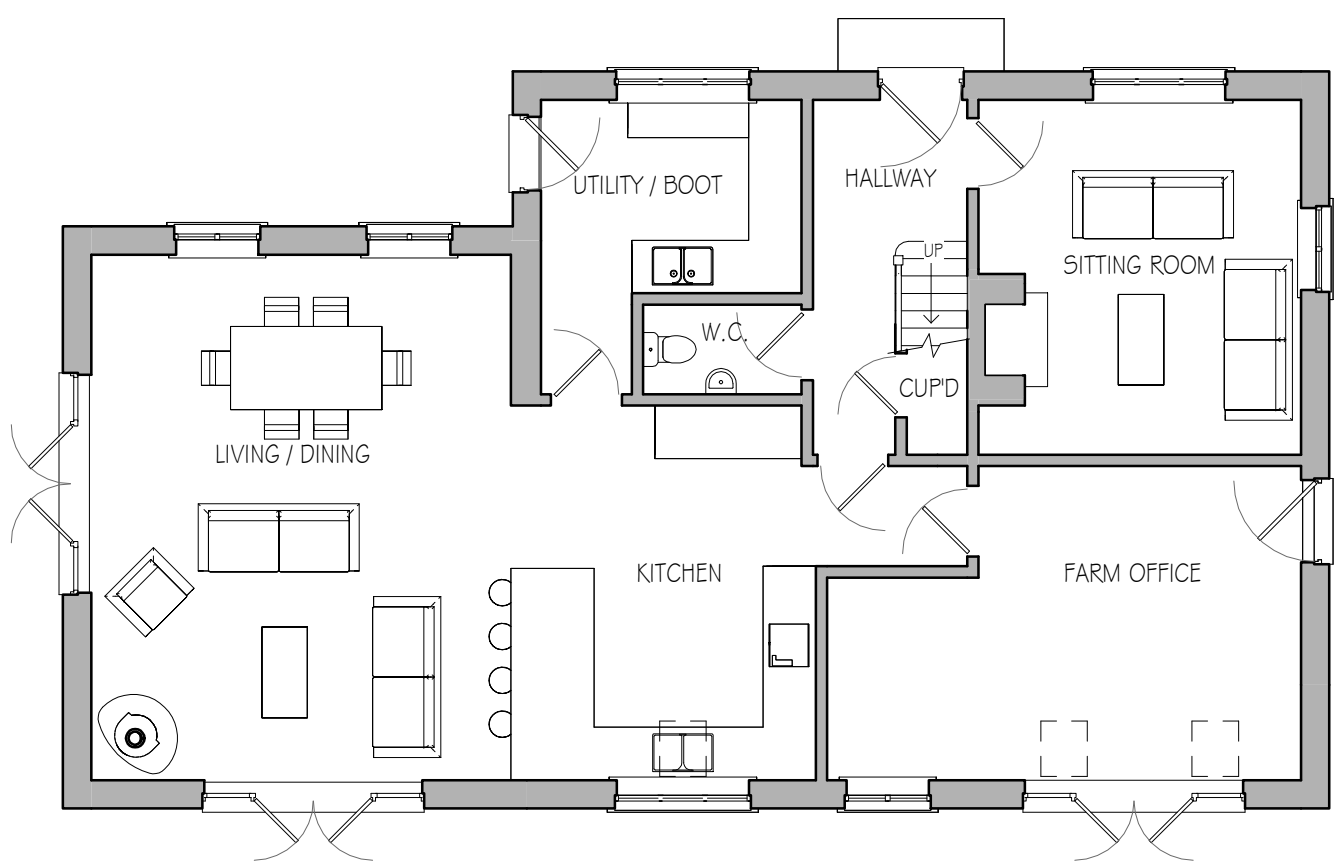
EAST ELEVATION

1 : 100



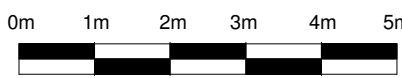
SOUTH ELEVATION

1 : 100



GROUND FLOOR

1 : 100



Areas (GIA)		
Level	Area	Area (sqft)
Ground Floor	132 m ²	1420 ft ²
First Floor	96 m ²	1030 ft ²
Total	228 m ²	2450 ft ²

A	HB	08.01.25
revisions	initial	date

Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

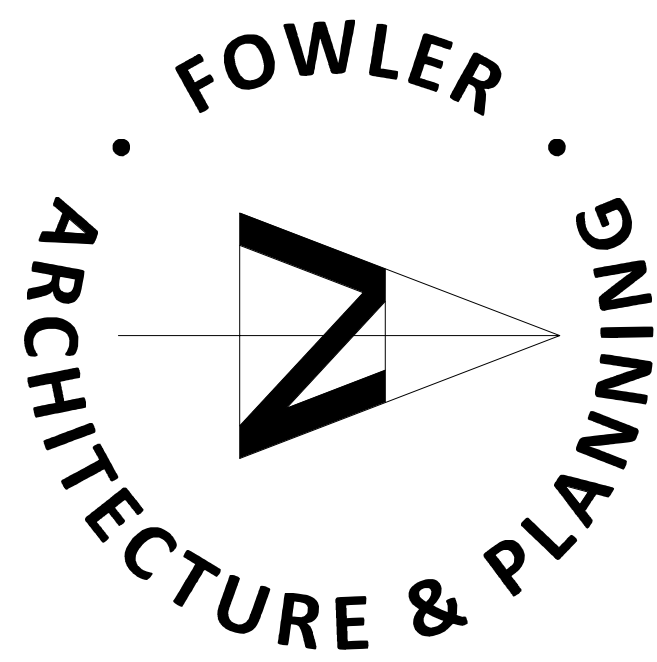
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project
MANOR FARM
Collingbourne Kingston

drawing
Design Scheme

scale	drawn by	date
1 : 100@ A1	HB	Aug '24

240204- 10	A
drawing no	rev



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APPENDIX 2: VIEWPOINT PHOTOGRAPHS



VP: 1

Viewpoint direction: North

Approximate distance from dwelling: 50m

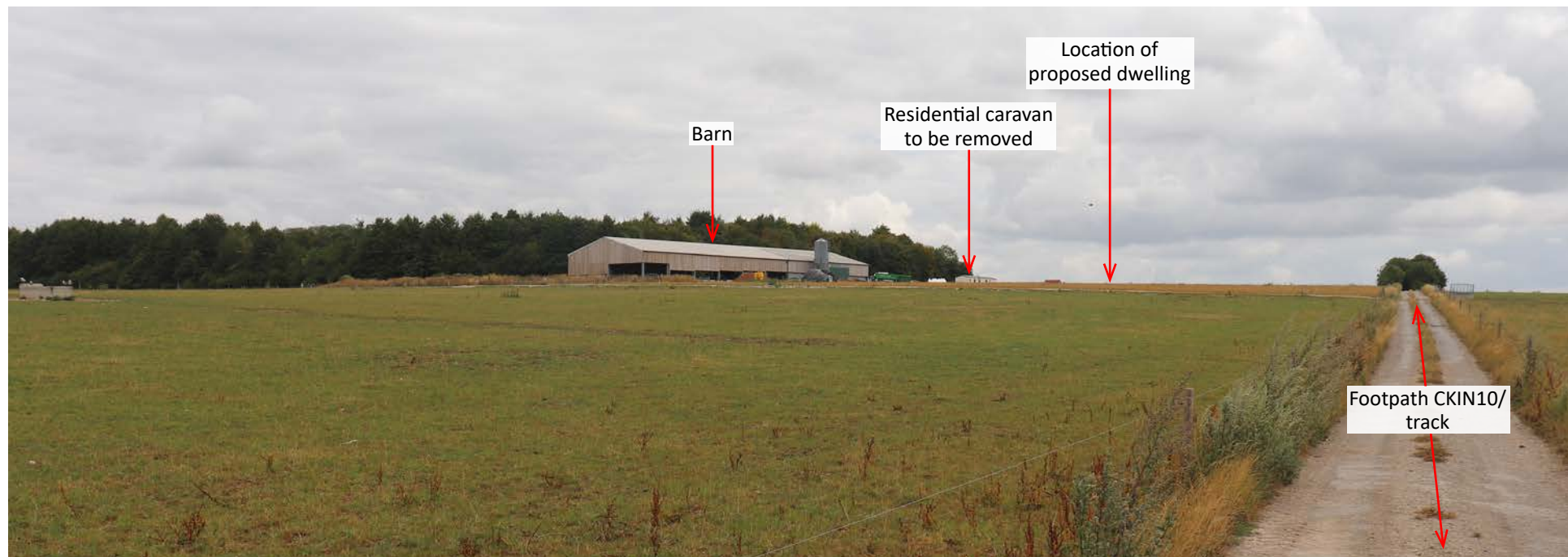
Taken by: WH

Photograph date: July 2025

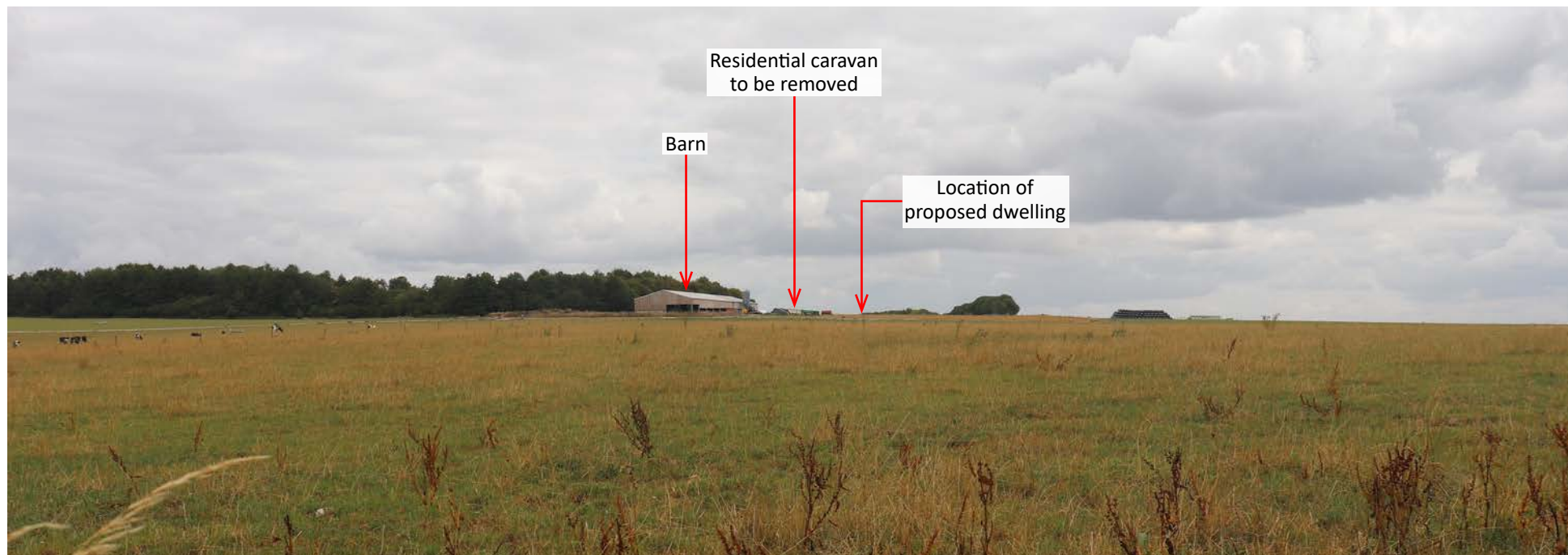
OS map elevation: Approximately 185m AOD



VP: 2	Viewpoint direction: West	Approximate distance from dwelling: 275m
Taken by: WH	Photograph date: July 2025	OS map elevation: Approximately 185m AOD



VP: 3	Viewpoint direction: North-east	Approximate distance from dwelling: 370m
Taken by: WH	Photograph date: July 2025	OS map elevation: Approximately 175m AOD



VP: 4	Viewpoint direction: East	Approximate distance from dwelling: 530m
Taken by: WH	Photograph date: July 2025	OS map elevation: Approximately 170m AOD



VP: 5	Viewpoint direction: North	Approximate distance from dwelling: 775m
Taken by: WH	Photograph date: July 2025	OS map elevation: Approximately 170m AOD



VP: 6	Viewpoint direction: North	Approximate distance from dwelling: 2140m
Taken by: WH	Photograph date: July 2025	OS map elevation: 149m AOD (Spot Height)