
**LAND TO THE EAST OF 279 QUEMERFORD,
CALNE, WILTSHIRE, SN11 8LA**

**LANDSCAPE AND VISUAL APPRAISAL
FOR
RESIDENTIAL DEVELOPMENT**

**Prepared by:
WHLandscape**

**On behalf of:
Mr and Mrs Mayo**

Project Reference: 23.1747

Revision:

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APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Mr and Mrs Mayo to undertake a Landscape and Visual Appraisal (LVA) for the proposed construction of two new dwellings on land to the east of 279 Quemerford, Calne, Wiltshire, SN11 8LA.

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: George Harley BA (Hons) MA CMLI

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1. INTRODUCTION

1.1 This LVA provides an appraisal of the landscape and visual effects associated with the proposed construction of two new dwellings on land to the east of 279 Quemerford, on the edge of the town of Calne, Wiltshire. The site is in the administrative area of Wiltshire Council, specifically Wiltshire Council Northern Area. The findings of the appraisal will be used to determine the suitability of the proposals, as well as to suggest appropriate mitigation measures if required.

1.2 The application is for the construction of two detached residential properties (Plots 1 & 2), both 4.90 metres (m) to the eaves and 8.95m to the ridge (approximately 30cm lower than the height of the existing neighbouring properties). The walls will be Tumble Country Stone and Quoins, while the roofs will be Spanish Slate with solar panels on their southern pitches. Windows are to be uPVC and powder coated aluminium, with stone lintels and cills to the front elevations; guttering is to also be powder coated aluminium. The garden areas of the plots area to be defined by timber fencing, with each dwelling also having a pergola of timber and metal construction.

1.3 Access will be taken off the existing road to the south, with both plots having two external, off-street, parking spaces; further hardstanding will provide access and amenity spaces around each of the plots. Both plots will have private amenity space in the form of front and rear gardens, with an indicative landscaping scheme indicating hedging defining the northern and eastern boundaries of the site alongside tree/shrub cover around the development. It should be noted that while the indicative landscape scheme will be considered as part of this appraisal, it may be subject to change based on the findings of this report.

1.4 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.

1.5 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.

1.6 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2023), the Wiltshire Core Strategy (2015), including the saved policies from the North Wiltshire Local Plan 2011 (saved as of 2015), and the Calne Community Neighbourhood Plan 2016 – 2026 (2018). The baseline landscape character has been taken from Natural England National Character Area Profile (NCA): 117. Avon Vales (2013), the Wiltshire Landscape Character Assessment (2005), and the North Wiltshire Landscape Character Assessment (2004). Also of relevance to this project is the North Wessex Downs National Landscape (formerly Area of Outstanding Natural Beauty¹) Position Statement on Setting (2019), and the North Wessex Downs National Landscape Management Plan 2019-24 (2019).

¹ Note: Areas of Outstanding Natural Beauty became National Landscapes on 22nd November 2023. As such, at the time of writing this report, much of the associated documentation had not yet been updated to reflect this change.

2. SCOPE AND APPRAISAL METHODOLOGY

2.1 The LVA process is based on the following guidance:

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

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

2.3 BASELINE LANDSCAPE AND VISUAL STUDY

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

DESK STUDY RESOURCES

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

Mapping

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

Planning Policy

- NPPF
- Wiltshire Core Strategy
- North Wiltshire Local Plan (Saved Policies)
- Calne Community Neighbourhood Plan 2016 – 2026 (Made February 2018)

Character Assessment

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

Additional Documents

- North Wessex Downs National Landscape Position Statement on Setting
- North Wessex Downs National Landscape Management Plan 2014-19

FIELD SURVEY

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

BASELINE ANALYSIS

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

Landscape value

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

fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value”.

2.3.6 Typically, value is determined against a series of predefined factors, to establish an overall landscape value of either Low, Medium, or High, with the importance of any designations also being taken into account. Additionally, the specific value of the site, as a component of the landscape resource, is also considered.

Landscape Receptors

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

Visual Receptors

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

2.4 APPRAISAL OF LANDSCAPE AND VISUAL EFFECTS

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

2.4.2 The appraisal of effects aims to:

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

- Indicate suitable mitigation measures.

2.4.3 The appraisal will consider the likely effects of the proposed development in the context of Receptor Sensitivity in order to determine the Level of Effect on landscape and visual receptors, with mitigation measures recommended if required. The overall landscape and visual effects of the development will then be reappraised to determine the effectiveness of the recommended mitigation at both implementation and once established.

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

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

NATURE OF EFFECT

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

3. LANDSCAPE PLANNING CONTEXT

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

3.2 NATIONAL PLANNING POLICY FRAMEWORK

3.2.1 Originally published in March 2012, with the most recent revision being in September 2023, the NPPF sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Of particular relevance to this appraisal is Section 15. Conserving and Enhancing the Natural Environment, specifically paragraph 174, which states that “Planning policies and decisions should contribute to and enhance the natural and local environment by”:

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

and:

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

3.2.2 Furthermore, in terms of the protection given to designated landscapes Section 15, paragraphs 176, states:

Paragraph 176

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

3.2.3 Also of relevance to this project is Section 12. Achieving Well-designed Places, specifically paragraph 130, which states:

Planning policies and decisions should ensure that developments:

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

3.3 WILTSHIRE CORE STRATEGY

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

CORE POLICY 51: LANDSCAPE

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

have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, 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 52: GREEN INFRASTRUCTURE

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

- Retain and enhance existing on site green infrastructure*
- Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards*
- Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development*

- *Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy*
- *Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.*

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

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

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

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

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

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

- 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*
- The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate*

- the development into its setting and to justify and mitigate against any losses that may occur through the development*
- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*
 - iv. Being sympathetic to and conserving historic buildings and historic landscapes*
 - v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)*
 - vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
 - vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*
 - viii. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
 - ix. Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)*
 - x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*
 - xi. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*
 - xii. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm*
 - xiii. The case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place*

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

CORE POLICY 58: ENSURING THE CONSERVATION OF THE HISTORIC ENVIRONMENT

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

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

- i. Nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. Buildings and structures of special architectural or historic interest*
- iv. The special character or appearance of conservation areas*
- v. Historic parks and gardens*
- vi. Important landscapes, including registered battlefields and townscapes.*

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

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

3.4 NORTH WILTSHIRE LOCAL PLAN (SAVED POLICIES)

3.4.1 The former North Wiltshire District Council adopted the North Wiltshire Local Plan 2011 in June 2006, with many of the policies being 'saved' when Wiltshire became a Unitary Authority in 2007. Following the adoption of the Wiltshire Core Strategy in 2015, many of the saved policies were replaced, however, several remain extant and continue to be saved to sit alongside the policies of the Core Strategy. A full list of the policies that were saved and those that were replaced can be found in Appendix D of the Wiltshire Core Strategy. The policies listed below remain extant and are relevant to this project.

POLICY NE14: TREES, SITE FEATURES AND THE CONTROL OF NEW DEVELOPMENT

Permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.

Planning conditions will be imposed, and Tree Preservation Orders made, for safeguarding single and small groups of trees in the interests of public amenity.

3.5 CALNE COMMUNITY NEIGHBOURHOOD PLAN 2016 – 2026

3.5.1 Made in February 2018, the Calne Community Neighbourhood Plan 2016 – 2026 seeks to enhance the natural environment, support and encourage high quality housing, local jobs and improved retail and leisure facilities in a healthy, green and attractive town and series of villages.

POLICY BE1: INTEGRATION AND LANDSCAPING

All development proposals must provide appropriate landscaping to integrate the existing and new built form and landscape; the landscaping treatment should:

- minimise but not obliterate views of the development (except where other treatments are advised from the visual impact assessment); and*
- use stands of trees to either restrict or focus views of the development and to break up the outline of buildings; and*
- extend existing landscaping ensuring that existing built form and community identity of streets and areas are not adversely affected; and*
- ensure that access routes are attractive and safe; and*
- contribute to supporting native fauna where possible, using the latest research to support choices, which may include non-native species where these may be more tolerant to future climate change; and*
- for developments with a countryside edge, build density should reduce toward the countryside with larger areas dedicated to gardens; and*
- for developments within Calne on the main approaches into town, allow for a wide boulevard on the main frontage to create a high quality environment.*

Proposals must be accompanied by a plan showing the extent and form of the landscaping as well as details of how these will be managed and maintained upon completion.

POLICY BE2: DESIGN PRINCIPALS FOR LOCAL DISTINCTIVENESS

All development must be designed to a high quality that reinforces local distinctiveness, including in relation to materials, built form and settlement patterns.

Design should be guided by the overall scale, density, massing, height, landscape, layout, materials, detailing, roof orientation, relationship to back of pavement, wall to window ratios, proportion of windows, plan depth, plot width and access, the site and its surroundings including considerations of flood risk management.

Buildings on the fringes of major developments should have variations in height, style and position. All new buildings should reflect the local heritage design and characteristics with a variety of traditional and modern building materials. As a matter of good design, defensible space should be provided.

Careful consideration should be given to the servicing requirements of buildings to ensure that essential items such as car parking and space for the storage of waste and recycling bins are successfully integrated into the design, including access for service and emergency vehicles.

POLICY NE2: SETTING OF CALNE AND CALNE WITHOUT

Proposals for new development must respect the pastoral setting of Calne & Calne Without and accordingly must assess and address, with mitigation where appropriate, their impact on:

- the sensitive rural edges of the town and villages where views both in and out and linkages are an integral part of the character of these places; and*
- the physical separations between communities; and*
- the dominance of the natural features that provide the setting for these settlements such as the valley setting of Calne below rural hilltops; and*
- the un-urbanised qualities of the country lanes; and*
- tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*

Wherever possible, development should deliver enhancements to the landscape character including well integrated additional planting.

In the River Marden Valley proposals for new development must assess and address, with mitigation where appropriate, their impact on the character, appearance, setting, recreational use and tranquillity of the valley including the Castlefields Canal & River Park. In particular, to be supported, proposals for recreation and tourism purposes will demonstrate how they:

- enhance the existing landscape; and*

- ***retain visual separation between townscape and the rural valley setting; and***
- ***not prejudice and where possible support the full or partial restoration of the Wilts & Berks Canal; and***
- ***maintain and where possible enhance the existing rights of way.***

4. BASELINE LANDSCAPE AND VISUAL STUDY

4.1 SITE LOCATION AND CONTEXT

4.1.1 The site is located on a small parcel of land (totally approximately 0.12 hectares), just off the A4, on the northern edge of Quemerford, a suburb of town of Calne. In its wider context the site lies just outside the established settlement framework boundary of Calne, in the clay lowlands to the north-west of the chalk scarp slopes that define the edge of the Avebury Plain. No natural environment or heritage designations cover the site itself, nor is it covered by any statutory landscape designations. In 2022 an unsuccessful application (PL/2022/05274) was made for the development of four properties at the site, as well as on a further parcel of land to the west.

4.1.2 The site itself comprises part of a relatively flat paddock currently used for equestrian grazing, with no significant vegetation within the paddock itself. The site boundaries are largely open, defined by post-and-wire fencing along the base of which low-level pioneer species have started to establish. To the east, an avenue of hybrid black poplar delineates the approach to Common Farm (the route of Footpath CLAN21), while to the west close boarded fencing separates the site from the adjacent No. 279 Quemerford. Access to the site is currently provided by a gate to the north, however the land fronts directly on to the road which serves Nos. 277, 277a and 279 Quemerford to the west.

4.1.3 The land around the site can be broadly split between the agricultural land to the north, which comprises a mix of paddocks, grazing pasture and arable land, and the residential development to the south, which is defined by the linear pattern of detached and semi-detached properties alongside the A4. Nos. 277, 277a and 279 Quemerford to the west are notable, as they represent an area of fairly recent (last 10 years) backland development, constructed within the rear gardens of four of the properties alongside the A4. While the properties themselves are within the settlement boundary, part of the access road which serves them is not.

4.1.4 To the south-east of Quemerford, the edge of the study area, as well as the rolling downland beyond, falls 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. As such, of particular relevance to this project is the North Wessex Downs National Landscape Position Statement on Setting, and the guidance and recommendations contained within it.

The setting of the North Wessex Downs does not have a defined geographical boundary but it should be addressed as the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials or design can be considered to have an impact, either positive or negative, on the natural beauty and special qualities of the North Wessex Downs AONB.

It is considered that many issues in relation to new development within the setting of the North Wessex Downs AONB can be resolved through careful design, appropriate materials, location and layout and mitigation measures from landscaping to use of minimal, well-directed and full cut-off street (and other external) lighting.

4.2 LANDSCAPE CHARACTER

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

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

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

4.2.3 Only information pertaining to the Landscape Character Areas (LCAs) and Landscape Character Types (LCTs) in which the site is located has been listed in order to help establish its unique landscape character as well as to determine the site's contribution to the landscape character, elements, and features which define the wider landscape. It is important to note that, due to the extent of individual Character Areas and Types, some of the listed information may not be wholly relevant to the site and surrounding landscape.

WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.5 In December 2005, Land Use Consultants, on behalf of Wiltshire County Council, published the Wiltshire Landscape Character Assessment. The assessment builds upon and integrates a number of

existing landscape character assessments within Wiltshire, including the North Wiltshire Landscape Character Assessment. This information allows reasoned consideration of those issues affecting the landscape, which can be used as a basis for the development of appropriate recommendations for future landscape conservation and management. The site falls within LCT 11: Rolling Clay Lowland, specifically and LCA 11A: Swindon-Calne Rolling Clay Lowland.

LCT 11: ROLLING CLAY LOWLAND – DESCRIPTION

Location and Boundaries

The Rolling Clay Lowland Landscape Type is a group of low lying areas founded on Clay and situated broadly to the north west of the county. There are three areas in the type: 11A: Swindon-Calne Rolling Clay Lowland sited centrally in the northern half of the county; 11B: Minety Rolling Clay Lowland further to the north; and 11C: Trowbridge Rolling Clay Lowland to the west.

Boundaries are defined by changes in topography, geology and land cover, for instance Area 11A: Swindon Calne Rolling Clay Lowland is largely bounded by the more elevated areas to west and east and boundaries follow contours at the base of the slopes. Other boundaries are less clearly defined as for the boundary between Area 11B: Minety Rolling Clay Lowland and Area 16A: Malmesbury-Corsham Limestone Lowlands where the boundaries are along roads that broadly follow the change in geology and land cover to the more wooded landscape of the Limestone Lowlands.

Key Characteristics

- *Gently rolling lowland based on Clay.*
- *Mixed arable and pastoral land use with pasture concentrated around the water courses.*
- *Variable field pattern with network of full hedgerows and mature hedgerow trees.*
- *Presence of streams marked by lines of willows and crossed by modest bridges.*
- *Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.*
- *Small number of meadows of neutral and unimproved grassland.*
- *Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.*
- *Roads largely minor and rural with a few trunk roads and sections of motorway.*
- *Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.*
- *A largely peaceful, rural landscape.*

Settlement and Built Character

Settlement within the Rolling Clay Lowland generally follows a pattern of sparsely scattered small nucleated villages with farmsteads. There are a few towns; Calne, Westbury and the larger settlements of Trowbridge and Swindon. Brick built buildings reflect the widespread use of the local clay, with red tiled roofs also common. There are some older stone dwellings with stone slated roofs reflecting the influence of the Limestone areas to the west. Views to the large scale industrial buildings on the outskirts of Trowbridge and Swindon and noise and light pollution from urban centres and transport corridors detract from the rural, tranquil feel of the adjacent areas.

LCA 11A: Swindon-Calne Rolling Clay Lowland

The Swindon-Calne Rolling Clay Lowland is a long, narrow gently undulating area sandwiched between the uplands of 4A: Avebury Plain and 8A: Swindon-Lyneham Limestone Ridge. Views to the surrounding hills and chalk scarp emphasise the comparatively level and open character of the area. The Swindon-Calne Rolling Clay Lowland is a mix of arable and pasture with the former more prominent to the north above Swindon. The arable fields tend to be large scale and rectangular with a mix of medium sized irregular fields and small regular strips to the south. Fields are bounded by hedgerows although these have been replaced by fences in some areas and hedgerow trees are sparse. The hedges, scattered small woodland blocks (some ancient) and riparian vegetation particularly willows, give a more enclosed and rural feel to the landscape in some sections. There are also remnant areas of hay meadow of high ecological value such as Goldburgh Farm SSSI. Around Swindon large scale buildings on the outskirts dominate immediate views but the area to the north which is very sparsely settled retains a rural remote feel. To the south views of the modern built edges of Calne influence the surrounding landscape, although this is mitigated to some extent by woodland cover. Elsewhere there is little settlement and rural roads criss cross the area giving access to the uplands to east and west.

LCT 11: ROLLING CLAY LOWLAND – EVALUATION

Positive landscape features of significance:

- *Largely rural, tranquil landscape.*
- *Strong pattern of hedgerows and mature hedgerow trees.*
- *Many streams with rich riparian vegetation.*
- *Woodland blocks of high ecological value.*
- *Small scattered villages of traditional pattern and vernacular materials.*
- *Views to Chalk scarps and Limestone ridge.*

Forces for change:

- *Agricultural intensification and introduction of arable rotation threatens the remaining medieval field patterns and traditional pastoral landscape.*
- *Hedgerow trees are generally mature with few new trees to replace them.*
- *Elm loss of 1970s.*
- *Need for sustainable woodland management including traditional maintenance techniques where appropriate to maintain ancient woodlands and particularly areas of coppice and wood pasture.*
- *Pressure for further expansion of settlement and new development threatening the character of the small villages and scattered farmsteads.*
- *Pressure to build new roads and upgrade existing roads through additional kerbing and signage to accommodate an increase in traffic volume.*

Inherent landscape sensitivities:

- *Rural tranquillity.*
- *Hedgerow pattern.*
- *Watercourses and streamside willows and other riparian vegetation.*
- *Isolated remnant hay meadows.*
- *Woodlands of ecological value.*
- *Views to the scarp slopes of the adjacent chalk downlands.*
- *Settlement pattern of nucleated villages with variety of vernacular building materials.*

NORTH WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.5 In 2004, White Consultants, under the appointment of North Wiltshire District Council, produced the North Wiltshire Landscape Character Assessment. The assessment aims to ascertain a clear understanding of the landscape resource and set out management guidelines which will contribute to the environmental enhancement of the district. The site and the study area fall within LCA 14: Hilmarton Rolling Lowland, specifically LCT Lowland Clay Farmland.

LCA 14: HILLMARTON ROLLING LOWLAND

Key Characteristics:

- *Low lying mixed agriculture, between 70m AOD and 130m AOD on geology dominated by clays.*
- *Scattered dwellings and small settlements away from Calne.*
- *Areas of valley bottom, dominated by wet grassland and willows.*
- *Patchwork of small to medium sized fields, mainly pasture but with arable on lighter soils.*

- *Hedged boundaries predominantly well managed, but becoming discontinuous on more intensively farmed land.*
- *Mix of brick and stone buildings, the core of Calne predominantly built from Freestone Oolitic limestone.*
- *Broad expansive views.*
- *Peaceful rural character.*

Landscape Sensitivity:

Much of the area has a rural character with small, scattered settlements and individual dwellings. Vegetation generally prevents extensive views. This area has an essentially tranquil and pastoral character.

The proximity to Swindon brings with it particular pressure for development. The landscape is therefore vulnerable to change either through cumulative small scale development which over time will change the area's character or through larger scale developments which have a more obvious immediate effect.

Only small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts.

Around Calne, the original settlement in the valley bottom has expanded up the valley sides. These areas are exposed to wider views and are sensitive to further development. The south western fringes bordering Bowood are sensitive due to the character of the valley and its relationship with the parkland area. The setting of Cherhill Downs to the east is an important consideration.

LCT: LOWLAND CLAY FARMLAND

Description:

A gently undulating lowland landscape on heavy clay soils forming a transition between the valley bottom and higher ground. Mixed farming and a dispersed settlement pattern enclosed by hedges with trees. Watercourses influence lower lying areas.

4.3 THE STUDY AREA

4.3.1 The study area has developed over a bedrock comprising various sandstone, mudstone, and limestone formations creating a wide lowland at the base of the undulating chalk landscape of the North Wessex Downs National Landscape to the east and south. The study area is largely flat with a

high point of 100m AOD to the north-east corner and a low point of 75m AOD along the River's Brook in Calne to the north-west of the study area.

4.3.2 Lime-rich loamy and clayey soils with varying levels of permeability dominate the study area, with superficial deposits of Alluvium largely found along the watercourses, an area of Head to the south around Blackland Park, and an area of Tufa around Knight's Marsh Farm. Much of the landscape has been identified as ALC Grade 3 (Good to Moderate – sub-grade not specified) with patches of ALC 2 (Very Good) and Calne identified as Land predominantly in urban use.

4.3.3 Away from the settlements, prevailing land use of the study area is agricultural, defined by a pattern of small to medium sized fields which are predominantly used for pasture. Fields are bounded by a network of hedgerows with mature hedgerow trees, whilst streams are marked by the presence of willows. There are small number of woodland blocks which are largely associated with Blackland Park or found to the north as the landform starts to rise around Lower Sands Farm.

4.3.4 The North Wessex Downs National Landscape is the only landscape designation covering part of the study area. There is one natural environment designation, a County Wildlife Site, located to the south-west of the site within Blackland Park, approximately 500m from the site.

4.3.5 Present day settlement within the study area is defined by the town of Calne and its suburb Quemerford with further development at Lower Compton, to the north-east, and a number of scattered dwellings and farmsteads. The suburb has grown around a terrace of mainly Edwardian dwellings, however there are a number of more modern buildings, including dwellings immediately to the west of the site. Development has predominantly occurred alongside the A4, however there are number of side streets and areas of backland development along which further development has taken place, including the three houses immediately to the west of the site. Building materials largely reflect the period in which it was constructed, with common materials being traditional stone, red brick, white render with tiled roofs.

4.3.6 There are number of heritage designations within the study area including the Calne Conservation Area and number of Grade II and Grade II* listed structures, the closest of which a Grade II listed milestone (east) and a cluster of Grade II structures around the Grade II* *Church of St Peter* (south). There is also a Scheduled Monument, *Medieval rural settlement at Quemerford*, which is on either side of the track leading to Quemerford Farm located approximately 200m from the site.

4.3.7 Access through the study area is defined by the A4 which provides direct vehicular access between Marlborough to the east and Chippenham to the west, with the surrounding landscape being connected via a minor roads and lanes including an unnamed road which provides access to the A361 to Devizes and beyond. Pedestrian access is provided by a series of PRowS which primarily provide links from the settlements into the surrounding countryside.

4.4 BASELINE ANALYSIS

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

LANDSCAPE VALUE

4.4.2 The study area is largely representative of the descriptions and characteristics identified in the relevant character assessments, however it has a varied landscape quality. The extensive former and ongoing quarrying operations to the north of the site, as well as the presence of major transport corridors, make the landscape less cohesive in respect of a unified character. Moreover, the scenic quality of the study area is also varied, with the surrounding countryside, including the wider landscape of the North Wessex Downs to the south-east, providing a strong contrast to the urban edge of Calne, which is visually harsh in places due to a poorly defined urban/rural interface.

4.4.3 However, this contrast gives the landscape beyond Calne, in particular that to the south of the A4, an intrinsic value, both in terms of recreation, with there being numerous walking routes beyond the town, but also by way of it forming an important part of the landscape and visual setting of the North Wessex Downs National Landscape.

4.4.4 Despite being a suburb of Calne, Quemerford still retains some rural qualities and characteristics, although the tranquility of the area is somewhat affected by the presence of major transport corridors. As regards the site itself, while being an undeveloped area of land on the edge of the Quemerford, it is read in conjunction with the recent building out of Nos. 277, 277a and 279, which have notably changed the perceived character of this part of the settlement edge. Additionally, further pockets of backland development are found in the local area, with The Willows to the east, and Wren Court and Fir Grove to the west.

4.4.5 There are several notable heritage designations within the study area, including the nearby *Medieval rural settlement at Quemerford* (Scheduled Monument), as well as numerous listed buildings, including the Grade II* *Church of St Peter* and the *Outbuilding to South of Blackland Mill*. Natural environment designations are limited to a handful of Tree Preservation Orders (both groups and individuals) and a single County Wildlife site to the south of Upper Quemerford Mill. While the North Wessex Downs National Landscape as a whole is known to have inspired many artists, the study area itself contains no known direct associations to any particular people or events that may have provided the landscape with cultural prominence beyond the local area.

4.4.6 Overall the value of the landscape is Medium, which means that it is not a ‘valued landscape’ under Section 15, Paragraph 174, Bullet Point a), of the NPPF.

LANDSCAPE RECEPTORS

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

- The established landscape character, elements, and features (which define the landscape in which the site is located), including:
 - Local character, specifically the established pattern within Quemerford.
 - The setting of the North Wessex Downs National Landscape, including associated visual character.
- The historic environment, including both designated, and notable undesignated, heritage assets.
- Existing on-site and boundary vegetation and its importance in respect of the site itself, as well as part of the wider study area, including the established field pattern.

VISUAL RECEPTORS

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

- The A4
- The unnamed road that provides access to Nos. 277, 277a and 279 Quemerford
- Footpath CLAN21
- Footpath CLAN22
- Footpath CALW35
- Footpath CALN37

- Residential Views from The Willows (east of the site)
- Residential Views from Lower Compton (north-east of the site)

LEVEL OF EFFECT

4.4.9 As the application is for a development outside of the settlement boundary, an appraisal will be carried out to determine the overall Level of Effect of the development proposals in terms of both the landscape resource and the visual amenity of the study area.

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

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

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

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

5. LANDSCAPE AND VISUAL APPRAISAL

5.1 LANDSCAPE APPRAISAL

5.1.1 The Landscape Value of the study area as a whole is *Medium* presenting as typical but poorly integrated urban/rural interface as seen to the north of the A4 main road at Quemerford. Due to the presence of major transport corridors, former quarrying facilities a short distance to the north and a strong and largely piecemeal urban intrusion into the countryside, which act to erode the landscape and scenic quality of the area, the overall perception of the area is that of a modern working but discordant landscape. The overall Susceptibility to Change of the application site as a component of the landscape is considered *Medium/Low*, in respect of the development proposed. While the proposed development is located on undeveloped land, it represents a natural ‘rounding off’ of the development along the access lane, rather than the current abrupt and harsh development boundary. The row of hybrid black poplars on the eastern edge of the site will thus become the terminating feature forming a softened urban/rural interface. As such, the Overall Landscape Sensitivity of the development area within the surrounding landscape is *Medium – Medium/Low*.

5.1.2 The proposals will see the introduction of built form into a field where none is currently present, with there being an alteration to the baseline condition of the field itself through the construction of two residential properties, as well as the associated loss of pasture. The site itself does not represent a specific element or feature defined as a key characteristic of the study area, being located at an urban/rural interface, where the urban influences are prominent in the setting of the site and in its surroundings. However, the site does contribute to the agricultural pastoral land cover and is part of the transition from built form to open countryside, although its development will not extend the northern residential boundary further north than the existing built form to the west.

5.1.3 In terms of the Wiltshire County Landscape Character Assessment the site falls within the LCT 11: Rolling Clay Lowland. While the proposals represent a new development within the countryside in policy terms, they are located in an area which does not represent the wider character of LCT 10. In particular, the following relevant positive features of significance are not present or reduced considerably:

- ***Largely rural, tranquil landscape.***
- ***Strong pattern of hedgerows and mature hedgerow trees.***
- ***Views to Chalk scarps and Limestone ridge.***

There is intense pressure for new development around Calne and this is highlighted as a concern in LCA 14: Hillmarton Rolling Lowland in the North Wiltshire Landscape Character Assessment. However,

there is an acceptance that: *Only small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts.* In comparison with the wider study area, the site is located where the key characteristics are diluted by the urban influences, in particular the loss of tranquillity and the over-riding pastoral qualities, and therefore the effects on the character of the receiving landscape are correspondingly reduced.

5.1.4 The site itself is an area of land with no specific historic or architectural interest and does not reflect a historic field pattern of the area, having been created through the bisecting of a field to create the access to Quemerford Common Farm and the development on the A4 road frontage and behind it. Nearby is the *Medieval rural settlement at Quemerford* (Scheduled Monument), as well as numerous listed buildings, including the Grade II* *Church of St Peter* and the *Outbuilding to South of Blackland Mill* within relatively close proximity to the site, but in all cases are physically and visually divorced from the site, with the proposed development having no effect on their historic landscape settings. As such the proposed development will have no discernible effect on the area's historic landscape character.

5.1.5 The development will see the loss of a small area of grazing pasture, however this loss can be overcome by the planting of native hedging on the northern and eastern site boundaries and with the addition of native tree planting, particularly along the northern boundary and into the adjacent field. This will mitigate any adverse effects of the development proposals but will help to soften the wider impact of the existing urban form along a section of the A4, ultimately creating an enhancement to the transitional landscape.

5.1.6 In terms of the Overall Magnitude of Landscape Effect resulting from the proposals, any change has to be considered in terms of the landscape components that will definitely be affected and those that will potentially be affected. The importance of these components as part of the wider landscape is also a consideration. While the changes to the baseline condition of the site itself are more notable, in terms of the site as a component of the wider landscape resource the Overall Magnitude of Landscape Effect is *Slight*. The development proposals have an Overall Level of Landscape Effect of *Moderate/Minor - Minor*.

5.1.7 The development will not be unduly prominent nor significantly detract from the surrounding landscape, however it will see a logical, but limited, extension of the urban form into the countryside

beyond the existing development boundary. While there will potentially be some localised adverse effects as a result of the change from agricultural land to residential, these are not considered a high level of effect and can be appropriately mitigated through targeted planting. In terms of the wider landscape, the proposals will not significantly change its pre-development condition and will not affect its landscape character or the setting of the North Wessex Down National Landscape. As such, the Overall Nature of Landscape Effect of the proposed development, prior to mitigation, is *Minor Adverse*, reducing to *Neutral* as the proposed planting matures.

5.2 VISUAL APPRAISAL

5.2.1 The recorded viewpoints can be used to predict possible effects from PRoWs, roads, publicly accessible areas and residential properties within the study area. Viewpoints have been determined from where the desk study suggested that the development areas may be visible, as well as observations during the field survey. The recorded viewpoints are considered appropriate for the scale of the development and the prevailing topography and land cover. All photographs were taken using a digital equivalent of a 50mm focal length traditional 35mm SLR lens to represent most accurately the views as seen by the human eye.

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

5.2.3 The Viewpoints were visited in November 2023 when leaf cover had notably declined. 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: 90m

OS map elevation: 85m AOD



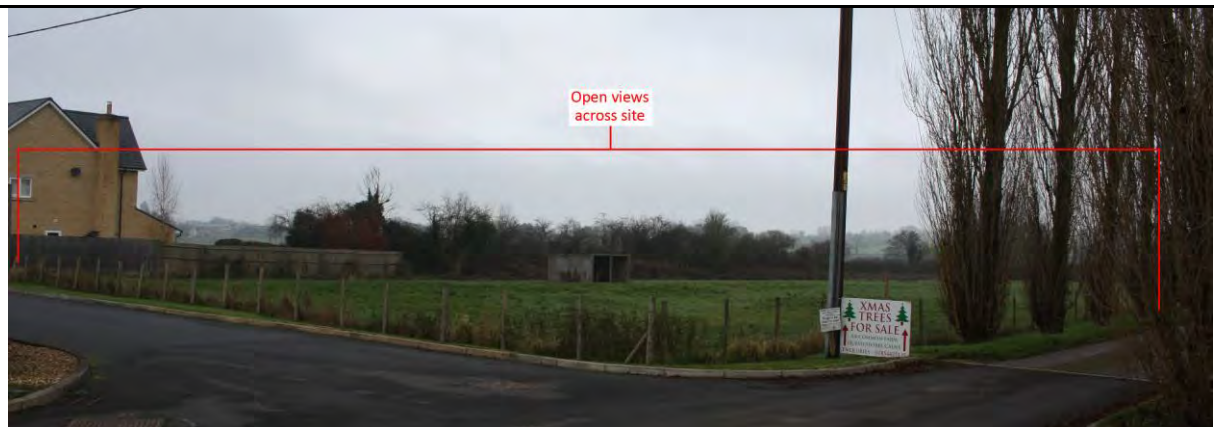
Close distance view north, taken from the footway alongside the A4. While stepped back from the road, the development will be seen in a gap in the existing line of properties alongside the A4, albeit partially obscured by evergreen hedging. There will be a slight change in the balance of the view through the introduction of new residential built form elements, however this is highly unlikely to affect the established local visual character, with residential properties, stepped back from the roadside (The Willows to the east, and Wren Court and Fir Grove to the west) are already seen from the A4. The tree planting proposed to the front of the site will help break up views and soften the appearance of the built form throughout the year once established.

Overall, the development will be read as part of the pattern of built form seen in the local area, with change being limited.

VIEWPOINT 2

Approximate distance from site: 20m

OS map elevation: 85m AOD



Close distance view north-west, taken from the unnamed road that provides access to Nos. 277, 277a and 279 Quemerford and serves as part of the route of Footpath CLAN21.

There will be open views of the development, with built form being brought closer to receptors, resulting in a shift in the established make-up and balance of the view. However, the existing

properties to the west of the site, coupled with the roadway which serves them, have already had a distinct urbanising influence on this part of the settlement edge, with the new properties being read as a continuation of this established line of built form, as opposed to an isolated area of development. While seen in the context of established residential development, there is still likely to be a change in the established visual character due to the loss of views beyond the settlement edge, although this is only from a short section of the road/footpath.

The tree planting to the front of the development, coupled with mixed native hedging along Footpath CLAN21 will help break up views and soften the appearance of the built form and visually contain the site within the landscape once established. Overall, the proposal will be notably distinct, however due to the restricted visual envelope it will mean that change will be extremely localised.

VIEWPOINT 3

Approximate distance from site: 50m

OS map elevation: 85m AOD



Close distance view east, taken from the end of the unnamed road that provides access to Nos. 277, 277a and 279 Quemerford.

The proposed development will be seen to extend the established line of built form further to the east, however it will not become the most easterly area of development visible in the view, with the residential properties at The Willows already being seen beyond the poplar trees.

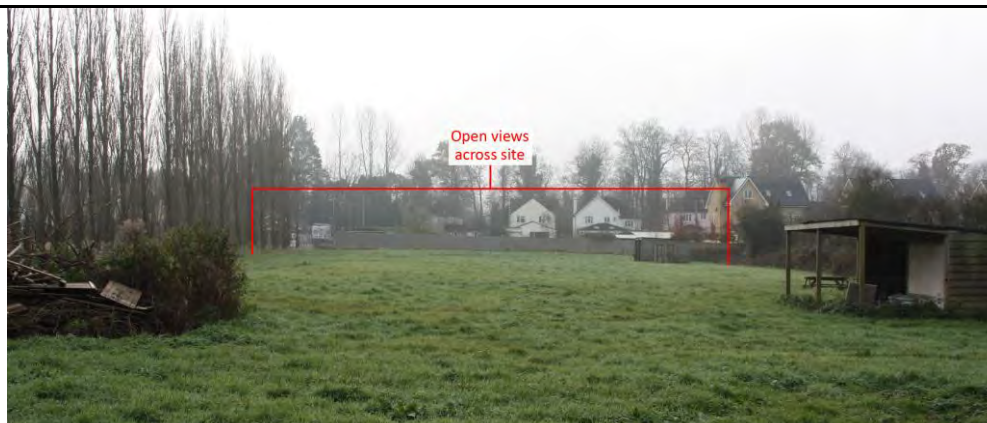
The backdrop created by the poplars will be strengthened when the trees are in full leaf. Furthermore, the proposed tree planting along the site frontage will soften views once established.

Overall, despite the introduction of a new area of built form, change would be limited and highly unlikely to affect the established visual character, with backland development, in the form of Nos. 277, 277a and 279 and The Willows, being an established part of views and the site being seen to be well contained in the context of existing residential built form.

VIEWPOINT 4

Approximate distance from site: 100m

OS map elevation: 85m AOD



Close distance view east, taken from Footpath CLAN22, looking back toward the settlement edge.

The proposed development will be visible as a new feature, being seen as an extension of the recently constructed Nos. 277, 277a and 279 Quemerford. However, while there will be a slight change in the balance of the view through the introduction of new residential built form elements, the overall make-up will be largely unchanged, with residential built form beyond the site already being seen by receptors.

Similarly, the visual character is unlikely to be affected as the view experienced by receptors will still be one of residential development, with paddocks in the foreground. The proposed hedge and tree planting along the site's northern boundary will help soften views of the built form (both proposed and existing) and integrate the development into the settlement, as opposed to it being an isolated feature on the urban/rural interface edge.

VIEWPOINT 5

Approximate distance from site: 320m

OS map elevation: Between 80-85m AOD



Close distance view south-east, taken from the end of Footpath CLAN22/the start of Footpath CLAW35. The existing field boundary hedgerow partially obscured the site, however the development will still be seen as an extension of the recently constructed Nos. 277, 277a and 279 Quemerford,

which are clearly visible on the settlement edge due to a lack of boundary landscaping. However, while there will be a slight change in the balance of the view through the introduction of new residential built form elements, the overall make-up will be largely unchanged, with residential built form beyond the site already being seen by receptors.

Furthermore, from this viewpoint location, the existing backland development at The Willows is already seen, while the farmhouse at Quemerford Common Farm is visible beyond the settlement edge. Together, this serves to give the view a strong residential character which, while still seen in the context of the urban/rural interface, is not something the proposed development would be contrary to. The level of screening provided by the existing hedgerow and the proposed northern boundary planting will vary throughout the year however, due to its density, views of the development will be broken up throughout the year.

VIEWPOINT 6

Approximate distance from site: 145m

OS map elevation: 85m AOD



Close distance view south-west, taken from Footpath CALW35. The avenue of poplar trees along Footpath CLAN21 helps break up views back toward the site, however the development will still be seen as an extension of the recently constructed Nos. 277, 277a and 279 Quemerford.

While there will be a slight change in the balance of the view through the introduction of new residential built form elements, the overall make-up will be largely unchanged, with residential built form beyond the site already being seen by receptors. Similarly, the visual character is unlikely to be affected, as the view experienced by receptors will still be one of residential development set behind the poplar trees, with a field in the foreground. When the poplars are in full leaf views will be further restricted, with the new boundary hedgerow planting helping further contain the built form on the settlement edge.

VIEWPOINT 7

Approximate distance from site: 110m

OS map elevation: Between 85-90m AOD



Close distance view west, taken from within the backland residential development at The Willows. The avenue of poplar trees along Footpath CLAN21 helps break up views back toward the site, however the development will be seen to extend the established line of built form further to the east. While there will be a slight change in the balance of the view through the introduction of new residential built form elements, the overall make-up will be largely unchanged, with residential built form beyond the site already being seen by receptors.

Despite the introduction of a new area of built form, change would be limited and highly unlikely to affect the established visual character, with residential beyond the poplar trees being an established component of the views had from The Willows.

When the poplars are in full leaf views will be further restricted, with the new boundary hedgerow planting helping further contain the built form on the settlement edge.

VIEWPOINT 8

Approximate distance from site: 855m

OS map elevation: 92m AOD (Spot-height)



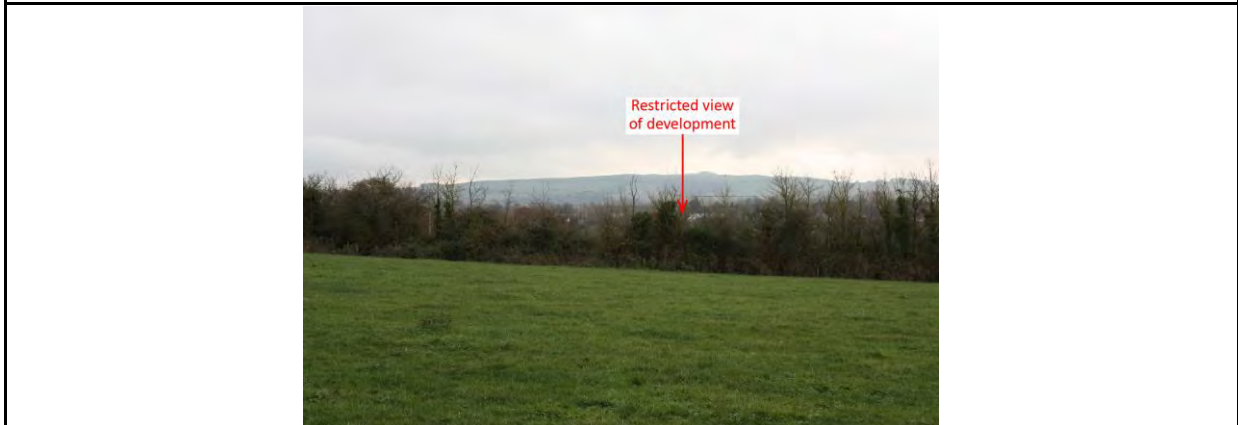
Medium distance view south-west, taken from unnamed road on the edge of Lower Compton, through a field access. Generally, intervisibility is obscured by dense intervening vegetation along the roadside, however the break created by the field access will allow for a heavily restricted, glimpsed views back

toward the site. The development will be seen where existing residential built form is already visible, with the distance from the site, coupled with a lack of legibility, meaning change will be extremely difficult for receptors to discern. When intervening vegetation is in full leaf views will be further restricted. Overall, whilst theoretically visible, the development will represent a virtually imperceptible change to the view.

VIEWPOINT 9

Approximate distance from site: 1015m

OS map elevation: Between 90-95m AOD



Long distance view south-east, taken from Footpath CALN37 on the residential edge Calne. Due to the slight elevation of the landform, there are views down towards the residential edge of Quemerford, although these are notable restricted by intervening field boundary trees and hedging. While the development will be seen as an extension of the recently constructed Nos. 277, 277a and 279 Quemerford, the overall make-up of the view will be largely unchanged, with residential built form on the edge of the settlement, including existing backland development, being an established component of views back across the landscape. While this existing development is also filtered by the field boundary vegetation, it serves to give the view a strong residential character which, while still seen in the context of the urban/rural interface, is not something the proposed development would be contrary to. The level of screening provided by the intervening vegetation will vary depending on leaf cover however, due to its density, views of the development will be broken up throughout the year.

SUMMARY OF VISUAL EFFECTS

5.2.4 The Overall Visual Sensitivity of the study area is considered *Medium*, in respect of the development proposed. While the site lies outside the established settlement framework boundary of Calne it forms a logical extension to the recently constructed Nos. 277, 277a and 279 Quemerford, and will be seen on a section of the settlement boundary where backland development is an established component.

5.2.5 The visual envelope of the development is notably limited, with there being no views of the site from the landscape south of the A4, while any views from beyond 500m are only had from a limited number of locations, while also being heavily restricted by intervening vegetations. From all locations where the development will be visible, it will be seen in the established residential context of the housing on the edge of Quemerford, which serves to give views a strong residential character, something the proposed development would not be contrary to.

5.2.6 The most notable views are those had from Footpath CLAN21 and the existing access road (See VP 2) where they run adjacent to the site boundary, with the proposal being noticeably distinct to the point that the make-up and balance of the views will be seen to shift. There will be a change to the established visual character of the site itself, however this will not change the perception of the wider landscape, with there will be no views of the site where existing residential built form of Nos. 277, 277a and 279 Quemerford is not visible, or where receptors are not acutely aware of the surrounding residential context.

5.2.7 Overall, while the proposed development will see a visible change within the local landscape, the effect on the visual amenity and visual character of the study area will be limited, with the receiving landscape being one where backland residential built form is already a visual component of the edge of Quemerford. Furthermore, where visible, the development can be appropriately mitigated without using visually uncharacteristic planting. As such the Overall Magnitude of Visual Change is *Moderate – Slight*, resulting in the Overall Level of Visual Effect being *Moderate – Moderate/Minor*.

5.2.8 In respect of views directly adjacent to the site boundary, there will be a slight adverse effect on views and visual amenity, with proposed development becoming a new component of what is currently seen as an undeveloped area of land. However, from most viewpoints, most notably the ones from the PRoWs looking back towards Quemerford, the development is seen to be well contained in the established visual context of the residential edge of the settlement, resulting in a largely neutral nature of effect. Given that not just the site, but a large area of the land around it, is under the applicant's controls, there are various options to appropriately mitigate the development and lessen potential effects as far as possible.

5.3 CONSTRUCTION EFFECTS

5.3.1 During construction it is recommend that access to the site be taken off the existing road to the south, using the proposed access points for Plots 1 and 2. This will mean that construction traffic can

access the site while limiting potential overrunning of the adjacent paddocks, as well as stopping heavy plant using Footpath CLAN21 if they were to access the site from the north.

5.3.2 Machinery working on the site will be visible from the majority of viewpoints that have intervisibility with the proposed development, however these visual effects will only be temporary and will have no lasting adverse effects on the recorded visual receptors. Appropriate storage of construction materials and equipment will help minimise any effects during construction.

6. RECOMMENDATIONS AND CONCLUSIONS

6.1 The key considerations when determining the acceptability of the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development and how far any effects are/can be mitigated. Of particular importance to the consideration of the developments overall effect is whether residential development on the edge of Quemerford, but outside the settlement boundary, will have an unacceptable effect on the landscape resource and the visual amenity of the study area. Key mitigating factors are the recently constructed Nos. 277, 277a and 279 Quemerford to the west of the site, as well as the fact that backland development is an established component of the urban/rural interface.

6.2 Pre-mitigation, the Overall Level of Effect of the proposed development is considered to be *Moderate – Moderate/Minor*. It is acknowledged that there will be localised changes as a result of the development, however this is deemed acceptable as the development will conserve the established landscape character of the area, in particular that associated with the settlement edge and the transition between urban and rural landscapes at the urban fringe.

6.3 MITIGATION STRATEGY

6.3.1 Due to a lack of significant on-site vegetation, mitigation measures will focus on detailing the indicative landscaping scheme, providing appropriate boundary and structural planting around the site (including land to the north), helping contain the development on the residential edge of Quemerford while also breaking up views through the use of strategic tree planting. Additionally, areas of wildflower planting should be established as a landscape enhancement, as well as to achieve 10% Biodiversity Net Gain.

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

Management and Enhancement of Existing Planting:

- Any vegetation marked for removal should be cleared prior to development commencing and should avoid the bird nesting season (March to September).
- Existing poor quality/diseased vegetation or invasive species should be removed and replaced if necessary/appropriate.

- Suitable root protection area stand-offs should be applied along the site's eastern boundary to protect the existing avenue of poplar trees alongside Footpath CLAN21.

Proposed Mitigation and Planting:

- The following recommendations should be taken into account in respect of plants being used for mitigation purposes:
 - All new planting, including planting for the purposes of replacement should comprise appropriate species, with domestic planting being restricted where the site faces the countryside.
 - A mix of domestic and native trees, should be used within the site as appropriate, to create a setting for the development and to offer a level of visual containment.
 - At planting, a range of tree sizes should be used to create instant impact and structure.
 - Tree pits with root barriers (GreenBlue Urban design or similar) should be used where necessary to protect services, structures and surfaces.
- Strategic tree planting should take place within and around the site, to create structure and to break up views across the development area, as well as to serve as visual amenity features.
- Native tree planting should predominantly take place within the land to the north of the site, while domestic tree planting should be restricted to the garden areas of the plots.
- Mixed native hedging should be established along the site's northern and eastern boundaries. Hedges should be grown to and managed at a minimum of 2.50m in height, and a dense hedgerow structure maintained by not allowing species to grow to tree sized proportions.
- A range of seed mixes should be used throughout the development, to delineate different areas and to provide biodiversity enhancements where appropriate.

Recommended Open Space 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	Standard	8-10	2.50/3.00	1.75/2.00
Cb	<i>Carpinus betulus</i>	Hornbeam	Selected Standard	10-12	3.00/3.50	Min 2.00
Cm	<i>Crataegus monogyna</i>	Hawthorn	Light Standard	6-8	2.50/3.00	1.50/1.75
Ms	<i>Malus sylvestris</i>	Wild crab apple	Light Standard	6-8	2.50/3.00	1.50/1.75
Pp	<i>Prunus Padus</i>	Bird Cherry	Standard	8-10	2.50/3.00	1.75/2.00
St	<i>Sorbus torminalis</i>	Wild service tree	Standard	8-10	2.50/3.00	1.75/2.00

Recommended Front Garden Tree Species						
Plan Ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
Ac'QE'	<i>Acer campestre</i> 'Queen Elizabeth'	Field Maple 'Queen Elizabeth'	Standard	8-10	2.50/3.00	1.75/2.00
Axg	<i>Amelanchier</i> × <i>grandiflora</i> 'Autumn Brilliance'	Serviceberry 'Autumn Brilliance'	Light Standard	6-8	2.50/3.00	1.50/1.75
CI	<i>Crataegus laevigata</i> 'Paul's Scarlet'	Hawthorn 'Paul's Scarlet'	Standard	8-10	2.50/3.00	1.75/2.00
Sa	<i>Sorbus aria</i>	Whitebeam	Standard	8-10	2.50/3.00	1.75/2.00

Recommended Rear Garden Fruit Tree Species						
Plan Ref.	Scientific name	Common name	Specification	Root-stock	Approx. height (m)	Clear stem height (m)
Md'JG'	<i>Malus domestica</i> 'James Grieve'	Apple 'James Grieve'	Half Standard	MM106	Min 1.50	Min 0.80
Pc'WC'	<i>Pyrus communis</i> 'Williams' Bon Chrétien	Pear 'Williams' Bon Chrétien	Half Standard	Quince A	Min 1.50	Min 0.80

Mixed Native Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Acer campestre</i>	Field maple	1 + 1 transplants	80-100	5
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	80-100	20
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	80-100	60
<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	80-100	5
<i>Prunus spinosa</i>	Blackthorn	1 + 1 transplants	80-100	5
<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	80-100	2.5
<i>Viburnum opulus</i>	Gelder rose	1 + 1 transplants	80-100	2.5

Seed Mixes			
Use	Seed Mix	Sowing Rate (g/m2)	%
Wildflower grassland (for loamy soils)	Emorsgate EM5 (or equivalent)	4	100
Garden lawns	Emorsgate EG22 (or equivalent)	25	100

6.4 EFFECT OF MITIGATION

EFFECT OF MITIGATION ON LANDSCAPE RECEPTORS

6.4.1 At Implementation: Effects will remain largely the same as any changes associated with the mitigation will primarily become apparent when planting reaches maturity. However, new planting will see a net gain in green infrastructure, with the new tree and hedgerow planting creating new habitat areas around the site.

6.4.2 Once Established: Any landscape Effects will be mitigated as far as possible, with the Overall Level of Landscape Effect being reduced to *Minor* with new planting helping enhance both the natural environment and maximise the potential to improve local biodiversity. The overall Nature of Effect will become *Neutral*, however there will be several positive effects in respect of enhancements to green infrastructure network around the site, with a hierarchy of tree ages also being established in the area.

EFFECT OF MITIGATION ON VISUAL RECEPTORS

6.4.3 At Implementation: Effects will be largely the same from the majority of Viewpoints. However, the use of larger tree stock will help break-up views from the wider landscape and create ‘instant’ structure around the site.

6.4.4 Once Established: Any visual effects will be mitigated as far as possible, with the overall Level of Visual Effect being reduced to *Moderate/Minor* with the site being better contained on the urban edge of Quemerford. Furthermore, the established planting will notably soften localised views and create a more appropriate setting for the development, specifically in respect of views from within 500m. While the development will still be visible from certain locations, it will be defined by an appropriate, mature, landscape structure that creates a setting that responds positively to the established visual character of the local area. The overall Nature of Effect will remain *Neutral*, with any adverse effects having been mitigated as far as possible.

6.5 CONCLUSIONS

6.5.1 As a result of the appraisal of landscape and visual effects, it has been determined that proposed development would not have a significant adverse effect on the landscape resource or on views and visual amenity. Taking account of the proposed landscape mitigation and enhancement recommendations, the development can be undertaken so that the proposed residential development will integrate into the receiving landscape, maintaining the established character of Quemerford

urban/rural interface without being visually intrusive, or having detrimental impact on the appearance or the landscape character of the area within which it is located.

7.5.2 The recommended landscape mitigation and enhancement measures will see the effect on specific receptors being reduced, through a comprehensive scheme of strategic planting. Taken as a whole, the proposed development post-mitigation will have a *Moderate/Minor - Minor* effect, with any adverse effects having been successfully mitigated.

7.12 Taking account of the proposed landscape mitigation and enhancement recommendations, the proposed development can be undertaken in compliance with the relevant guidance and policies in the NPPF, the Wiltshire Core Strategy, the North Wiltshire Local Plan (Saved Policies) and the Calne Community Neighbourhood Plan 2016 – 2026.

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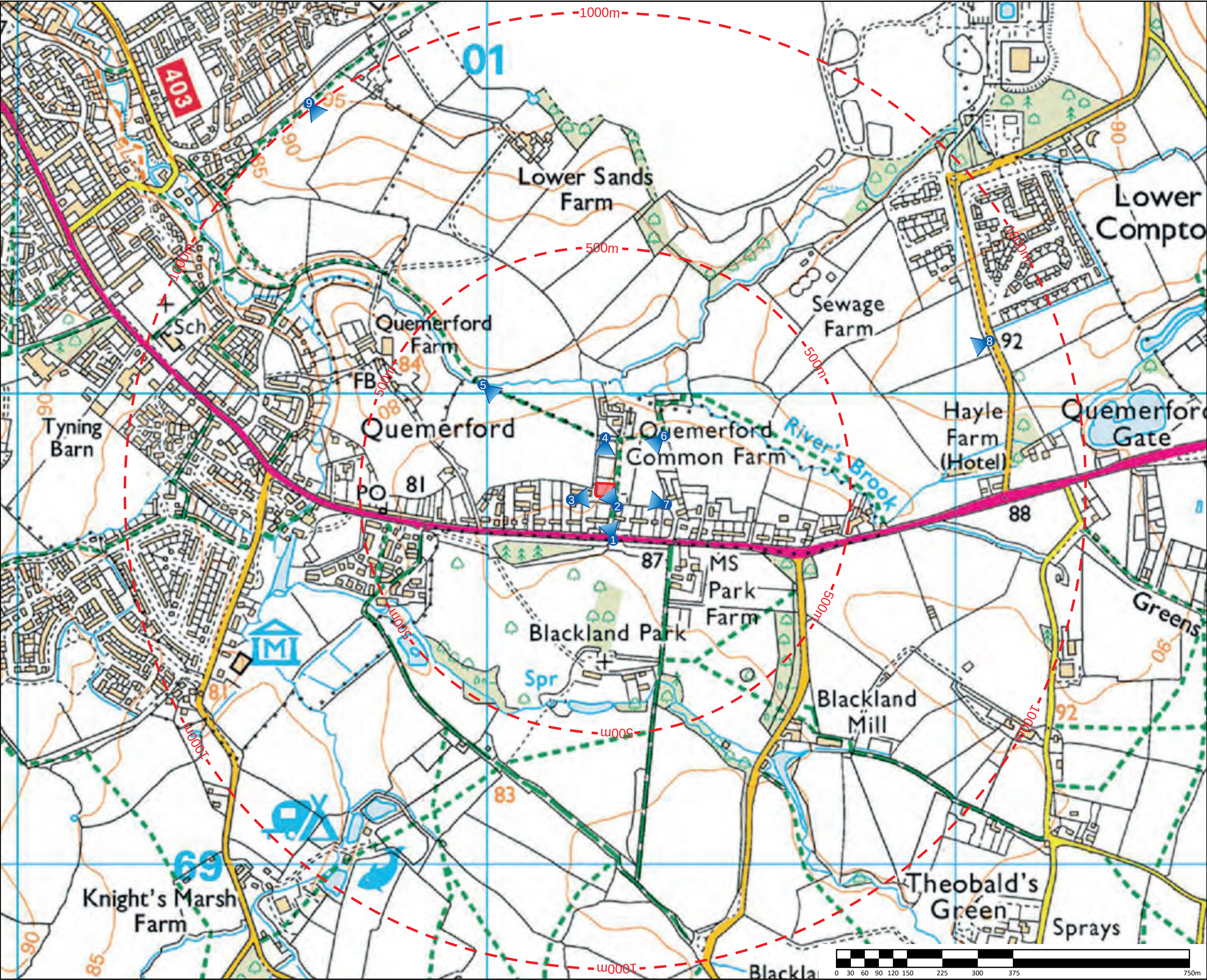
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ILLUSTRATIVE MATERIAL



KEY:

- Site
- Off-set from site boundary
- Viewpoint

Public Rights of Way

- Footpath
- Bridleway

Other Public Access

- Permissive footpath

Roads

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

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Project:
Residential Development - Quemerford, Calne

On behalf of:
Mr & Mrs Mayo

Drawing title:
Location and Viewpoint Plan

Drawing number:
WHL-1747-01

Rev:

Date:
Dec 23

Scale:
1:7500 @ A3

DB:
GH

CB:
WH



KEY:
- Site

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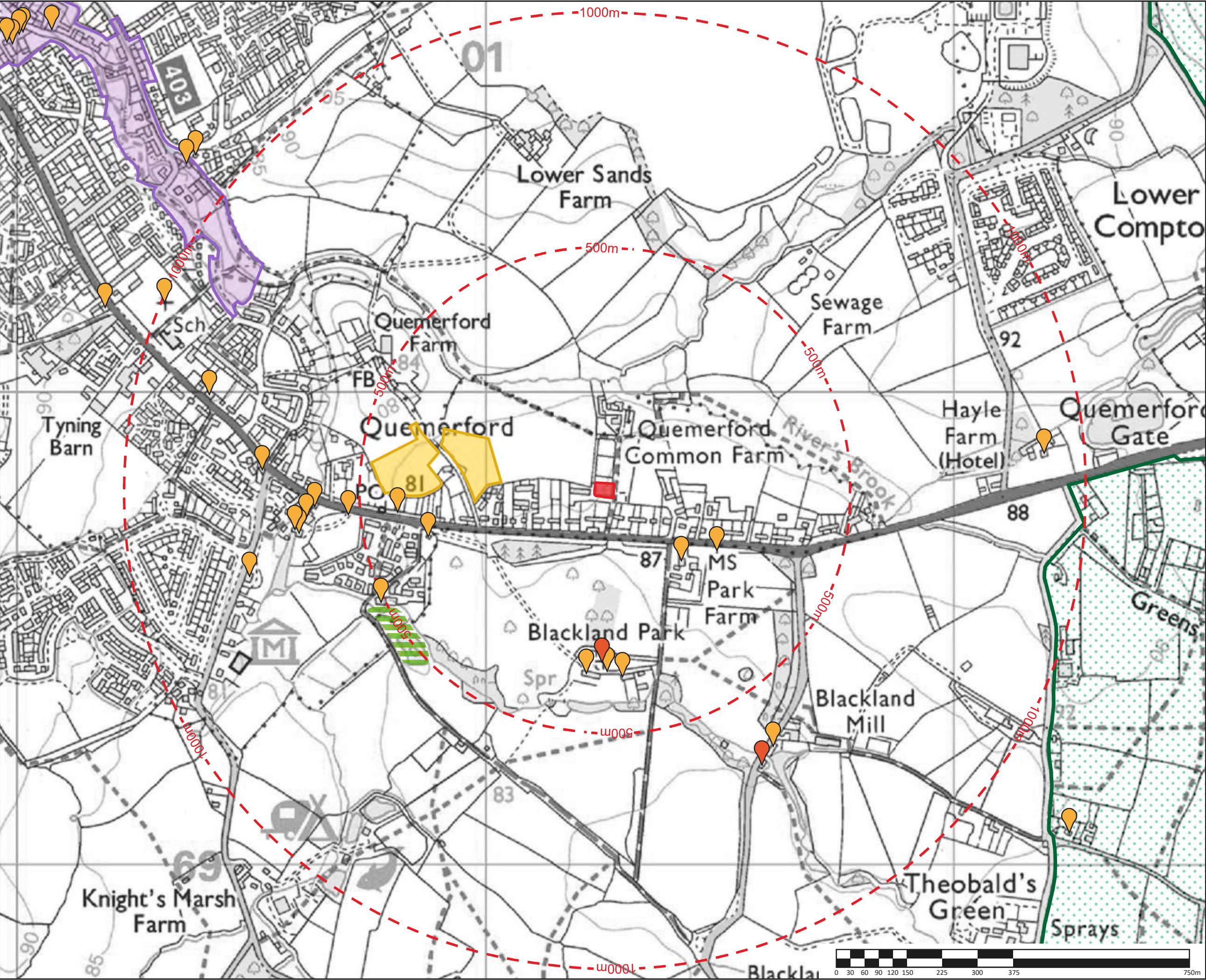
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Project: Residential Development - Quemerford, Calne		
On behalf of: Mr & Mrs Mayo		
Drawing title: Vertical Aerial		
Drawing number: WHL-1747-02	Rev:	Date: Dec 23
Scale: 1:2500 @ A3	DB: GH	CB: WH



KEY:

- Site
- Off-set from site boundary

Environmental Designations

- North Wessex Downs National Landscape
- County Wildlife Site

Heritage Designations

- Scheduled Monuments
- Grade II* listed building
- Grade II listed building
- Conservation Areas

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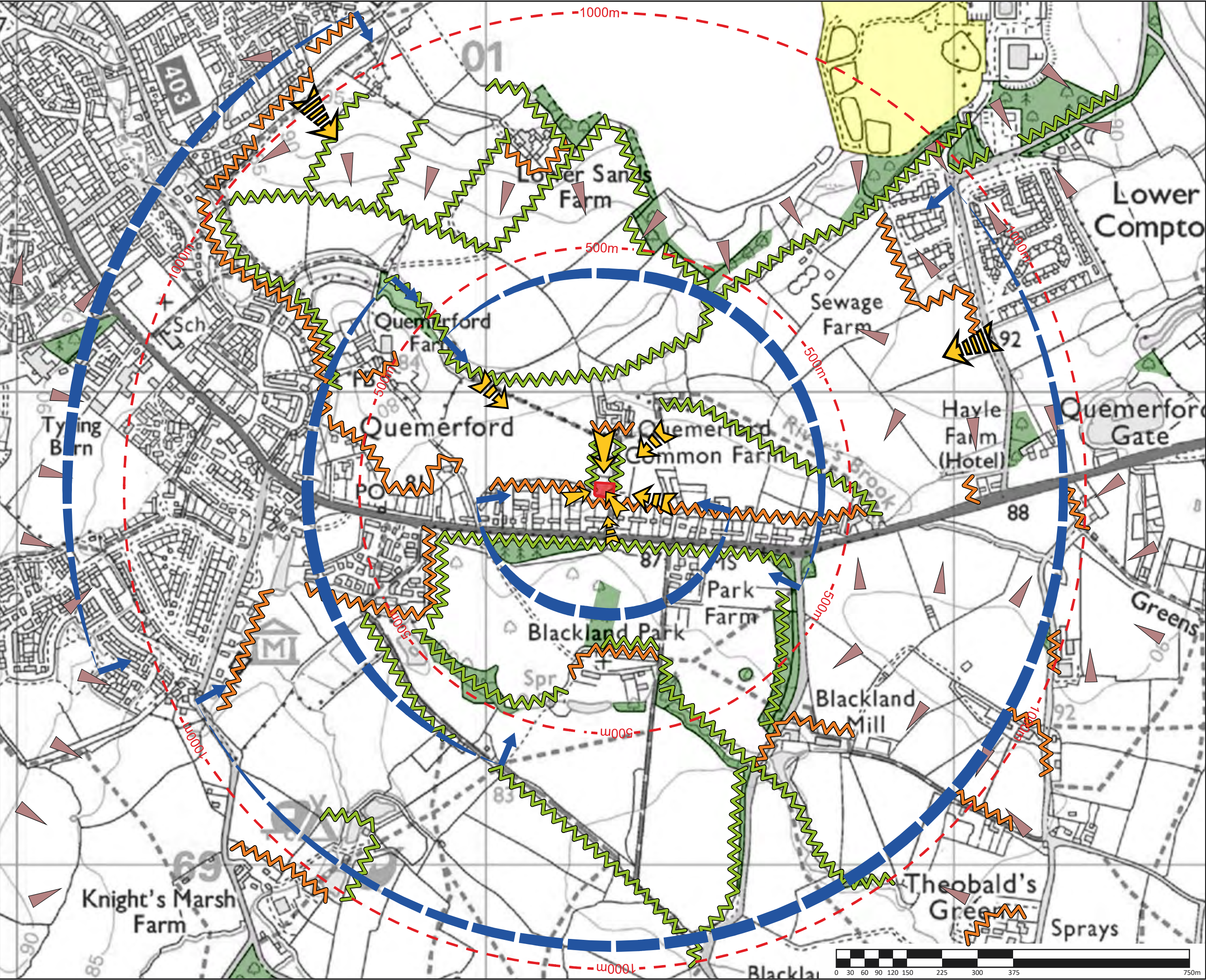
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Project: Residential Development - Quemerford, Calne		
On behalf of: Mr & Mrs Mayo		
Drawing title: Designations		
Drawing number: WHL-1747-03	Rev: 	Date: Dec 23
Scale: 1:7500 @ A3	DB: PF	CB: WH



- KEY:**
- Site
 - Off-set from site boundary
 - Gravel pit
 - Downslope
 - Significant vegetation
 - Trees and hedgerows obscuring/ filtering views
 - Notable development
 - Open views
 - Partial/filtered views
 - Heavily restricted views
 - Views obscured by landform and vegetation

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Project: Residential Development - Quemerford, Calne		
On behalf of: Mr & Mrs Mayo		
Drawing title: Landscape and Visual Analysis		
Drawing number: WHL-1747-04	Rev: 	Date: Dec 23
Scale: 1:7500 @ A3	DB: PF	CB: WH



KEY:

- Site

Existing Vegetation

- Existing boundary trees

- Existing boundary hedge

Proposed Planting

- New trees

- Mixed native hedge

- Wildflower meadow (Emorsgate EM5 or equivalent)

- Garden lawns (Emorsgate EG22 or equivalent)

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Project:
Residential Development - Quemerford, Calne

On behalf of:
Mr & Mrs Mayo

Drawing title:
Landscape Mitigation Strategy

Drawing number:
WHL-1747-05

Rev:
DB: GH

Date:
Dec 23

Scale:
1:200 @ A3

DB: GH

CB: WH

APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS



Key

- Proposed new dwelling
- Proposed new dwelling grassed area
- Proposed new dwelling drive and path area
- Proposed new communal grassed area
- Proposed new boundary fencing
- Proposed new tree landscaping
- Proposed dwelling parking bays 2.5 x 5m
- Proposed new hedging
- Location of integrated swift brick
- Location of integrated bat box

Landscaping

Hedging
Native country hedge mix to rear of the plots and along east boundary of plot 4

60% Crataegus monogyna (Hawthorn)
10% Prunus spinosa (Blackthorn, sloe)
5% Acer campestre (Field maple)
5% Cornus sanguinea (Dogwood)
5% Corylus avellana (Hazel)
5% Euonymus europaeus (Spindle tree)
5% Malus sylvestris (Crab Apple)
5% Viburnum lantana (Wayfaring tree)

Double row planting with plants staggered to those in adjacent rows. The rows should be 20cm apart and the plants 40cm apart in each row making a total of 5 plants per metre.

Trees
To be a mix of native species to include some or all of the following:

Sorbus aucuparia (Rowan)
Sorbus aria (Whitebeam)
Acer campestre (Field Maple)
Betula pendula (Silver Birch)
Malus sylvestris (Crab Apple)
Prunus Cerasifera nigra (Cherry Plum)

Dwellings

Plot 1 - Type A
3 bedroom house - Estimated 88sqm (including external walls)

Plot 2 - Type B
3 bedroom house - Estimated 88sqm (including external walls)

Note:
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The Party Wall Act may apply if any of the following categories of building work apply:

- Work on an existing wall or structure shared with another property.
- Building a new retaining wall or a wall of a building up to, near or outside the boundary with a neighbouring property.
- Excavating near a neighbouring building.

It is the responsibility of the client/owner to determine whether the act applies and if so notify all adjoining owners in accordance with the act. Further information can be found on the commonsense and local government websites.

A - 14.11.2023
Alteration to boundary
B - 22.11.2023
Alterations as per clients email

PROJECT
2338 - Quemerford Dwellings
Mr Mayo

Quemerford
Wiltshire, SN11 8UB

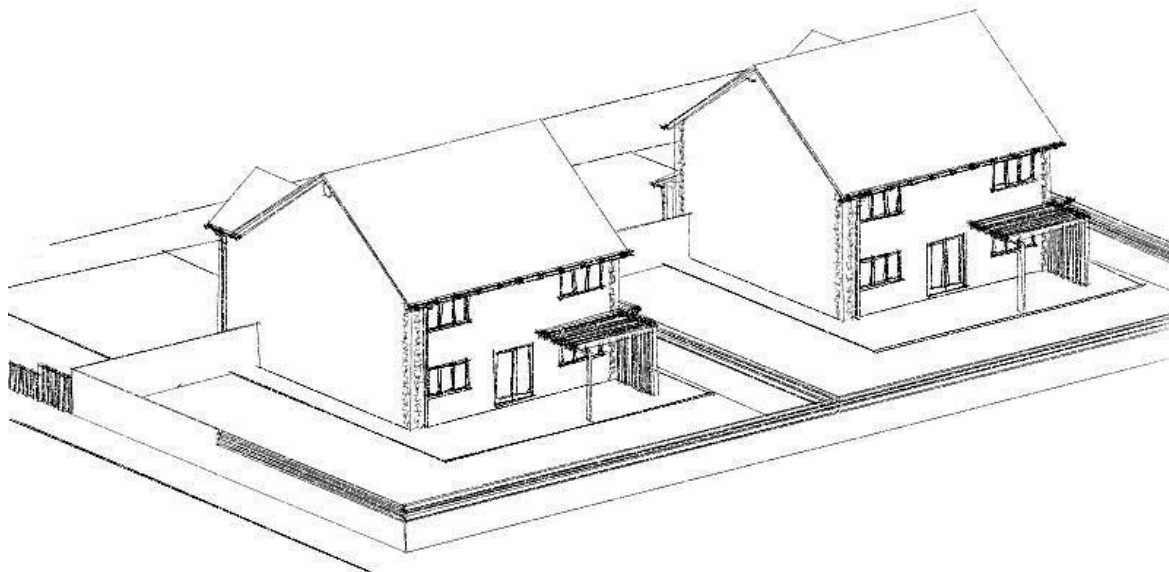
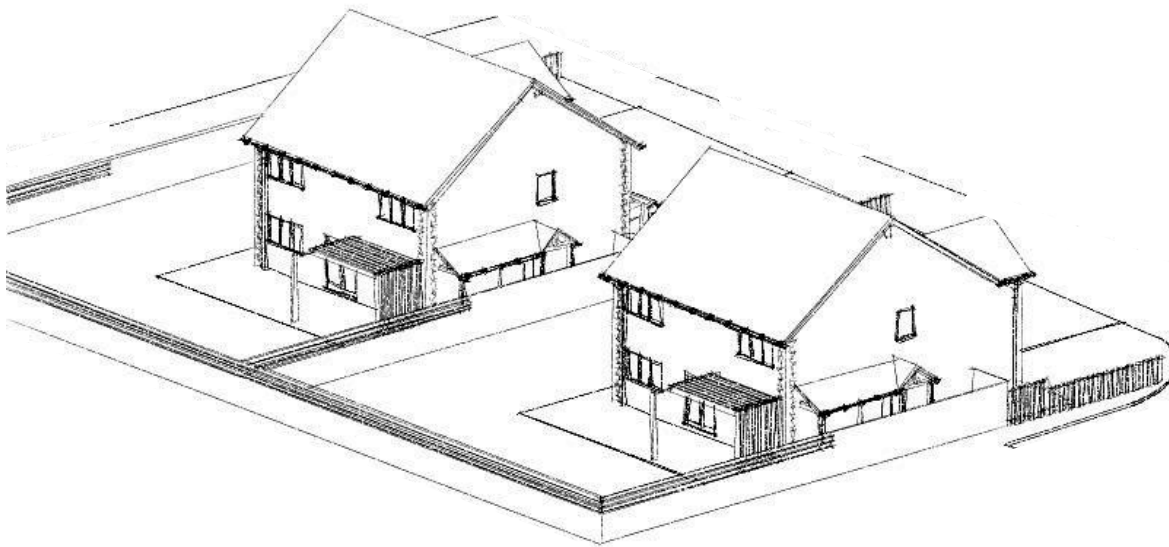
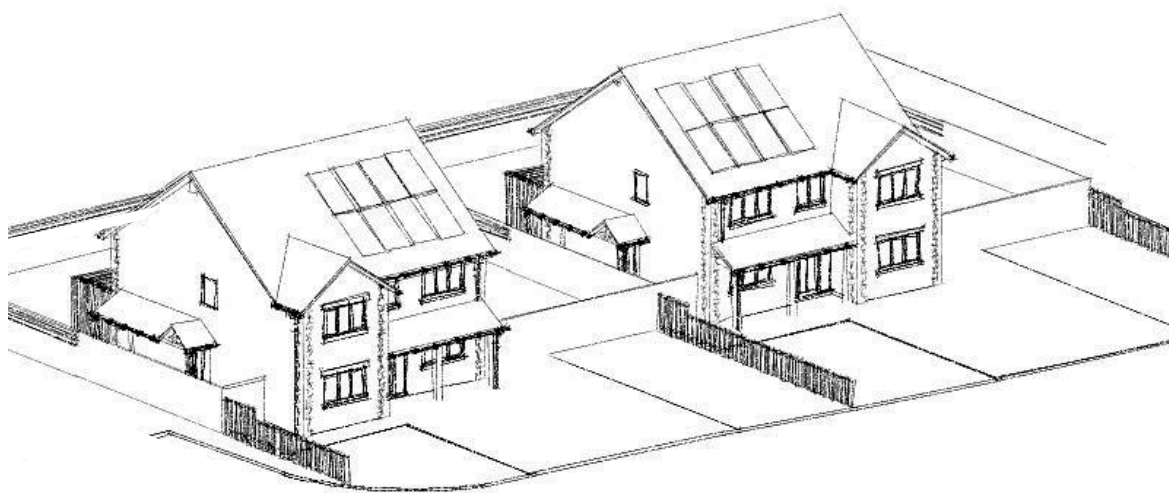
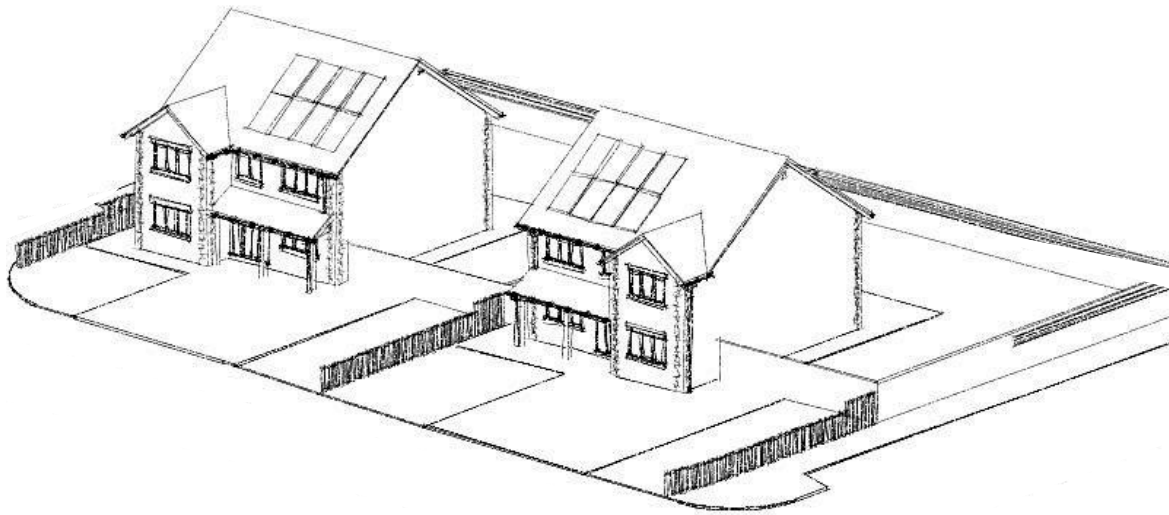
Proposed Dwellings

Proposed Site Plan
1:200, 1:100@A1

Drg No:2338.03.02 Rev B Rev:
27/11/2023

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Note:
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No responsibility is taken by Concept Drawing & Design Architects for any measurements taken of this drawing. All dimensions shown on this drawing must be checked on site by the project manager and/or contractor to ensure that they are accurate. Any dimensions that can not be achieved, the client, project manager and architect must be made aware immediately.

Concept Drawing and Design Architects have not surveyed the external landscape, or the boundary line, external ground levels, and position/size of adjoining buildings. This information, if shown on the drawings, are just a representation of what might be there. Concept Drawing and Design Architects take no responsibility for the accuracy of the information relating to these topics .

The Party Wall Act may apply if any of the following categories of building work apply:

1. Work on an existing wall or structure shared with another property.
2. Building a free standing wall or a wall of a building up to, near or astride the boundary with a neighbouring property.
3. Excavating near a neighbouring building.

It is the responsibility of the client/site owner to determine whether the act applies and if so notify all adjoining owners in accordance with the act. Further information can found on the communities and local government website.

Proposed Materials
Roof - Spanish Slate
Walls - Tumble Country Stone and Quoins
Windows - uPVC and powder coated aluminum with stone lintels and cills to front only
Pergola - Timber with metal structure
Fencing - Timber
Gutters - Powder coated aluminum

A - 14.11.2023
Alteration as per clients email dated 06.11.2023
B - 22.11.2023
Alterations as per clients email
C - 27.11.2023
Alteration to height of building

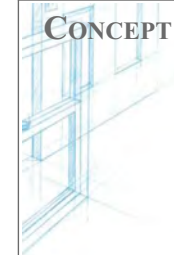
PROJECT
2338 - Quemerford Dwellings
Mr Mayo

Quemerford
Wiltshire, SN11 8UB

Proposed Dwellings

DRAWING
Proposed 3d Images
@A3
Drg No:2338.03.13 Rev C
28/11/2023

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APPENDIX 2: VIEWPOINT PHOTOGRAPHS



VP: 1

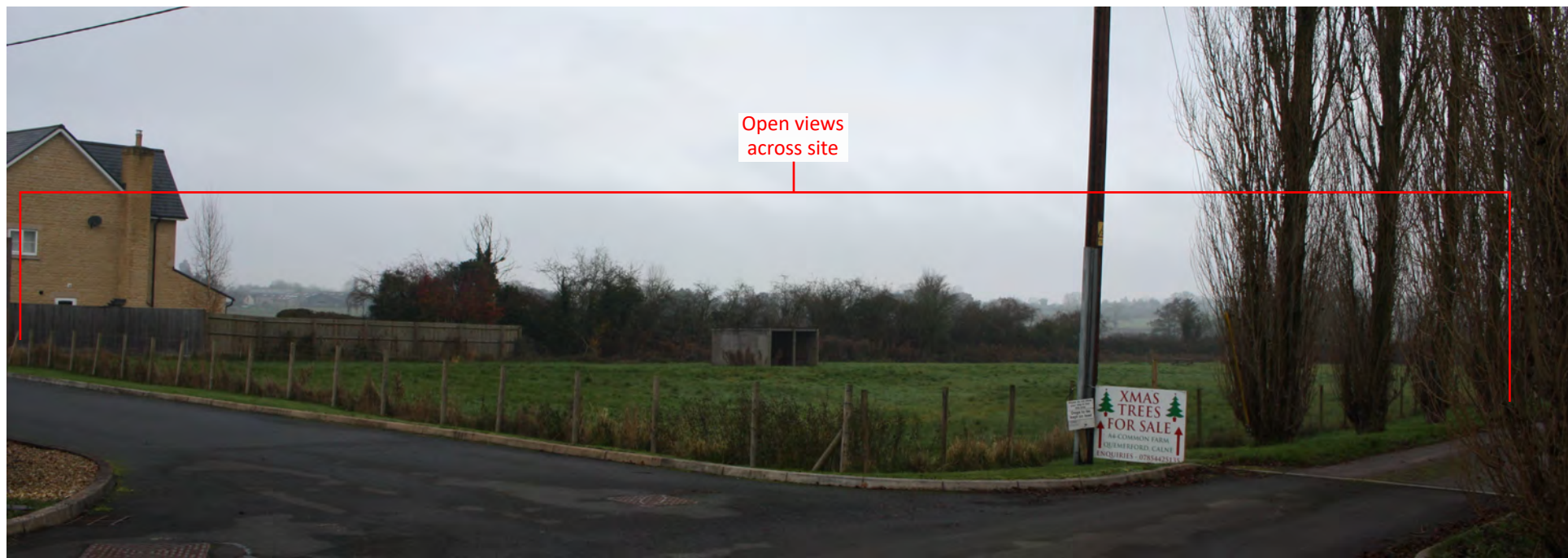
Viewpoint direction: North

Approximate distance from site: 90m

Taken by: SM

Photograph date: November 2023

OS map elevation: 85m AOD



VP: 2	Viewpoint direction: North-west	Approximate distance from site: 20m
Taken by: SM	Photograph date: November 2023	OS map elevation: 85m AOD



VP: 3

Viewpoint direction: East

Approximate distance from site: 50m

Taken by: SM

Photograph date: November 2023

OS map elevation: 85m AOD



VP: 4

Viewpoint direction: South

Approximate distance from site: 100m

Taken by: SM

Photograph date: November 2023

OS map elevation: 85m AOD



Glimpsed view
of development

VP: 5	Viewpoint direction: South-east	Approximate distance from site: 320m
Taken by: SM	Photograph date: November 2023	OS map elevation: Between 80-85m AOD



Filtered view
of development

VP: 6	Viewpoint direction: South-west	Approximate distance from site: 145m
Taken by: SM	Photograph date: November 2023	OS map elevation: 85m AOD



Approximate
extent of site

VP: 7

Viewpoint direction: West

Approximate distance from site: 110m

Taken by: SM

Photograph date: November 2023

OS map elevation: Between 85-90m AOD



VP: 8	Viewpoint direction: South-west	Approximate distance from site: 855m
Taken by: SM	Photograph date: November 2023	OS map elevation: 92m AOD (Spot-height)



Restricted view
of development

VP: 9	Viewpoint direction: South-east	Approximate distance from site: 1015m
Taken by: SM	Photograph date: November 2023	OS map elevation: Between 90-95m AOD