

AONB Statement

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Planning application for an agricultural workshop and store

At

Land adjacent to Tavewa, Pye Lane, Broad Town, SN4 7RR

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The site for the proposed agricultural workshop is located at the edge but within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Proposals in AONBs are subject to strict planning controls to ensure that developments conserve and enhance the natural beauty of the landscape. This proposal has been carefully designed to align with these principles and is acceptable for the following reasons:

1. Conservation of the Landscape Character

The proposal is designed to be in keeping with the rural and agricultural character of the North Wessex Downs AONB. The use of common agricultural building materials and colours, including steel box cladding ensures the structure blends harmoniously into its surroundings. The proposal's design and modest scale and alignment with the existing building minimises its visual impact, respecting the area's natural beauty and rural charm.

2. Siting and Screening

The proposal will be located close to an existing structure, minimising encroachment into the undeveloped countryside. The site is well-screened by mature hedgerows and vegetation as well as natural topography further reducing any potential visual impact on the wider AONB landscape. Its position in the middle of a slope minimises prominence and ensures it does not detract from key viewpoints within the AONB. The proposal includes new planting of native trees to further shield the view of the building from public footpaths.

Figure 1 shows the location of the proposal in red on the Wiltshire Council Public Rights of way map. BTOW5 does not have a good view of the proposed site as it is behind a mature hedgerow. BTOW2 follows the top of the escarpment, whilst this will have a distant view of the proposal this will be reduced and mitigated by the new planting on the southern elevation of the proposal.

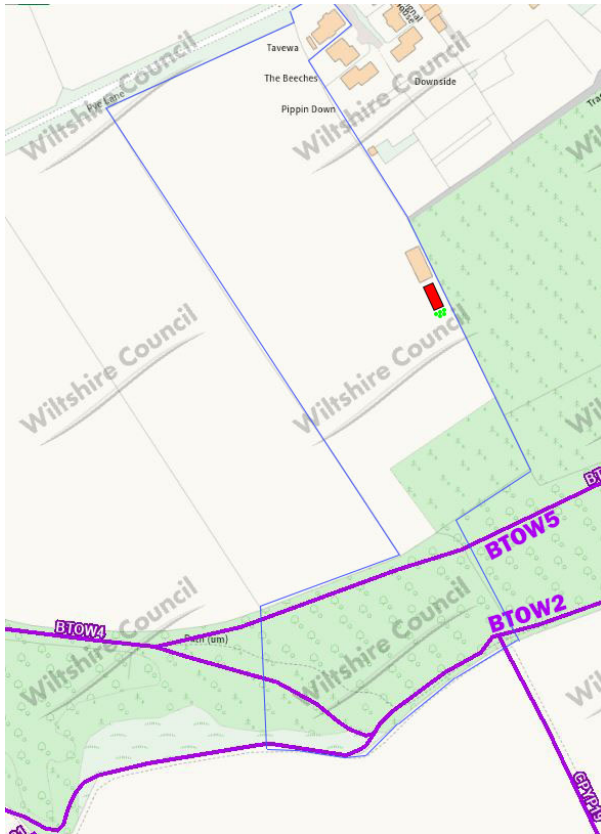


Fig 1: Location of the proposal with respect to public rights of way



Fig. 2: View of the existing barn from the road. The proposal will not be visible from Pye Lane as it is behind that building. The proposal includes similar colours and materials to the existing barn.

3. Reduction in Built Footprint

The proposal aims to have the minimum footprint required and with no additional hardstanding. By minimising the overall built footprint and aligning with the existing structure the proposal demonstrates a commitment to preserving the openness and natural character of the site.

4. Low-Impact Use

The proposed use of the workshop for agricultural and fruit processing purposes aligns with the traditional activities found in rural AONB settings. This low-intensity use has no significant impact on traffic, noise, or the tranquillity of the area, all of which are critical to maintaining the qualities of the AONB.

Conclusion

The proposed workshop has been designed with sensitivity to the special qualities of the North Wessex Downs AONB. Its careful siting, topography, choice of materials and new planting ensure that it conserves and enhances the natural beauty of the area, making it an appropriate and acceptable development within this protected landscape.