
**WHYR FARM, POTTERNE, DEVIZES,
WILTSHIRE, SN10 5PU**

LANDSCAPE AND VISUAL APPRAISAL

FOR

PROPOSED BEEF UNIT

Prepared by:

WHLandscape

On behalf of:

Jim Bodman

Project Reference: 25.2042

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DECEMBER 2025

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Jim Bodman to undertake a Landscape and Visual Appraisal (LVA) for the proposed construction of a beef unit on land at Whyr Farm, Potterne, Devizes, Wiltshire, SN10 5PU.

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

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

Checked by: George Harley BA (Hons) MA CMLI

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CONTENTS

1. INTRODUCTION
2. SCOPE AND APPRAISAL METHODOLOGY
3. LANDSCAPE PLANNING CONTEXT
4. BASELINE LANDSCAPE AND VISUAL STUDY
5. LANDSCAPE AND VISUAL APPRAISAL
6. RECOMMENDATIONS AND CONCLUSIONS
7. REFERENCES

ILLUSTRATIVE MATERIAL

WHL-2042-01: LOCATION AND VIEWPOINT PLAN

WHL-2042-02: VERTICAL AERIAL

WHL-2042-03: DESIGNATIONS

WHL-2042-04: LANDSCAPE AND VISUAL ANALYSIS

WHL-2042-05: LANDSCAPE MITIGATION STRATEGY

APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS

APPENDIX 2: VIEWPOINT PHOTOGRAPHS

APPENDIX 3: HISTORIC MAP EXTRACTS

1. INTRODUCTION

1.1 This LVA provides an appraisal of the landscape and visual effects associated with the proposed construction of a beef unit on land at Whyr Farm, located on eastern edge of the village of Worton, south-west of the village of Potterne. The site is in the administrative area of Wiltshire Council, specifically Wiltshire Council Eastern 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 proposed beef unit comprises a livestock building to shelter cattle during inclement weather, a storage barn (that is being applied for under Permitted Development Rights) and a temporary mobile home to serve as an agricultural worker's dwelling; a concrete apron will connect all of these elements, as well as link the development with the existing track off the Worton Road to the west. Additionally, an attenuation basin will be constructed on land to the east of the beef unit, with drainage proposed around the development, including an underground sewage treatment plant to serve the mobile home.

1.3 As the land slopes away to the north, ground remodelling will be required to allow for the construction of the development, with a fall of 1:80 proposed across the concrete apron to allow for sufficient surface water drainage. Due to the topographical variations across the site, building elevations will be referenced in metres (m) Above Ordnance Datum (AOD), with the northern (lower) side of the application area having an existing datum of 58.00m AOD and the southern side having a presumed datum of 60.50m AOD¹.

1.4 The eaves of the proposed livestock building on the southern side of the site will be at 66.50m AOD, while the ridge will be at 70.99m AOD. The height of the storage building to the north will be broadly similar, with the eaves at 67.45m AOD and the ridge at 70.44m AOD. Both buildings will be constructed using timber cladding on top of pre-cast concrete panels, with profiled cement sheet roofing in grey. The northern and eastern elevations of the livestock building will be open to allow for ventilation, while a vehicle access is proposed on the western elevation. Similarly, the southern and eastern elevations of the storage building will be open to allow for access. The only lighting proposed as part of the application is PIR sensor lighting on the western elevation for security purposes.

¹ Note: Dimensions and measurements are taken from the plans prepared by Falcon Building Consultants (see Appendix 1).

1.5 The temporary mobile home will be a standard 14 foot, 2-bedroom static caravan, located to the west of the livestock building.

1.6 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.

1.7 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.

1.8 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2025), the Wiltshire Core Strategy (2015), and the emerging Wiltshire Local Plan (2023)². The baseline landscape character has been taken from Natural England National Character Area Profile (NCA): 117. Avon Vales (2014), the Wiltshire Landscape Character Assessment (2005), and the East Wiltshire (formerly Kennet Distinct) Landscape Character Assessment (1998). Also of relevance to this project is the Kennet Landscape Conservation Strategy (2005).

² Policies taken from the Wiltshire Local Plan Pre-Submission Draft 2020 – 2038 (Regulation 19)

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.
- TGN 06/19 Visual Representation of Development Proposals (*currently under review*).
- Assessing Landscape Value Outside National Designations (TGN-01-21).

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: Wiltshire Planning Explorer (Wiltshire Council)
- Geology: Geology of Britain Viewer (British Geological Survey)
- Pedology: Soils Map (Soils)
- 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
- Emerging Wiltshire Local Plan

Character Assessment

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

Additional Documents

- Kennet Landscape Conservation Strategy

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

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

and:

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

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

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

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

(Relevant bullet points only)

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

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

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 EMERGING WILTSHIRE LOCAL PLAN

3.4.1 Wiltshire council is currently in the process of reviewing their Local Plan, with the most recent draft (the Wiltshire Local Plan Pre-Submission Draft 2020 -2038) undergoing a Regulation 19 consultation in autumn 2023. The first stage of hearings in relation to the Duty to Cooperate were held on 24th June 2025. Stage 2 commenced on 11th November 2025. Policy 91 will replace Core Policy 51 'Landscape', which was found to be at odds with the NPPF at a recent public inquiry into a residential site in Devizes (APP/Y3940/W/22/3312268 – Land off Coate Road, Devizes).

POLICY 91 CONSERVING AND ENHANCING WILTSHIRE'S LANDSCAPES

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

- 1. being located and designed to respect landscape character and maintain an area's distinctive sense of place and reinforce local distinctiveness as set out in the Wiltshire Landscape Character Assessment and landscape strategy;*
- 2. conserving, enhancing, and restoring the characteristics and views of landscapes along with valued attributes and existing site features such as trees, hedgerows, dry stone walls and waterbodies that contribute to the character and quality of the area;*
- 3. conserving and enhancing the locally distinctive character of settlements and their landscape settings;*
- 4. conserving and enhancing the transition between man-made and natural landscapes at the urban fringe;*
- 5. being of high-quality design appropriate to its townscape and landscape context in accordance with the National Design Guidance and Wiltshire Design Guide, that incorporates green and blue infrastructure, supports climate resilience, biodiversity enhancement, and health and wellbeing of the local community;*

- 6. *be located and designed to prevent erosion of relative tranquillity (light pollution and noise) and intrinsically dark landscapes, and use opportunities to enhance areas in which tranquillity have been eroded;***
- 7. *where necessary, being supported by a proportionate Landscape and Visual Impact Assessment, Landscape and Visual Appraisal, or Townscape Appraisal that shows how, through an iterative process that has considered the site context, this has helped integrate and enhance the proposed development;***
- 8. *protecting geology and soils that underpin the landscape character of Wiltshire enhancing healthy ‘living’ soils as the foundation for successful plant growth, natural carbon sequestration, groundwater storage and filtration, as well as all eco-system services.***

Wiltshire’s designated landscapes

Great weight will be given to conserving and enhancing the landscape and scenic beauty of Wiltshire’s designated landscapes, Areas of Outstanding Natural Beauty and the New Forest National Park. Development within, and influencing the setting of, these designated areas should be limited in scale and extent and are expected to contribute towards conserving and enhancing their natural beauty.

Proposals for development within or affecting designated landscapes must demonstrate that they have taken account of the objectives, policies and actions set out in the relevant management plans for these areas. Proposals for development outside of an Area of Outstanding Natural Beauty that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area’s special qualities, as set out in the relevant management plan, must also demonstrate that it would not adversely affect its setting.

Development will not be supported if it cannot demonstrate conservation or enhancement to the landscape character and special qualities of an Area of Outstanding Natural Beauty or National Park.

3.4.2 Policy 98 ‘Ensuring high quality design and place shaping’ is also a relevant policy, however, the landscape related text is unchanged from Policy 57 of the Core Strategy as set out in paragraph 3.3.1.

4. BASELINE LANDSCAPE AND VISUAL STUDY

4.1 SITE LOCATION AND CONTEXT

4.1.1 The site is located in an arable field to the east of the village of Worton, just off Worton Road. The field in which the site is located forms part of the overall land holding belonging to the applicant who runs an established farming business. However, it should be noted that Ware Farm, a dwelling located within the field, is not within the applicant's ownership and whilst called farm is purely residential in nature. In its wider context, the site lies approximately 4.5 kilometres (km) to the south-west of the town of the Devizes within a landscape dominated by relatively flat clay lowland.

4.1.2 The site itself forms a small part of a larger arable field, created through the merger of five smaller fields at some point during the mid-20th century (see Appendix 3: Historic Map Extracts). To the east, the field is bounded by mature vegetation along a brook, beyond which lies further agricultural land, whilst the access track is located on the western boundary. The surrounding landscape is defined by agricultural operations, including associated agricultural built form.

4.1.3 No natural environment or heritage designations cover the site, nor is it located in a designated landscape or crossed by any routes with public or permissive access. However, Footpaths POTT60, POTT53, and POTT62 lie within close proximity to the site, with Footpath POTT53 sharing the access track Ware Farm, adjacent to the site's access track.

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
- East 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 East Wiltshire Landscape Character Assessment) will be used to help establish the site's unique landscape character as well as to determine its contribution to the landscape character and/or elements or features which define the wider landscape.

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

WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.4 In December 2005, Land Use Consultants, on behalf of Wiltshire County Council, published the Wiltshire Landscape Character Assessment. The site falls within LCT 11: Rolling Clay Lowland, specifically LCA 11C: Trowbridge Rolling Clay Lowland.

LCA 11: ROLLING CLAY LOWLAND

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 included 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.*

LCT 11C: TROWBRIDGE ROLLING CLAY LOWLAND

Description:

Trowbridge Rolling Clay Lowland lies at the mid point of the east of the county with the Chalk uplands of Salisbury Plain West to the south and the Avon Open Clay Vale to the north. Trowbridge Rolling Clay Lowland is a gently undulating, largely rural area of mixed arable and pasture land. Medium to large rectangular fields are bounded by thick hedgerows with mature hedgerow trees. Combined with scattered woodland blocks (some ancient) and rich riparian vegetation along the stream lines the hedgerows make this a semi-enclosed landscape allowing intermittent views to the steep scarps of the Chalk uplands. Settlement is sparse to the east of the area with scattered nucleated and linear villages and farmsteads. Building materials are red brick and tiles to the east and stone for the older buildings to the west, with some more brick and modern stone in more recent developments. To the west there is more settlement including the southern part of Trowbridge with some large scale industrial buildings and modern housing estates tending to extend along roads south towards North Bradley, Southwick and Westbury. This western section of the area, which also contains the A350 trunk road and a concentration of railway lines, is considerably less rural and tranquil than the east of the area.

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.*

Strength of Character:

The Rolling Clay Lowland is in places a peaceful rural landscape with intact hedgerows, woodland blocks and small villages and scattered farmsteads of vernacular materials. However the varied land use of mixed arable and pastoral farming, the coniferous planting which has affected the character of the historic woodlands and the influence of prominent urban edges and transport corridors including noise and light pollution make the strength of character of the type moderate overall.

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.*

EAST WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.5 In 1998, Atlantic Consultants, on behalf of Kennet District Council (now the East Wiltshire region of Wiltshire Council), published the Kennet Landscape Character Assessment (East Wiltshire Landscape Character Assessment). The document was used as a basis for the Wiltshire County Landscape Character Assessment. The site falls within LCA 10: Bristol Avon Clay Vale, specifically LCT: Vale Floor Pasture with Intact Structure. This LCT, is categorised, in the assessment of LCA 10, under the heading Clay Lowland Landscapes.

LCA 10: BRISTOL AVON CLAY VALE

Overview:

The Bristol Avon Clay Vale forms a block of landscape at the western extremity of the District, where the Chalk and Upper Greensand of the Vale of Pewsey give way to an area of lower lying clay-dominated geology. The eastern and southern boundary of the Clay Vale is marked by prominent low scarps and minor valleys which form the edge of the Upper Greensand and chalk, while the area is defined to the west by the District boundary and to the north by the Spye Parklands character area. Its character is distinctively low-lying, with gently undulating or flat landform, a mixed pattern of arable farmland and pasture and a comparatively dense network of hedgerows and trees.

Landscape and Visual Character:

The hedgerow structure which exists over most of the area lends a feeling of enclosure and intimacy to many views, and the landscape has generally low intervisibility. There is significant variety in landscape character from north to south. The south and south eastern part has a strong vale floor character with very flat fields, some large, and frequent willow and alder in hedgerows, reflecting the high number of watercourses across the area. North of a line through Potterne the landscape becomes more undulating and the higher land at Seend enables long distance views across the surrounding vale landscape. Between Rowde and Bromham the landscape begins to rise towards Spye Park, and a mosaic of woodland and farmland gives a more wild character as a precursor to the more extensive woodland of Spye, and Bowood north of the District.

Key Landmarks and Landscape Features:

- *the Kennet and Avon Canal, and in particular views up the Caen Hill flight of locks;*
- *the hilltop settlement of Seend;*
- *the market gardening area south of Bromham.*

CLAY LOWLAND LANDSCAPES

Key Characteristics:

- *distinctive lowlands characterised by low lying, flat farmland;*
- *strong riparian character;*
- *prominent higher ground such as at Seend;*
- *well treed;*
- *open arable and mixed farmland;*

- *blocks of open farmland, generally occurring as 'islands' within more strongly structured farmland landscapes.*
- *pasture, both permanent and reseeded, although the latter predominates.*
- *low-lying, gently undulating or rolling farmland with a definite hedgerow structure, ranging from very weak and eroded to intact and strong;*
- *woodland/farmland mosaic – a more even mix between woodland and farmland which may range from woodland interspersed with blocks of pasture and arable land to vice versa;*
- *clay vale farmland typical of the flattest and lowest parts of the clay lowland area;*
- *prominent network of drainage ditches;*
- *willow and alder conspicuous along ditches, watercourses and in hedgerows;*
- *mix of permanent and reseeded pasture with a good hedgerow structure, and the presence of mature trees both within hedges and as riparian features, notably willow and alder.*

4.3 THE STUDY AREA

4.3.1 The study area has developed over a bedrock of various sandstone and mudstone formations which has created a generally flat lowland landscape between the higher elevations at Seend and Potterne, to the north-west and north-east (respectively), with the former being located outside the study area. The low point of the area is 52m AOD (Spot Height) to the north-west on the southern edge of Townsend, whilst the high point is 85m AOD on a minor hill to the south-east of Windsmere Farm (south of the site).

4.3.2 Loamy and clayey soils with varying levels of drainage dominate the study area, with the majority being slowly permeable and seasonally wet. Superficial deposits of Alluvium can be found along the water bodies with belts of Head running through Marston, to the west of Cheverell Road, and to the north close to Potterne. Much of the study area has been identified as ALC Grade 4 (Poor) with areas of ALC Grade 3 (Good to Moderate – sub-grade not specified) away from Worton, and a patch of ALC 1 (Excellent) on the western edge of Potterne.

4.3.3 The prevailing land use of the study area is agricultural defined by a pattern of small and medium fields with a mix of irregular and regular field sizes present. Fields are typically divided by a strong structure of mixed native hedgerows, with alder and willow being common hedgerow trees due to the high level of watercourses found in the area. Other land uses found in the study area are allotment gardens, recreational fields, and fishing lakes. There a series of large pylons with associated overhead

wires crossing the study area as well as a solar farm to the south of the village of Worton both of which are contrary to prevailing the agricultural character.

4.3.4 Settlement within the study area is defined by the villages of Worton, Marston, and Potterne as well as scattered farms and residential properties which are commonly seen amongst an established landscape structure. Development consists of a mix of building styles and types which broadly reflect the contemporary designs of the periods when they were built. However, the modernisation of the agricultural sector has seen a change in the development pattern, with large modern infrastructure now being found as a component of the landscape with buildings are typically constructed using timber cladding, concrete blocks, and sheet metal with sheet metal roofing.

4.3.5 There are a number of listed structures within the study area, the majority of which are found within the Worton, Marston, and Potterne Conservation Areas. All listed structures are at least 400m from the main development area, with the closest being *The Little House* and *Park Farmhouse* both of which are Grade II listed and located on High Street, Worton to the west of the site and have no intervisibility with the development. The study area contains Areas of Minimum Change (AMOC) at Worton and Potterne. This local designation aims to protect these areas from further development or development which would alter the character; however, neither area extends as far as the site, with the closest AMOC being a small area to the south-east of Mill Head in Worton.

4.3.6 Vehicular access through the study area is defined by a network of minor roads that link the local settlements, alongside private/agricultural tracks that provide access to the more isolated farmsteads and individual dwellings within the intervening landscape. The A360 is the principal transport corridor, running on a north/south axis through the study area providing access to the town of Devizes to the north and the village of Market Lavington to the south. Pedestrian access is provided by a network of PRow including byways and footpaths which interconnect across the study area as well as providing access between the villages of the study area without using the roads.

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 area has a reasonably strong landscape quality and is largely representative of the descriptions and characteristics identified in the relevant character assessments. However, while contributing to the study area's sense of place, the key elements or features of the surrounding landscape are neither particularly rare nor common, with the identified LCAs and LCTs of the two Wiltshire character assessments covering extensive areas.

4.4.3 Despite the presence of detracting features such as solar farm development and large pylons, the study area maintains a good level of scenic quality, being defined by a prevailing agricultural land use, interspersed by regular villages linked by rural roads. Outside of the villages the majority of the landscape is sparsely settled, with only small pockets of residential and modern agricultural development, and a generally intact and well managed landscape structure.

4.4.4 The study area provides good walking opportunities but contains no strategic or long-distance rights of way, moreover in some instances, PRoWs are shared with farm tracks, which reduces the perception of isolation for users of the landscape. The study area contains no known associations with any particular people or events which would give the landscape itself any cultural prominence.

4.4.5 No landscape designations cover the site, furthermore there are no nationally designated landscapes within the study area. There are a number of heritage designations present within the study area including listed buildings and conservation areas, with the closest being approximately 400m to the west respectively (see Illustrative Material for further detail).

4.4.6 Overall the value of the landscape is *Medium*, which means that it is not a 'valued landscape' under Section 15, Paragraph 187, 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:
 - ♦ The prevailing agrarian character of the study area.
 - ♦ Local character including the established pattern of agricultural development.

- ♦ The character of the site itself as an area of agricultural land beyond the established farmstead.
- 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.

VISUAL RECEPTORS

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

- Footpaths: POTT53, POTT54, POTT60, POTT62, WORT13, and WORT16
- Roads: Worton Road and Cheverell Road

LEVEL OF EFFECT

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

4.4.10 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.

4.4.11 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 a typically rural countryside. However, while it has a level of landscape and scenic quality, the overall perception of the area is that of a modern working landscape. The Overall Susceptibility to Change of the application site as a component of the landscape is considered *Medium*, in respect of the development proposed. Although the proposed development is located on undeveloped land, it represents the construction of a form of development that already exists within the study area, and whilst the site is somewhat isolated from existing farmsteads, it reflects the pattern of scattered modern agricultural developments found across the study area. As such, the Overall Landscape Sensitivity of the development area within the surrounding landscape is *Medium*.

5.1.2 The site itself does not represent a specific element or feature defined as a key characteristic of the study area. However, it does broadly contribute to a number of key characteristics noted in LCA 10: Bristol Avon Clay Vale, including “*Distinctive lowlands characterised by low lying, flat farmland*” and “*Open arable and mixed farmland*”. Whilst the boundaries of the site itself are currently devoid of vegetation, the site is afforded a high level of containment within the receiving landscape due to the “*strong pattern of hedgerows and mature hedgerow trees*” as well as the “*many streams with rich riparian vegetation*” (noted as ‘Positive landscape features of significance’) found in close proximity to the site.

5.1.3 The proposed development, whilst being agricultural in terms of land use, will still represent the loss of an area of farmland, with the proposed mobile home being somewhat of an incongruous feature, albeit well contained within the context of the larger buildings. However, the proposed beef unit will not directly conflict with the character of the local landscape, in which agricultural built form associated with rearing cattle is an established component. Furthermore, the applicant owns land around the site which can be used to reinstate the historic field pattern lost during the 20th century, with the replating of new hedgerows contributing to enhancing one of the ‘Positive Landscape Features of Significance’ noted in the Wiltshire Landscape Character Assessment.

5.1.4 There are a number of development sensitivities listed for LCA 10, including:

The whole area has an essentially rural, agricultural character within which only small-scale, sensitively designed development, associated with existing built form, could be successfully accommodated without adverse impacts.

This is echoed in the Kennet Landscape Conservation Strategy. However, while the proposed beef unit may not be directly associated with existing built form, save for the storage barn which may potentially be granted permission under Permitted Development Rights, it still has a built form context due to its proximity to the properties on Worton Road, as well as Ware Farm and the adjacent hay barn. Furthermore, there is precedent in the local area for agricultural development being approved without association to existing built form. Cloverleaze/Home Farm (to the south-west) is a farmstead, including agricultural barns and two agricultural workers' dwellings, which developed from a single agricultural barn, which was approved in 2009 and was not associated with "*existing built form*".

5.1.5 Furthermore, across the wider study area there are examples of agricultural buildings which are not associated with other built form but are within close proximity. This includes barns located on the opposite side of Worton Road from Manor Farm (to the north-east) and the barns at West End (north-west) constructed in the vicinity of Joiners House. As such, while the proposals may represent an identified development sensitivity for LCA 10 (an LCA that covers an extensive area), due to the pattern of development in the local area, they will not be contrary to the established landscape character.

5.1.6 The two barns which form part of the proposed beef unit and will be constructed of the same materials to create a sense of cohesion for overall development. The chosen materials, timber cladding and concrete blocks with sheet metal roofing, reflect those used to construct other agricultural buildings within the receiving landscape. As regards the mobile home, choosing a muted colour will help settle the structure alongside the other buildings. Over time, the weathering of materials will assist in settling the new buildings, particularly the barns, into the local surrounding and reflect the weathered appearance of existing agricultural development within the study area.

5.1.7 The site itself is an area of land with no specific historic or architectural interest. It does not reflect the historic field pattern of the area, as the wider field has been created through the merging of five smaller fields to create a single large field. In terms of the landscape setting of the Worton Conservation Area, the site contributes to its wider agricultural setting. Post development, the new beef unit will continue to contribute to the study area's prevailing landscape. There are no listed structure or notable heritage assets within 400m of the site with all being physically and visually divorced from the site and 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.

5.1.8 Although the development will see the loss of an area of arable land, no trees or hedgerows will require removal in order to accommodate the proposals. Additionally, due to Biodiversity Net Gain requirements, the application will include new planting which will have a positive effect on the receiving landscape.

5.1.9 To reduce the need to use internal lighting, approximately 10% of the roof area of the proposed barns will have translucent panels in order to allow in as much natural light as possible. Nonetheless, internal lighting will still be required for both units, which due to their open elevations will mean that they will represent new light sources in the nocturnal environment. However, as the main open aspects of both structures face into the yard the amount of light spill will be lessened. Moreover, this lighting will not be required at all times, but rather for dedicated evening periods during the winter months or in case of emergency, this reducing the overall effect. Although no external lighting scheme has been submitted as part of the application, the client has indicated that PIR sensor lighting will be required on the western elevation of the proposed cattle barn to light the area between the barn and the temporary mobile home. However, this is for security purposes and will not be lit all the time.

5.1.10 As regards the mobile home, it will represent a more definite light source within the nocturnal environment, due to its proposed residential use as an agricultural worker's dwelling. However, being only a single storey, will reduce the extent of the potential light spill. Moreover, the implementation of targeted mitigation will help further contained any light spill within the immediate context of the new yard.

5.1.11 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 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 *Moderate – Slight*. The development proposals have an Overall Level of Landscape Effect of *Moderate – Moderate/Minor*.

5.1.12 As regards the Nature of Landscape Effect, it is recognised that there may be some localised adverse effects as a result partial development of a currently open arable field; however, these are restricted to the site itself and its immediate setting. The adverse effects can be appropriately off set through the planting of mixed native hedgerows which replicate the historic field pattern.

5.1.13 In terms of the wider landscape, the proposals will not significantly detract from the surrounding landscape, with the building being of a style that is commensurate with the prevailing rural agricultural character of the area. The proposals will not significantly change the pre-development condition of the landscape as a whole. The development is considered to have a neutral effect on the wider landscape resource; however, the conservation and long-term management of the site's surrounding landscape structure will be key in ensuring the development remains well contained within the landscape.

5.2 VISUAL APPRAISAL

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

5.2.2 For the purpose of this appraisal, close views are between 0m – 500m from the proposed development, medium views are between 500m – 1000m, and long views from further than 1000m. Where appropriate, viewpoints have been organised into groups to help better determine the visual impact of the development. 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 September 2025 when vegetation was in full leaf. 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:

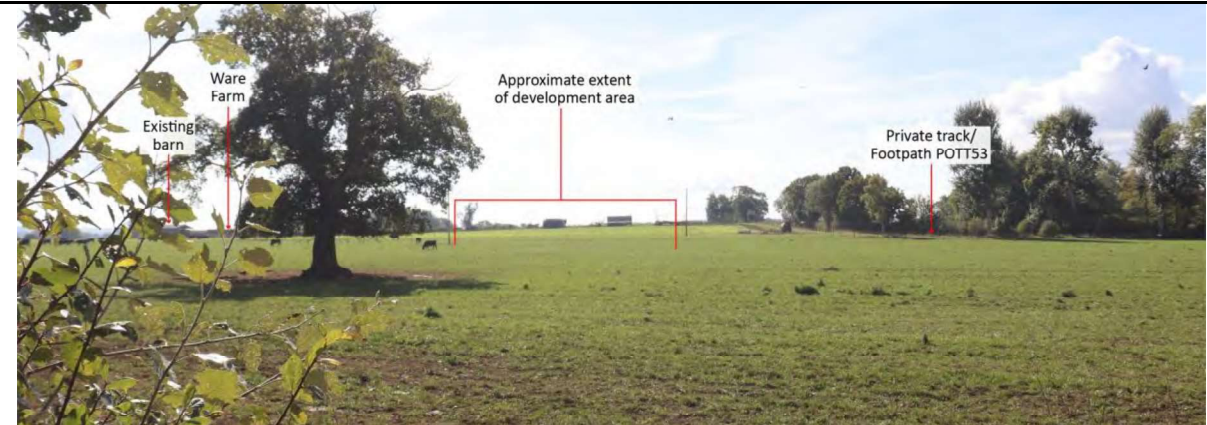
The timing of the assessment work and the project programme will also influence the practicality of covering more than one season.

VIEWS FROM LOCAL FOOTPATHS

VIEWPOINT 1

Approximate distance from site: 165m

OS map elevation: Between 55-60m AOD



VIEWPOINT 2

Approximate distance from site: 30m

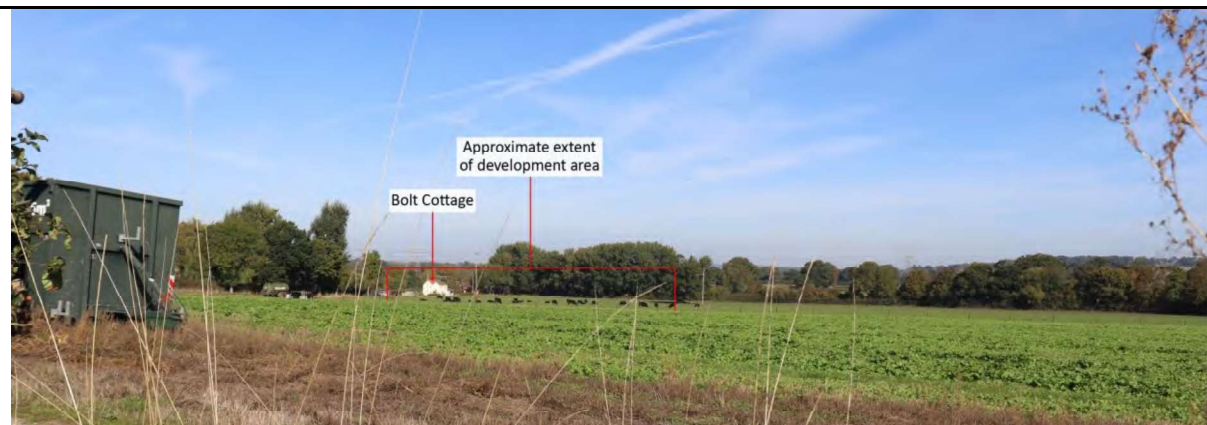
OS map elevation: Between 55-60m AOD



VIEWPOINT 3

Approximate distance from site: 150m

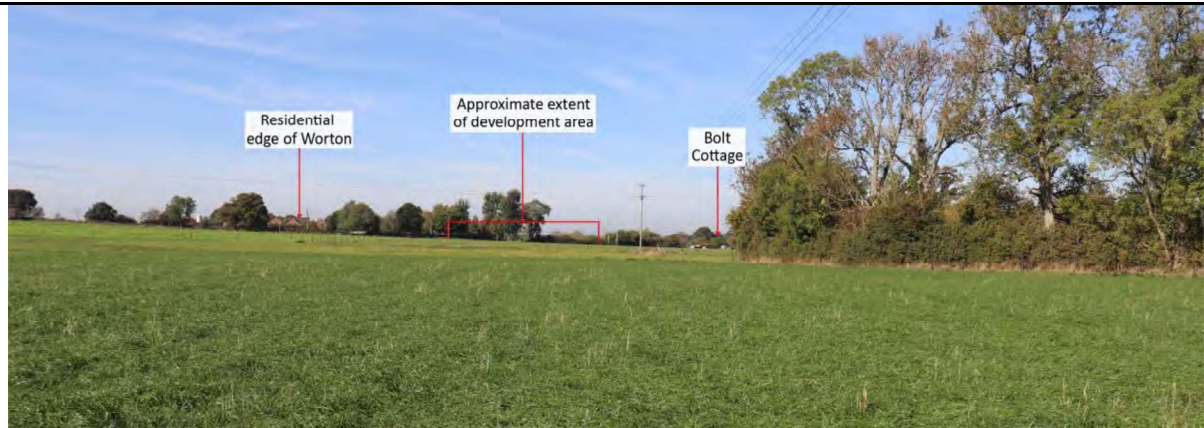
OS map elevation: Between 60-65m AOD



VIEWPOINT 4

Approximate distance from site: 50m

OS map elevation: Between 55-60m AOD



Close distance views, south, east, north-west, and west (respectively); taken from Footpath POTT60 (VP1), Footpath POTT53/private access track to Ware Farm (VPs 2 and 3) and Footpath POTT62 (VP 4).

Due to a lack of intervening vegetation, there are generally open views from the footpaths and access track, although as receptors approach Ware Farm, to the south-east, there is an established hedgerow along approximately 90m of the northern side of the track. Although VP 3 is taken through a hedgerow gap, this vegetation will serve to soften and break up views of the development area, including during winter months when leaf cover is low.

The introduction of new built form into an undeveloped field will be noticeably distinct as a new feature within the views; however, it will not lead to a change to the established visual character of the receiving landscape, as it is one in which modern agricultural development is an established visual component. Furthermore, the proposed colouration of the new beef unit is in keeping with established modern agricultural buildings found across the study area.

Moreover, the weathering of materials will assist in settling the new buildings into the local landscape and reflect the weathered appearance of existing agricultural development elsewhere within the study area.

The proposed attenuation pond will not be visible from these VPs due to its low-lying nature and position beyond built form or intervening vegetation. From VP 4, the pond will be located in the foreground of the view. Despite being visible as a new feature, the attenuation pond will have a largely negligible effect on views and visual amenity due to its low-lying nature.

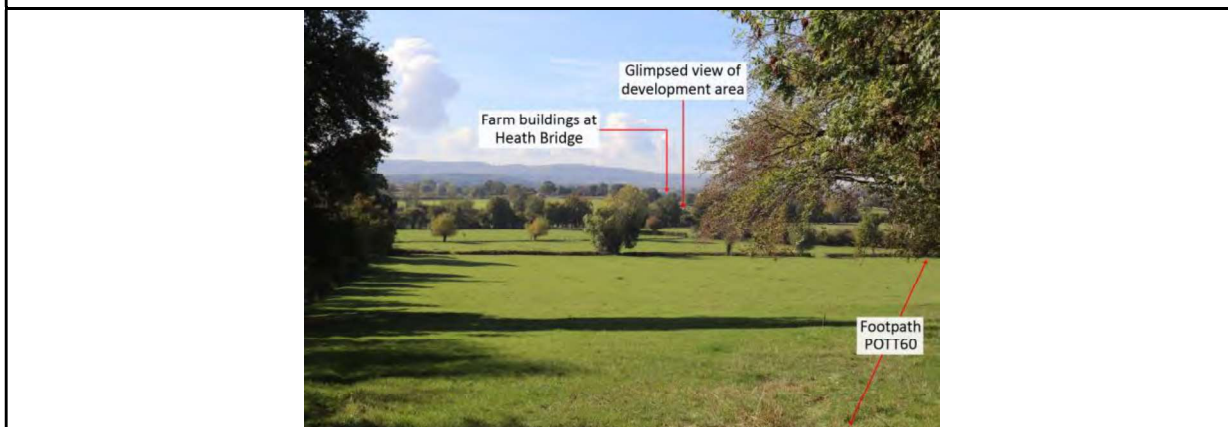
The applicant owns further land around the site which provides opportunities for strategic planting which will serve to break and soften views of the new built form.

VIEWS FROM FOOTPATH POTT60

VIEWPOINT 5

Approximate distance from site: 645m

OS map elevation: Between 75-80m AOD



VIEWPOINT 6

Approximate distance from site: 345m

OS map elevation: Between 55-60m AOD



Medium and close distance views (respectively), south-west; taken from Footpath POTT60.

As receptors travel south-westwards along the footpath there are glimpsed views of the development area from the higher elevations to the north-east. Whilst, from the lower elevations, intervening vegetation obscures views year-round due its density.

Where visible, the new beef unit will not be seen in isolation as there are already glimpsed views of the recently constructed agricultural buildings at Heath Bridge to the south. Furthermore, as agricultural development is an established visual component of the receiving landscape, despite the introduction of new built form the proposals will not lead to a discernible change in the established visual character.

The proposed attenuation pond will not be visible from this location due to its low-lying nature coupled with the intervening vegetation.

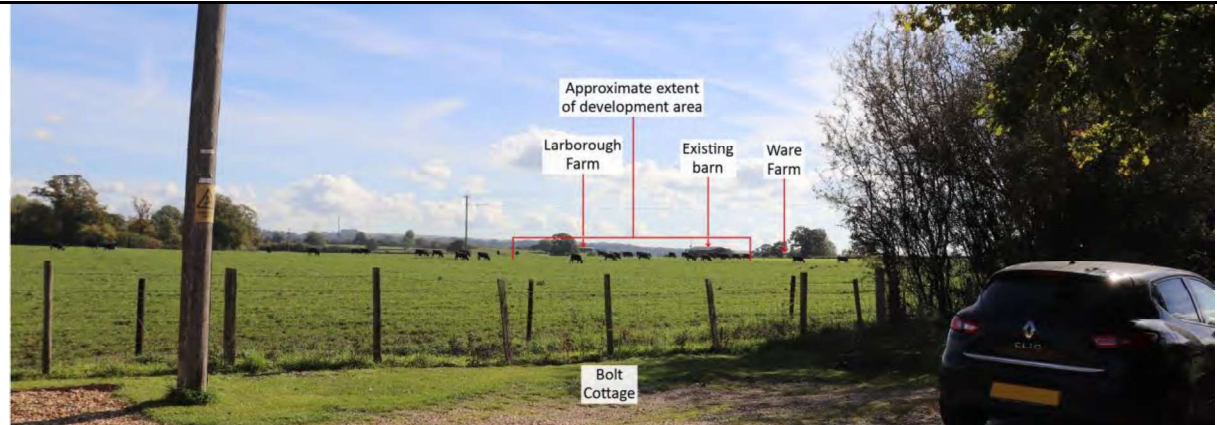
As the site is well contained within the local landscape, despite the introduction of new built form, views of the development will be extremely limited and will not affect the established visual character of the receiving landscape. Over time, the weathering of materials will help to further integrate the proposed beef unit into the receiving landscape.

VIEWS FROM WORTON ROAD

VIEWPOINT 7

Approximate distance from site: 175m

OS map elevation: Between 55-60m AOD



Close distance view, south-east; taken from Worton Road.

As receptors travel along an approximately 250m stretch of Worton Road there are open views of short duration of the proposed development between existing built form and roadside vegetation, particularly when travelling southwards towards the junction with High Street.

The proposals will be visible as a noticeably distinct new feature in views within the immediate vicinity; however, the proposed colouration of the new beef unit is in keeping with established modern agricultural buildings found across the study area. Moreover, over time, the weathering of materials will assist in settling the new buildings into the local surrounding and reflect the weathered appearance of existing agricultural development within the study area.

Within the wider landscape, scattered agricultural development is an established visual component of the receiving landscape. Therefore, although visible, the proposed beef unit will not lead to a change in the established visual character of the receiving landscape.

Due to a lack of intervening vegetation where there are open views of the development, seasonality will not have any effect on these views. However, other views in the locality are obscured by dense vegetation or built form and will remain so year-round. Furthermore, as the applicant owns further land around the site, this provides opportunities for strategic tree and hedgerow planting which will help to soften and further break up views.

From this location due to its low-lying nature coupled with the intervening distance the proposed attenuation pond will not be visible.

VIEWS FROM FOOTPATH POTT59

VIEWPOINT 8

Approximate distance from site: 115m

OS map elevation: Between 60-65m AOD



Close distance view, north-east; taken from Footpath POTT59.

There will be glimpsed views of the development beyond the existing field boundary vegetation, in which the development will be visible as a new feature. However, the proposed colouration of the new beef unit is in keeping with established modern agricultural buildings found across the study area. Moreover, over time, the weathering of materials will assist in settling the new buildings into the local surrounding and reflect the weathered appearance of existing agricultural development within the study area.

Furthermore, receptors will be aware of the built form context of the edge of Worton and of agricultural development across the receiving landscape. Whilst there are views along this footpath (in either direction), for receptors travelling west towards Worton, views will be lost once they reach Cheverell Road, the dense roadside vegetation will obscure views year-round.

From the wider landscape, change would be limited and would be unlikely to affect the established visual character as a whole, with scattered agricultural development is an established visual component of the study area.

In months of lower leaf cover, there will be increased views of the proposed beef unit, however, the site provides opportunities for strategic tree and hedgerow planting which will help to soften and further break up views.

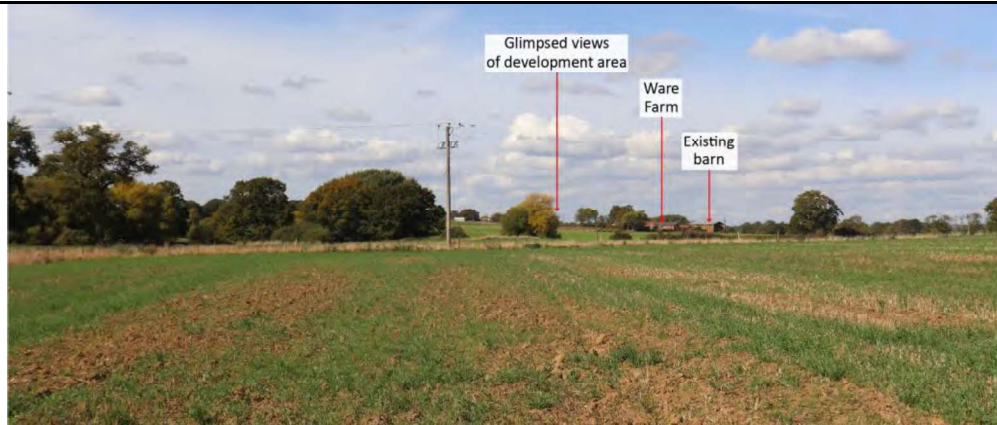
From this location due to its low-lying nature coupled with the intervening distance the proposed attenuation pond will not be visible.

VIEWS FROM FOOTPATH POTT54

VIEWPOINT 9

Approximate distance from site: 715m

OS map elevation: Between 60-65m AOD



Medium distance view, north-west; taken from Footpath POTT54.

There will be glimpsed views as receptors pass along approximately 170m of the footpath to the south-west of Larborough Farm, beyond which the site is obscured by farm buildings and vegetation. Where seen the proposed beef unit will not be seen in isolation as the existing barn and Ware Farm can also be seen reducing the prominence of the new built form. The weathering of materials will assist in settling the new buildings into the local surrounding and reflect the weathered appearance of existing agricultural development within the study area. Furthermore, views of the development area form part of a wider panorama to the west, with the views being broken up by vegetation along the minor watercourses and around field boundaries.

Despite the introduction of new built form, the proposals will not lead to a discernible change to the established visual character, as the local landscape is one where scattered agricultural development is an established visual component. Moreover, as the applicant owns further land around the site, there are opportunities for strategic planting which will serve to break up and soften views of the new beef unit.

During times of reduced leaf cover, there will be a slight increase in intervisibility, however, this will not notably change the overall perception of the proposals for receptors travelling through the landscape.

From this location due to its low-lying nature coupled with the intervening distance the proposed attenuation pond will not be visible.

POTENTIAL RESIDENTIAL VIEWS (NOT RECORDED)

5.2.4 There are potential residential views of the proposed beef unit from Bolt Cottage (to the north-west) and Turnpike Cottage (to the south-west) both located on Worton Road, and Ware Farm (to the south-west) that it has not been possible to record representatively due to a lack of public access.

5.2.5 There will be views from the upper storey of Bolt Cottage where a lack of boundary vegetation will allow for open views of the development. Whilst in terms of views from the upper storeys of Turnpike Cottage, these will be afforded a high level of filtering due to the mature vegetation along the field boundary with Footpath POTT53/private access track. Despite the introduction of new built form, the development will not be seen in isolation, it will be viewed in the context of the existing built form of Ware Farm and the adjacent barn. In terms of Ware Farm itself, the trees to the north-west of the dwelling will provide a level of filtering for the development; however, the new built form will be seen in isolation.

5.2.6 In the case of all residential views, the natural weathering of materials used to construct the barns will help to blend the beef into the surrounding landscape within these close distance views. Furthermore, as the applicant owns land around the site, these views can be broken up and softened through strategic planting. Moreover, as agricultural development is an established component of the receiving landscape, despite the introduction of new built form the proposals will not lead to a change to the established visual character of the local landscape.

SUMMARY OF VISUAL EFFECTS

5.2.7 The Overall Visual Sensitivity of the study area is considered *Medium*, in respect of the development proposed. While the proposals will see the introduction of built form into a currently undeveloped parcel of land, scattered agricultural developments are an established visual component of the local landscape. Furthermore, although the site lies outside of an established farmstead presenting as a somewhat isolated feature, the visual character of the receiving landscape is defined by its agrarian characteristics, something that the proposals would not directly conflict with.

5.2.8 The visual envelope of the development is largely restricted to within 200m of the main development area. There are no long-range views, and medium views are restricted to only a few locations due to intervening vegetation coupled with a general lack of public access precluding views from the wider landscape. It should also be noted that, on the whole, the attenuation pond will not be visible due to its low-lying nature coupled with intervening vegetation and distance.

5.2.9 The majority of close-range views are open with the proposed beef unit being noticeably distinct due to the introduction of new built form into a field where there is currently no built form. However, the proposed colouration of the new beef unit is in keeping with established modern agricultural buildings found across the study area. Moreover, over time, the weathering of materials will assist in

settling the new buildings into the local surrounding and reflect the weathered appearance of existing agricultural development within the study area. Additionally, the applicant owns further land around the site which can be used for strategic planting which will serve to soften and break up views of the proposed beef unit.

5.2.10 The introduction of new built form into the field will see a change to the make-up and balance of close views with the built form being noticeably distinct; however, change to the established visual character of the receiving landscape will be limited as the site is located within a modern working landscape in which scattered agricultural developments are an established visual component. Furthermore, where visible, the development can be appropriately mitigated without using visually uncharacteristic planting.

5.2.11 Due to the high level of containment afforded to the site, the Overall Magnitude of Visual Change must be considered in terms of the immediate landscape and wider landscape. Within close proximity to the site the level of change experienced by receptors is *Moderate*, with the Overall Level of Visual Effect being *Moderate*. However, beyond 200m, the dense, mature vegetation of the receiving landscape reduces the Overall Magnitude of Visual Change to *Slight – Negligible*, resulting in the Overall Level of Visual Effect being *Moderate/Minor – Minor*.

5.2.12 In respect of close distance views where the beef unit would appear isolated, or would be visually prominent, there will be a slight adverse effect on views and visual amenity, with the proposed development becoming a new component of what is currently seen as an undeveloped area of land. However, due to the generally low-lying study area coupled with the high level of field boundary vegetation the site is relatively well contained within the receiving landscape. As such, while the Overall Nature of Effect is considered *Adverse* within close proximity to the development area, from the wider landscape the Overall Nature of Effect will reduce to *Neutral*.

5.3 CONSTRUCTION EFFECTS

5.3.1 While only being temporary, the construction of the proposed beef unit, alongside the operation of heavy plant at the site, will have an effect on the landscape resource and views and visual amenity in the short term.

5.3.2 The construction period will see on-site operations that are contrary to the prevailing rural character of the receiving landscape, and which will also have some effect on the area's tranquillity.

However, as this is a working landscape the overall effect will be lessened as working machinery is a common feature of the receiving landscape.

5.3.3 Machinery working on the site will be visible from the majority of viewpoints that have intervisibility with the various development areas of the site, with some machinery and infrastructure potentially extending higher than the tallest elements of the development during construction (e.g. scaffolding and cranes). However, while this will likely draw attention to the site, it will not result in any additional views beyond those already recorded.

5.3.4 To ensure that the construction of the proposed development does not result in any residual effects, the following recommendations have been made:

- During construction access to the site should be taken through the existing access points, with any new access points and roads being created before construction of the buildings begins. This will mean that construction traffic can access the site without the creating additional access points.
- To avoid fields being overrun by construction vehicles, the internal tracks and working areas should be delineated prior to development commencing.
- Wherever necessary, ground protection mats must be used to prevent the compaction of soil around retained trees and hedges.
- If any vegetation not identified for removal is damaged during construction, it should be identified and replaced as soon as it is feasible within the agreed work programme.
- Construction materials and equipment should be appropriately stored.

5.3.5 While there will be some short-term adverse effects during the construction period, these will be temporary and will gradually reduce as the development works progress. Overall, any effects will be short-term and will have no residual adverse effects on the recorded landscape and visual receptors.

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 an agricultural development at the site will have an unacceptable effect on the landscape resource and the visual amenity of the study area. Key mitigating factors are the prevailing agrarian land use and character of the study area, as well as relatively limited visual envelope of the site.

6.2 Pre-mitigation, the Overall Level of Effect of the proposed development is considered to be *Moderate/Minor*. It is acknowledged that there will be localised changes as result of the development, however this is deemed acceptable as the proposals represent a type of development found within the study area. Furthermore, although the beef unit will have a higher level of prominence in close proximity, it will not detract from the landscape resource or the area's visual amenity. Additionally, it is possible, through a targeted scheme of mitigation to ensure *"any negative impacts [can] be mitigated as far as possible through sensitive design and landscape measures"* as per Core Policy 51.

6.3 MITIGATION STRATEGY

6.3.1 It is acknowledged that the existing landscape structure around the wider field, in particular the riparian vegetation along the watercourse to the north, plays a key role in setting the development within the landscape, and as such it should be appropriately managed to ensure its longevity. Furthermore, existing hedgerows across the surrounding land under the applicant's control, should be gapped up as necessary and grown on to provide greater containment.

6.3.2 New planting will focus on the use of indigenous landscaping to soften the built form and further integrate it into the landscape, while at the same time providing landscape enhancements wherever possible. A new hedgerow should be planted to the south of the proposed agricultural building following, as far as possible, the route of the historically removed hedgerows which can be seen in Appendix 3 (Historic Map Extracts). Additionally, a hedgerow should be planted along the boundary with Bolt Cottage. Strategic tree planting is recommended along the hedgerows to not only further break up and soften views of the proposals, but to also replicate the existing landscape structure of the surrounding landscape.

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:

- Existing poor quality/diseased vegetation or invasive species should be removed and replaced if necessary/appropriate.
- Suitable root protection area stand-offs should be applied around all vegetation to be retained where necessary.
- The trees identified on drawing WHL-2042-05: Landscape Mitigation Strategy should be appropriately managed, with a focus on undertaking remedial work, including thinning, removal of low growth and crown raising as necessary to ensure longevity and well balanced, dense crowns.
- The existing mixed native hedging around the site, as identified on drawing WHL-2042-05: Landscape Mitigation Strategy, should be gapped up as necessary using native species and grown and managed at a minimum of 2.50m in height.
- In the case of all hedgerows, a dense hedgerow structure should be maintained by not allowing hedgerow species to grow to tree sized proportions. Hedgerows should be cut in an “A” shape or a “topped A” shape to create tall bushy hedges with maximum wildlife potential.
- Tree and hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.

Proposed Mitigation and Planting:

- The following recommendations should be taken into account in respect of plants being used for mitigation purposes:
 - ♦ All new planting, including planting for the purposes of replacement should comprise appropriate native species characteristic of the area.
 - ♦ A range of plant sizes should be used, to create instant impact and structure.
 - ♦ The following tree species should not be used as they are potentially poisonous to cattle: *Acer pseudoplatanus* (sycamore), *Malus sylvestris* (crab apple), *Quercus robur* (English oak), *Taxus baccata* (yew).

- Native trees should be planted adjacent to the hedgerows around the site to create structure and break up views of the development. Trees should be planted at a minimum of 5.00m centres.
- New mixed native hedging should be of traditional, hawthorn (*Crataegus monogyna*) rich composition, grown and managed at a minimum of 2.50m in height. This should be planted:
 - ♦ to the south and west of the proposed beef unit following the route of the historic hedgerow as far as possible.
 - ♦ along the western field boundary with Bolt Cottage.
- The attenuation basin should be planted with a wildflower grass mixture tolerant of waterlogged soils.

Recommended Native Tree Species					
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
<i>Acer campestre</i>	Field Maple	Standard	8-10	2.50/3.00	1.75/2.00
<i>Carpinus betulus</i>	Hornbeam	Selected Standard	12-14	3.50/4.00	Min 2.00
<i>Crataegus monogyna</i>	Hawthorn	Light Standard	8-10	2.50/3.00	1.50/1.75
<i>Prunus avium</i>	Wild cherry	Selected Standard	12-14	3.50/4.00	Min 2.00
<i>Sorbus torminalis</i>	Wild service tree	Standard	8-10	2.50/3.00	1.75/2.00

Recommended Mixed Native Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	60-80	20
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	60-80	55
<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	60-80	5
<i>Ilex aquifolium</i>	Holly	Pot-grown (3ltr)	40-60	2.5
<i>Ligustrum vulgare</i>	Wild Privet	1 + 1 transplants	60-80	2.5
<i>Prunus spinosa</i>	Blackthorn	1 + 1 transplants	60-80	10
<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	60-80	5

Recommended Grass Mix	
Mix name	Sowing rate (g/m ²)
Wetland Meadow Mixture (Naturescape N7 or equivalent)	5

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 hedgerow improving 'green links' within the local area.

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 *Moderate/Minor* with new planting helping enhance both the natural environment and restore the historic field boundaries. The Overall Nature of Effect will remain *Neutral*, however, there will be several positive effects in respect of enhancements to the green infrastructure network around the site, with a hierarchy of tree ages also being established in the area.

EFFECT OF MITIGATION ON VISUAL RECEPTORS

6.4.3 At Implementation: Effects will be largely the same from the majority of Viewpoints. However, gapping up of the existing access will soften localised views of the built form. Additionally, the use of structural trees helping to 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 Effects being reduced to *Moderate/Minor* within close proximity, with the site being better contained within the landscape. Furthermore, the established planting will help notably soften localised views and create an appropriate setting for the development, specifically as receptors pass along Footpaths POTT53 and 62 where the beef unit would have appeared somewhat isolated. While the development will still be visible from certain locations, it will be defined by an appropriate, mature, landscape structure creating a setting which responds positively to the established visual character of the local area. The Overall Nature of Effect will reduce to *Neutral* in close proximity, 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 notable 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 beef unit will integrate into the receiving landscape, maintaining its rural character without being visually intrusive, or having an unacceptable detrimental impact on the appearance or the landscape character of the area within which it is located.

6.5.2 The recommended landscape mitigation and enhancement measures will see “*any negative impacts... mitigated as far as possible*” as per Core Policy 51. Taken as a whole, the proposed development post-mitigation will have a *Minor* effect, with any adverse effects having been successfully mitigated.

6.5.3 The proposed development will not be notably detrimental to any of the key characteristics or descriptions of the site and the surrounding landscape as identified in this document. The proposed development can be undertaken in compliance with relevant guidance and policies in the NPPF, the Wiltshire Core Strategy including the Wiltshire Local Plan Pre-Submission Draft (2020-2038) and the Kennet Landscape Conservation Strategy.

7. REFERENCES

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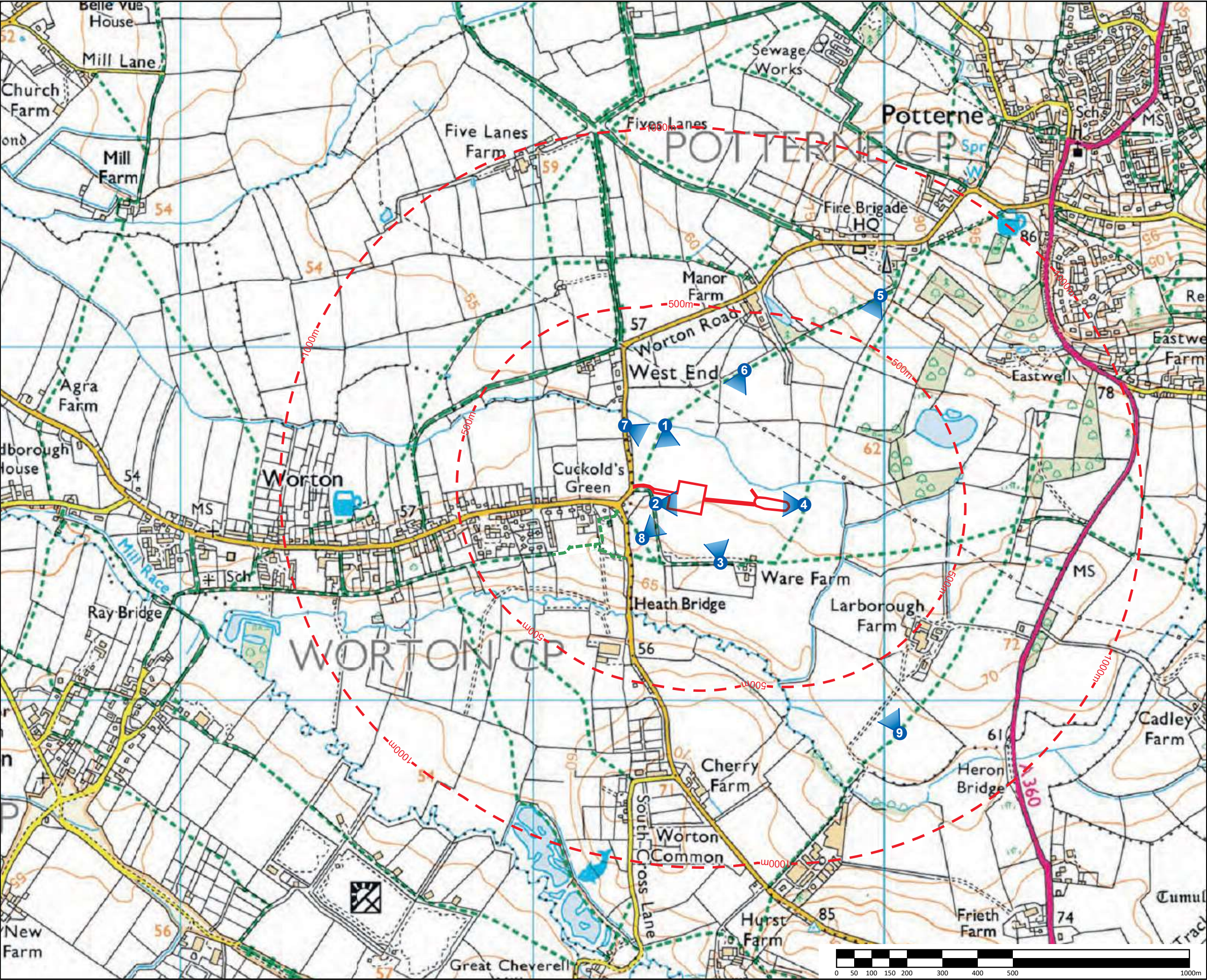
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ILLUSTRATIVE MATERIAL



KEY:

- Site
- Off-set from site
- Viewpoint

Public Rights of Way

- Footpath
- Bridleway
- Byway open to all traffic

Roads

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

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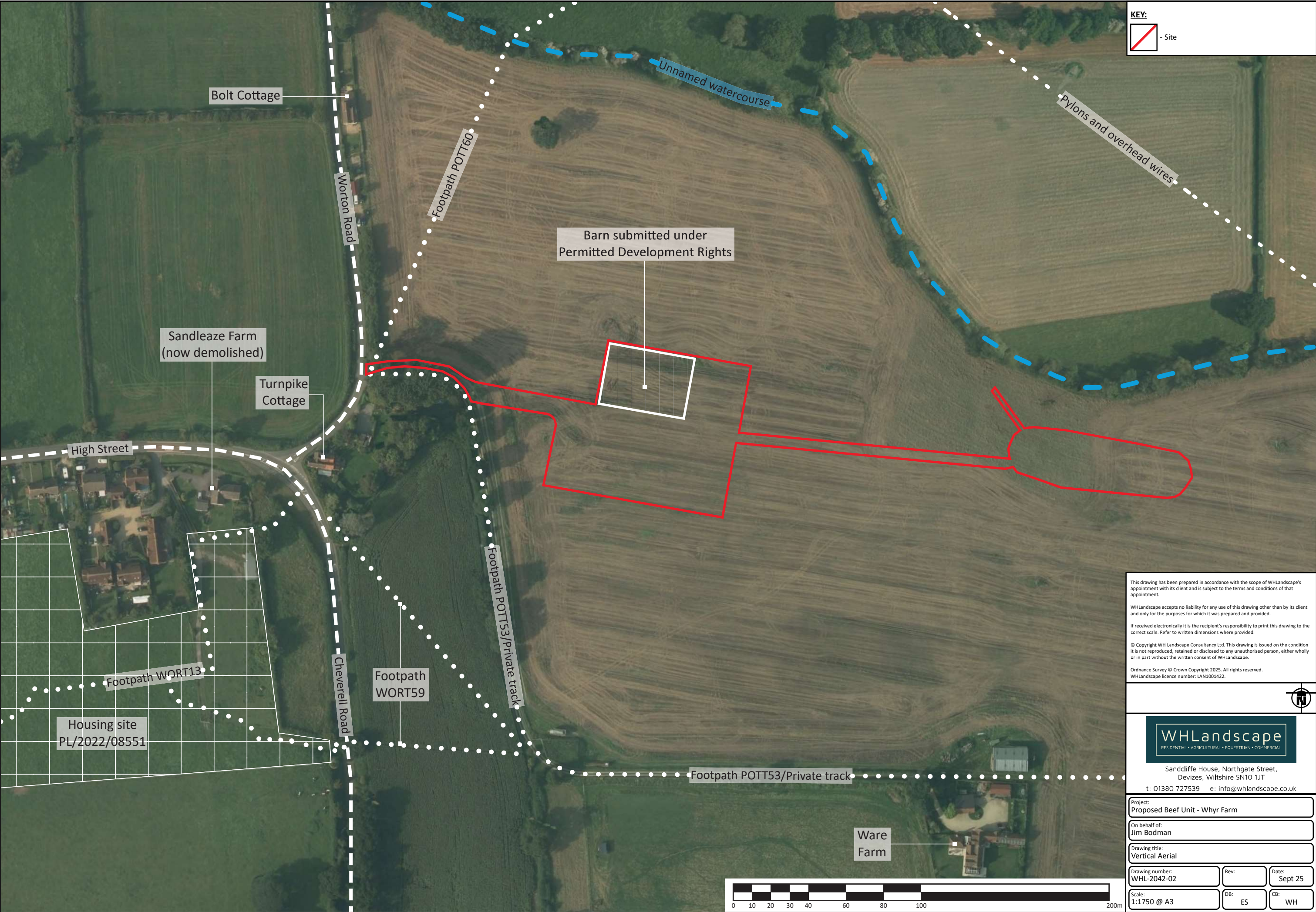
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Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project: Proposed Beef Unit - Whyr Farm		
On behalf of: Jim Bodman		
Drawing title: Location and Viewpoint Plan		
Drawing number: WHL-2042-01	Rev: ES	Date: Sept 25
Scale: 1:10000 @ A3	DB: ES	CB: WH



KEY:
- Site

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Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project: Proposed Beef Unit - Whyr Farm		
On behalf of: Jim Bodman		
Drawing title: Vertical Aerial		
Drawing number: WHL-2042-02	Rev: 	Date: Sept 25
Scale: 1:1750 @ A3	DB: ES	CB: WH



KEY:

- Site
- Off-set from site

Local Plan Designations

- Area of Minimum Change

Natural Environment Designations

- County Wildlife Site

Heritage Designations

- Conservation Area
- Grade I listed structure
- Grade II* listed structure
- Grade II listed structure

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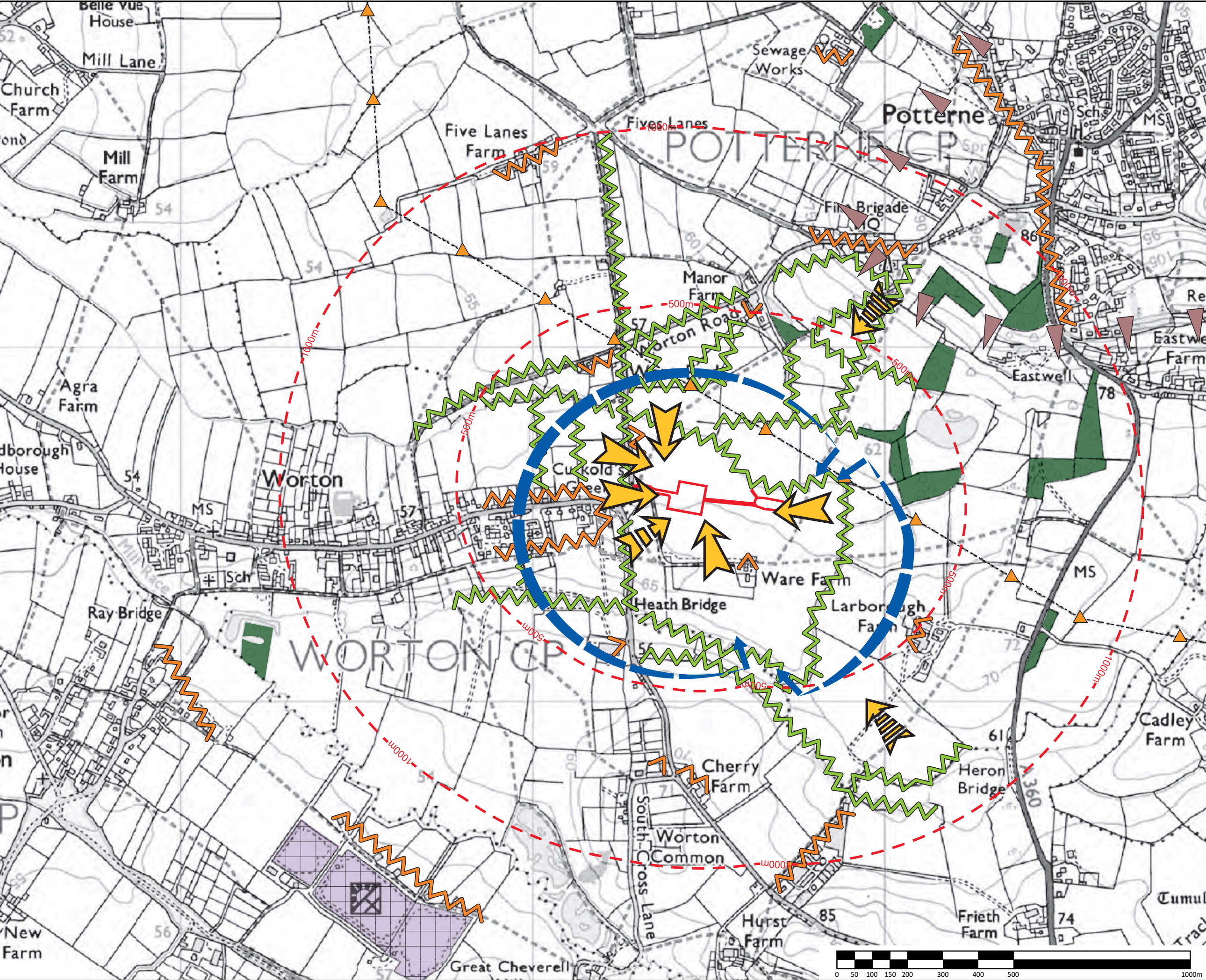
Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project:
Proposed Beef Unit - Whyr Farm

On behalf of:
Jim Bodman

Drawing title:
Designations

Drawing number: WHL-2042-03	Rev: ES	Date: Sept 25
Scale: 1:10000 @ A3	DB: ES	CB: WH



KEY:

- Site
- Off-set from site
- Downslope
- Significant vegetation
- Trees and hedgerows obscuring/filtering views
- Notable development
- Pylons and overhead wires
- Solar development
- Open view
- Partial view
- Heavily filtered view
- Views obscured by landform and vegetation

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

Project:
Proposed Beef Unit - Whyr Farm

On behalf of:
Jim Bodman

Drawing title:
Landscape and Visual Analysis

Drawing number:
WHL-2042-04

Rev:
ES

Date:
Sept 25

Scale:
1:10000 @ A3

DB:
ES

CB:
WH

Recommended Grass Mixes	
Mix name	Sowing rate (g/m ²)
Wetland Meadow Mixture (Naturescape N7 or equivalent)	5

Recommended Native Tree Species					
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
<i>Acer campestre</i>	Field Maple	Standard	8-10	2.50/3.00	1.75/2.00
<i>Carpinus betulus</i>	Hornbeam	Selected Standard	12-14	3.50/4.00	Min 2.00
<i>Crataegus monogyna</i>	Hawthorn	Light Standard	8-10	2.50/3.00	1.50/1.75
<i>Prunus avium</i>	Wild cherry	Light Standard	8-10	2.50/3.00	1.50/1.75
<i>Sorbus torminalis</i>	Wild service tree	Standard	8-10	2.50/3.00	1.75/2.00

Recommended Mixed Native Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	60-80	20
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<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	60-80	5
<i>Ilex aquifolium</i>	Holly	Pot-grown (3ltr)	40-60	2.5
<i>Ligustrum vulgare</i>	Wild Privet	1 + 1 transplants	60-80	2.5
<i>Prunus spinosa</i>	Blackthorn	1 + 1 transplants	60-80	10
<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	60-80	5

KEY:

 - Proposed development

Existing vegetation

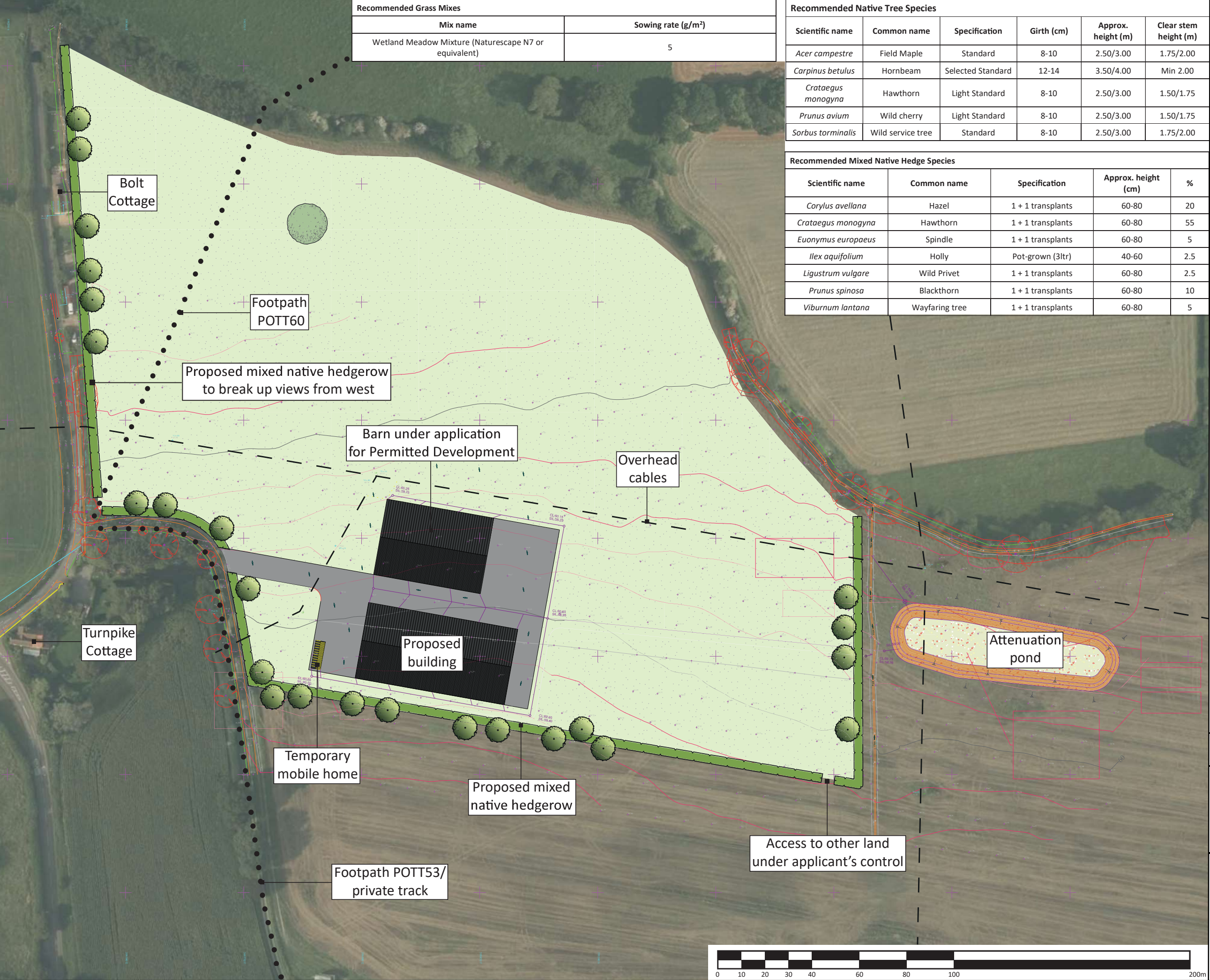
 - Tree

Proposed vegetation

 - Tree

 - Mixed native hedgerow

 - Wetland wildflower mixture



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Base plan provided by Falcon Building Consultants.
Drawing Title: Proposed Block Plan Full Site. Drawing No: 25/0100

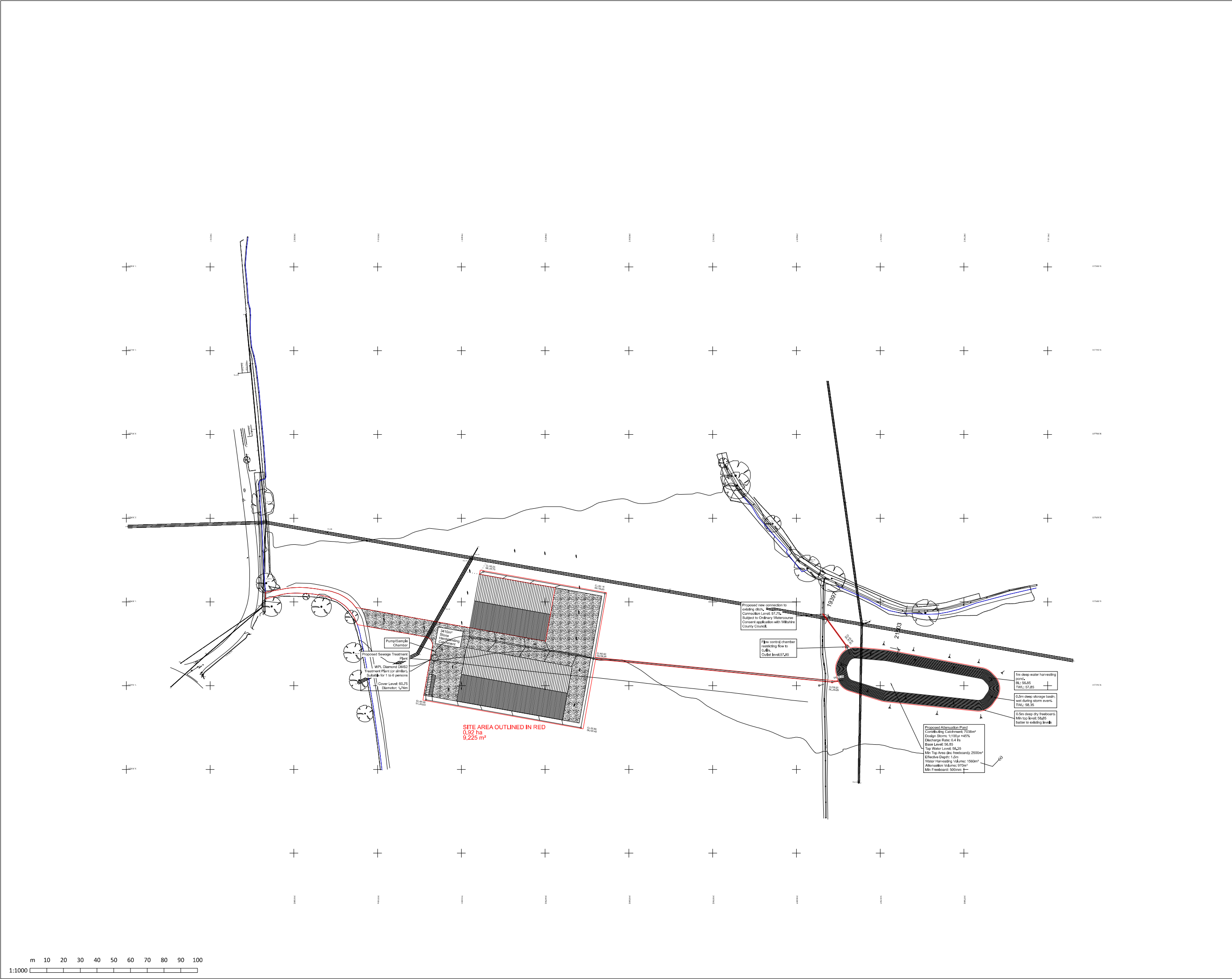


Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project: Proposed Beef Unit - Whyr Farm		
On behalf of: Jim Bodman		
Drawing title: Landscape Mitigation Strategy		
Drawing number: WHL-2042-05	Rev: 	Date: Nov 25
Scale: 1:1500 @ A3	DB: ES	CB: WH

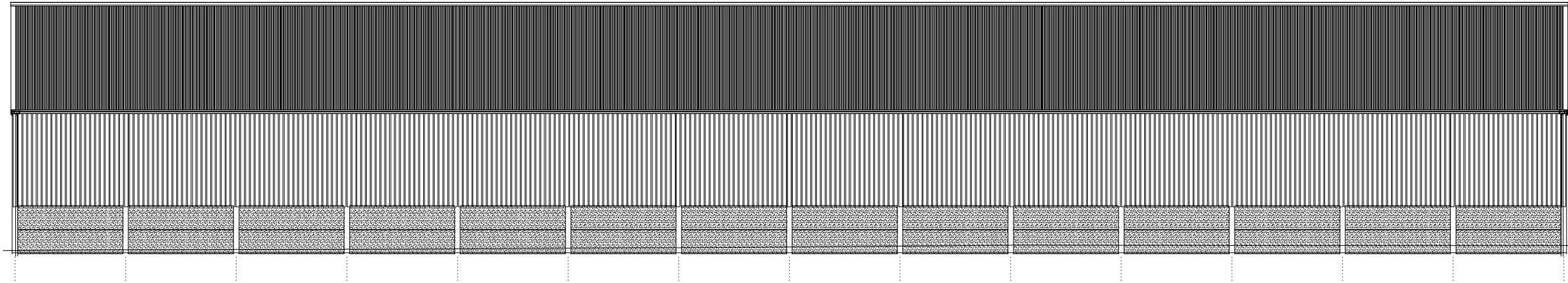
APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS

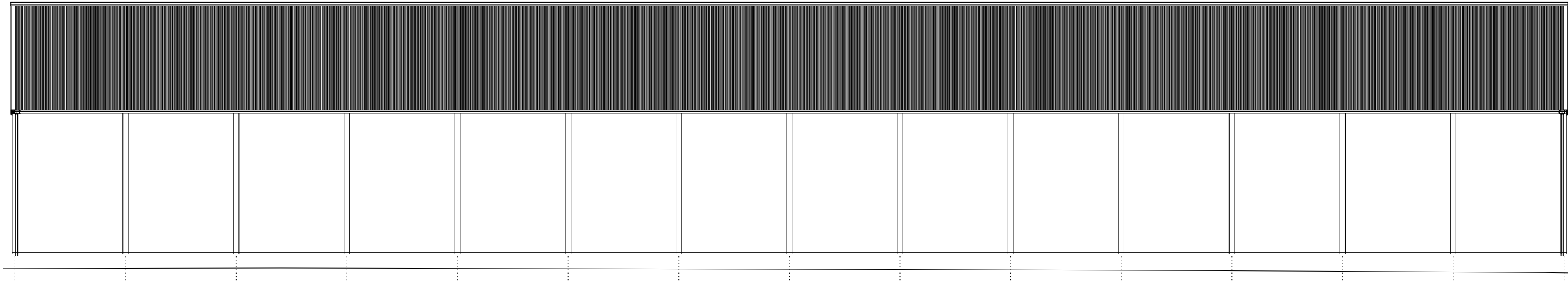


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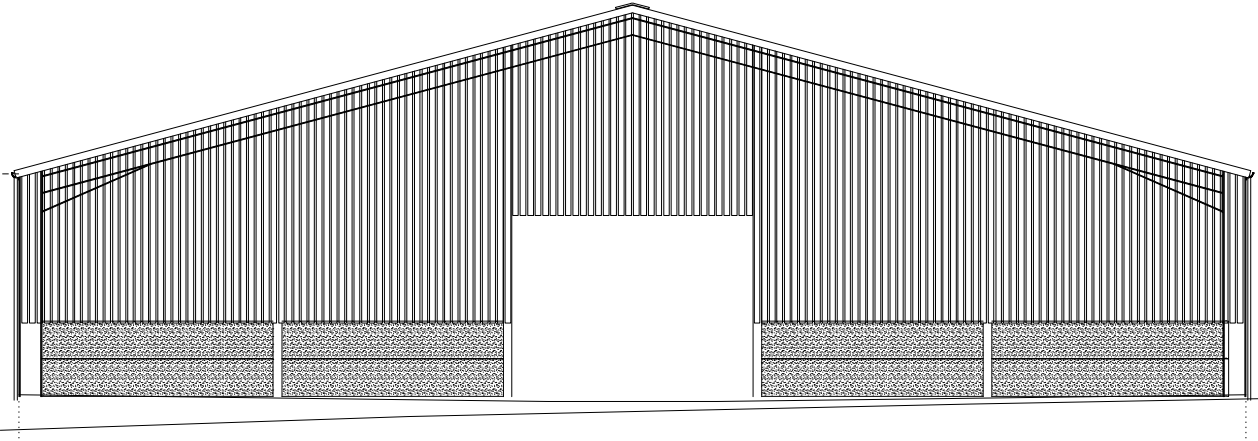
NO	DATE	REVISIONS
FALCON BUILDING CONSULTANTS 3 Creves Cottage, New Road, Studley, Wiltshire SN11 9LX Mob 07774 945251		
CLIENT MR. J. BODMAN		
JOB TITLE PROPOSED FEED/SILAGE STORE WYRE FARM WORTON		
DRAWING TITLE PROPOSED BLOCK PLAN CATTLE BUILDING © Crown copyright and database rights 2025 OS Licence 100035409		
SCALE 1:1000		A1
DATE FEB 2025		DRAWN BY KV
DRG NO 25/0100/PR2 CB		Rev



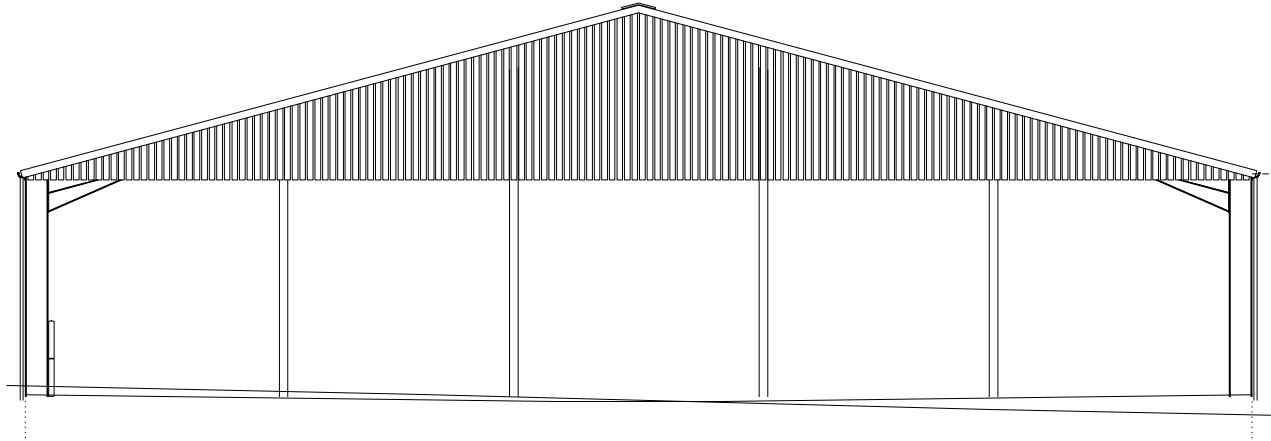
SOUTH ELEVATION



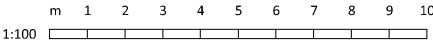
NORTH ELEVATION



WEST ELEVATION

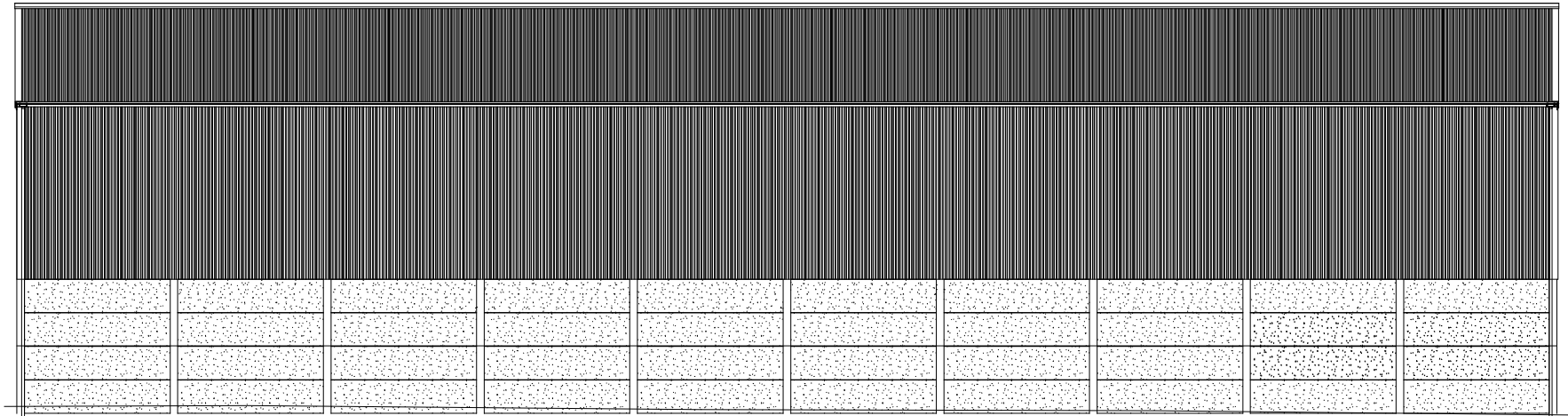


EAST ELEVATION

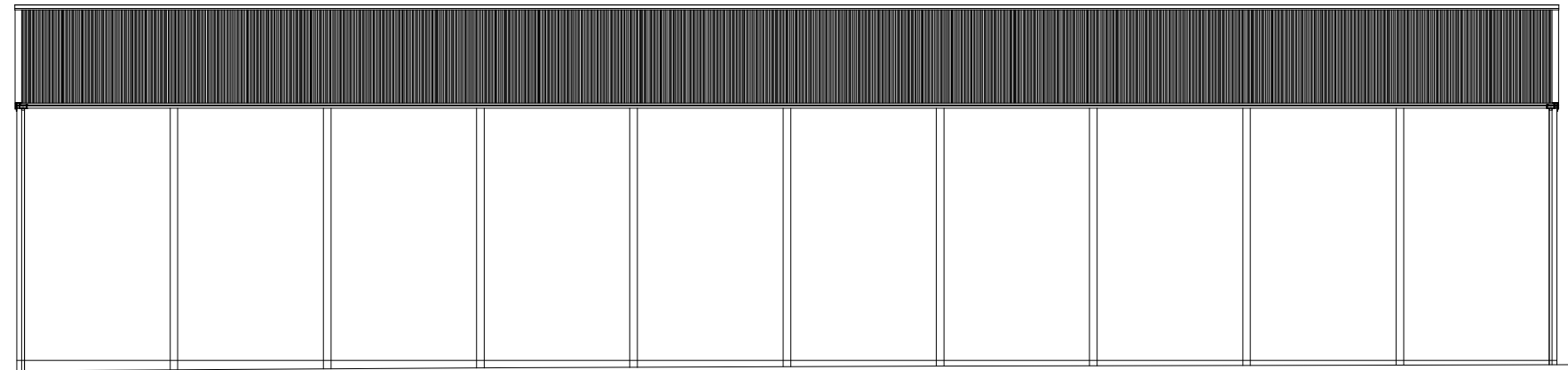


NOTES:
ANY WORK UNDERTAKEN PRIOR TO WRITTEN PLANNING APPROVAL OR BUILDING REGULATION CONSENT IS DONE SO AT THE CLIENTS RISK.
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UNDER THE REQUIREMENTS OF THE PARTY WALL ACT, THE OWNER HAS A DUTY TO SERVE NOTICE ON ANY ADJOINING OWNER IF THE PROPOSEDBUILDING WORK INVOLVES WORKS ON OR TO AN EXISTING PARTY WALL. A PARTY WALL AGREEMENT IS TO BE IN PLACE PRIOR TO COMMENCING WORKS ON SITE.
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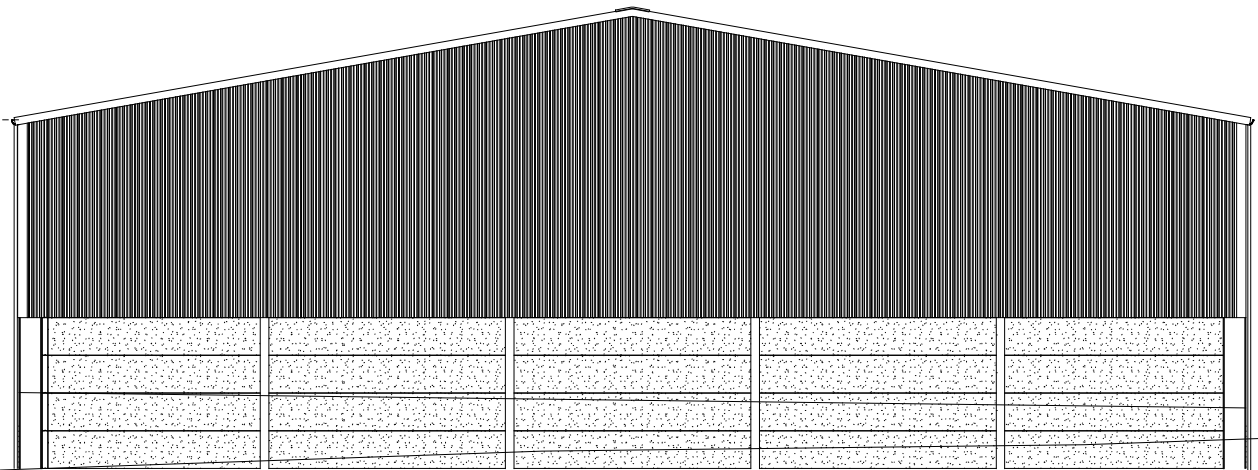
NO	DATE	REVISIONS
FALCON BUILDING CONSULTANTS 3 Crewes Cottage, New Road, Studley, Wiltshire SN11 9LX Mob 07774 945251		
CLIENT MR. J. BODMAN		
JOB TITLE PROPOSED CATTLE BUILDING WYRE FARM WORTON		
DRAWING TITLE PROPOSED ELEVATIONS		
SCALE 1:100		A1
DATE FEB 2025		DRAWN BY KV
DRG NO 25/0100/6		Rev



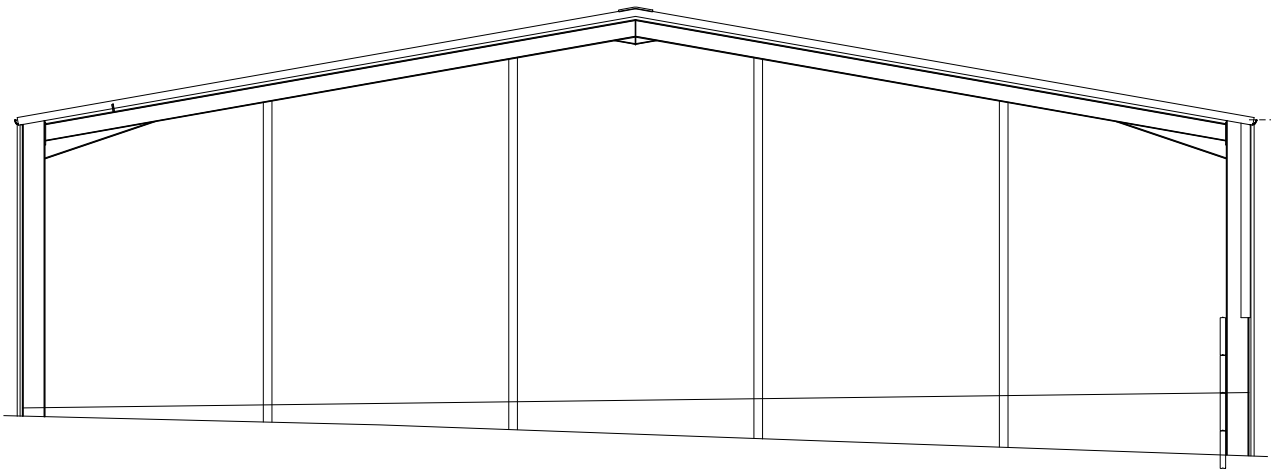
NORTH ELEVATION



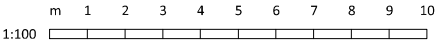
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WEST ELEVATION



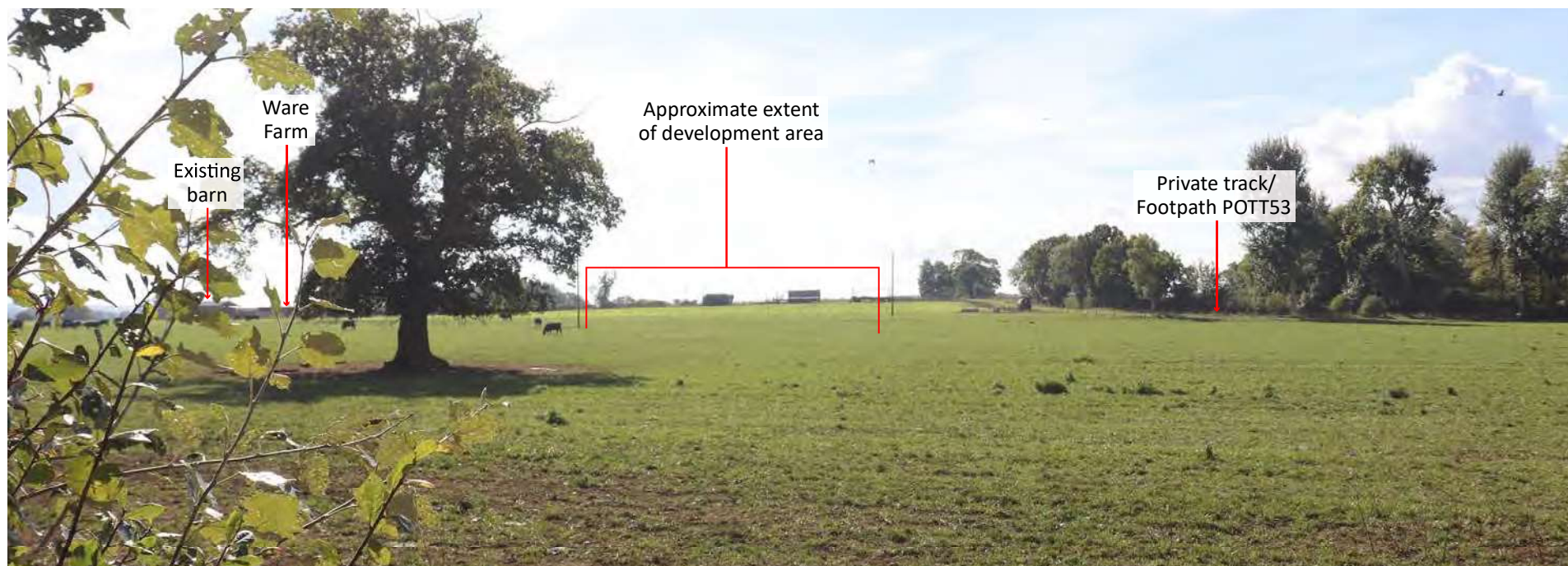
EAST ELEVATION



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DRAWING TITLE PROPOSED ELEVATIONS		
SCALE 1:100		A1
DATE FEB 2025		DRAWN BY KV
DRG NO 25/0100/4		Rev

APPENDIX 2: VIEWPOINT PHOTOGRAPHS



VP: 1

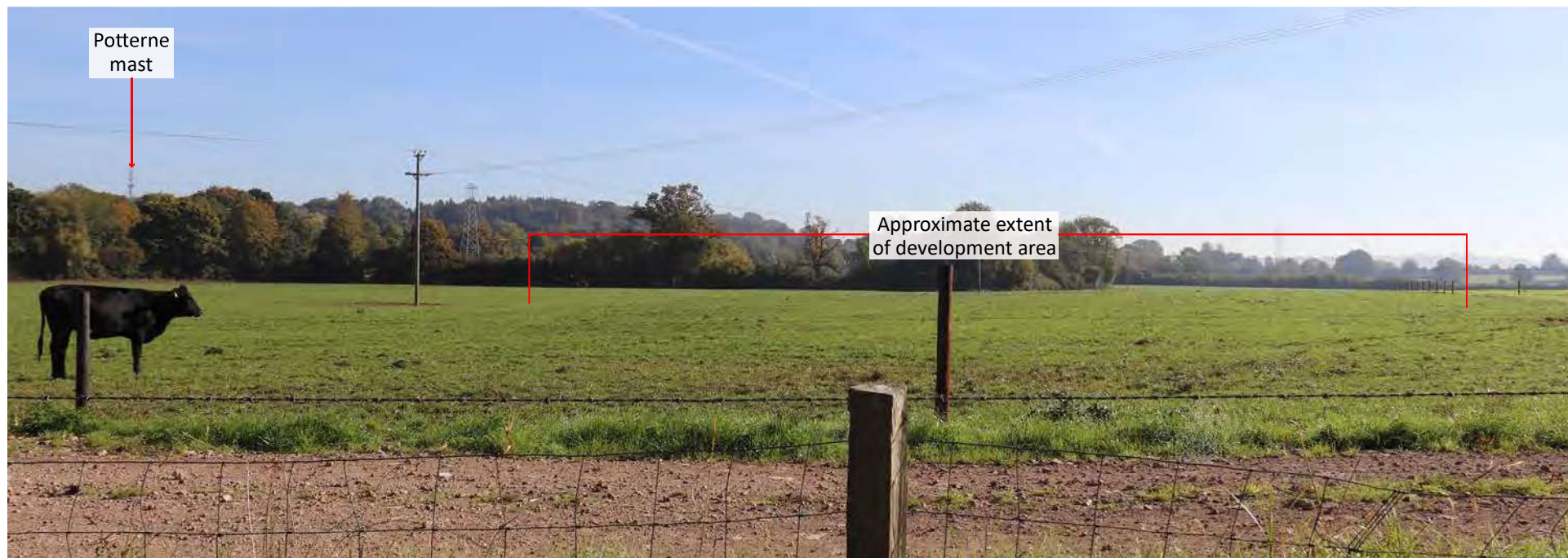
Viewpoint direction: South

Approximate distance from site: 165m

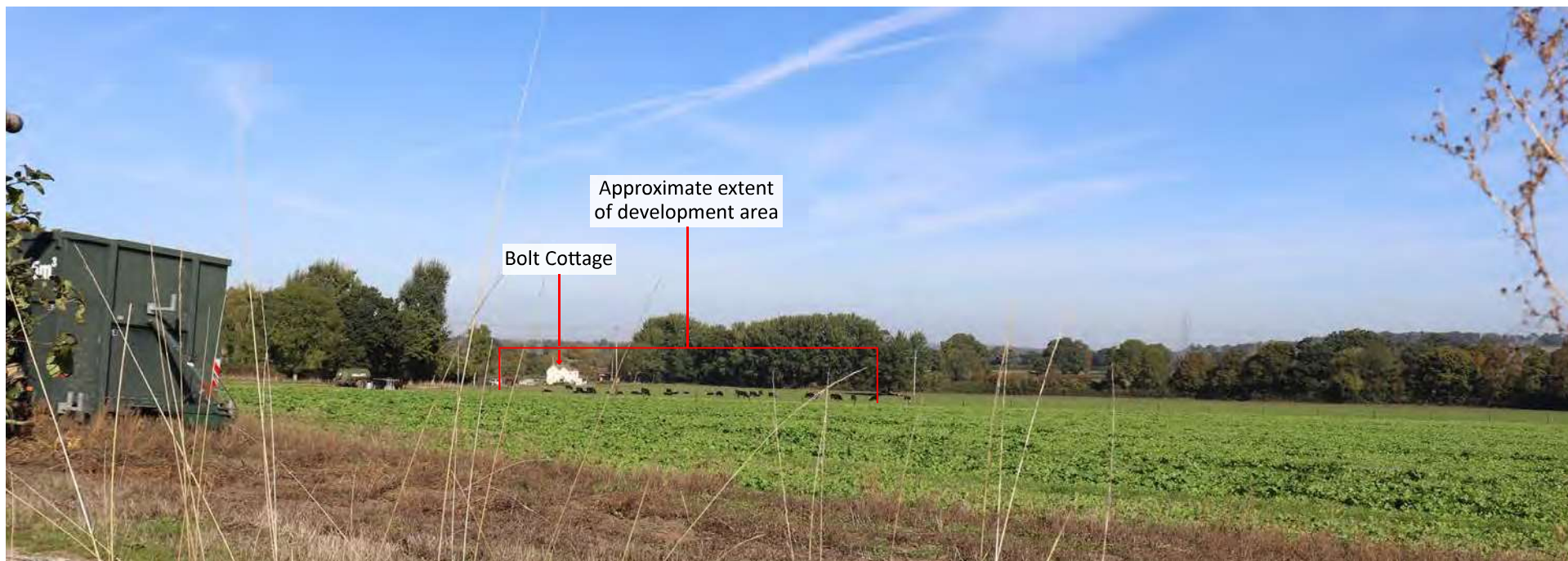
Taken by: ES

Photograph date: September 2025

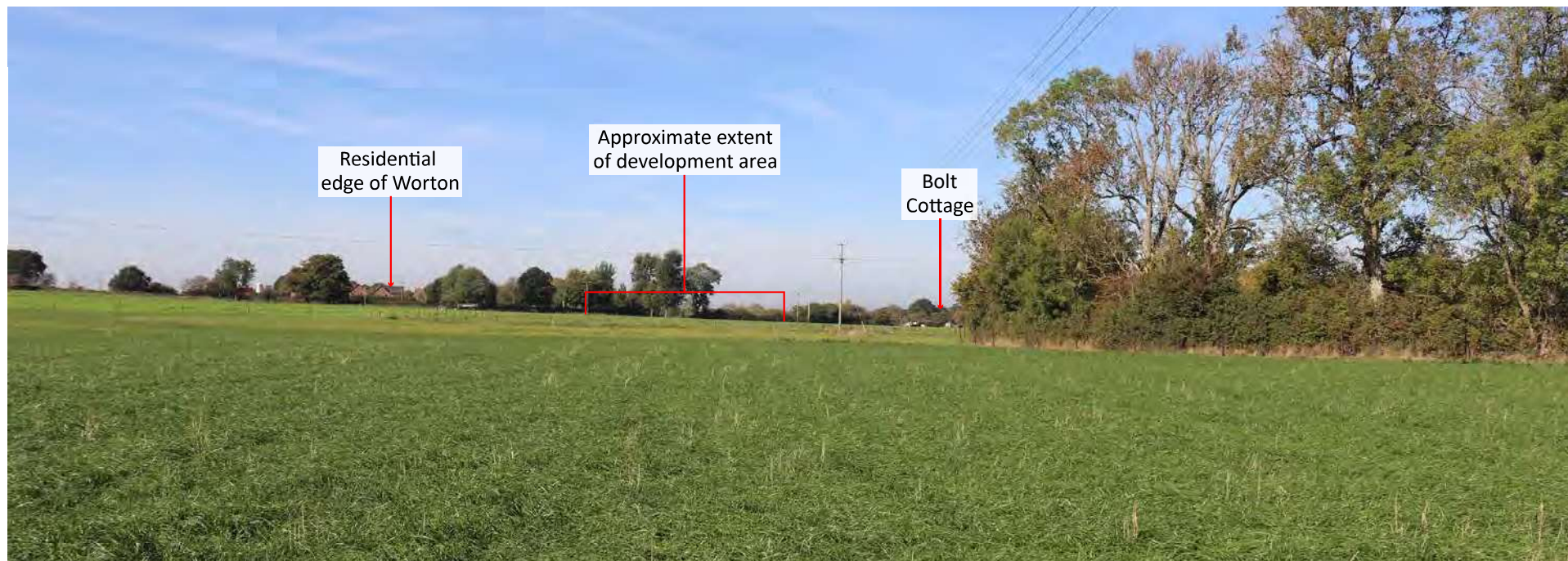
OS map elevation: Between 55-60m AOD



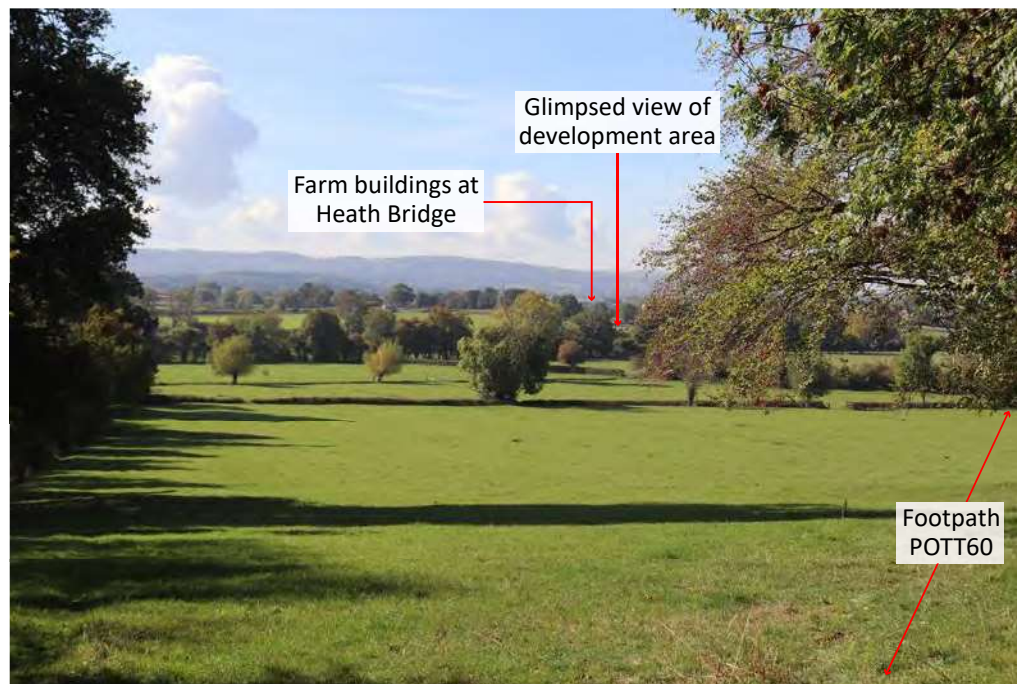
VP: 2	Viewpoint direction: East	Approximate distance from site: 30m
Taken by: ES	Photograph date: September 2025	OS map elevation: Between 55-60m AOD



VP: 3	Viewpoint direction: North-west	Approximate distance from site: 150m
Taken by: ES	Photograph date: September 2025	OS map elevation: Between 60-65m AOD



VP: 4	Viewpoint direction: West	Approximate distance from site: 50m
Taken by: ES	Photograph date: September 2025	OS map elevation: Between 55-60m AOD



VP: 5

Viewpoint direction: South-west

Approximate distance from site: 645m

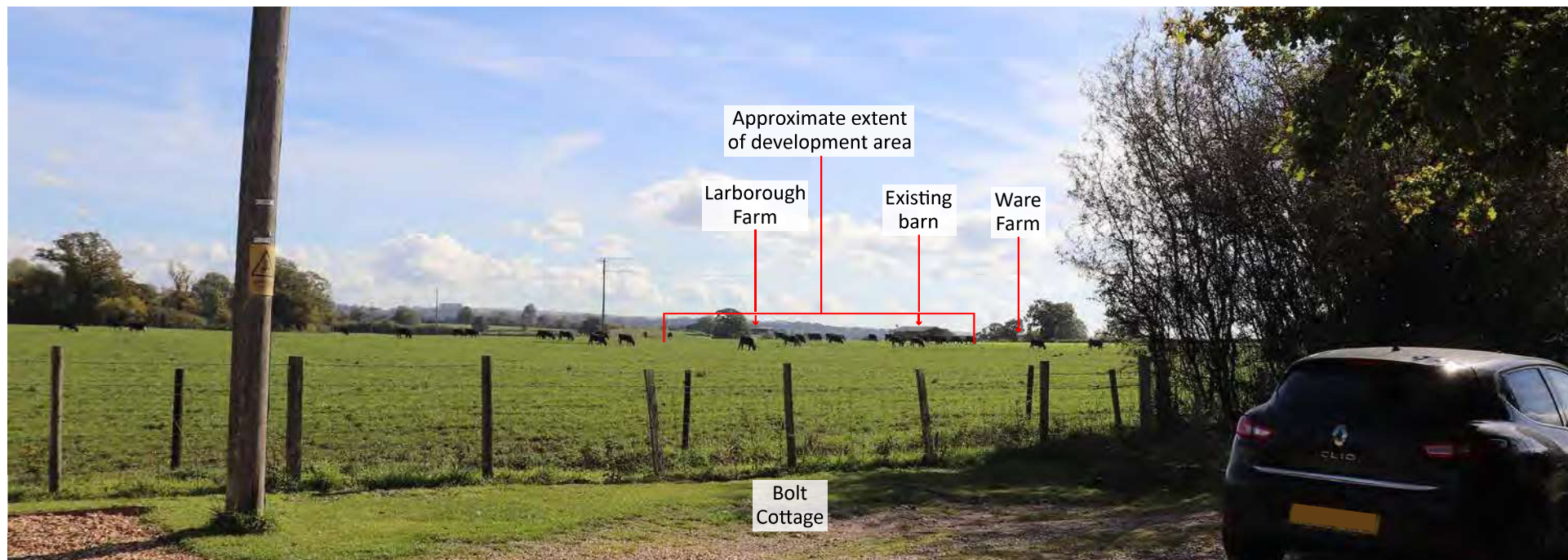
Taken by: ES

Photograph date: September 2025

OS map elevation: Between 75-80m AOD



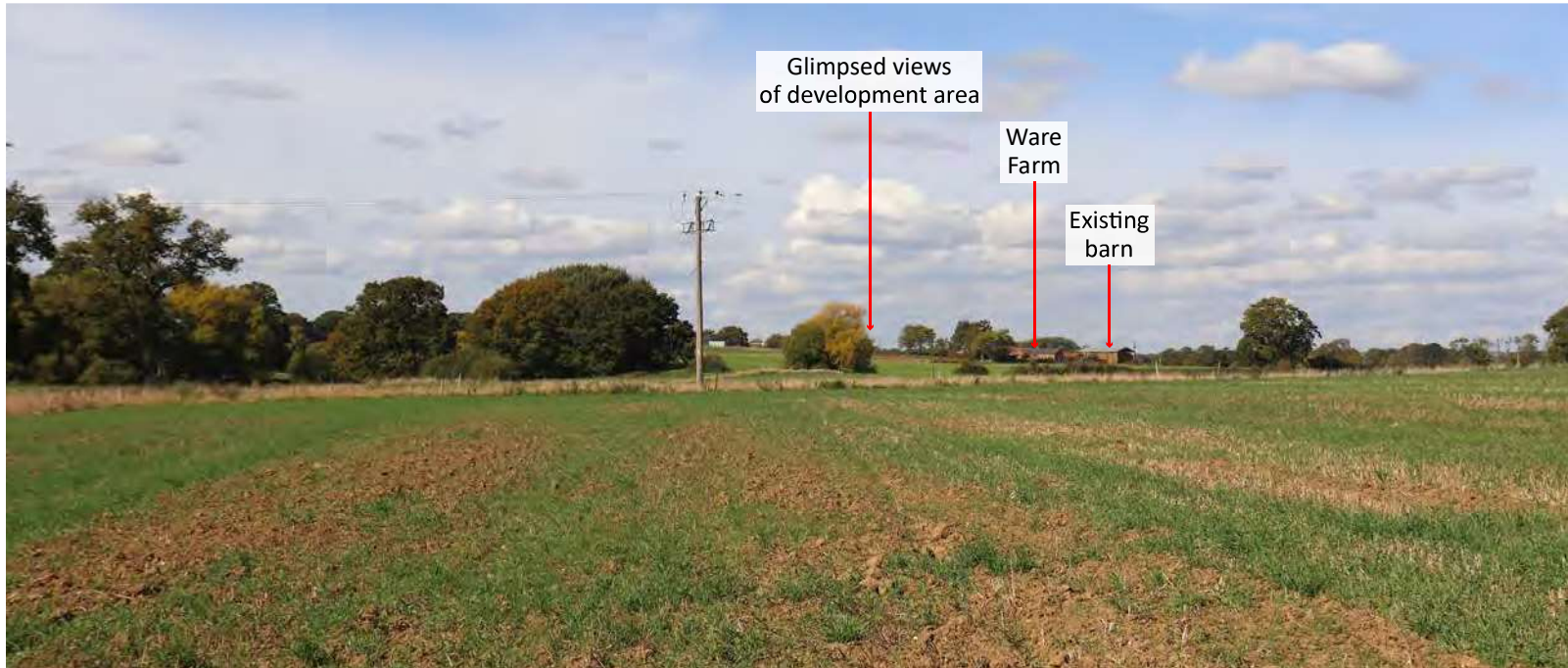
VP: 6	Viewpoint direction: South-west	Approximate distance from site: 345m
Taken by: ES	Photograph date: September 2025	OS map elevation: Between 55-60m AOD



VP: 7	Viewpoint direction: South-east	Approximate distance from site: 175m
Taken by: ES	Photograph date: September 2025	OS map elevation: Between 55-60m AOD



VP: 8	Viewpoint direction: North-east	Approximate distance from site: 115m
Taken by: ES	Photograph date: September 2025	OS map elevation: Between 60-65m AOD



VP: 9	Viewpoint direction: North-west	Approximate distance from site: 715m
Taken by: ES	Photograph date: September 2025	OS map elevation: Between 60-65m AOD

APPENDIX 3: HISTORIC MAP EXTRACTS

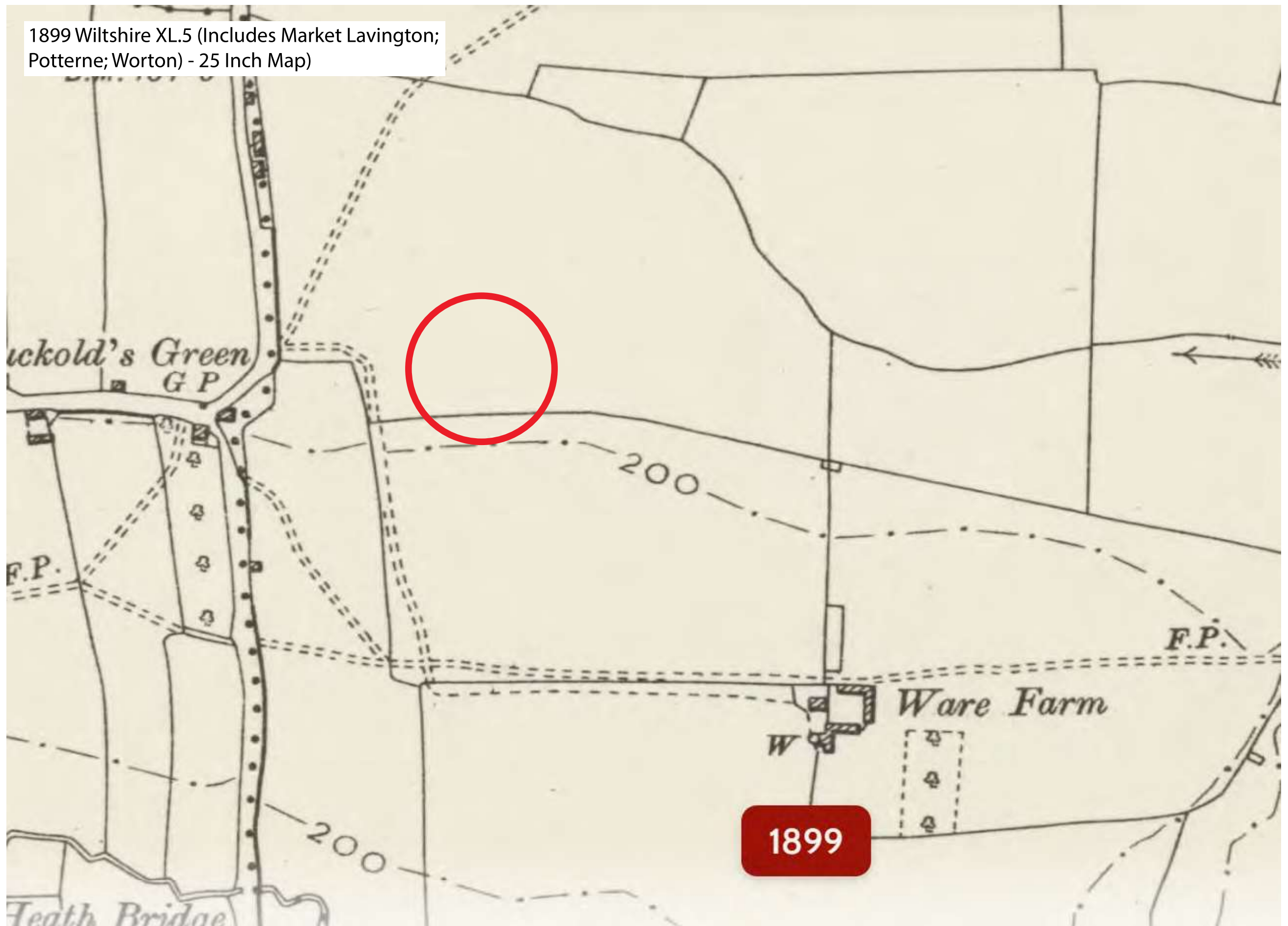
CONTENTS

1. 1899 Wiltshire XL.5 (includes Market Lavington; Potterne; Worton) – 25 inch map
2. 1922 Wiltshire XL.5 (includes Market Lavington; Potterne; Worton) – 25 inch map

Notes:

- All map extracts taken from Old Maps Online, available at:
<<https://www.oldmapsonline.org/en>>
- Site has been marked with red circle on each map.
- Some extracts include a date in a red box, this does not necessarily correspond to the actual date of the map. Map title and date have been included in the top left corner of the image.

1899 Wiltshire XL.5 (Includes Market Lavington;
Potterne; Worton) - 25 Inch Map



1922 Wiltshire XL.5 (Includes Market Lavington;
Potterne; Worton) - 25 Inch Map

