

Application PL/2023/033359

Construction and operation of anaerobic digestion facility, ancillary infrastructure, and construction of new access from Ashton Road, SN6 6QT

Applicant's Response to Wiltshire Council's Landscape Officer consultation response dated 18.04.2024

This response has been prepared by Mr Neil Furber (BSc Dual Hons) PGDip CMLI, a Senior Director at Pegasus Planning Group and the author of the updated LVIA for the above Application. Mr Furber is a Chartered Landscape Architect with over 25 years' experience in all aspects of landscape planning and design across the U.K.

The Landscape Officer's consultation response predates two separate submissions by the Applicant (summarised below) that amended the Application to reduce the landscape and visual impacts arising from the Proposed Development:

- The 2024 Design Changes, submitted in October that year, which significantly reduce the Proposed Development's scale, bulk and mass, lowered ground levels and substantially expanded the proposed landscape screen planting; and
- The 2025 Design Refinements, submitted in October of this year, reflecting the outcome of on-site discussions between the Council's Planning/Landscape Officers and the Applicant/Pegasus.

The nature and rationale of all the design amendments are explained in full in the Planning Design and Access (PDAS) Addendum submitted by the Applicant with the October 2025 Design Refinements.

Landscape Officer comment	Pegasus Response
Background	
This landscape consultation response follows on from the previous published landscape officer consultation response provided by my colleague, Paul Robertson CMLI (Senior Landscape Officer, Wiltshire Council) dated 11/09/2023 and further to receipt of comments received from the applicant's appointed landscape consultant (SLR), dated September 2023 and additional information seeking to address the officer's objection to this application for landscape and visual amenity reasons.	The previous consultation response dated 11/09/2023 by Paul Robertson has been reviewed and we agree with the SLR response dated September 2023, noting this was made in relation to an earlier larger AD Facility and there has been a subsequent reduction in the built development quantum and adoption of additional landscape mitigation measures to minimise landscape and visual effects.
Recommendation	
The previous landscape officer's original objection to this proposed development is justified in my opinion and is further strengthened by this additional consultation response, following my own review of all submitted application	The Landscape Officer's (LO) professional judgement is not supported by a structured rationale of why it is considered that the Proposed Development would be unacceptable.

Landscape Officer comment	Pegasus Response
information to date, including SLR's response to Paul Robertsons original comments, I consider the landscape objection should be maintained and strengthened due to unacceptable resulting landscape and visual effects likely to arise from the scale and nature of this proposed industrialising development at this location within this unique, sensitive, and locally valued landscape context.	There is no analysis by the LO of the submitted LVIA, including any commentary on the assessed effects that would be experienced by individual landscape and visual receptors. It is unclear if the methodology, scope, and conclusions of the assessment are agreed with, and if not, why not. It is of course fully accepted that landscape professionals can reach different judgements on the level of effects, however the LO's consultation response contains no reasoned analysis that that could help inform the decision maker. The LO claims a lack of compliance with quoted planning policy that is simple assertion and his conclusions on acceptability and compliance with planning policy are not evidence based. The use of the term 'locally valued,' for the avoidance of doubt, should not imply that the Site could be considered a NPPF valued landscape. The Site does not contain any evidence of physical features that are unusual, rare, or distinctive. Recent findings of Inspectors at various appeals have provided clearer definitions of what comprises a NPPF valued landscape and this Site does not come close to meeting the criteria.
Relevant Policy and Guidance	
The conclusion section of the LO consultation response cites the specific policies that the development proposal is considered to be in conflict with. In summary this covers guidance and policies in the National Planning Policy Framework (NPPF), the National Planning Practice Guidance (NPPG), Wiltshire Core Strategy (2015), North Wiltshire District Plan (2010 saved policies, Ashton Keynes Neighbourhood Plan (2015-2026) and the Countryside and Rights of Way Act 2000	The National and Local Policy quoted is similar to the policy section in the LVIA. Within the LO representations there is no explanation of why the Proposed Development is considered to be in conflict with these policies. To assist the decision maker, the policies that the LO considers the Proposed Development would conflict with, and the interpretation by Pegasus, are set out at Appendix A of this response.
Designations	
The Cotswolds National Landscape (formerly Cotswolds AONB) lies approximately 5.6km to the northwest of the site at its closest point. I do not	It is agreed that the Proposed Development does not lie within the setting of the Cotswolds National Landscape.

Landscape Officer comment	Pegasus Response
consider the site itself shares any potential to contribute to the visual setting of this National Landscape due to the intervening topography, separating distance in combination with the layers of tree cover included within areas of woodland and intervening mature field boundary vegetation.	
I am not aware of any existing trees within or bordering the site, that are currently protected by means of any Tree Preservation Order (TPO).	The LO comment accords with our understanding.
The land is understood to comprise grade 3 land in the BMV agricultural land classification scale.	This is not a landscape and visual point, however we understand this to be correct.
The site itself does not lie within any national or local landscape designation/s but does lie within the heart of the 'Cotswolds Water Park' which now comprises 177 lakes that are all designated SSSI status by Natural England (2021).	The statement that the Site is 'at the heart' of the Cotswolds Water Park is misleading as the site lies near the northern boundary of the Park and is well separated from the 177 lakes. The lakes are designated as SSSI for their wildlife and plant interest and are not designated for their landscape value. Whilst it is accepted that some recreational users come to the park to see this wildlife, there would be no views of the Proposed Development from the lakes or public rights of way around the edges of the lakes.
The quotation included states: <i>The Cotswold Water Park was created and continues to expand as a result of mineral mining activity across Gloucestershire, Wiltshire, and Oxfordshire. It comprises of over 170 lakes, and is an incredibly important place for biodiversity, recreation, continued mineral operations and education. The mixture of all these activities side by side really does make Cotswold Water Park a very special and unique place."</i>	Mineral activity includes for users of the Cotswold Water Park visibility of large vehicles, mineral conveyors, movements of soils and minerals and localised reductions in tranquillity. The adverse landscape and visual effects whilst temporary, are much greater and closer to the lakes that are the focus of the water park than the Proposed Development, set much further away from the lakes. There would be no discernible visibility of the Proposed Development from any of the public rights of way around the lakes (see ZTV – Figure 3 of the LVIA).
Landscape Character	
The LO quotes the published landscape character assessments at a national, district and local level. It is then stated that <i>'the site and its local context are consistent with the descriptions contained within the hierarchy of published landscape character assessments.'</i>	The published documents and landscape types quoted by the LO are consistent with Table 7.2 of the LVIA. It is disagreed, however that the Site and local context (of the Site) are fully consistent with the published descriptions that are

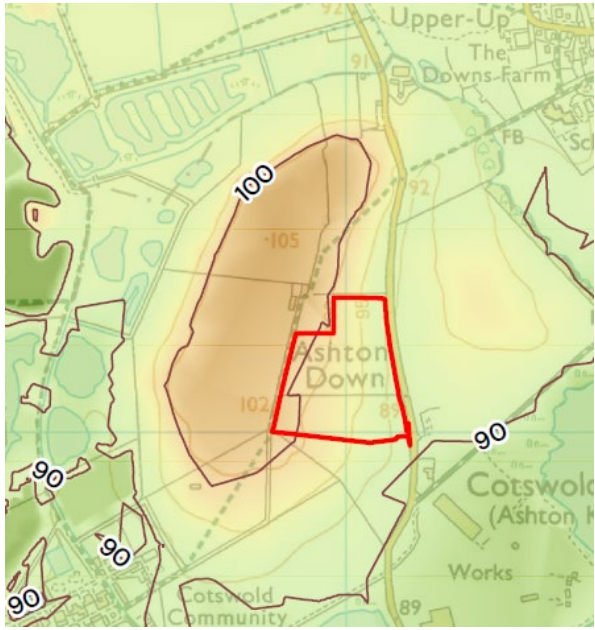
Landscape Officer comment	Pegasus Response
	reproduced at paragraphs 7.3.11 to 7.3.32 of the LVIA. At paragraph 7.3.3 of the LVIA it is stated: <i>The following paragraphs analyse the Site's landscape character, based on an on-site assessment, and verify it against the published reports, mentioned in the previous paragraphs. By doing so, this LVIA aims to identify the landscape value and landscape susceptibility to Anaerobic Digestion Facilities. The analysis is carried out in accordance with Box 5.1 of the GLVIA3...</i> The LVIA concludes at 7.3.39-7.3.40 that: <i>The Site and adjacent fields do not appear to contain any landscape features that would be rare or unique, however, some of the adjacent fields border Cotswold Water Park SSSIs to the east and west, and a Scheduled Monument to the southwest. There is no formal public access to the Site, however a PROW Footpath runs parallel to the western extents of the Site. Based on the above analysis, the value of the Site and local landscape is assessed as being medium.</i> In terms of landscape susceptibility it is stated at paragraph 7.3.42: <i>The contrast to the modern agricultural landscape is the presence of significant industrial activity including mineral processing to the southeast of the Site at Aggregate Industries, extraction and progressive restoration at Shorncote Quarry ca.500m to the west, the Cirencester Wastewater Treatment Works ca.950m to the northwest, and Evergreen Industrial Park within South Cerney ca.530m to the east. These industries contain major infrastructure and are locally detracting features in the landscape with indirect effects upon landscape character resulting in HGV traffic along Ashton Road, adjacent to the Site. The existing vegetation within the study area filters views of these urbanising land uses in a flat landscape, indicating that large scale industrial and mineral extraction operations can be accommodated with only localised adverse effects.</i>

Landscape Officer comment	Pegasus Response
	Susceptibility is then concluded at paragraph 7.3.45: <i>Since Anaerobic Digestion facilities are characterised by their medium scale footprints, and elements not dissimilar to large agricultural buildings, the susceptibility of the local landscape to this type of development is assessed as medium.</i> In terms of landscape sensitivity it is concluded at paragraph 7.3.46: <i>Based on the above analysis, and combining value and susceptibility, it is assessed that the Site and local landscape is of medium sensitivity to Anaerobic Digestion Facilities of the type proposed.</i>
Although it should be noted that the importance of the Cotswold Water Park for wildlife / nature recovery has increased in area and value from when just 10 lakes were originally designated as SSSI's in 1984 to include all 177 lakes designated with SSSI status today.	The EIA Ecology and Air Quality chapters address impacts on SSSIs (and find no unacceptable effects) and it is unclear why these designations are being specifically raised by the Landscape Officer. Whilst ecology value can influence landscape value, the lakes are separated from the Site by farmland and change in levels. There would be no effects upon the visual amenity of recreational users of the lakes to the west and southwest of the Site due to screening from intervening landform as indicated on the ZTV (Figure 7.2 of the LVIA).
This is a unique part of Wiltshire extending into neighbouring Cotswold District in Gloucestershire to the north and adjoining Swindon to the west. This dynamic local landscape has been evolving and continually changing from the 1960's up to the present day and will continue into the future resulting from extensive sand and gravel mineral working, leaving a permanent and unique landscape legacy which is being positively steered and managed in terms of mineral restoration plans to focus economic growth and activity that aligns with tourism, leisure and recreation, education, habitat restoration/ nature recovery, green infrastructure and farmland restoration following cessation of phased mineral workings.	The description is agreed as a general overview, but does not relate specifically to the Site and judgements of what effects the Proposed Development would have upon landscape and visual receptors (as set out in the LVIA). The Proposed Development would be a temporary scheme of modern agricultural/energy buildings, that would positively contribute to tackling the climate change and ecological emergencies and would be set within a landscape that is recognised as dynamic and subject to large scale changes from mineral extraction. This does not suggest the inherent landscape incompatibility asserted by the LO.

Landscape Officer comment	Pegasus Response
The site lies in the heart of the 'Cotswold Water Park,' a particularly dynamic and permanently changed landscape, which I believe demonstrates many qualities to justify this area as an important and locally valued landscape, which would be particularly sensitive to development of this scale and nature at this locality, see aerial photography (extracted from Google Maps) below.	The local landscape is also substantially shaped and managed by modern farming activity. As set out in the Savills Agricultural Economy Report appended to their Locational Justification Report 2025, it sets out how farming generally, and in the area around the Site, is facing severe economic challenges. Dairy and cattle farming is particularly declining locally, and the Proposed Development provides the opportunity for vital farm diversification (growing rotational energy crops) that should ultimately help maintain the fields and hedgerows that are characteristic of this local landscape area. Whilst the inclusion of oblique aerial photographs to illustrate the qualities of the wider landscape (that would only be perceived by drone pilots or micro-light users) is unusual, the second photo gives some impression of the degree of horizontal, if not vertical landform separation between the Site and the SSSI lakes of the Water Park. The LO does not present any analysis in accordance with landscape best practice guidance (GLVIA 3) of the effect that the Proposed Development would have on the locality i.e. there is no response to the applicants ZTV or LVIA conclusions that the landform of the Site essentially restricts visibility from the surrounding landscape apart from the immediate locality of the Site, materially affecting only a short section of the Ashford Road and a localised sections of a single public right of way that passes the western boundary of the Site.
Summary	
Despite what the submitted LVIA / EIA chapter has concluded for landscape and visual matters, this development proposal will clearly represent a very large and uncharacteristic industrialising insertion into a locally sensitive open greenfield countryside location. The elevated industrial nature and scale of this proposed development will not sympathetically assimilate into this rural context and area of countryside, it does not associate with any existing farmstead	It is unclear which assessment conclusions the LO disagrees with and to which receptors they apply. The photomontages of the Proposed Development have been prepared to Landscape Institute best practice standards and illustrate how the Proposed Development would appear at Year 1 following construction and also following 15 years growth of planting. The timing of photography was unavoidably in the summer; however an estimate of winter

Landscape Officer comment	Pegasus Response
buildings or built form, re-utilise any previously developed land (agricultural or other), and will require massive engineering and earth work operations to create the stepped level building platforms for its various built element components, while also removing a significant portion of a locally notable hillock/topographical feature, adjacent to a rural public road and Public Right of Way surrounded by numerous SSSI sites, the former Cotswold Community, and associated Bruderhof Cemetery site. The resulting landscape and visual effects will not be appropriately or successfully mitigated by the LVIA/EIA's advised inherent design measures or by mitigating planting proposals.	visibility, based on professional judgement is made in the LVIA. The earthworks operations have been assessed in the LVIA, noting that the development would have an operational lifetime of c.25 years and there is typically a planning condition that requires the development to be decommissioned and the Site restored to agricultural use, including the ground levels to be restored to the original contours. Due to the retention of perimeter planting where possible, creation of low level screen mounds and the introduction of new mitigation planting, the Proposed Development would reduce the visibility of built structures on the Site over time. The proposal to sit the development on a platform that is cut into the slope will minimise the visibility from the wider landscape, in particular the lakes and associated footpaths further to the west and southwest of the Site. The mineral extraction activities that have ultimately delivered the lakes have, and continue to result in the substantial movement of materials and very visible changes to the landscape. Changes to the baseline landscape elements and landscape character have been accepted. At the LO's request, an additional photomontage was taken from the housing development under construction at the former Cotswold Community site, that illustrates a negligible effect. This was provided as part of the October 2025 submission by the Applicant.
The proposed development will result in the loss of valued rural agricultural separation between characteristic village settlements and harms the existing rural character of Ashton Road, by the introduction of large-scale new dominating industrialising components, in particular but not limited to, the proposed 5 number 17m tall x 30m wide line of digester tanks which will tower over and dominate this section of Ashton Road.	The alleged 'loss of separation' between village settlements does not occur. This can be appreciated when the location of settlements and the Site are reviewed on a plan such as the ZTV (Figure 7.2 of the LVIA). The Site is located between South Cerney and Somerford Keynes but there is no intervisibility between the settlements. Even if the Cotswold Community was classified as a 'characteristic village settlement,' which it is not, there is again no intervisibility between the new housing estate on the Cotswold community site and South

Landscape Officer comment	Pegasus Response
	Cerney and negligible views of the Proposed Development. The number and height of the digester tanks were amended in October 2024, and the comments made by the LO in the consultation response from April 2024 reflect an earlier, superseded scheme. It is acknowledged that there is a localised landscape character and visual impact upon a short section of Ashton Road adjacent to the Site, however effects would be minimised over time by the growth of proposed mitigation planting as illustrated in the photomontages. Fleeting glimpses of the structures, the height of and number of which has been reduced to minimise visual impact, whilst apparent, are considered similar to many modern agricultural buildings. It is also relevant to note the Proposed Development would be seen sequentially along Ashton Road in the context of more impactful existing concrete works buildings and structures that have a greater visual impact, a short distance to the south along Ashton Road. In summary, no real precedent would be set with the Proposed Development. 
The proposed development will result in the harmful insertion of a visually discordant and detracting new landmark feature into the Cotswold Water Park, a short distance from the Cotswold Country Park and Beach, the Cotswold Community school and old Farmhouse (recently approved for new residential development by applications PL/1602609/OUT and PL/21/02520/REM) the small Cotswold Bruderhof Cemetery, numerous SSSI lakes and their connecting public footpaths linking these places of interest to nearby settlements of Ashton Keynes (south),	We disagree that the Proposed Development could be accurately described as visually discordant and would advise that decision makers carefully review the submitted photomontages from all locations around the Site boundary, but also from further afield including the Cotswold Community, now being developed for housing.

Landscape Officer comment	Pegasus Response
South Cerney (northeast), Somerford Keyes (west) and Cotswold Community (southwest).	
The proposed development layout and its proposed access and highway visibility splays will require the removal of established trees and hedgerows and the established agricultural field pattern.	The removal of a section of low quality hedgerow and trees within the Site is acknowledged in the LVIA and is not a significant loss. The proposed native planting would more than compensate for the loss. The updated BNG report advises there would be a predicted positive change in hedgerow units of 3.26 units (72.18%). Furthermore, a positive habitat biodiversity change unit of 20.33% is anticipated based on current enhancement proposals of grassland, woodland creation and off-site habitat enhancement.
The development will permanently alter the topography of this part of 'Ashton Down' by cutting into this local 'Hillock' feature to create the required building slabs/development platforms, covered lagoons and arc clamps and yard/handling areas across the whole site in order to facilitate the development. The existing 'Hillock' topography and farmland use included within the site area will be substantially and permanently changed to accommodate the form and scale of proposed development.	The effects upon the local landform are documented in the LVIA at Appendix 7.4. The landform change, whilst long term would not be permanent and the Site would be restored back to agriculture after 25 years. Also it should be noted that the overall integrity of the 'hillock' would not be compromised, and in views towards the Site from the Cotswold Water Park lakes to the west and southwest of the Site the landform would appear unchanged. The localised change to the lower slopes of the hillock are illustrated on Figure 7.3 Topography Plan (see extract below), with the majority of the Site sitting below the 100m contour. 

Landscape Officer comment	Pegasus Response
Impacts upon the perceptual experience of countryside within the Cotswolds Water Park for adjacent road and footpath users will not be mitigated by the stated sensitive inherent design measures or planting proposals. The larger, taller structures and boundary treatments included within the development will remain a significant locally detracting feature viewed in the landscape in perpetuity.	The mitigation measures, as illustrated in the photomontages will clearly have a positive impact in reducing adverse effects and will increasingly do so as new planting grows, as illustrated in the photomontages. It is important to recognise that the purpose of both embedded and secondary mitigation is to <i>minimise</i> adverse effects, not completely eliminate them. Mitigation measures that would result in no adverse landscape and visual effects are unrealistic for renewable energy developments and this is recognised in national policy (see Appendix A).
The proposed development will generate HGV traffic movement, noise, odours, and new artificial lighting into an area focussed on nature recovery, green infrastructure, recreation and tourism and agriculture.	Separate technical reports covering traffic movements, lighting, noise, and odours indicate no significant environmental effects, hence the impact upon baseline tranquillity would be modest and localised. The LO does not reference the technical reports supporting the application and assumptions have been made, influenced by the objection in principle, rather than any balanced analysis being undertaken. The Applicant confirms that the Proposed Development fundamentally serves the agricultural community and so it must be close to the local farms it is supporting. As set out in the Savills Locational Justification Report and the PDAS Addendum, the scheme relies on 91,000 tonnes per annum of locally sourced farm feedstock including break crops, straw, slurry and farm manure. This strongly suggest that the project should be in a rural location where this can be supplied locally. Equally the produced natural digestate fertiliser would be distributed back to local farmers to improve their field soil quality and boost crop yields further underlining the need for the Proposed Development to be within an agricultural setting. By being located on a farm holding and within a farming area, the Site reduces transportation distances and overall transport movements and supports the diversification and viability of local family farms. The Application estimates that 47% of the total vehicle trips for the Proposed Development are not “new movements” but rather a re-distribution of existing agricultural movements on the highway network. This

Landscape Officer comment	Pegasus Response
	could only be achieved from an agricultural location within the feedstock source area.
The proposed landscaping of the site will not provide appropriate or effective mitigation or character enhancement and will result in urbanising contamination and /or loss of rural views towards and across the site area from the adjacent rural road and public right of way.	It is unclear how the proposed native planting, similar to that in the locality, including around the SSSI lakes, could result in 'urbanising contamination.' It is a term that the author has never encountered in 25+ years' of working as a Landscape Architect (and we do not consider it would withstand scrutiny at appeal). There are no loss of views towards the Site area as no offsite planting is proposed. The loss of rural views across the site area from Ashton Road and the public footpath as a result of the growth of mitigation planting are localised. As demonstrated in the photomontages the baseline views of the wider countryside, beyond the Site would be foreshortened by the growth of new planting along the site boundary but this is not an unusual situation and it would not prevent views of any particular value. Footpath users would experience views of varying character along the route and the routes surrounding the lakes where the amenity is typically highest would be unaffected by the Proposed Development.
The development of this greenfield sloping site at this location in the manner proposed is considered particularly insensitive and harmful to the local amenity and character of the area. The proposed development will introduce permanent large new discordant industrialising landmark features and land use into the heart of this unique and locally valued landscape resource.	This is an emotive description that does not engage with best practice guidance by the Landscape Institute or make any comment on whether the landscape and visual effects identified in the LVIA are agreed or not. The location of an AD Plant in a semi-rural area is not at all unique to this scheme. The UK's Biomass Strategy 2023 states that the large majority of the country's biomethane gas generating facilities are in rural areas, and such facilities are supported by Government as a means to deliver energy security amongst other many benefits: <i>"Our analysis suggests that over two thirds of existing biomethane plants are located in rural areas, with 80% of all GB plants located in areas with a lower-than-average Gross Value Added. Supporting the development of this industry therefore benefits the wider economy by creating jobs...and helping to diversify and grow the rural economy"</i> (paragraph 156).

Landscape Officer comment	Pegasus Response
Developments of this proposed scale and nature need to be located in more suitable locations. In this regard I don't understand the logic for the selection of the site, which is surrounded by SSSI's in the heart of this unique Cotswold Water Park landscape, which is clearly being steered and managed for nature, recreation, leisure & tourism alongside agricultural land restoration following cessation of large-scale mineral working over the longer term. There is no reason why a less sensitive location couldn't be alternatively secured for a development of this scale and nature. The development will require significant excavation of a shallow hill feature to achieve the required level areas for construction slabs, introduces artificial terraces and retaining walls, and is of a scale, height and form of development which is at odds with the surrounding context of the site.	It is not agreed that the location is as sensitive as the LO intimates, when a careful analysis of the local context and assessment of landscape and visual effects is undertaken in accordance with best practice guidance. The LVIA concludes a medium sensitivity Site and whilst the LO does not disagree, the inference is that the landscape of the Site and immediate surroundings is of higher sensitivity. The locational justification has been fully explained within the Application, most recently and fully in the October 2025 submission within the PDAS Addendum and the Savill's Location Justification Report 2025 and its appended Agricultural Economy Report 2025.
The development proposal is considered to be completely unsuitable at this site and contextual location resulting in unacceptable landscape and visual harm, contrary to national and local planning policy. The development proposal is considered to conflict with Section 15, Para 180 (a & b) of the NPPF, Core Policies-CP42 (i); CP51 (i,,ii, iii, iv, v, vi, vii, viii); and CP57 (i, ii, iii, iv, vi) of the Wiltshire Core Strategy; Saved Policy NE14 of the North Wiltshire District Local Plan; and Policy ENP3 of the Ashton Keynes Neighbourhood Plan.	It is unclear what 'unacceptable landscape and visual harm' means because there has been no engagement with the conclusions of the LVIA i.e., does the LO agree with the LVIA and consider the non-significant residual effects 'unacceptable'? or is it considered that the effects have been underassessed and there would be long term significant effects beyond the Site boundary? The LVIA chapter identifies localised adverse landscape and visual effects and it is normally the role of the Landscape Officer to advise if they agree or not with the LVIA and if they disagree, why they disagree. The LO's consultation response is also unhelpful as it does not assist in establishing the level of policy conflict because there is no engagement with the wording of the policies. It is left to the Planning Officer to decide if the conclusions in the applicants LVIA are robust and reasonable, and to reach a conclusion on the level of harm in the planning balance. In this context the Council is also invited to review the policy analysis presented by the Applicant at Appendix A overleaf.



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05.11.25

Appendix A: Landscape Planning Policy Review

Policy that the Landscape Officer alleges conflict with	Pegasus response
Section 15, Para 180 (a & b) of the NPPF - in the updated NPPF 2024 it is Para 187 a) and b).	As stated above with consideration of recent appeal decisions, the Site has no physical landscape features that would elevate it to be legitimately considered a valued landscape under paragraph 187 a). In terms of paragraph 187 b) the intrinsic character and beauty of the countryside have been recognised in the retention of the more valuable hedgerows and trees and the mitigation planting. For the avoidance of doubt, the paragraph does not state there shall be no new development in the countryside.
Core Policy CP42 of the Wiltshire Core Strategy	The policy requires 'impacts to be satisfactorily addressed,' which the applicant believes has been achieved with respect to the landscape from a reduction in the built development quantum and introduction of appropriate mitigation. The policy criterion 'the landscape, <u>particularly in and around AONBs</u> ,' is not relevant to this Site.
Core Policy CP51 (i, ii, iii, iv, v, vi, vii, viii) of the Wiltshire Core Strategy	The policy requires conservation of the following features (and where possible enhancement). i) locally distinctive pattern and species composition of hedgerows. The low quality hedgerow to be removed is not particularly distinctive, is of low quality and is species poor, ii) there would be no impact on the distinctive character or setting of settlements, iii) no impact on the separate identity of settlements, iv) no impact upon visually sensitive skylines, v) no impact on features of cultural, historic or heritage value, vi) no impact on any important views and localised impact on visual amenity that is mitigated by planting, vi) no significant effect upon tranquillity and viii) no impact on landscape functions – PRoW is maintained and separated from the proposed development by low level mounding and/or new planting.
Core Policy CP57 (i, ii, iii, iv, vi) of the Wiltshire Core Strategy	The policy requires the proposal to make a positive contribution to the character of Wiltshire by i) relating positively to the landscape setting and existing development, which is achieved by necessary separation from settlements and retaining and reinforcing perimeter planting, appropriate to the locality, ii) all existing <u>important</u> hedgerows are retained and losses of the poor quality hedgerow would be mitigated, iii) the proposal responds to the landform by utilising it to restrict views of the built structures from the wider landscape around the lakes to the west and southwest, iv) there are no historic buildings or historic landscapes that the Proposed Development is affecting, and vi) the proposal would make efficient use of

Policy that the Landscape Officer alleges conflict with	Pegasus response
	the land whilst retaining the important field boundary vegetation and the overall integrity of the landform.
Saved Policy NE14 of the North Wiltshire District Local Plan	The Proposed Development would comply with the policy that states: <i>Permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development</i> In the first instance the hedgerow lost is species poor and low quality and secondly its loss is unavoidable to accommodate the Proposed Development.
Policy ENP3 of the Ashton Keynes Neighbourhood Plan.	The Policy states: “<i>Developments in the Parish should protect, conserve and where possible enhance landscape character. Developments should also retain the character of the settlement including the tranquillity of its setting and its sense of place</i>” The policy does not suggest that any development in the countryside should be avoided and it is noted that the proposals whilst having an inevitable adverse impact on the landscape character of the Site would retain and enhance the most valuable perimeter hedgerow vegetation. The proposed native planting would include offsite species rich meadow that would contribute to BNG and enhance landscape character. There would be no material impact upon the setting of any settlements.