

# LANDSCAPE STATEMENT

## PROPOSED SOLAR PANEL INSTALLATION AT ROCHE OLD COURT, WINTERSLOW

for  
**Mrs C Sage**

February 2026

Ref: I078-LS 2026-02-06

In the interest of sustainability, this document is intended to be printed double sided on A3 paper.

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I INTRODUCTION

I.1 Purpose and Scope of this Statement

- I.1.1 This Landscape Statement is provided in support of a planning application to install 18 rows of solar panels at Roche Old Court, Winterslow.
- I.1.2 The purpose of the Statement is to explain the design rationale behind the proposed location for the solar panels and the landscape proposals associated with the application, and to discuss the likely landscape and visual effects of the overall proposals.
- I.1.3 This report is not a detailed Landscape and Visual Assessment. However, the potential visibility and landscape effects of the proposals have been assessed and considered, with the potential public viewpoints presented, along with associated commentary. Photographs have been taken, and are presented, to follow guidance in the Guide for Landscape and Visual Impact Assessment Version 3 (GLVIA 3). Photographs were taken in December 2025 with reduced leaf cover, to represent the ‘worst case scenario’, using a Nikon D3500 digital SLR camera with a fixed 35mm focal length lens and presented using a 1.5x multiplication factor to give the equivalent of 52.5mm on a 35mm film SLR. The photographs are intended to be viewed **digitally** and replicate a normal eye level view at 1.6 metres above ground level.
- I.1.4 This report should be read in conjunction with drawings and other information prepared by Masker Architects.

2 OVERALL PROPOSALS

2.1 Site context

- 2.1.1 Roche Old Court is located at East Winterslow, north of the larger village of Winterslow, in Wiltshire, close to the border with Hampshire. It is set within a wider area of lightly rolling agricultural landscape, with the openness broken up by a network of hedgerows and woodland blocks. The field pattern varies in scale with larger fields generally set farther away from Winterslow and East Winterslow and a number of smaller and narrower fields closer to the site.
- 2.1.2 The group of buildings at Roche Old Court are important locally and include the main high status farmhouse, listed Grade II\*, which dates back to C17 and a group of barns including a listed Grade II\* Threshing Barn and listed Grade II stables and cart shed, which are thought to date from C17 / C18 respectively.
- 2.1.3 The cluster of buildings are located close to and accessed from Pincroft Lane, which runs to the east of the site. An open area of pasture / grassland also within the client’s ownership, lies to the south of the group of buildings, with a band of woodland wrapping the around the eastern side from north to south. The land slopes down to the east from approximately 152m AOD at Pincroft Lane to 137m at the lowest point along the eastern boundary. A largely mature hedgerow links the woodland back along the southwestern boundary, to Pincroft Lane, with a thinner hedgerow along Pincroft lane itself.
- 2.1.4 The listed buildings that had been allowed to fall into serious disrepair by previous owners, over a number of years are now being lovingly refurbished. The new owners have committed to expending considerable resources to sympathetically restore and upgrade Roche Old Court to become a family home once again, suitable for modern living. Consequently a number of planning and listed building applications have been approved with work now underway.
- 2.1.5 Similarly, like the buildings, the hedgerow along Pincroft Lane at Roche Old Court, has also remained largely unmanaged for many years and is now noticeably in poorer condition than most surrounding roadside hedgerows, with a number of gaps, dying Ash trees and suckering Elms in poor condition.
- 2.1.6 Footpaths. There is a network of footpaths and bridleways around Winterslow with a much higher concentration of paths around Middle Winterslow and West Winterslow which link to the Monarch’s Way and Clarendon Way. Those that link to this former Roman Road are generally well used, well connected and enjoyed by villagers, dog walkers and visitors alike. However, the paths to the north east of Byway WSLO2 at East Winterslow and closer to Roche Old Court are by comparison little used. Footpath WSLO28 running north from the junction of Mill lane and Pincroft lane appears the most used of these, as it connects to the residential use at Gutteridge Farm, close to the A30.
- 2.1.7 Footpath WSLO26 that runs northeast from Mill Lane towards Roche Old Court – and crosses the field within which the solar panels are to be located - shows no sign of use at all, however. The explanation for this is that it finishes back at Pincroft Lane again and does not then connect with any other footpaths, so it does not provide a practical link. For ramblers there is no incentive to continue north to the A30 or land to the north, as this is under military control and is out of bounds. There are also no residential properties further north that would benefit from the footpath connection.

FIG. I - AERIAL CONTEXT PLAN

KEY:

The Application Site

Additional land in client ownership

Public Right of Way

Public Right of Way reference number

This aerial context plan map displays a rural landscape with various land parcels and infrastructure. A red-shaded area in the center-right represents 'The Application Site'. Surrounding this site are several other parcels: a large green field to the north labeled 'WSLO28', a smaller brown field to the east labeled 'WSLO26', and a green field to the south labeled 'WSLO14'. A yellow dashed line, representing a 'Public Right of Way', runs diagonally from the top-left towards the bottom-right, passing near the application site. A blue dashed line outlines a larger area to the east of the application site, labeled 'Additional land in client ownership'. Roads are shown as thin white lines, with 'Pincroft Lane' labeled in two locations and 'Mill Lane' labeled near the bottom-right. Distances are marked with white boxes: '750m' near Gutteridge Farm, '500m' along the yellow dashed line, and '250m' near Falcon Cottage. Other labels include 'Gutteridge Farm' at the top, 'Falcon Cottage' near the center, and 'Mill Cottage' near the bottom-right. A north arrow and a scale bar (0 to 250m) are located in the bottom-left corner, with the text 'Scale 1:5,000' and '©Bluesky International Limited' below it.

1078 - Roche Old Court  
Landscape Statement  
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FIG. 2 - CONTEXT PLAN

KEY:

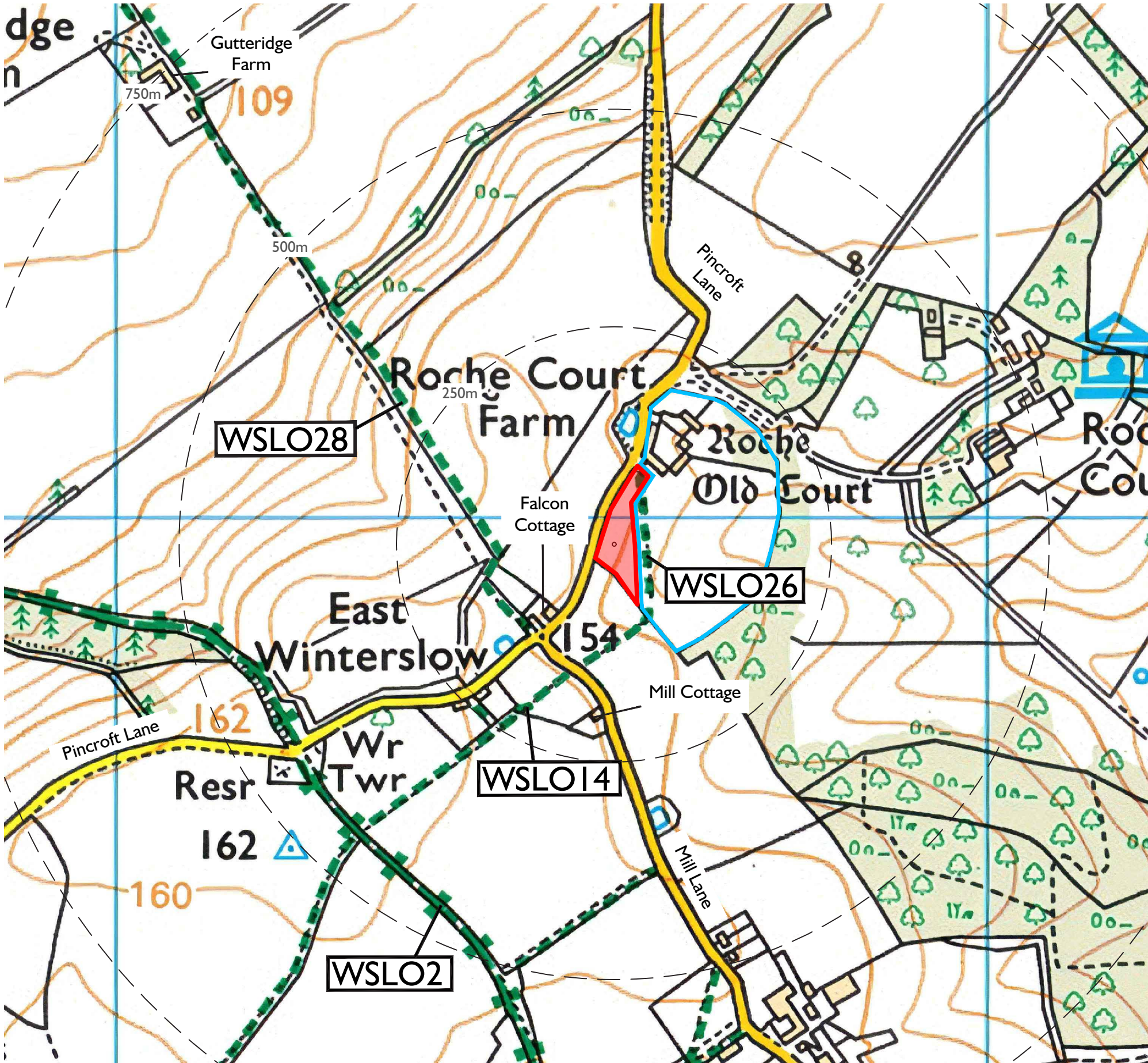
The Application Site

Additional land in client ownership

Public Right of Way

WSLO14

 Public Right of Way reference number



NORTH

0 100m 250m

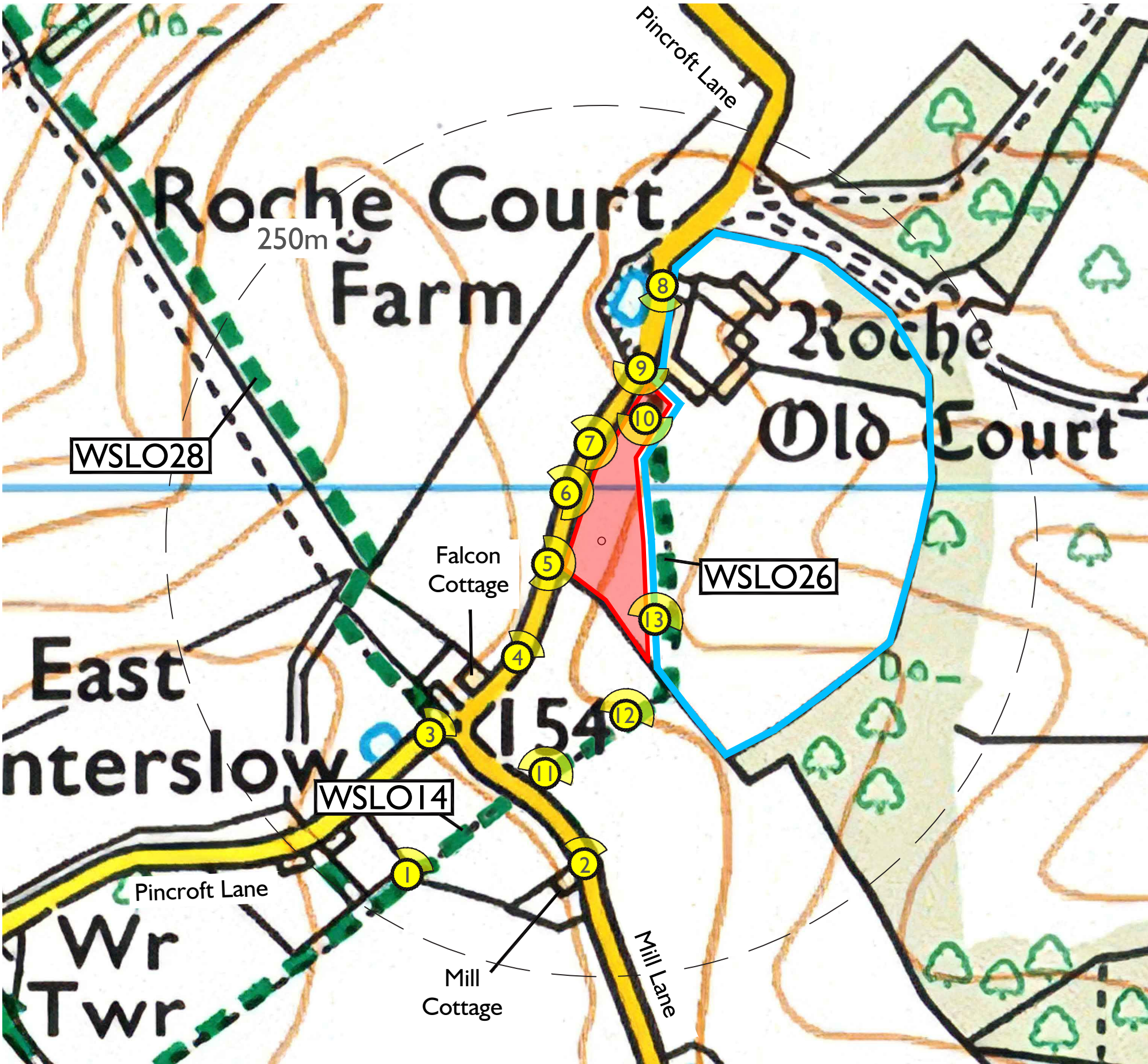
Metres Scale 1:5,000

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FIG. 3 - VIEWPOINT PLAN

KEY:

-  The Application Site
-  Additional land in client ownership
-  Public Viewpoint Location
-  Public Right of Way
-  Public Right of Way reference number



NORTH 

0 50m 100m 150m  
Metres Scale 1:2,500

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## 2.2 The Solar proposals

- 2.2.1 With the aim of restoring Roche Old Court to a comfortable and sustainable family residence once again, the owners want to ensure that as much of their energy requirements are generated by renewable sources. The intention is therefore to generate electricity from a solar array, connected to the National Grid to feedback any excess generation, while also incorporating battery storage. Realistically solar panels cannot be incorporated onto the roofs of the sensitive listed buildings and therefore a ground mounted array is proposed.
- 2.2.2 The location for the panels has been selected carefully to ensure that their visual impact from public viewpoints is both minimised and can be fully mitigated, while also considering visual impacts and the setting from Roche Old Court, along with practical considerations regarding cabling distance from the array to both battery storage and the residential properties. 'The Site', a triangular area southwest of the Threshing Barn, has been chosen between Pincroft Lane and the line of footpath WSLO26 which crosses the field. This field, as noted above, slopes down to the east, away from Pincroft Lane.
- 2.2.3 To maximise safe operation and protect the listed buildings, the battery storage is proposed within a separate small outbuilding, with a modest 4m x 4m footprint. For practicality, the location is proposed on the south side of the existing secondary entrance at Roche Old Court (currently this has temporary hoarding / solid gates during construction works), although it is to be set back from the road to reduce its presence. The location is considered entirely in keeping with other buildings in the vicinity which have been traditionally erected close to the road. The elevations are to be faced with timber boarding with a clay tiled roof, to remain low key and tie in sympathetically with the buildings at Roche Old Court and others within the local area. Details of the outbuilding are provided in Masker Architect's proposals information.
- 2.2.4 To minimise any visual impact and overall visibility, the proposed array of panels are very low-lying with their highest point only 600mm above existing ground level. As the main potential day to day visibility of the panels would be from vehicles passing along Pincroft Lane (rather than the little / unused footpath WSLO26), the position of the arrays has been considered with this in mind. Therefore, the array (18 rows of panels, with each row 12.4m long), has been sited where it is considered they will be the least obtrusive - or simply not visible - from the road, even before any additional landscape mitigation. The section drawing in this report shows the relationship between the road, the proposed panels and the footpath. Their especially low-lying design will ensure they are difficult to discern from the road. The existing grass / pasture will be retained around the solar panels and maintained so that the sward is kept below the bottom of the panels, to ensure efficient sun penetration. Further description of the potential visibility of the panels is given in section 3, Likely Visual Effects.

## 2.3 Landscape proposals

- 2.3.1 The overall landscape proposals centre around embellishing the existing planting, reinforcing the existing landscape character and enhancing the biodiversity and range of species. A plant species list is provided later in this report.

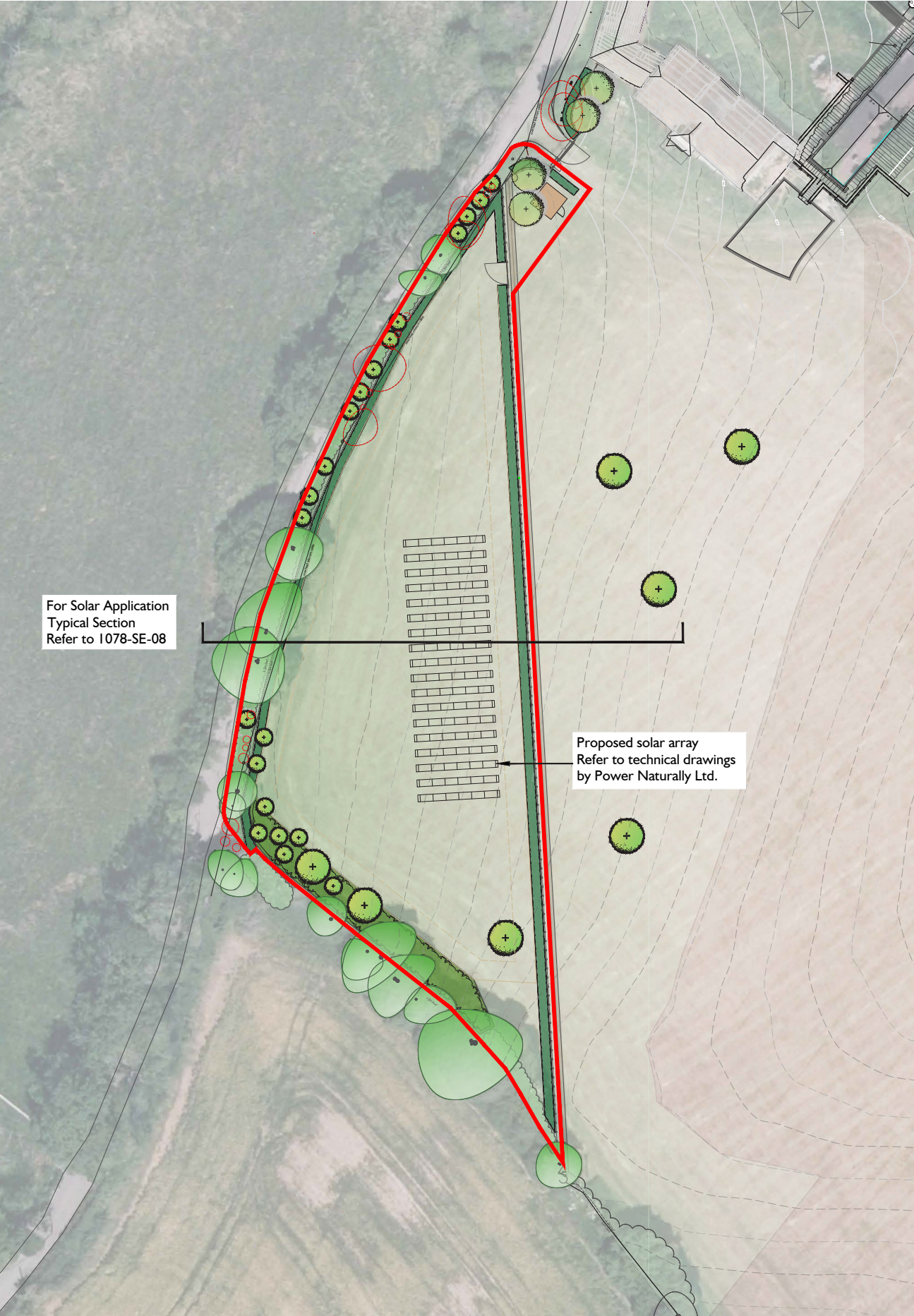
- 2.3.2 At the site entrance (which as noted, is the secondary entrance at Roche Old Court, to the south side of the Threshing Barn) it is proposed to reinstate traditional 5 bar field gates with flanking sections of traditional post and rail fencing. Behind the fence, any poor trees with a short life expectancy (either dying Elm and any Ash suffering from Ash dieback disease) will be replaced with new long term native tree planting (eg Bird Cherry, *Prunus padus*) and also with a new mixed native hedge to create a more continuous hedgerow along Pincroft Lane, from the Threshing Barn, southwards. The hedge on the south side of the entrance would be extended alongside the northern elevation of the proposed battery storage building. The new trees would be planted at Extra Heavy Standard size to create an immediate impact, and together with the proposed hedge planting, would soften and screen views of the battery storage building and provide a significantly enhanced secondary entrance to the site.
- 2.3.3 To the south of the entrance, along Pincroft Lane, the intention is to restore and supplement the existing weaker hedgerow so that it is a dense, well managed wildlife corridor once again, giving a strong sense of enclosure along this boundary. Again any dying Elm and any Ash suffering from Ash dieback disease will be removed, with new supplementary native trees planted within the hedgerow. Species would include Field Maple (*Acer campestre*), Hawthorn (*Crataegus monogyna*), Wild Cherry (*Prunus avium*), Bird Cherry (*Prunus padus*) and Whitebeam (*Sorbus aria*). These trees would be planted as more modest feathered specimens, at around 2.0 – 2.5m high, to aid their establishment within the existing hedgerow. An additional line of mixed native hedgerow, formed from a double staggered row of plants, would be planted on the east side of the existing hedge to create a wider and more substantial boundary. Plants would vary in size from around 60cm to 1.2m as planting depends upon species, with larger specimens located in more obvious gaps.
- 2.3.4 Southwestern boundary. As noted there is a more substantial hedgerow along the southwestern boundary although there are a few gaps towards the western end. Larger trees in the hedgerow overhang the field in this part of the site, so it is considered that a more appropriate way to enhance this boundary is to plant a band of thicket / native understorey species, alongside the hedgerow. Occasional feathered and Extra Heavy Standard trees would be planted in the gaps between the more established trees to create a continuous screen of planting to help filter any glimpse views from the south / southwest. Species planted would be similar to those used along Pincroft Lane, with additional plant variety using species found locally including Elder (*Sambus nigra*) and Butcher's Broom (*Ruscus aculeatus*) to improve biodiversity further.
- 2.3.5 Boundary alongside footpath WSLO26. Although it is not used – or at best very little used - it is nevertheless recognised that views of new proposals in the countryside from potential public viewpoints should be considered and mitigated where appropriate. It is therefore proposed to plant a continuous new mixed native hedgerow alongside the line of the footpath, behind a new traditional rural post and rail fence, fitted with additional stock proof mesh. A field gate would allow access for maintenance at the northern end. The hedge and fence will help to define the currently unclear route of the path and protect both the solar array and any users of the path. This will include protection from any livestock, that could be introduced into the wider field in due course. The hedge will be planted with a range of native species and will be allowed to grow to 2.5 – 3.0m and managed at that height. Over time this hedge will create a robust and appropriate boundary entirely in keeping with the local landscape character, that will screen the solar panels from view along the footpath.

FIG. 4 - LANDSCAPE MASTERPLAN  
(refer to drawing I078-MP-03)

KEY:

- Red line boundary
- Existing tree to be retained
- Dying / dangerous trees to be removed  
(All other existing trees retained)
- Proposed extra heavy standard tree planting
- Proposed feathered tree planting
- Existing hedgerow retained
- Proposed mixed native hedge
- Proposed native thicket/ woodland planting
- Proposed battery storage building
- Proposed post and rail fence
- Proposed field gate

NORTH  Not to scale



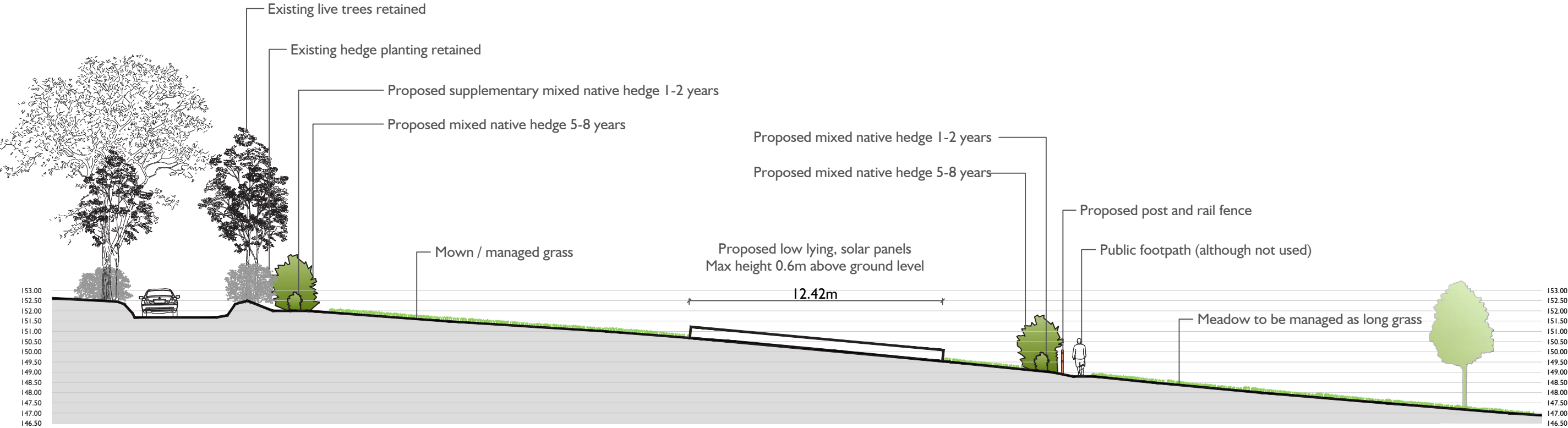
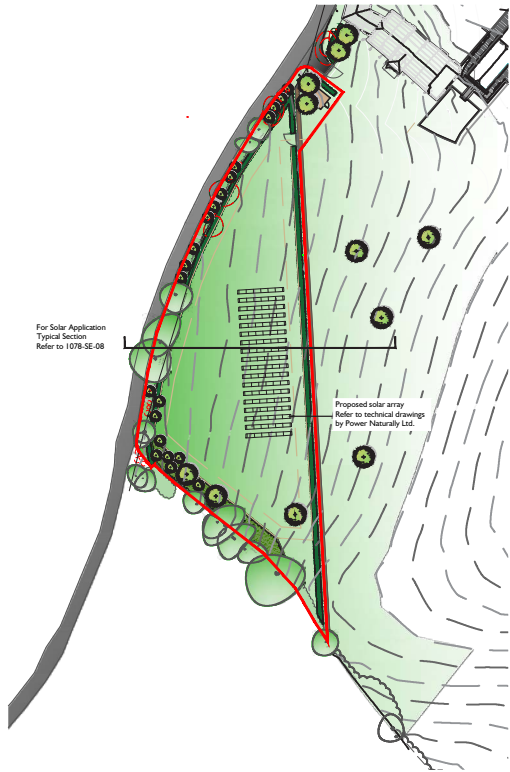


FIG. 5 - SECTION THROUGH FIELD  
(refer to drawing 1078-SE-08)



Context plan 1:2000 @ A3  
Refer to 1078-MP-03

**3.0    LIKELY VISUAL EFFECTS**

**3.1    Introduction**

3.1.1    This section describes, evaluates and compares the likely visual effects that would arise as a result of the proposed development.

Representative viewpoints have been taken at locations around the Site and these are shown on the following pages. The photographs are accompanied by a description of the existing view and the likely changes caused by the proposals.

VIEWPOINT I - Annotated viewpoint photograph - 10<sup>th</sup> December 2025, 09:32

To be viewed **digitally at 125% enlargement** - see notes below.



View looking northeast from footpath WSLO14 as it crosses the field towards Mill Lane.



Winter

VIEWPOINT COMMENTARY

Existing view

View from slightly elevated ground along the little used footpath (WSLO14). The Site is located to the north of Mill Lane and an intervening arable field. Existing hedgerows and tree cover completely conceal the area where the solar panels would be located, even in winter when there is reduced leaf cover.

Anticipated view

It is anticipated that there would be no discernible change to the view and that the proposed solar panels will not be visible in summer or winter.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix B). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix B). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

VIEWPOINT 2 - Annotated viewpoint photograph - 10<sup>th</sup> December 2025, 09:38

To be viewed **digitally at 125% enlargement** - see notes below.



View looking north from Mill Cottage.



Winter

VIEWPOINT COMMENTARY

Existing view

View from Mill Lane adjacent to Mill Cottage. The Site is located to the north of the intervening arable field, adjacent to Mill lane. Existing hedgerows, on both sides of Mill Lane are generally dense, continuous, with very few gaps, and maintained at above normal eye level (for pedestrian and car users). There is a small gap close to Mill cottage where this photograph has been taken. As this hedgerow gap is not typical, this therefore shows a worst case scenario from this vicinity. The eastern most part of the roof the Threshing Barn at Roche Old Court is visible above the hedgerow. However the whole field within which solar panels would be located is completely concealed, even in winter when there is reduced leaf cover.

Anticipated view

It is anticipated that there would be no discernible change to the view and that the proposed solar panels will not be visible in summer or winter.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

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VIEWPOINT 3 - Annotated viewpoint photograph - 10<sup>th</sup> December 2025, 09:40

To be viewed **digitally at 125% enlargement** - see notes below.



View looking northeast along Pincroft Lane at junction with Mill Lane.



Winter

VIEWPOINT COMMENTARY

Existing view

View adjacent to Falcon Cottage, looking northeast. The Site is located to the northeast of the intervening arable field, adjacent to Pincroft Lane running north of Mill lane. Again the existing hedgerows on both sides of the road are dense, continuous, with very few gaps, and maintained at above normal eye level (for pedestrian and car users). The hedge on the east side of the road is composed of mixed native species, while that on the west side, forming the boundary to Falcon Cottage is Beech and maintained at approximately 3m in height. The whole field within which solar panels would be located is completely concealed, even in winter with reduced leaf cover.

Anticipated view

It is anticipated that there would be no discernible change to the view and that the proposed solar panels will not be visible in summer or winter.

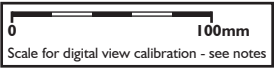
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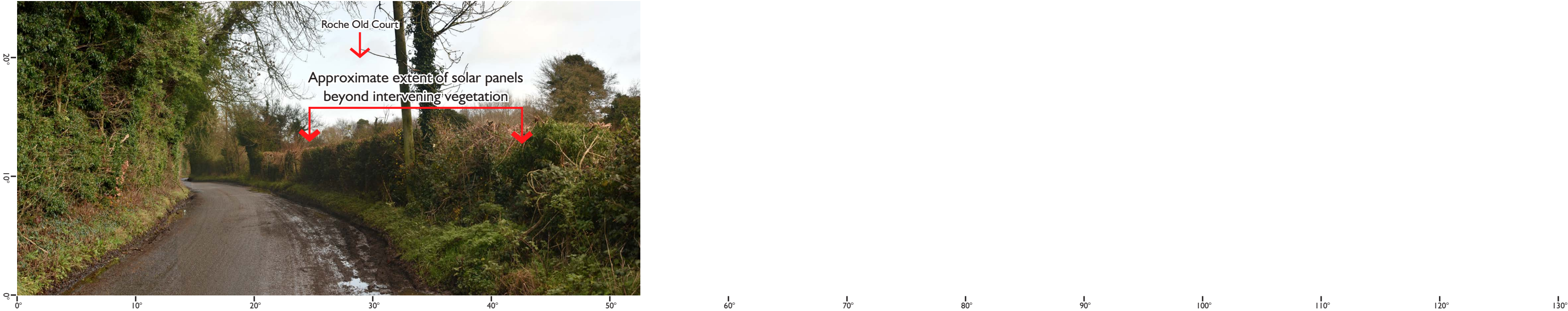
Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix B). Photographs stitched together using Photomerge (‘reposition only’ layout) in Adobe Photoshop.

VIEWPOINT 4 - Annotated viewpoint photograph - 10<sup>th</sup> December 2025, 09:41

To be viewed **digitally at 125% enlargement** - see notes below.



View looking northeast along Pincroft lane.



Winter

VIEWPOINT COMMENTARY

Existing view

View from Pincroft Lane north of Falcon Cottage, looking northeast. The Site is located to the northeast of the intervening arable field, adjacent to Pincroft Lane. Again the existing hedgerows on both sides of the road are dense, continuous, with very few gaps, and maintained at above normal eye level (for pedestrian and car users). Both hedges are composed of native species. That on the west side of the road is taller with a greater number of larger mature trees. The whole field within which solar panels would be located is completely concealed, even in winter, when there is reduced leaf cover.

Anticipated view

It is anticipated that there would be no discernible change to the view and that the proposed solar panels will not be visible in summer or winter.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix B). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

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To be viewed **digitally at 125% enlargement** - see notes below.



View looking northeast along Pincroft Lane.



Winter

VIEWPOINT COMMENTARY

Existing view

View further north along Pincroft Lane, directly adjacent to the southern edge of the field within which solar panels would be located, looking northeast. The Site is located directly to the east of the view. Again there are existing native hedgerows on both sides of the road. Both hedges are composed of native species. That on the west side of the road is taller with a greater number of larger mature trees. The hedge on the east side of the road is thinner and has suffered from a lack of management over the years. While it contains a number of trees and larger hedgerow plants, there are some gaps and a number of dying Ash and suckering Elm. Looking obliquely along the road this however still provides a good filter to views and the field the Threshing Barn at Roche Old Court can only just be glimpsed even in winter.

Anticipated view

It is anticipated that the view would not change significantly. It is considered that the proposed solar panels, being set down so low, on a field sloping down and away from the road, would be difficult to discern, even without additional planting. However, as additional new native hedgerow and tree planting is proposed inside the existing boundary hedge, this will strengthen the screening effect along Pincroft Lane. Along with the proposed improved maintenance and management regime for the existing hedge, it is therefore considered that within around three to five years, the hedgerow will be providing significant additional screening to conceal any glimpse views of the solar panels, even in winter.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

**Instructions for viewing digitally:** All images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). This represents a 125% or 150% enlargement as appropriate (refer to Technical Methodology in Appendix B). The images should then be viewed at comfortable arm's length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side - this maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on site.

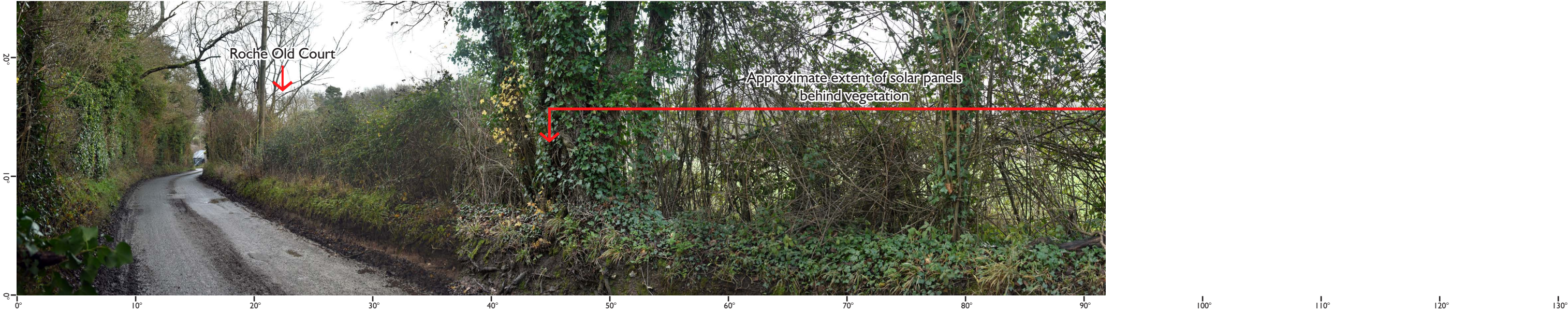
Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix B). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

VIEWPOINT 6 - Annotated viewpoint photograph - 10<sup>th</sup> December 2025, 09:43

To be viewed **digitally at 125% enlargement** - see notes below.



View looking northeast further along Pincroft Lane towards Roche Old Court.



Winter

VIEWPOINT COMMENTARY

Existing view

View further north along Pincroft Lane, directly adjacent to the field within which the solar panels would be located, looking northeast. The Site is located directly to the east of the view. Again there are existing native hedgerows on both sides of the road. Both hedges are composed of native species. That on the west side of the road is taller with a greater number of larger mature trees. The hedge on the east side of the road is thinner in some areas and has suffered from a lack of management over the years. While it contains a number of trees and larger hedgerow plants, and some denser sections, there are some gaps and a number of dying Ash and suckering Elm. Looking obliquely along the road this however still provides a good filter to views. The grass in the adjacent field can only just be glimpsed even in winter.

Anticipated view

As with viewpoint 5, it is anticipated that the view would not change significantly. It is considered that the proposed solar panels, being set down so low, on the field sloping down and away from the road, would be difficult to discern, even without additional planting. However, as additional new native hedgerow and tree planting is proposed inside the existing boundary hedge, this will strengthen the screening effect along Pincroft Lane. Along with the proposed improved maintenance and management regime for the existing hedge, it is therefore considered that within around three to five years, the hedgerow will be providing significant additional screening to conceal any glimpse views of the solar panels, even in winter.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

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To be viewed **digitally at 125% enlargement** - see notes below.



View looking northeast further along Pincroft Lane, towards Roche Old Court.



Winter

VIEWPOINT COMMENTARY

Existing view

Another view further north along Pincroft Lane, directly adjacent to the field within which the solar panels would be located, looking northeast. The Site is located directly to the east of the view, with only the northern end of the area of solar panels potentially in view. Again, there are existing native hedgerows on both sides of the road. Both hedges are composed of native species. That on the west side of the road is taller with a greater number of larger mature trees. The hedge on the east side of the road is thinner and has suffered from a lack of management over the years. While it contains a number of trees and larger hedgerow plants, there are some gaps and a number of dying Ash and suckering Elm. Looking obliquely along the road this however still provides some filtering of views. The grass in the adjacent field can be glimpsed although this is mostly in an area away from where the solar panels would be located.

Anticipated view

Again it is anticipated that the view would not change significantly, although in this area, proposed new planting is more likely to have a more noticeable and beneficial effect. It is considered that the proposed solar panels, being set down so low, on the field sloping down and away from the road, would be difficult to discern, even without additional planting. However, the additional new native hedgerow and tree planting proposed inside the existing boundary hedge, will strengthen the screening effect along Pincroft Lane more significantly in the longer term. Along with the proposed improved maintenance and management regime for the existing hedge, it is therefore considered that within around three to five years, the hedgerow will be providing significant additional screening to conceal any glimpse views of the solar panels, even in winter.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

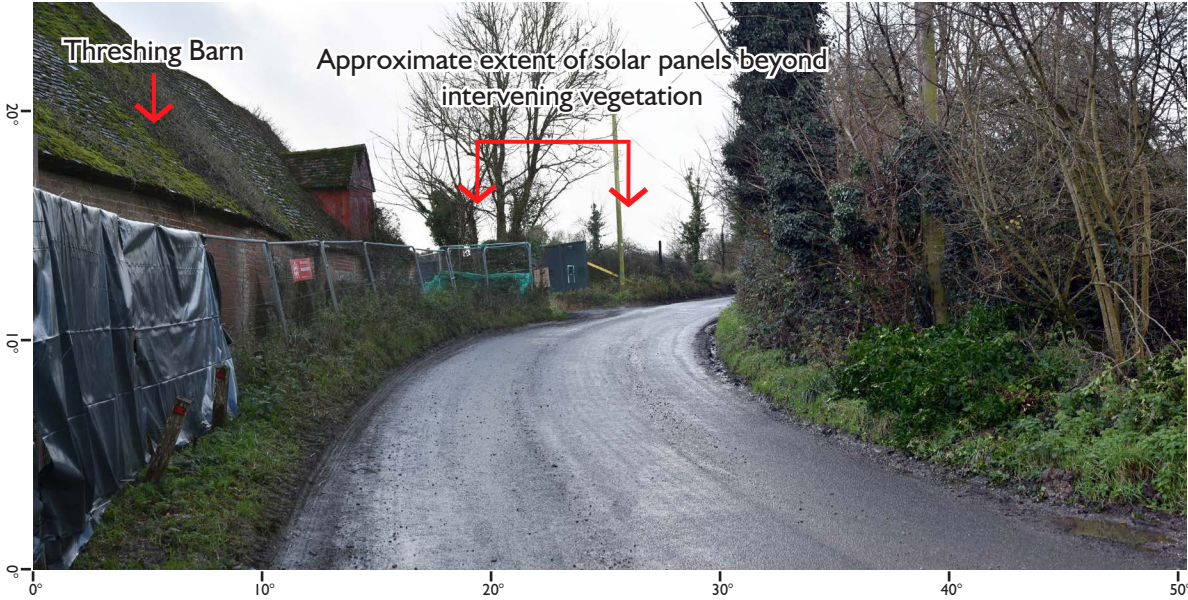
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Photographs taken with a Nikon D3500 or D3400 digital SLR camera (cropped frame sensor) with a fixed focal length Nikon 35mm lens (refer to Technical Methodology in Appendix B). Photographs stitched together using Photomerge ('reposition only' layout) in Adobe Photoshop.

To be viewed **digitally at 125% enlargement** - see notes below.



View looking south from Pincroft Lane, at main entrance to Roche Old Court.



Winter

VIEWPOINT COMMENTARY

Existing view

View along Pincroft Lane, adjacent to the northern end of the barn complex at Roche Old Court, looking south towards the field within which the solar panels would be located. The Site is located directly ahead in the view. Again, there are existing native hedgerows on both sides of the road, adjacent to the Site. Both hedges are composed of native species. That on the west side of the road is noticeably taller, with a greater number of larger mature trees. The hedge on the east side of the road has suffered from a lack of management over the years, generally lacking in tree cover, with a number of smaller suckering Elm and some bramble. A couple of Ash trees are more prominent at the southern end of the barn complex, at the entrance to the field, although these are clearly now suffering due to Ash dieback disease. Nevertheless the area where the solar panels would be located remains completely concealed due to the hedgerow, even in winter when there is less leaf cover.

Anticipated view

It is anticipated that the view would change slightly. While the solar panels would not be visible, the roof of the new modestly sized battery storage building, set back around 8 metres from the road, would be visible above the existing and new hedgerow planting. The dying Ash trees would be removed, and while these would be create a more open view in the short term, the additional hedge and tree planting proposed along the road on both sides of the field entrance, and alongside the northern elevation of the battery storage building, would create a noticeably stronger landscape structure. The additional tree cover, in particular, would be more noticeable and it is anticipated that this will soften and filter views of the roof of the battery storage building significantly, within around five years. In the interim, the tiled roof of the small building with its recessive natural materials, would be seen in the context of the adjacent barn, and very significantly subservient to it. It is therefore considered that this would be entirely in character within this setting, even while the additional planting is establishing.

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To be viewed **digitally at 125% enlargement** - see notes below.



View looking south from secondary entrance of Roche Old Court.



Winter

VIEWPOINT COMMENTARY

Existing view

View along Pincroft Lane, adjacent to the secondary / field entrance and just south of the Threshing Barn complex at Roche Old Court, looking south towards the field within which the solar panels would be located. The Site is located directly ahead in the view. Again, there are existing native hedgerows on both sides of the road, adjacent to the Site. Both hedges are composed of native species. That on the west side of the road is noticeably taller, with a greater number of larger mature trees. The hedge on the east side of the road has suffered from a lack of management over the years, generally lacking in tree cover, with a number of smaller suckering Elm and some bramble. Nevertheless, the area where the solar panels would be located remains concealed due to the hedgerow, even in winter when there is less leaf cover.

Anticipated view

It is anticipated that the view would change. The temporary hoarding and gates to the secondary site entrance (erected for security purposes during refurbishment works to the main buildings at Roche Old Court) would be removed and replaced with traditional, rural, five bar field gates and post and rail fencing, flanking the entrance. Behind the fences, new mixed native hedging would be planted, tying in with the existing hedge along Pincroft Lane. The proposed small scale battery storage building would be evident to the left of the view, although the proposed hedge planting would develop to soften and screen the walls of the building within around 5 years. In addition, proposed tree planting around the entrance and along Pincroft Lane, would provide further softening and filtering of views. It is likely that the top of the roof of the building would remain in view although due to its size, it is considered that this would not be particularly obtrusive, and it would be in character with its surroundings. Being set down low, and behind the supplemented hedgerow along Pincroft Lane as well as the new hedgerow alongside footpath (WSLO26), it is considered that the solar panels are unlikely to be visible at any time of the year.

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To be viewed **digitally at 125% enlargement** - see notes below.



View looking south from footpath from northern end of Wiltshire WSLO26.



Winter

VIEWPOINT COMMENTARY

Existing view

View looking south along footpath (WSLO26) close to its northern end. The line of the path crosses the existing field diagonally, although its path is not evident due to lack of use. Field boundaries along Pincroft Lane and with the adjacent field to the south are evident, planted with native trees and hedging as described elsewhere.

Anticipated view

The view along the path would change noticeably. A post and rail fence would be located directly adjacent to the footpath with a new mixed native hedge planted behind the fence. The solar panels would be located behind the hedge, set down low, with a maximum height of 600mm above ground level. In the short term, while the native hedge is establishing, it is recognised that the back of the solar panels would be in view, although within two to five years it is anticipated that any views of the panels would become more filtered, especially in summer. It is considered that within five to eight years that the hedge would have grown up significantly, to a height of around 2.5 to 3 metres and would significantly filter and screen views of the panels, potentially completely, even in winter. While the view of the field would change with the addition of the new native hedge, this is considered completely in character with the locality, which has a small-scale field pattern and numerous footpaths with hedges on one side only. In addition, it is considered that the footpath would still remain unused or at best, very little used, and therefore the number of receptors likely to be affected will remain very small.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

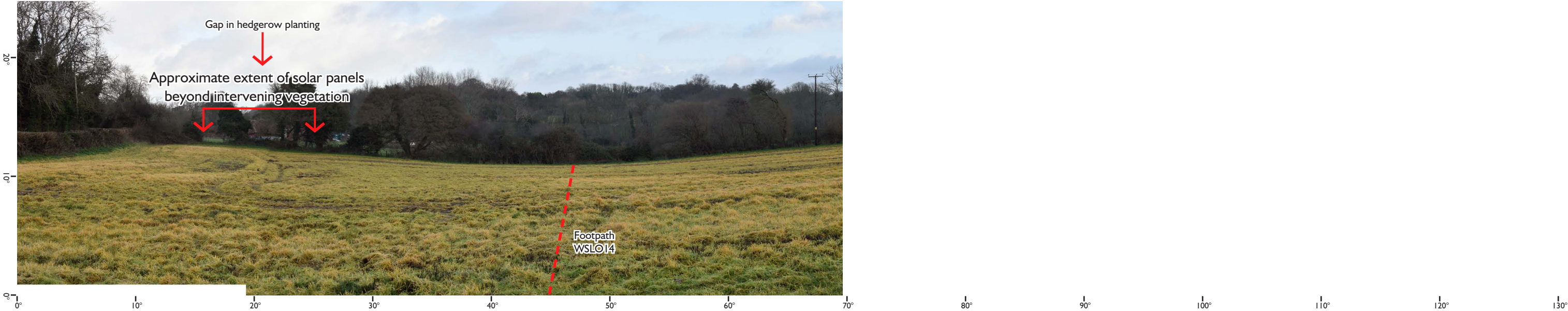
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To be viewed **digitally at 125% enlargement** - see notes below.



View looking north from the southern edge of the field bordering Mill Lane.



Winter

VIEWPOINT COMMENTARY

Existing view

View looking northeast along footpath (WSLO14) close to its southern end at Mill Lane. The line of the path crosses the existing field, although its path is not evident due to lack of use. A boundary between this field and the field to the north – the site within which the solar panels would be located – is evident ahead in the view, marked by a native hedge with some larger significant trees. To the right of the view, the hedge is particularly dense although to the left of the view, there are a couple of gaps giving a glimpse view to the field to the north and partial glimpses of the buildings at Roche Old Court.

Anticipated view

The view would not change significantly. The solar panels would be located in the field to the north to the left of the view. While there are glimpses of the field, through a couple of gaps in the field boundary, the proposed planting of a band of tree and native shrub planting alongside the hedge, will fill these gaps and provide additional screening and filtering over time. The proposed tree planting will be carefully located to ensure that it provides screening at the most open parts of the hedgerow. It is considered that the solar panels, due to their low-lying position with tops only 600mm above ground level, would be relatively unobtrusive in the scene, despite their south facing position, and even without additional planting. However, within two to three years the additional native tree and thicket planting would provide noticeable additional screening, even in winter. After around five years or less, it is considered that the panels would be very difficult to detect, with the new planting creating the feel of a continuous screen along the boundary.

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To be viewed **digitally at 125% enlargement** - see notes below.



View looking northeast along footpath WSLO14.



Winter

VIEWPOINT COMMENTARY

Existing view

View looking northeast further along footpath (WSLO14), closer to the site. The line of the path crosses the existing field, although its path is not evident due to lack of use. The boundary between this field and the field to the north – the site within which the solar panels would be located – is evident ahead in the view, marked by a native hedge with some larger significant trees. To the right of the view, the hedge is particularly dense although to the left of the view, there are a couple of gaps giving a glimpse view to the field to the north and partial glimpses of the buildings at Roche Old Court.

Anticipated view

The view would change to a small degree, with glimpses of the field beyond screened over time. The solar panels would be located in the field to the north to the left of the view. While there are glimpses of the field, through a couple of gaps in the field boundary, the proposed planting of a band of tree and native shrub planting alongside the hedge, will fill these gaps and provide additional screening and filtering over time. The proposed tree planting will be carefully located to ensure that it provides screening at the most open parts of the hedgerow. It is considered that the solar panels, due to their low-lying position with tops only 600mm above ground level, while visible initially through one gap in the hedgerow, would be relatively unobtrusive in the scene, despite their south facing position, even without additional planting. However, within two to three years the additional native tree and thicket planting would provide noticeable additional screening, even in winter. After around five years or less, it is considered that the panels would be very difficult to detect, with the new planting creating the feel of a continuous screen along the boundary.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

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VIEWPOINT 13 - Annotated viewpoint photograph - 10<sup>th</sup> December 2025, 09:26

To be viewed **digitally at 125% enlargement** - see notes below.



View looking north along WSLO26 towards Pincroft Lane and Roche Old Court.



Winter

VIEWPOINT COMMENTARY

Existing view

View looking north along footpath (WSLO26) close the boundary with the field to the south. The line of the path crosses the existing field diagonally, although its path is not evident due to lack of use. The western field boundary along Pincroft Lane is evident as a backdrop to the scene, with the taller native trees on the west side of Pincroft Lane being more visible.

Anticipated view

As with viewpoint 10, the view along the path would change noticeably. A post and rail fence would be located directly adjacent to the footpath on its west side, with a new mixed native hedge planted behind the fence. The solar panels would be located behind the hedge, set down low, with a maximum height of 600mm above ground level. In the short term, while the native hedge is establishing, it is recognised that the solar panels would be in view, and that the south facing reflective surface, would be obvious, especially on sunny days. However as the solar panels are set so low to the ground, it is anticipated that any views of them would become more filtered, within three to five years, especially in summer. It is considered that within five to eight years that the hedge would have grown up significantly, to a height of around 2.5 to 3 metres and would therefore filter and screen views of the panels significantly, ultimately providing a complete screen, even in winter. While the view of the field would change with the addition of the new native hedge, this is considered completely in character with the locality, which has a small-scale field pattern and numerous footpaths with hedges on one side only. In addition, it is considered that the footpath would still remain unused or at best, very little used, and therefore the number of receptors likely to be affected, will remain very small.

**Notes:** Cylindrical panoramic image - **to be viewed digitally** (see instructions for viewing below). If printed on A3 paper this image is for context only.

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### 3.2 Summary of Visual Effects

- 3.2.1 Overall, due the nature of the surrounding topography and existing vegetation, the visual effects would be very limited. The visual envelope of the site – ie the area where the site can be viewed from public footpaths and roads - is very limited.
- 3.2.2 The proposed battery storage building will only be evident from very close range, will be entirely subservient to the listed barns, and will be entirely in keeping in its location.
- 3.2.3 Apart from along part of footpath WSLO26 (which is little or not used due to very poor connectivity), there will only be occasional glimpse views of the solar panels, even when newly installed. Over time, estimated between 5 and 8 years, additional native planting will have grown up to fully mitigate any views of the panels from all public locations.
- 3.2.4 It is considered that there will be no views of the proposals from within private built properties.

## 4 LIKELY LANDSCAPE EFFECTS

### 4.1 Introduction

- 4.1.1 This section describes, evaluates and compares the likely landscape effects that would arise as a result of the proposed development.
- 4.1.2 Due to the small scale and low-key nature of the proposals, it is considered that effects on elements that make up the landscape will be minimal. There will be no changes to the geology, topography, soils or drainage, for example.
- 4.1.3 The effect upon vegetation will be beneficial, with the restoration and supplementation of boundary hedgerows, the replacement of dying trees with new long term native tree planting and an additional new hedgerow alongside footpath WSLO26.
- 4.1.4 The proposals overall, are considered to be entirely in character with the local landscape and built environment. The new battery storage building is small scale, very much subservient to, and set away from, the listed stable. It will be set back from the road, in a similar way to many other local buildings. It will also be constructed from the locally common materials; timber boarding with a clay tiled roof.
- 4.1.5 While there will be a change in character within the small area of field containing the solar panels, the low lying nature of the panels will maintain the open nature of the field, and the new and reinforced planting around the site will ensure that the solar panels are not visible. They will not therefore impact on the wider landscape character. In addition, the scale of the field division, created by the new hedge alongside footpath WSLO26 is entirely in keeping with local field patterns and mimics a similar field divided by hedgerows directly northwest of Roche Old Court.

## 5 SUMMARY

- 5.1 The proposed solar panels have been carefully sited to minimise any visual impact. They will be very low lying with a maximum height of 600mm above ground level, located in an area lower than, and which slopes down away from, Pincroft Lane, providing further concealment.
- 5.2 The visual envelope of the solar panel site is extremely restricted. There are only a few small glimpse views from Pincroft Lane, very close to the site, with the exception of a section of footpath WSLO26, which runs directly adjacent to the site. These glimpse views will be mitigated and screened by new planting even in the winter, within around 5 years or less
- 5.3 Although there will initially be views of the solar panels from footpath WSLO26, these too, will be mitigated fully within 5 to 8 years. However, it should be noted that this footpath does not appear to be in use due to a lack of connectivity and therefore the number of receptors affected is at best, likely to be very small.
- 5.4 Significant new native hedge and tree planting is proposed to reinforce boundaries and to replace dying hedgerow trees. This will restore and reinvigorate areas of weaker hedgerow that have deteriorated through a lack of good management over the years. Overall the effect on the local vegetation is considered to be very positive and all potential public views of the solar panels will be mitigated.
- 5.5 There are not likely to be any views of the solar panels from within any other built private property.
- 5.6 The proposed battery storage building will only be evident from very close range, will be entirely subservient to the listed barns, and will be entirely in keeping in its location.
- 5.7 Overall the proposals are considered to be carefully considered, low-key, discreet and entirely in character with the local area.

APPENDIX A

LANDSCAPE SPECIFICATION

I – IMPLEMENTATION

I.1 General

All works shall to be undertaken to recognised good horticultural practice and to relevant British Standards. The quality of all landscape works shall be carried out in accordance with British Standard 4428:1989 ‘Code Of practice For General Landscape Operations’.

All trees and other plants included within the approved details shall be healthy, well-formed specimens of a minimum quality that is compatible with British Standard 3936:1992 (Part 1) ‘Specifications for Trees & Shrubs’ and British Standard 4043 (where applicable).

I.2 Biosecurity

‘BS 8545: Trees: From Nursery to independence in the Landscape’ shall be adhered to. In the interest of Biosecurity, *trees should not be imported directly from European suppliers and planted straight into the field, unless they have appropriate certification that they are 100% disease free and have come from an area with no known horticultural diseases*; If disease free certification is not possible, the trees shall have spent a full growing season in quarantine, in a British nursery to ensure plant health and non-infection by foreign pests and diseases. This is a measure to address the threat of the introduction of pests and diseases from outside the UK.

I.3 Planting specification

The following other areas of specification shall also be strictly adhered to:

- All planting will be undertaken into existing soil.
- Organic fertilisers shall be incorporated as required in shrub, hedge, tree planting and amenity grass areas to ensure there are sufficient plant nutrients within the soil.
- All native planting and hedgerows to be mulched with minimum 50mm settled depth woodchip mulch. Woodchip from local woodland / site management works to be used.
- Planting to be protected from rabbit and other damage, with a mix of tubular, mesh and spiral shelter / rabbit guards, as appropriate to size of plant and species.
- The green walls shall be implemented as per the supplier’s instruction.
- Tree planting to be in accordance with BS8545:2014
- Tree pits, to be square in plan, excavated to a minimum size of 600mm larger than the rootball / root spread. Base of pit to be slightly domed; not to be broken up unless drainage problems are apparent.
- Tree pit guide size guide; Selected Standard size and above / feathered trees above 3.0m height; 1200mm x 1200mm, depth as per rootball\*.
- Standard tree and smaller / feathered tree below 3.0m height; pit to be 1000mm x 1000mm. Depth as per rootball\*.
- \*Bare root trees. Base of pit to have dome of soil to support roots / tree at *original* level in the nursery.
- Tree pit backfill to reflect existing soil profile – ie: subsoil up to approx. 300mm from ground surface, topsoil above, approx. 300mm depth.
- Watering ‘dishes’ to be created around the base of each tree, to hold water directly over rootball during watering. Mulched dish to be 2m dia. for trees Selected Standard / 3.0 height and above. Mulched watering dish for Standard size and smaller / below 3.0m height, to be 1.5m dia.

- Rootballed / container grown trees to be double staked, with a low cross bar, fixed with rubber tree ties.
- Bare root trees shall be single staked, fixed with rubber tree ties.
- Trees outside planting areas to be mulched with minimum 50mm settled depth, medium graded ornamental bark mulch to 1m diameter.

I.4 Timing and monitoring of planting works

All planting shall be undertaken, at the latest, within the first planting season (1<sup>st</sup> November to 31<sup>st</sup> March inclusive) following substantial completion of the works groundworks. The owner may however, undertake some planting prior to main works completion - or alternatively, outside the planting season, using fully containerised planting material. This will be entirely at their discretion and would be on the understanding that increased watering will be required to establish the planting successfully. Any grass seeding to make good disturbed ground shall be undertaken in spring. All planting works will be undertaken and supervised by a competent professional landscape contractor.

2 – LANDSCAPE MAINTENANCE AND MANAGEMENT

Long term design objectives

The general intent of landscape maintenance of the site is to ensure that over a period of time the planting develops to maturity, to the concept that has been approved by the local planning authority.

Management and maintenance is to be undertaken in such a way as to allow healthy plants to develop, unhindered by weed growth or other inhibiting factors.

2.1 Landscape maintenance schedules

All landscape maintenance work is to be undertaken by an experienced landscape maintenance contractor.

Maintenance visit, will typically be undertaken once monthly between October and March and twice monthly between April and September. A guide minimum number of 18 visits shall therefore be undertaken. The primary maintenance operations will include:

- Watering trees, hedge and thicket as necessary to ensure vigorous and successful establishment during the early years after planting.
- Keeping planting areas free from aggressive weeds. All planted / mulched areas shall be hand weeded or treated with a non-residual herbicide as appropriate / required.
- General pruning and trimming to ensure highways, footpaths etc. are not obscured and to ensure plants develop appropriately according to their species.
- Trimming native hedges to encourage bushy growth and maintain a dense form, typically 2.5 to 3m height.
- Checking and adjusting all tree stakes and ties at every maintenance visit during the first one to two years after planting. Removal of stakes and ties once trees are securely established (guide 12 – 18 months after planting).
- Replacing plants that fail where required, with the approved species, (within 5 years of planting as a minimum). Planting will be inspected annually in late summer. Any dead, dying or diseased plants shall be removed and replanted according to the approved plan in the following planting season (November-March).

3 – PLANT SCHEDULE

TREE PLANTING

| Species                               | Height (m) | Girth (cm) | Form      | Root form / staking      |
|---------------------------------------|------------|------------|-----------|--------------------------|
| Acer campestre                        | 2.0 - 2.5  | 6 - 8      | Feathered | Bare root, single staked |
| Acer campestre                        | Min 4.5m   | 14 – 16    | EHS       | Bare root, single staked |
| Crataegus monogyna                    | 2.0 - 2.5  | 6 - 8      | Feathered | Bare root, single staked |
| Prunus avium<br>(not P avium ‘Plena’) | 2.0 - 2.5  | 6 - 8      | Feathered | Bare root, single staked |
| Prunus avium<br>(not P avium ‘Plena’) | Min 4.5m   | 14 – 16    | EHS       | Bare root, single staked |
| Prunus padus                          | 2.0 - 2.5  | 6 - 8      | Feathered | Bare root, single staked |
| Prunus padus                          | Min 4.5m   | 14 – 16    | EHS       | Bare root, single staked |
| Sorbus aria                           | 2.0 - 2.5  | 6 - 8      | Feathered | Bare root, single staked |

| NATIVE HEDGE PLANTING                                                    |                          |           |                |
|--------------------------------------------------------------------------|--------------------------|-----------|----------------|
| Double staggered row. Plants at 500mm centres, Rows 500mm apart          |                          |           |                |
| 4 plants / linear metre                                                  |                          |           |                |
| Plants protected with a mix of tubular shelter guards and spiral guards. |                          |           |                |
| Species                                                                  | Size – cm                | Rootform  | Mix percentage |
| Cornus sanguinea                                                         | 80 -100 min 2 stems      | B/R       | 5              |
| Corylus avellana                                                         | 80 -100 min 2 stems      | B/R       | 25             |
| Corylus avellana                                                         | 100 – 120 multistem bush | B/R / R/B | 5              |
| Crataegus monogyna                                                       | 80 -100 min 2 stems      | B/R       | 25             |
| Euonymus europeaus                                                       | 80 - 100                 | B/R       | 5              |
| Ilex aquifolium                                                          | 40 – 60                  | 2L pot    | 5              |
| Ligustrum vulgare                                                        | 60 – 80                  | B/R       | 5              |
| Prunus spinosa                                                           | 30 – 40                  | 2L pot    | 5              |
| Rosa canina                                                              | 80 – 100 multi stem      | B/R       | 5              |
| Taxus baccata                                                            | 40 – 60                  | 2L pot    | 5              |
| Viburnum opulus                                                          | 60 – 80                  | B/R       | 5              |
| Viburnum lantana                                                         | 80 -100 min 2 stems      | B/R       | 5              |

| NATIVE THICKET MIX                            |                          |           |                |
|-----------------------------------------------|--------------------------|-----------|----------------|
| 1 plant / square metre                        |                          |           |                |
| Plants protected with tubular shelter guards. |                          |           |                |
| Species                                       | Size – cm                | Rootform  | Mix percentage |
| Cornus sanguinea                              | 80 -100 min 2 stems      | B/R       | 5              |
| Corylus avellana                              | 80 -100 min 2 stems      | B/R       | 20             |
| Corylus avellana                              | 100 – 120 multistem bush | B/R / R/B | 5              |
| Crataegus monogyna                            | 80 -100 min 2 stems      | B/R       | 15             |
| Euonymus europeaus                            | 80 - 100                 | B/R       | 5              |
| Ilex aquifolium                               | 40 – 60                  | 2L pot    | 5              |
| Prunus spinosa                                | 30 – 40                  | 2L pot    | 5              |
| Rosa canina                                   | 80 – 100 multi stem      | B/R       | 5              |
| Ruscus aculeatus                              | 20 - 30                  | 2L pot    | 2.5            |
| Sambucus nigra                                | 60 – 80                  | B/R       | 2.5            |
| Taxus baccata                                 | 40 – 60                  | 2L pot    | 5              |
| Viburnum opulus                               | 60 – 80                  | B/R       | 5              |
| Viburnum lantana                              | 80 -100 min 2 stems      | B/R       | 5              |

APPENDIX B: Technical Methodology - Presentation of Photographs

I.1. Introduction

- I.1.1. All photographs presented within this Statement are “Type I” visualisations (Annotated Viewpoint Photographs), presented in accordance with Landscape Institute Technical Guidance Note (TGN) 06/19.

I.2. Camera equipment used

- I.2.1. Photographs have been taken with a Nikon D3400 or D3500 digital SLR camera (both using a 24.2 megapixel cropped frame sensor with the same specifications) with a fixed 35mm focal length lens (Nikon Nikkor AF-S 35mm f1.8G DX lens). The 35mm focal length together with the manufacturer’s stated sensor multiplication factor of 1.5 gives an equivalent of 52.5mm focal length. A 5% reduction in scale is then included in the presentation of the images in order to ensure the photos presented are as close to a 50mm lens as possible. All photographs have been taken at 1.6m above ground level to replicate normal eye level views.

I.3. Presentation of images

Panoramic images:

- I.3.1. Photographs are presented at a minimum of 300dpi, and are **intended to be viewed digitally**.
- I.3.2. Cylindrical panoramic images have been presented throughout the Appraisal as humans typically have wider peripheral vision than the 39.6 degree Horizontal Field of View (HfOV) captured in a single photograph taken with a ‘full frame’ 50mm focal length SLR camera (or equivalent). Furthermore humans are not static, and when taking in a view we generally move our heads from side to side and therefore experience a wider field of view.

Software used:

- I.3.3. All photographs have been stitched together using Photomerge (‘reposition only’ layout) in Adobe Photoshop, with manual control over image alignment.

Image enlargement:

- I.3.4. The annotated viewpoint photographs are presented as enlarged images, with enlargement factors stated on individual photosheets. This is to account for the fact that humans generally have ‘binocular’ vision (whilst cameras are ‘monocular’ in nature) and that a degree of image enlargement provides a better impression of scale for most viewers using two eyes (refer to Landscape Institute Technical Guidance Note 06/19, Section 3.8). Our approach is therefore to use **150% enlargement** for viewpoints in expansive / open landscapes or seascapes, where components are more distant (in accordance with TGN 06/19, paragraph 3.8.8); and **125% enlargement** in mid to smaller scale landscapes / townscapes (refer to TGN 06/19, paragraph 3.8.10).
- I.3.5. The presentation size of photographs has been calculated by horizontally measuring a 360 degree, manually stitched panoramic photo (taken in landscape orientation) to establish the relationship between pixel dimensions and degrees of field of view. The camera produces an individual 6000 x 4000 pixel image with a field of view of 36.79 x 24.53 degrees. When printed and viewed at a distance of 542mm, the image must be presented at 353.49 x 235.66mm to match the real monocular view. This is subject to enlargement as described above.

Extent of the Site indicated:

- I.3.6. The horizontal extent of the Site indicated on all the ‘Type I’ visualisations is approximate (being based on reference to site features such as field or plot boundaries).

**INSTRUCTIONS FOR VIEWING IMAGES:**

As set out above (and on all photosheets), the photographs presented within this Statement are **intended to be viewed digitally**.

To correctly represent views on site, all images must be viewed with the 100mm scale bar displayed at its true size (achieved by adjusting PDF zoom level). The images should then be viewed at comfortable arm’s length (exact mathematical reference point = 542mm from eye to image) by maintaining the head in a constant position (without turning) and panning the image from side to side. This maintains a constant viewing distance across the panorama and provides the best recommended representation of the view found on Site.

If printed on A3 paper the images are for context only.