
**LAND AT QUEMERFORD,
CALNE, WILTSHIRE, SN11 8LA**

**PRELIMINARY LANDSCAPE AND VISUAL TECHNICAL
NOTE**

FOR

POTENTIAL NEW DWELLING

Prepared by:

WHLandscape

On behalf of:

Sam & Lucy Miller

Project Reference: 25.1958

Revision: A

FEBRUARY 2026

APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Sam & Lucy Miller to prepare a Preliminary Landscape and Visual Technical Note exploring the potential for the construction of a two new dwellings on a parcel of land at Quemerford, Calne, Wiltshire, SN11 8LA.

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

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1. INTRODUCTION

1.1 This Technical Note (TN) has been prepared to explore the potential for the construction of two new dwellings on a parcel of land at Quemerford, Calne. The clients' aspirations are to build two bungalows on the site and explore options for associated planting to provide mitigation and enhancement.

1.2 The initial study aims to record and analysis the existing baseline conditions of the site and its setting, and to consider, at an early stage, the potential landscape and visual effects that would result from development. This can then be used to inform the development proposals. Therefore, this document seeks confirmation of the following:

- The key landscape features and elements which may be affected by the development of the site.
- The potential visual envelope which will need to be considered in respect of the development proposals.

1.3 The key purposes of this TN are to highlight the potential landscape and visual constraints and opportunities associated with the design aspirations, and to suggest the best possible solutions when considered in terms of the probable landscape and visual effects. This will include identifying the following:

- Land use/development areas, including management requirements and indicative building height(s).
- Potential vehicular and pedestrian access points, as well as vehicular and pedestrian circulation, and wider area connections if required.
- Structural landscaping, including open space, landscape buffer strips and green infrastructure strategies.
- Other key structuring and placemaking components.

2. SITE LOCATION AND CHARACTER

2.1 The site is located at the southern end of a small/medium sized pastoral field on the northern edge of Quemerford, a suburb of town of Calne. It lies to the east of the approach to Common Farm (the route of Footpath CLAN21), adjacent to the edge of the Calne Settlement Boundary. In its wider context the site lies in the clay lowlands, approximately 900m to the north-west of the chalk scarp slopes that define the edge of the Avebury Plain and the North Wessex Downs National Landscape.

2.2 In 2022 an unsuccessful outline application (PL/2022/05274) was made for the development of two, two-storey, semi-detached properties at the site, alongside the development of two further properties on a parcel of land to the west of Footpath CLAN21 (both parcels of land lie outside the Calne Settlement Boundary). Part of the reason for refusal, both in the decision notice and at appeal, included potential harm to the landscape. However, it is important to note neither an internal landscape nor urban design officer were consulted on this original application.

2.3 In 2024 a subsequent application (PL/2024/09508) was made for the development of just the western part of the original site. In this instance the landscape officer was consulted and raised no objection to the scheme, noting:

- the existing visual character of the area where *“the backs of houses that face onto the A4 or the three new properties that have been subsequently built to the rear of the original linear development along the London to Bristol Road”* are visible through intervening hedgerows and trees.
- the lack of harm to the North Wessex Downs National Landscape by virtue of its distance from the site (over 500m).
- the lack of detrimental impact on the local townscape, with the proposed housing being of a *“type and scale that is similar to the adjacent new build properties and the properties that sit along the A4”*.
- the lack of impact on the existing levels of tranquillity due to the proposed vehicle access route already being used by three existing properties.
- the benefits of the proposed mitigation strategy, softening both the proposed development and to a lesser extent the neighbouring newer properties.

2.4 There is no significant vegetation within the site, although there are several clumps of pioneer species present in the south-east corner. To the south a dense broadleaf hedge delineates the boundary between the field and the residential curtilage of two bungalows that lie between the site

and the A4. To the north, the site boundary is open to the remainder of the field and Footpath CALW35, while to the east post-and-rail fencing, with some low-level scrub cover, delineates the field boundary; however, it is important to note that this is not the ownership boundary, which lies appraisal 6.00m to the east. To the west, an avenue of hybrid black poplar, separated from the site by post-and wire-fencing, delineates the approach to Common Farm; access to the site is currently provided by a gate in the site's south-western corner.

2.5 The local settlement pattern is predominantly defined by linear residential development alongside the A4. However, there are number of side streets and areas of backland development where further housing has been constructed, including the dwellings (both recently constructed and recently approved) immediately to the west of the site, and the small cul-de-sac (the Willows) to the east. Buildings comprise a mix of single and two-storey properties, with Edwardian dwellings being commonplace along the A4, although there are a number of more modern buildings present, particularly away from the road. Red brick being the most prevalent building material, reflecting the historic widespread use of the local clay, with red tiled roofs also being common. There are also some older stone dwellings with stone slated roofs, as well as properties that have been treated with white render.

2.6 No natural environment or heritage designations cover the site itself, nor is it covered by any statutory landscape designations. Several heritage assets (included Listed Buildings and Scheduled Monuments) lie within 500m of the site. Although, much like the recently approved development to the west, the site is both physically and visually divorced from these heritage assets, with the proposals highly unlikely to affect their historic landscape settings.

2.7 The site is located within Landscape Character Type 11: Rolling Clay Lowland (LCT 11) specifically and Landscape Character Area 11A: Swindon-Calne Rolling Clay Lowland (LCA 11A), as defined in the Wiltshire Landscape Character Assessment (2005). The site is also covered by the North Wiltshire Landscape Character Assessment, however the Wiltshire assessment is the most comprehensive and standardised one and, although both should be reviews in any further landscape and visual assessment, the Wiltshire assessment provides a good basis for a preliminary determination of the character of the receiving landscape.

LCT 11: ROLLING CLAY LOWLAND – KEY CHARACTERISTICS

- *Gently rolling lowland based on Clay.*
- *Mixed arable and pastoral land use with pasture concentrated around the water courses.*

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

2.8 Forces for change include “*Pressure for further expansion of settlement and new development threatening the character of the small villages and scattered farmsteads.*” However, this is a factor which is not confined to the Rolling Clay Lowland, being generally a nationwide issue due to the increasing pressure for housing across the country.

2.9 Overall, the local landscape is broadly commensurate with the characteristics identified in the Wiltshire Landscape Character Assessment. However, the Strength of Character of LCT 11 is judged as ‘*Moderate*’, as while in places it presents as a peaceful rural landscape, varied land uses, alongside the presence of major transport corridors, and in some places a poorly defined urban/rural edge, make the landscape less cohesive in respect of an overall unified character. Preliminary analysis suggests the Landscape Value of the receiving landscape of the proposed development site is *Medium*, in large part due to the points raised above.

3. VISUAL BASELINE

3.1 The selected viewpoints seek to represent a broad range of receptors across an even geographic spread, albeit led by site observations rather than ZTV analysis. They can be used to broadly assess the potential effects on specific views and on the general visual amenity experienced by users of the landscape (receptors).

LOCAL VIEWS

3.2 It has been established that key views will be from Footpath CLAN21 where it runs adjacent to the site boundary (see Viewpoint 2), and from Footpath CALW35 to the north where there are open views across the field in which the site is located (see Viewpoint 4). Locations of these viewpoints can be found on WHL-1958-01: Local Landscape Analysis.

VIEWPOINT 1



View north from the footway alongside the A4. There is the potential for the proposed development to be glimpsed through the roadside properties. However, it will be largely screened by the boundary hedgerow and in the context of the recently approved backland development west of the site (PL/2024/09508).

VIEWPOINT 2



View east from Footpath CLAN21, through the proposed site access. There will be open views of the development, with the residential edge being seen to extend into the countryside, with similar views being had further north through the avenue of poplars. However, this will be seen in the context of the existing backland development at The Willows to the east.

VIEWPOINT 3



View west taken from within the backland residential development at The Willows. A There will be an open view of the development, with the residential edge being seen to extend into the countryside. However, this will be seen in the context of the existing backland development at to the west of the site, including the two recently approved dwellings (PL/2024/09508))

VIEWPOINT 4



View south taken from Footpath CALW35, back across the field in which the site is located. The proposed development will be visible as a new feature to the east of Footpath CLAN21. However, it will be seen against a backdrop of residential development along the A4, as well as in the context of the existing backland developments to the east and west.

3.3 In each of the viewpoints above, the proposed development is likely to be readily apparent on the edge of Quemerford, although seen within it will be seen in the residential context of the housing along the A4 as well as the backland developments to the east and west. Overall, the current views have a strong residential character, something the proposed development would not be contrary to. While there will be a change to the established visual character of the site itself, this is unlikely to change the wider perception of the residential edge of Calne, where backland development is already an established visual component of views back towards the settlement edge.

WIDER VIEWS

3.4 Viewpoints from the wider landscape have also been considered at the preliminary stage to ascertain the potential visual effects of the development of the wider landscape. Locations of these viewpoints can be found on WHL-1958-01: Local Landscape Analysis.

VIEWPOINT 5



View south-east taken from the end of Footpath CLAN22/the start of Footpath CLAW35. Intervening vegetation (hedging and trees) currently filters views back towards the site; however, the building out of PL/2024/09508 (including the proposed landscaping) will likely see any views of the proposed bungalows obscured, or at least, very heavily restricted. In either case the development will be well integrated onto the settlement edge.

VIEWPOINT 6



View south-west taken through a field access in the hedgerow along the unnamed road on the edge of Lower Compton. Generally, intervisibility is obscured by dense intervening vegetation along the roadside, however the break created by the field access will potentially allow for a heavily restricted, winter views back toward the site. Distance from the site, coupled with a lack of legibility, mean that the proposed bungalows will be extremely difficult for receptors to discern.

3.5. Views from the wider landscape are notable more restricted than those in close proximity to the site by virtue of the strong landscape structure around Quemerford, as well as existing built form. However, while mitigation measures are not necessarily required in respect of these views, additional planting is still recommended around the site and the wider field area to help conserve the strong landscape structure that defines the northern edge of Quemerford.

SUMMMARY

3.6 The visual envelope of the development is notably limited, with there being no views of the site from the landscape south of the A4, while any views from beyond 500m are only had from a limited number of locations, while also being heavily restricted by intervening vegetations.

3.7 Overall, while the proposed development will likely see a visible change within the local landscape, the effect on the visual amenity and visual character of the receiving landscape is likely to be limited, with the receiving landscape being one where backland residential built form is already a visual component of the edge of Quemerford.

4. LANDSCAPE POLICY AND GUIDANCE

4.1 LOCAL POLICY

4.1.1 The National Planning Policy Framework (NPPF) (February 2025) provides the overarching policy context for planning in England. However, the most relevant landscape planning policy, Core Policy 51: 'Landscape', is taken from the Wiltshire Core Strategy (January 2015). Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character¹. The term 'landscape' here is used to refer to the built, historic and natural environment in urban, peri-urban and rural areas.

CORE POLICY 51: LANDSCAPE

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

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*

¹ It should be noted that the efficacy of Core Policy 51 was recently found to be at odds with the NPPF at a public inquiry into a residential site in Devizes (Appeal Reference: APP/Y3940/W22/3312268). In summary, Core Policy 51 cannot be considered a 'nil detriment' policy whereby it can be used to prevent any form of development in a green field site if that development is in keeping with the character of the local area, as it clearly states that any negative impacts caused by development "must be mitigated as far as possible through sensitive design and landscape measures".

- ix. *Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.***

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

4.1.2 Also of relevance is Core Policy 57 'Ensuring High Quality Design and Place Shaping', which sets out the requirements for achieving a high standard of design is required in all new developments and will be key to ensuring a successful outcome on this site should development go ahead.

4.1.3 The Wiltshire Local Plan Pre-Submission Draft 2020-2038 is a consultation draft which is publicly available with the final document is expected to be adopted in the second half of 2025. Although other policies will be of relevance at the application stage, the policy most relevant to this report is Policy 91: 'Conserving and Enhancing Wiltshire's Landscapes'.

POLICY 91: CONSERVING AND ENHANCING WILTSHIRE'S LANDSCAPES

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

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

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

Wiltshire's designated landscapes

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

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

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

4.1.4 Policy 98: 'Ensuring High Quality Design and Place Shaping' is also a relevant emerging policy; however, the landscape related text is unchanged from the extant Core Policy 57.

4.2 CALNE COMMUNITY NEIGHBOURHOOD PLAN 2 2023 – 2038

4.2.1 Made in March 2025, the Calne Community Neighbourhood Plan 2 2023 – 2038 sets out a new vision, objectives, and policies to ensure the Town of Calne and the Parish of Calne Without maintain their character and sense of community over the period 2023 to 2038.

4.2.2 While the Calne Community Neighbourhood Plan – Design Guidelines and Codes will be key consideration for any scheme going forward, in respect of this report the most important Neighbourhood Plan policies are Policy NE5: ‘Setting of Calne and Calne Without’ and Policy BE1: ‘Design Principles for Local Distinctiveness’.

POLICY NE5: SETTING OF CALNE AND CALNE WITHOUT

1. Rural Setting

Proposals for new development must respect the rural setting of the Plan Area and accordingly must assess and address, with mitigation where appropriate, their impact on:

- a. the rural edges of the town and villages where views both in and out and linkages are an integral part of the character of these places;*
- b. the physical separation (countryside gaps) that protects the separate identity of settlements and landscape features as shown on figure 5a;*
- c. the dominance of the natural features that provide the setting for these settlements such as the valley setting of Calne below rural hilltops;*
- d. the rural qualities of the country lanes;*
- e. important views, including but not limited to, the 3 views identified in the Design Guide, should be protected;*
- f. tranquillity and the need to protect against intrusion from light and noise pollution.*

Wherever possible, development should deliver enhancements to the landscape character including well integrated additional planting, be accompanied by a plan showing the extent and form of the landscaping as well as details of how these will be managed and maintained upon completion.

POLICY BE1: DESIGN PRINCIPLES FOR LOCAL DISTINCTIVENESS

- 1. Development that demonstrates good design, contributing to the conservation, enhancement, and extension of positive and distinctive characteristics in the various character areas of the Plan area will be supported.*
- 2. In addition to having regard to the National Design Guidance and Wiltshire Council design policy, development proposals must demonstrate how they have been informed by the*

adopted Design Guide, demonstrating a positive response to the identified character, history, and landscape of the character area (as shown in figure 6) in which proposals are located, and how the Calne area design guidelines and codes have been applied. Proposals must not exacerbate identified issues relating to poor design and should seek to resolve them where possible.

3. *Proposals for major development should be submitted with a Design and Access Statement, and where proportionate, a masterplan, to demonstrate how the proposed development layout, density, access proposals and building design approach complement and extend the positive characteristics of the character area in or adjacent to which they are located.*
4. *Good design will be important in all locations, with the highest standards required for developments:*
 - a. *in sensitive locations, for example affecting the North Wessex Downs National Landscape area, Conservation Areas or the setting of listed buildings; or*
 - b. *that would be highly visible, due to the prominence of the location or the scale or features of the buildings proposed.*
5. *Delivery of sustainable construction should also be balanced with local distinctiveness considerations in accordance with Policies C2 and C3.*

4.3 LCT 11: LANDSCAPE STRATEGY

4.3.1 The Wiltshire Landscape Character Assessment classifies the land across the district into three categories, Conserve, Enhance/Restore, and Create, with LCT 11 falling within the Conserve Category.

The strategy for the Rolling Clay Lowland is to conserve the peaceful rural landscape with its hedgerow network, rich riparian vegetation, remnant meadows, ancient woodlands and pattern of small villages and scattered farmsteads and to strengthen its character through measures to minimise the urbanising influence of large towns, new settlement and transport routes and to improve the woodlands and farmlands by encouraging management to retain or enhance their biodiversity and historic character.

4.3.2 The strategy for LCA 11 has been developed into a set of broad management objectives, taking into consideration the identified 'Forces for Change', to ensure that distinctive character of the LCT is conserved and enhanced.

Broad Management Objectives:

- *Retain and manage the dense hedgerow network and nurture new hedgerow trees.*

- *Promote appropriate management of arable land including retaining areas of fallow land and maintaining an unploughed margin around fields to encourage wildlife, particularly farmland birds.*
- *Retain and manage hay meadows.*
- *Introduce new tree planting along watercourses using typical riparian species such as alder and willow.*
- *Encourage sustainable woodland management of the varied woodlands using traditional techniques such as coppicing where appropriate to maintain the special historic character and ecological interest.*
- *Encourage new woodland edge planting of native deciduous broadleaved to reduce the visual and ecological impact of the coniferous plantations.*
- *Enhance woodland, cattle and horse pasture habitats for bats.*
- *Minimise small scale incremental change such as signage, fencing or improvements to the road network which could change the rural peaceful character of the landscape.*
- *Ensure that landscape is at the foundation of decisions about the growth of settlements (e.g. Swindon and Calne) and that landscape is used to provide a strong framework within which changes can happen in a sustainable way.*
- *Consider strengthening the enclosed character of the landscape and screening views to intrusive urban edges through nurturing existing and planting new woodland.*
- *Consider developing guidance for built development to ensure both future construction and changes to existing buildings are designed to integrate with the existing character and structure of settlements.*

5. CONCLUSIONS AND RECOMMENDATIONS

5.1 The site forms part of a wider field on the residential edge of Quemerford, being access via a gateway off the existing drive that serves Common farm, as well as five residential properties (three constructed, two approved) to the west. While the site itself is fairly open, intervening vegetation and development within the surrounding landscape serve to notably restrict its visual envelope to a series of glimpsed views from the local footpath network, as well as from the residential edges of Quemerford and Lower Compton.

5.2 The site is not in a protected landscape, nor is it covered by any natural or historic environment designations. The North Wessex Downs National Landscape lies approximately 900m to the south-east; however, the proposed development is not considered to adversely affect its setting due to distance and a lack of intervisibility, something that was echoed in the landscape officer's comments on application PL/2024/09508.

5.3 Although, development on the site would introduce a new area of built form onto the settlement edge, it is in a location that defined by backland development, with the most recent permission being approved in in 2024. While development in this area (as part of a larger application) was refused in 2022, it is important to note that this decision was arrive at without any input from the council's landscape or urban design officers. Overall, while there will be localised changes as a result of the development of the site, this would not be contrary to the established landscape and visual character of the area, in particular that associated with the residential edge of Quemerford and the transition between the urban and rural landscapes at the urban fringe.

5.4 In terms of the residential curtilage associated with any development at the site, this should be of a sufficient size so as to create an appropriate setting for the development. However, its extents should be guided by the existing backland developments to the east and west, with the proposed bungalow itself extending no further north than the existing (and recently approved) built form. The Bungalows would be best presented as semi-detached units, located largely central to the plot, allowing for a meaningful landscaped edge around the development, while keeping it a sufficient distance from the avenue of hybrid black poplars to the west² and the existing dwellings to the south.

² WHLandscape has provided a tree survey to ensure the Root Protection Areas of any trees and hedges around the site can be avoided when working up the design scheme.

5.5 In terms of the footprint of the proposed bungalows, their combined footprint, should be no greater than one-and-a-half times that of the existing bungalows already present along the A4. In terms of their height, the buildings should also be similar to other bungalows within the local area; rooms in the roof are a possibility as evidenced by the bungalow immediately south of the site. The orientation of the built form should broadly replicate the prevailing north/south alignment of other properties within Quemerford.

5.6 The buildings should be of a style commensurate with other dwellings within the local area, with it being recommended that a traditional form and materials palette form the basis of any design going forward. To limit light spill, windows should generally be focused back towards the settlement edge (south/south-west), and sky lights used only where necessary. However, the use of modern technologies, specifically Low Transmittance 'tinted' Glass, as well as the use of 'smart home systems' such as Control4, which can be programmed to drop blackout blinds at dusk, can serve to notably limit light spill and allow for an increased level of glazing.

5.7 The existing access into the field should be used to serve the proposed development; however, the creation of formal access to the field will likely adversely impact the adjacent poplar tree. Consideration should be given to the use of a no-dig construction methodology for the access track, or the potential removal of trees as required, something that may be a requirement to create appropriate visibility splays. Vehicle parking should be located between the bungalows and the settlement edges to reduce any secondary visual effects of vehicle movements from the wider landscape, while a more informal surfacing material, such as gravel, is recommended due to the site's location on the urban edge.

5.8 In respect of landscape mitigation, the site boundaries should be defined by mixed native hedging, with the eastern and western boundaries of the wider field area also being planted to ensure visual consistency and create important green links into the surrounding countryside. It is important to note that any new landscaping along the eastern boundaries should follow the ownership boundary as opposed to the current fenceline. It is not recommended to plant directly alongside Footpath CALW35 as while this will screen the development it will overly enclose the route of the PRoW.

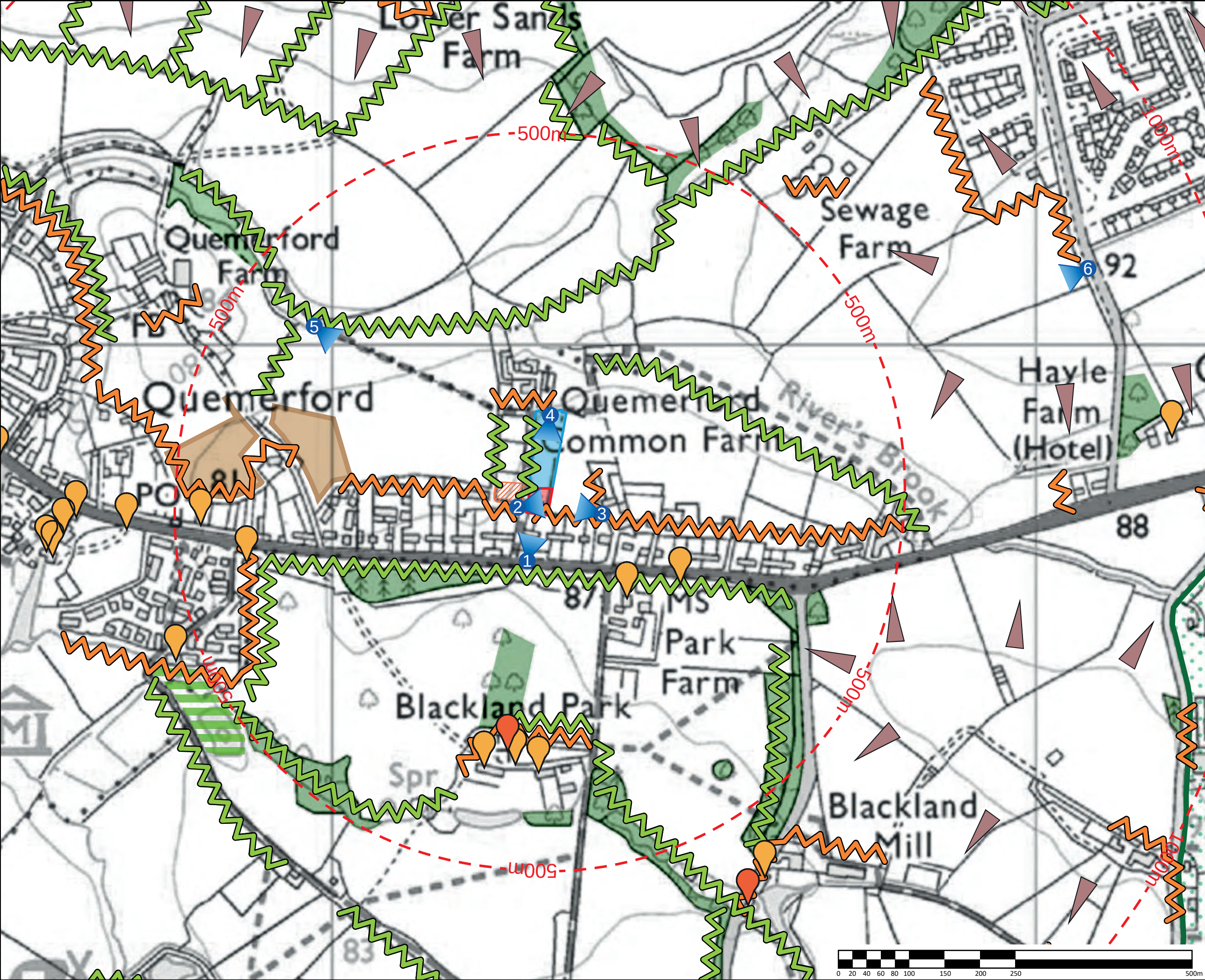
5.9 Informal native tree planting should take place around the site and along the wider field boundaries, while small woodland blocs could be established along the site boundary and to the north of the wider plot. Not only will this serve to break up and soften views of the dwelling, but it will also

maintain the characteristic glimpsed views of the settlement edge, where built form is seen through intervening hedgerows and trees.

5.10 This approach, is in line with several of the Broad Management Objectives for LCT 11 which encourage the management of the area's dense hedgerow network, as well as the planting of new hedgerow trees and woodlands. Furthermore, additional enhancements can be provided by retaining and managing the remaining field area as a hay meadow and maintaining the field margins to encourage wildlife, particularly farmland birds. This approach to the landscaping would be compliant with Neighbourhood Plan Policies NE5 and BE1, in respect of enhancements to the area's landscape character and distinctive characteristics.

5.11 Despite the introduction of a new area of built form onto the residential edge of Quemerford, it seems unlikely that the proposals will conflict with Wiltshire Council's Landscape Planning policy context, specifically Core Policies 51 and 57. However, the recommendations set out above should form part of any formal application going forward to help give confidence that the landscape setting and sensitivity of the local area, in conjunction with the potential visual effects, have been appropriately considered.

ILLUSTRATIVE MATERIAL



KEY:

- Site
- Other land under the applicant's control
- Off-set from site boundary
- Recorded views

Statutory Landscape Designations

- North Wessex Downs National Landscape

Environmental Designations

- County Wildlife Site

Heritage Designations

- Scheduled Monument
- Conservation Area
- Grade II* Listed Building
- Grade II Listed Building

Key Landscape Features

- Downslope
- Significant vegetation
- Trees and hedgerows potentially obscuring/ filtering views
- Notable development
- Recently approved residential development (PL/2024/09508)

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Project:
Potential New Dwellings - Quemerford, Calne

On behalf of:
Sam & Lucy Miller

Drawing title:
Local Landscape Analysis

Drawing number:
WHL-1958-01

Rev:

Date:
Feb 26

Scale:
1:5000 @ A3

DB:
GH

CB:
WH



KEY:

- Site
- Other land under the applicant's control
- Recently approved residential development (PL/2024/09508)

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Project: Potential New Dwellings - Quemerford, Calne		
On behalf of: Sam & Lucy Miller		
Drawing title: Vertical Aerial		
Drawing number: WHL-1958-02	Rev: 	Date: Feb 26
Scale: 1:2500 @ A3	DB: GH	CB: WH



KEY:

- Site
- Other land under the applicant's control

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Project: Potential New Dwellings - Quemerford, Calne		
On behalf of: Sam & Lucy Miller		
Drawing title: Landscape Parameters Plan		
Drawing number: WHL-1958-03	Rev: 	Date: Feb 26
Scale: 1:750 @ A3	DB: GH	CB: WH