

Response to questions raised by the Stonehenge & Avebury World Heritage Site Coordination Unit in respect of Planning Permission Application PL/2025/00286

The following requests are addressed:

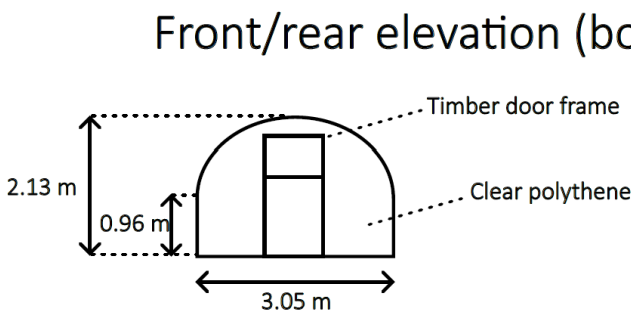
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1. A visual demonstration of intervisibility showing the location of the site from key views.

Methodology

I have undertaken a systematic survey to assess the visibility of the proposed polytunnel from the most relevant viewpoints identified in the Setting of the Stonehenge, Avebury and Associated Sites World Heritage Site Supplementary Planning Document (2025).

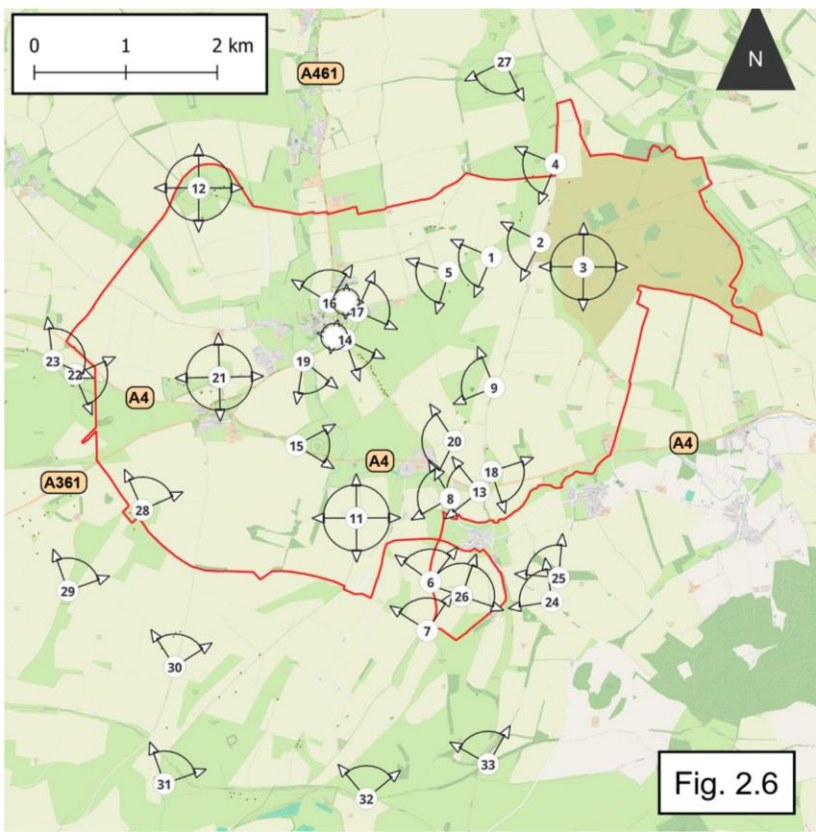
To assess the visibility, three rows of flags were erected in the polytunnel’s planned position in the field, as shown below. These rows ran lengthwise along the site in the same way that the polytunnel is planned to run. The top row of flags is at the maximum height of the polytunnel (2.13 m). The two lower rows are at the height of the vertical walls (0.96 m). These dimensions are as shown below.



Here is an image of the flags in situ.



Figure 2.6 from the Supplementary Planning Document is below and illustrates the positions of the viewpoints identified in the Document. I address the viewpoints in geographical groups and not in numerical order.



A-VP15

This view looks to the East only and therefore the proposed polytunnel would not be visible, as it would lie to the West of the viewpoint.

Looking West from this viewpoint, the polytunnel would also not be visible due to the low-lying nature of the viewpoint and the hedge along the south side of the A4



A zoomed-in picture from the same position, showing that only the upper parts of the barn behind the site are visible; the top of the polytunnel would lie below the top of the hedge from this viewpoint:



It is possible to see what would be the top of the polytunnel from the part of the Silbury Hill car park which is nearest the A4, if standing on the small patch of raised ground (see below – the flags appear very dimly on the right hand side of the left hand barn). However this is not the designated viewpoint in the

document, and also is not in the designated direction.



I now present pictures taken from the other most relevant viewpoints. In none of the cases does the proposed site appear to be visible. This is also evident from the sample pictures in the Planning Document, which generally show that even the barns are not visible.

A-VP11

This would appear to be the most likely viewpoint from which the farm would be visible, however a ridge of land obscures the view. This picture is taken from the highest point on top of West Kennet Long Barrow (A-VP11) and shows the ridge of land to the left of Silbury Hill; the site is obscured by this ridge:



The following pictures were taken on the ascent from the A4 to West Kennet Long Barrow (A-VP11) and help to demonstrate that the ridge obscures the site for the whole ascent.



As the view from West Kennet Long Barrow (around 1.5km from the site) was obscured by a ridge, I did not visit A-VP6 or A-VP7, on the basis that these viewpoints are significantly more distant (2.5km - 3 km from the site, as marked on the map in the Planning Document) and in a similar direction. I note from reference to the pictures taken from these viewpoints in the Planning Document (pp 67 – 68) that Silbury Hill appears to be visible from these points, but that the farm is not. I also did not visit A-VP26, for the same reason, and also because it is not on publicly accessible land, as noted in the Planning Document; the Document also implies (page 72) that Silbury Hill is not currently visible from this view point.

A-VP25

I did visit A-VP25:



I do not believe it is possible to see the site from this viewpoint; I think it is probably obscured behind the ridge which appears to the left of Silbury Hill, however it is possible that it is just too far away to make out (it is around 4km away from this view point). I note that the same appears to be the case in the sample photograph on page 79 of the Planning Document. If for any reason the site were visible, the proposed polytunnel would appear as a small object in front of larger barns from this perspective, and would not therefore obscure any existing part of the view.

I did not take a picture from A-VP24 (very nearby A-VP25 but on lower ground) as there are no safe nearby parking places, but note that the site is not visible in the sample image on page 79.

A-VP20

The following pictures were taken from the small barrow group at A-VP20, looking approximately West. From this perspective the farm would appear behind Silbury Hill; however even Silbury Hill does not appear to be visible from this position, and neither is the farm.



On the ascent from the car park to this view point it is just possible to see the top of Silbury Hill (Centre) but the farm is not visible:



On the basis that the site is very distant, and not visible from this point, I did not visit A-VP9, which is even more distant (it is around 3km away from the site), in a similar direction.

A-VP13

This is the view West from the Sanctuary, looking towards the farm.



Upon zooming in, it is just possible to see some buildings which possibly may be the farm buildings, to the left of Silbury Hill, at a distance of around 2.5km:



It is likely that the polytunnel, being at a lower height than the barns, would be completely obscured by the nearby trees. If it were visible it would appear very small, and only as a smaller object in front of the barns, not increasing the amount of the view made up of buildings.

A-VP8

Here are some views from A-VP8, which form a dynamic view from a minor road as described in the Planning Document:



This viewpoint is sufficiently low-lying that the site of the farm, which would appear to the left of Silbury Hill, is obscured by vegetation.

A-VP28, A-VP29, A-VP30

This group of viewpoints is south to southwest of the site at around 1.5km, 2.5km and 3km respectively. I walked along the byway south out of Beckhampton up to the Beckhampton Plantation. For the whole distance along the byway the site is obscured by a tall hedge bordering the byway. At intervals I was able to take pictures through gaps and was not able to see the polytunnel site at any point, e.g.:



Here the site is just obscured by the trees which are visible to the right of the barn.

The site is then gradually obscured by the rising land and at Beckhampton Plantation, the site is obscured by the ridge of land:



Based on this series of views from the byway, from which the site appears to be obscured, I did not visit the view points 28 – 30, which are further away and in a similar direction.

A-VP28 and 29 are significantly further west than the points on the path which I visited, and therefore the effect of the barn obscuring the site would likely be greater at these points. In addition, the high ground between these view points and the site would likely obscure the site.

A-VP30 is significantly further distant (around 4km) and from here the site would likely be obscured by the ridges of land in between, as well as the plantation.

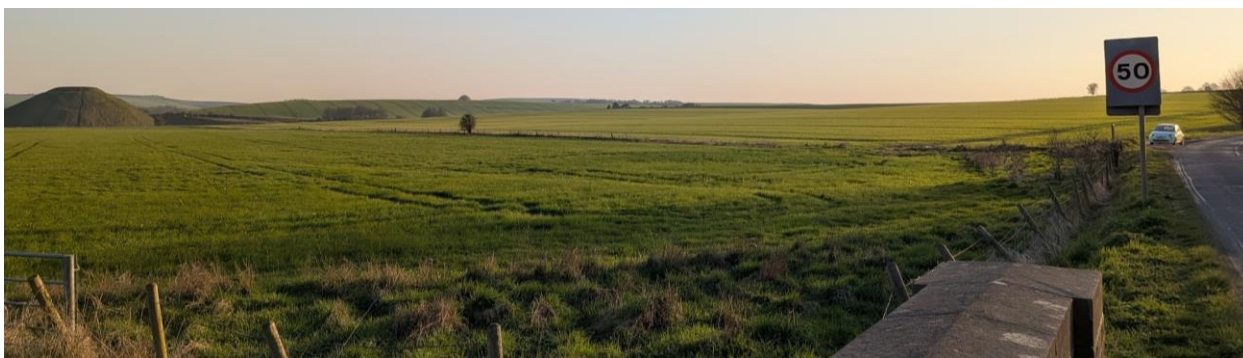
A-VP21

The site is not visible from this view point as there are trees, buildings and undulating land present in between the view point and the site. These are views between approximately south and west from this site.



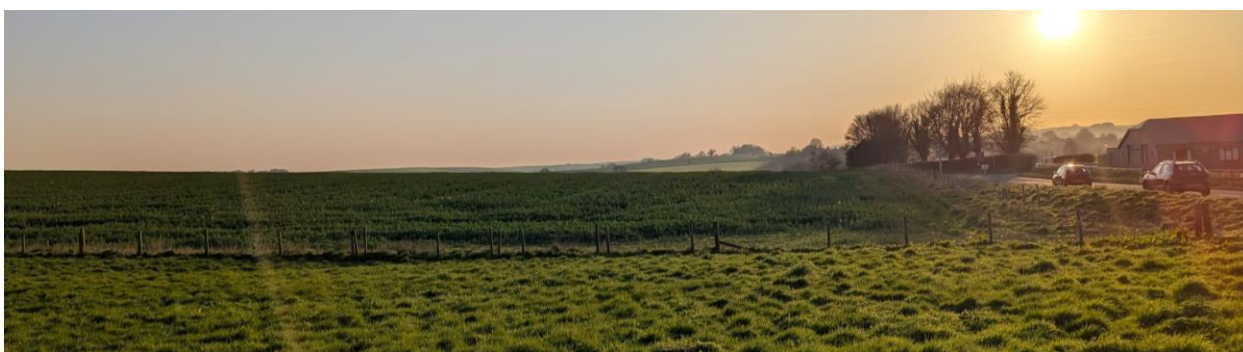
A-VP19

This is the view from New Bridge. The site is not visible behind the ridge.



A-VP14

These are views toward the site at various points along the avenue. The site is obscured by the ridge of land to the southwest.





Notes on viewpoints not visited.

A-VP1-5, 12, 27, and 31-33 were excluded as they are significantly distant from the site and many of them are further away in the same direction as sites which were visited and found not to allow a view of the site.

A-VP10, 16 and 17 are very near to A-VP14 and 19, which did not allow any views of the site. I also note that the site does not appear in any of the pictures from these view points in the Planning Document.

A-VP18 is excluded as it is an eastward view from the east of the site.

A-VP22 and 23 are to the west of the site and as the site is directly east of some large barns, it would certainly not be visible from the west at this distance.

2. More information regarding the nature and amount of plantings

Should the Council consider screening necessary, given the low visibility of the site, I suggest that plantings of a tall perennial grass would be most in keeping with the area, where the majority of the landscape is planted with grasses or arable crops. I suggest *miscanthus sinensis* as a reliable tall perennial grass. This would be planted along the east side of the polytunnel in one row. The spacing between plants would be around 1m to allow for spread. I am also happy to accept alternative recommendations or requests. I would not plan to plant trees to screen the tunnel.

3. More information as to lighting within and external to the polytunnel and hours of operation

There will be no artificial lighting on the site at all, neither internal nor external to the polytunnel. The purpose of the polytunnel is only to provide shelter and warmth to the plants.

4. A visualisation of the polytunnel demonstrating design and material

Here are two pictures of the plot with a picture of the polytunnel (from the supplier's website) superimposed at the correct scale. The first image includes a visualisation of the miscanthus and the second is without the miscanthus.

