

Public viewpoint and Landscape Impact Assessment

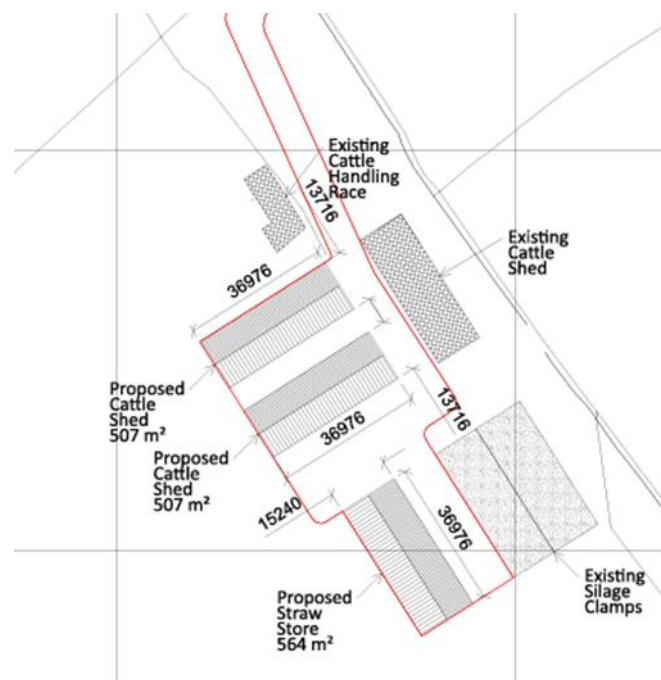
LPA Ref; PL/2026/00311

Planning permission has been sought in respect of the erection of 2 No cattle sheds and 1 No straw barn at Manor Farm, Easton Piercy, Kington St Michael, Wiltshire SN14 6JT. by the above referenced application. The original proposal is revised to also include the temporary siting of accommodation for an essential farm worker on the same site.

In order to support the application and address the issue of landscape impact mentioned by the case officer the following assessment is intended to show that the site is part of the working agricultural landscape and that the proposed development will be largely subsumed visually within the context and setting of the existing agricultural buildings

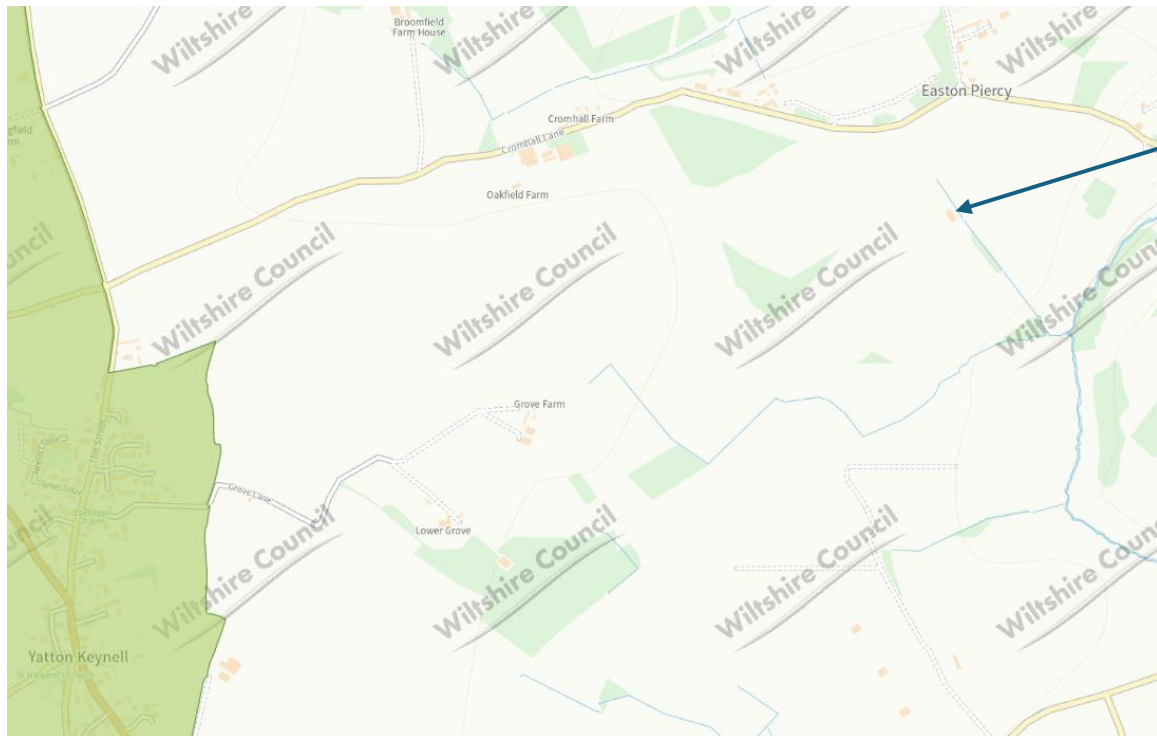
The agricultural operations on this site at Manor Farm were previously agreed for expansion by agricultural Prior Approval (LPA reference PL/2021/06152). That application proposed a new building, as a grain and machinery store, measuring approximately 30m x 18m with a maximum height of 6.5m to eaves, 9m at the ridgeline. The building was to be finished with 'juniper green' steel sheet elevations under a pitched sheet roof to match. Additionally, it is noteworthy that the officer's delegated decision report stated that, 'The building will rely on an existing access off of the lane to a track across the fields'. The siting then approved sits to the north of the main grouping consolidated by the application. The approved building is not in fact proposed to be erected.

The site layout regarding the new agricultural barns proposed is shown below.

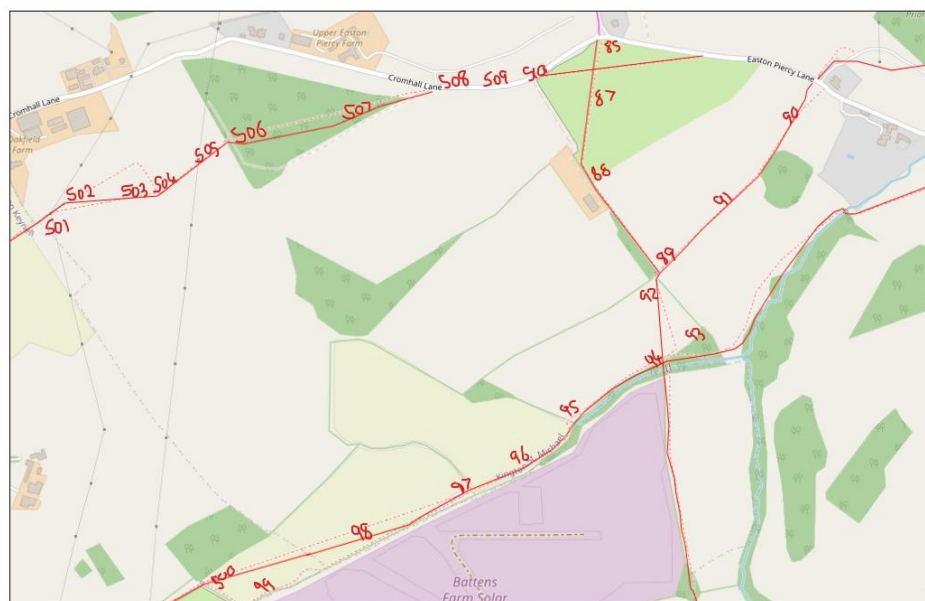


Concern has been made about the potential impact of the application development on the setting of the National Landscape. The plan extract below shows the relative

boundary of the National Landscape (Dark Green) and the application site identified with an arrow. The separation distance is over 1.6km at the nearest point.



Over and above the fact that the degree of separation to the designated area is substantial and that the application development is typical rural development thus entirely to be expected as part of the working farm landscape it is also maintained that the zone of visual impact is very narrow and contained by established landscape features. The following map extract shows the view points subsequently inserted, and all taken from potential public view points facing towards the application site on the local public footpaths routes.





View 94



View 95



View 96



View 97



View 98



View 99



View 88



View 89



View 90



View 91



View 92



View 93



View 500



View 501



View 502



View 503



View 504



View 505



View 506



View 507



View 508



View 509



View 510



View 85



View 86



View 87

The following image is taken from the site entrance, providing the most intimate view.



Overall, the wide scale snapshot of public views around the application site show the largely flat landscape where established planting greatly restricts the long vistas. Moreover, the existing farm buildings on the site existing buildings show that the comparable height new structures will be nestled into the landscaping appearing low and horizontal in built form and employing a subtle recessive colour hue for the finishes.

Core Policy 51 of Wiltshire Core Strategy states that 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. Core Policy 57, amongst other requirements, expects development to integrate effectively into its setting.

Policy CE1 of the Cotswolds AONB Management Plan states that proposals that are likely to impact on, or create change in, the landscape of Cotswolds AONB, (now known as a National Landscape) should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswold's Conservation Board's Landscape Character Assessment (LCA) and Landscape Strategy and Guidelines (LS&G). Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB should have regard to the scenic quality of the location and its setting and ensure that views and visual amenity.

The application site is not located in the National Landscape and moreover the scale of separation and the intervening landscape features, primarily in respect of screen planting

means the setting of the designated area is not impacted by the application development.

Overall, by reason of the scale and nature of the proposed development and its established built context, as well as the narrow zone of visual influence confirms that the general landscape character will not be harmed, and the proposal accords with Core Policy 51. The farm site is embedded in the landscape already.