
**LAND NORTH OF FOREST ROAD,
WOOTTON RIVERS, MARLBOROUGH,
WILTSHIRE**

**LANDSCAPE AND VISUAL APPRAISAL
FOR
AGRICULTURAL WORKERS DWELLING**

**Prepared by:
WHLandscape**

**On behalf of:
Mr T & Mrs P Blanchard**

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APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Mr T & Mrs P Blanchard to undertake a Landscape and Visual Appraisal (LVA) for the proposed construction of an agricultural workers dwelling and associated infrastructure on land north of Forest Road, Wootton Rivers, Marlborough, Wiltshire.

WHLandscape has an established track record of appraising 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.

This appraisal has been undertaken by: George Harley BA (Hons) MA CMLI

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CONTENTS

1. INTRODUCTION
2. SCOPE AND APPRAISAL METHODOLOGY
3. LANDSCAPE PLANNING CONTEXT
4. BASELINE LANDSCAPE AND VISUAL STUDY
5. LANDSCAPE AND VISUAL APPRAISAL
6. RECOMMENDATIONS AND CONCLUSIONS
7. REFERENCES

ILLUSTRATIVE MATERIAL

WHL-2070-01: LOCATION AND VIEWPOINT PLAN

WHL-2070-02: VERTICAL AERIAL

WHL-2070-03: DESIGNATIONS

WHL-2070-04: LANDSCAPE AND VISUAL ANALYSIS

WHL-2070-05: LANDSCAPE MITIGATION STRATEGY

APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS

APPENDIX 2: VIEWPOINT PHOTOGRAPHS

1. INTRODUCTION

1.1 This LVA provides an appraisal of the landscape and visual effects associated with the proposed construction of an agricultural workers dwelling and associated infrastructure on land north of Forest Road, just outside of the village of Wootton Rivers. The site is in the administrative area of Wiltshire Council, specifically Wiltshire Council Eastern Area, and is located within the North Wessex Downs National Landscape¹. The findings of the appraisal will be used to determine the suitability of the proposals, as well as to suggest appropriate mitigation measures if required.

1.2 The application will see the construction of an agricultural workers dwelling that will serve the existing cattle yard off Forest Road. The structure will have a staggered roof and comprise three distinct sections: the main house (4.28 metres (m) to the eaves and 7.95m to the ridge), the farm office (3.38m to the eaves and 6.73m to the ridge), and a garage building (2.40m to the eaves and 5.75m to the ridge). Due to the rising ground to the north, the building will be cut in by approximately 0.70m, with a retaining structure being constructed to the north-west and north-east of the dwelling.

1.3 The orientation of the dwelling is such that the front of the property faces north-east towards a copse further up the hillside, while the rear of the property faces south-west across a field within the applicant's ownership. A new vehicle access will be constructed from the existing crushed hardcore track to the south, wrapping around the eastern side of the property to provide access to the garage with additional external parking being provided adjacent to the south-western garage wall.

1.4 The main house and the farm office will be constructed of similar materials, a red multi-colour brick in a Flemish Bond, with a dentil course at approximately 2.70m and slate roofs. The garage building will comprise timber cladding on top of a brick plinth, with a Zinc roof that will be allowed to naturally weather. The colouration of the buildings follows the '*Guidance on the selection and use of colour in development*' as set out by the North Wessex Downs National Landscape, being reflective of the '*Developed Palette*' for the Wooded Plateau Landscape Character Area (LCA). While the proposals, currently, do not include any planting beyond a indicative hedgerow along part of the new driveway, the land around the site is available for landscape mitigation if necessary/appropriate.

¹ Note: Areas of Outstanding Natural Beauty became National Landscapes on 22nd November 2023. As such, at the time of writing this report, much of the associated documentation had not yet been updated to reflect this change.

1.5 This report is for a “non-EIA project”. The Landscape Institute has advised in relation to Landscape and Visual Appraisals / Statements outside a formal EIA process in its ‘Statement of Clarification 1/13’ that:

In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant. [...] The emphasis on likely ‘significant effects’ in formal LVIA stresses the need for an approach that is proportional to the scale of the project that is being assessed and the nature of its likely effects. The same principle – focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA.

1.6 This report therefore provides an assessment of the levels of the effect without commenting on their “significance”. Furthermore, this appraisal only considers the proposed development as described, and its findings should not be considered prejudicial against any other future land use proposals for the site, which should each be assessed on their own merits.

1.7 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2025) and the Wiltshire Core Strategy (2015). The baseline landscape character of the study area is taken from the Natural England National Character Area Profile (NCA): 116. Berkshire and Marlborough Downs (2013), the North Wessex Downs Landscape Character Assessment (2025), the Wiltshire Landscape Character Assessment (2005), and the East Wiltshire (formerly Kennet District) Landscape Character Assessment (1998). Also of relevance to this project are the North Wessex Downs National Landscape Management Plan 2025-2030 (2025), the North Wessex Downs National Landscape Position Statement on Housing (2012), the North Wessex Downs National Landscape Position Statement Dark Skies and Artificial Light (2021), the North Wessex Downs National Landscape Guidance on the selection and use of colour in development (2020), and the Kennet Landscape Conservation Strategy (2005)

2. SCOPE AND APPRAISAL METHODOLOGY

2.1 The LVA process is based on the following guidance:

- Guidelines for Landscape and Visual Impact Assessment. 3rd ed. (GLVIA 3).
- TGN 06/19: Visual Representation of development proposals
- An Approach to Landscape Character Assessment.

2.2 The LVA is a tool used to identify and appraise the likely effects of change resulting from development, both on the landscape as an environmental resource in its own right and on people's views and visual amenity. Landscape Effects relate to changes to components of the landscape resource as a result of development. Visual Effects relate to the appearance of development, its effect on specific views and on the general visual amenity experienced by users of the landscape. The study area to be considered includes the site itself and the full extent of the wider landscape with the potential to be influenced by the development.

2.3 BASELINE LANDSCAPE AND VISUAL STUDY

2.3.1 The baseline study reviews the existing landscape and visual resources to determine and describe the conditions against which changes resulting from the development can be measured or predicted and appraised. The process comprises three stages, namely a desk study, field survey and baseline analysis. The baseline study helps identify the landscape and visual receptors which are considered susceptible to change as a result of the development and includes description, classification and evaluation. It forms the basis against which to appraise the Magnitude of Effect and, if necessary, the Significance of Effect of development on landscape and visual resources.

DESK STUDY RESOURCES

2.3.2 The following resources have been used to inform the field survey and the analysis:

Mapping

- Ordnance Survey maps and vertical aerial photography
- Definitive Rights of Way: Public Rights of Way Mapping (Wiltshire Council)
- Geology: Geology of Britain Viewer (British Geological Survey)
- Pedology: Soils Map (Soils)
- Agricultural Land Classification (ALC) Map South West Region (Natural England)
- Designations: Magic Interactive Mapping – Wiltshire Council Core Strategy Policy Maps
- Heritage assets: The National Heritage List for England (Historic England)

Planning Policy

- NPPF
- Wiltshire Core Strategy

Character Assessment

- NCA: 116. Berkshire and Marlborough Downs
- North Wessex Downs Landscape Character Assessment
- Wiltshire Landscape Character Assessment
- East Wiltshire Landscape Character Assessment

Additional Documents

- North Wessex Downs National Landscape Management Plan 2025-2030
- North Wessex Downs National Landscape Position Statement on Housing
- North Wessex Downs National Landscape Position Statement on Dark Skies and Artificial Light
- North Wessex Downs National Landscape Guidance on selection and use of colour in development
- Kennet Landscape Conservation Area Strategy

FIELD SURVEY

2.3.3 The desk study informs the field survey. Of particular relevance are the Ordnance Survey maps, aerial photography and the Landscape Character Assessments. The field survey is then used to gain a full appreciation of the relationship between the site and study area. The field work is supported by mapped viewpoints and photographic records, representative of, and relevant to, the development.

BASELINE ANALYSIS

2.3.4 The findings of the desk study and field survey inform the baseline analysis, which helps in determining the landscape value of the study area through description, classification and evaluation of the landscape and visual resources relevant to the application site and surrounding study area. Determining the value of the landscape as a resource helps in identifying specific landscape and visual receptors that have the potential to be affected by the development.

Landscape value

2.3.5 Landscape value is the relative value that is attached to different landscapes by society; a landscape may be valued by different stakeholders for a variety of reasons, however having specific

components of value does not mean an area is a valued landscape. Furthermore, while designations can be an indicator of value, the presence of detracting components may mean the value of a designated area locally varies across its geographic extent. Moreover, as identified in GLVIA 3, *“the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value”*.

2.3.6 Typically, value is determined against a series of predefined factors, to establish an overall landscape value of either Low, Medium, or High, with the importance of any designations also being taken into account. Additionally, the specific value of the site, as a component of the landscape resource, is also considered.

Landscape Receptors

2.3.7 Landscape receptors will be selected to help ascertain the specific aspects of the landscape resource that have the potential to be affected by the proposed development. Potential receptors include individual elements or features of the study area, both on and off site, as well as the distinct landscape character of the study area as a whole.

Visual Receptors

2.3.8 Visual receptors will initially be identified from where the desk study suggests that the proposed development may be visible, before being verified as part of the field survey. Views will primarily be recorded from Public Rights of Way (PROWs) and other areas with public access, as well as public roads with full public and permissive access. Residential views will be considered, where appropriate, through the use of representative viewpoints. It should be noted views may be recorded from areas which the desk study suggests have no intervisibility with the site, moreover not all potential visual receptors will be recorded during the field survey (e.g. if there is an obvious lack of intervisibility).

2.4 APPRAISAL OF LANDSCAPE AND VISUAL EFFECTS

2.4.1 The landscape appraisal addresses changes in the fabric, character and/or key elements or features of the landscape resource. The visual appraisal addresses changes in visual amenity, and the implication of those changes on specific visual receptors.

2.4.2 The appraisal of effects aims to:

- Estimate the sensitivity of landscape and visual receptors as a function of their value and their susceptibility to change.

- Identify the Magnitude of Effect of the development.
- Provide an appraisal of the effects and, subsequently, the Nature of Effect, in a logical and well-reasoned fashion.
- Indicate suitable mitigation measures.

2.4.3 The appraisal will consider the likely effects of the proposed development in the context of Receptor Sensitivity in order to determine the Level of Effect on landscape and visual receptors, with mitigation measures recommended if required. The overall landscape and visual effects of the development will then be reappraised to determine the effectiveness of the recommended mitigation at both implementation and once established.

2.4.4 To be consistent, the determination of sensitivity and the prediction of magnitude have been guided by pre-defined criteria. However, by its very nature, the LVA process requires a significant amount of interpretation and professional judgement.

2.4.5 Designations which may affect the sensitivity of receptors, or how an effect may be perceived, will be taken into consideration where appropriate. In terms of listed buildings and other designated heritage assets as receptors, this report will only consider the potential effects on the historic landscape settings of these structures/areas. It should be noted that, although a development may be visible from a listed building or other designated historic asset, this does not automatically mean that there is an effect on its historic landscape setting.

NATURE OF EFFECT

2.4.6 Change as a result of development may be Positive or Adverse, to varying degrees, or Neutral. Neutral effects are those where change is considered to have neither a Positive nor Adverse effect on the landscape or visual resource being considered. The calculation of a high Level of Effect does not mean that change is automatically Adverse; Nature of Effect is considered independently to the calculation of Level of Effect. Mitigation can change the Nature of Effect post development, with the aim being to lower the Magnitude of Effect and reduce Adverse effects as far as possible, ideally through mitigation measures that have a Positive effect on landscape and/or visual resources.

3. LANDSCAPE PLANNING CONTEXT

3.1 The following policy has been taken from the planning documents which are pertinent to the development of the site. The following policy extracts and, where applicable, excerpts of explanatory text are considered to be relevant to the application. The policies listed will be used to guide the appraisal of, and the mitigation strategy for, the proposed development.

3.2 NATIONAL PLANNING POLICY FRAMEWORK

3.2.1 Originally published in March 2012, with the most recent revision being in February 2025, the NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Of particular relevance to this assessment is Section 15. Conserving and Enhancing the Natural Environment, specifically paragraph 187, which states that "Planning policies and decisions should contribute to and enhance the natural and local environment by":

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*

and:

- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*

3.2.2 Furthermore, in terms of the protection given to designated landscapes Section 15, paragraphs 189 and 190, state:

Paragraph 189

Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Paragraph 190

When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

3.2.3 Also of relevance to this project is Section 12. Achieving Well-designed Places, specifically paragraph 135, which states:

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

3.3 WILTSHIRE CORE STRATEGY

3.3.1 Adopted by Wiltshire Council in January 2015, the Wiltshire Core Strategy Development Plan Document replaced the four local plans that covered Wiltshire. The Core Strategy provides a positive

and flexible overarching planning policy framework for Wiltshire for the period up to 2026 in order to ensure that any proposed development is of a high standard and is compatible with the character and visual qualities of the area.

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.*
- 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.

CORE POLICY 52: GREEN INFRASTRUCTURE

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- i. Retain and enhance existing on site green infrastructure*
- ii. Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards*
- iii. Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development*
- iv. Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy*
- v. Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.*

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to

demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced***
- ii. The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development***
- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting***
- iv. Being sympathetic to and conserving historic buildings and historic landscapes***
- v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)***
- vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area***
- vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)***
- viii. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site***
- ix. Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)***
- x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials***

- xii. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*
- xiii. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm*
- xiv. The case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place*
- xv. Meeting the requirements of Core Policy 61 (Transport and New Development).*

CORE POLICY 58: ENSURING THE CONSERVATION OF THE HISTORIC ENVIRONMENT

Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. Nationally significant archaeological remains*
- ii. World Heritage Sites within and adjacent to Wiltshire*
- iii. Buildings and structures of special architectural or historic interest*
- iv. The special character or appearance of conservation areas*
- v. Historic parks and gardens*
- vi. Important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

4. BASELINE LANDSCAPE AND VISUAL STUDY

4.1 SITE LOCATION AND CONTEXT

4.1.1 The site is located on a small parcel of gently sloping agricultural land, currently managed as grazing pasture, on the south facing scarp of the Savernake Plateau, just off Forest Road. The development area lies between a collection of modern agricultural barns to the south, and a small woodland copse (The Pit Plantation) to the north. The route of the proposed access track sees a level of change from 148m Above Ordnance Datum (AOD) to 151m AOD, while the main development (the dwelling and the parking area) is located on an area of land between 151-153m AOD. The site is not crossed by any routes with public or permissive access; however, within 150m, three PROWs cross the land to the east, north and west: Bridleway WRIV5, Footpath WRIV2 and Bridleway WIV1 (which is also the route of the Mid Wilts Way Recreational Route). Additionally, a permissive footpath crosses the applicant's land to the south of the site, connecting Bridleways WRIV1 and WRIV5.

4.1.2 The field in which the site is located, in addition to the adjacent cattle yard, is owned and run by Blanchard Farms as part of a wider farming enterprise covering approximately 635 hectares, the majority of which is rented. The cattle yard itself is a relatively new feature within the landscape, with the first of the three barns being constructed in 2017, and the second constructed in 2022, both under permitted development rules. In late 2022 permission was granted (PL/2022/05565) for a change of use from restricted agricultural use to full agricultural use, with the buildings being used for cattle accommodation and straw storage. The third barn, which provides further cattle accommodation, was constructed in 2024 under application PL/2023/05141. This application also included the planting of a belt of native trees (Cherry, Oak and Sweet Chestnut) along the southern, western and northern side of the yard, in addition to a block of native shrubs on small bunds to the west and south of Barns 1 and 3 respectively.

4.1.3 The immediate landscape setting of the site is defined by agricultural fields, comprising a mix of both arable and pastoral land. While overall there is a generally high level of hedgerow cover, there is some fragmentation present, as well as open field boundaries that are only defined by post-and-wire fencing. Tree cover is typically present in the form of small woodland blocks associated with existing areas of development, or with hedgerows along ownership and road boundaries. In its wider context the site lies to the north-east of the village of Wootton Rivers, with the nearest settlement of any significant size being the large village of Pewsey, approximately 3.5km to the south-west.

4.1.4 The entire study area falls within the North Wessex Downs National Landscape. This confers a national landscape designation onto the area for the purpose of conserving and enhancing natural beauty including landform, geology, biodiversity, landscape features and human settlement. Of particular relevance to this project are the development policies from the North Wessex Downs National Landscape Management Plan 2025-2030 and the guidance set out in the North Wessex Downs National Landscape Position Statement on Housing. Of particular note is the following extract from paragraph 323²:

New isolated homes in the countryside should be avoided unless there are special circumstances. Any such proposed development in the countryside of the North Wessex Downs AONB will therefore be carefully considered in relation to paragraph 55³ of the NPPF and in relation to potential harm from visual intrusion and change to the character of the AONB.

4.1.5 In respect of this application, the proposed development meets the test of paragraph 84 as “there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside”. In this instance a rural worker is required to oversee the existing cattle yard.

4.2 LANDSCAPE CHARACTER

4.2.1 The following Landscape Character Assessments have been used to establish the baseline character of study area:

- NCA: 116. Berkshire and Marlborough Downs
- North Wessex Downs Landscape Character Assessment
- Wiltshire Landscape Character Assessment
- East Wiltshire Landscape Character Assessment

4.2.2 The study area is covered by NCA: 116. Berkshire and Marlborough Downs, however, due to the broad level of assessment, the identified key characteristics are too general to be relevant to the site. For this appraisal, the North Wessex Downs Landscape Character Assessment and the most detailed Landscape Character Assessment (the East Wiltshire Landscape Character Assessment) will be used to help establish the site’s unique landscape character as well as to determine its contribution to the landscape character and/or elements or features which define the wider landscape.

² From paragraph 18 onwards, the numbering in the statement becomes inconsistent

³ Paragraph 84 of the current (February 2025) NPPF

4.2.3 Only information pertaining to the LCAs and Landscape Character Types (LCTs) in which the site is located has been listed in order to help establish its unique landscape character as well as to determine the site's contribution to the landscape character, elements, and features which define the wider landscape. It is important to note that, due to the extent of individual Character Areas and Types, some of the listed information may not be wholly relevant to the site and surrounding landscape.

NORTH WESSEX DOWNS LANDSCAPE CHARACTER ASSESSMENT

4.2.4 In July 2025, The Council of Partners adopted the North Wessex Downs Landscape Character Assessment. Produced by Land Use Consultants, the assessment builds on the 2002 North Wessex Downs Landscape Character Assessment and helps to reaffirm the importance of landscape, coordinate existing work and guide future work to protect, manage and plan the landscape. The site falls within LCT 3: Wooded Plateau, which comprises a single LCA, 3A: Savernake Plateau.

LCT 3: WOODED PLATEAU

Location and Overview

The Wooded Plateau LCT occurs in one location and is defined as a single character area: the Savernake Plateau. It lies in the west of the National Landscape. The boundary is defined to the north by the valley of the River Kennet (LCA 7A) and to the south by the low-lying Vale of Pewsey (LCA 6A), where the wooded plateau terminates as a steep scarp. The west and eastern boundaries are less clearly defined, in terms of landform or physical features but are determined by a change of geology, with the Middle and Upper Chalk of Horton Down (LCA 1C) becoming prominent to the west, and to the east descending to the Lowland Mosaic (LCT 8).

Key Characteristics:

- *High chalk plateau overlain by deposits of Clay-with-Flints. Clays, sands and gravels of London Clay, the Reading Beds, Bagshot Beds and Plateau Gravel are also found to the east.*
- *Extensive and continuous woodland cover including the ancient wood pasture, semi-natural woodland blocks and beech and oak plantation of Savernake Forest and West Wood, designated as a SSSI.*
- *Attractive woodland-farmland mosaic surrounds the Forest, with areas of more open arable land.*
- *Historic parkland and formal designed landscapes of Tottenham Park and Littlecote Park, with their built features, permanent pasture, parkland trees, avenues and rides.*

- *Small areas of remnant chalk grassland confined to scarp slopes. Relict areas of heathland commons on more acidic clays and gravels.*
- *Savernake Forest is an extensive woodland established as a Royal Hunting Forest.*
- *Distinct pattern of settlement comprising a remote uninhabited western plateau and a concentration of villages in the east of the area, in the valley of the River Dun. Building materials include some timber framing, with the main material being red brick.*
- *The Kennet and Avon Canal and associated industrial archaeological sites are an important feature.*
- *An extensive network of Public Rights of Way allows good access to the many attractions of the Forest.*
- *A quiet, rural and secluded character.*

LCA 3A: SAVERNAKE PLATEAU

Key Valued Qualities:

- *Distinctive mosaic of woodland and farmland pattern with hedgerows and smaller woodland blocks, which creates a clear sense of place.*
- *Extensive ancient woodland concentrated at Savernake Forest, which is partially nationally designated for its outstanding lichen flora, fungi, rare invertebrates and breeding bird community.*
- *Sense of time-depth within Savernake Forest due to its history as a royal hunting forest, and later historic parkland and formal designed landscapes at Tottenham Park.*
- *The settlement pattern of a remote uninhabited western plateau and small hamlets and villages in the east provides a clear sense of place. Traditional building materials include thatch, red brick, flint, chalk and weatherboard. Distinctive sarsen stones occur as lintels and gate posts and in foundations.*
- *Historic importance and recreational use of the Kennet and Avon Canal.*
- *Strong recreational access through areas of open access at West Woods, The White Horse National Trail, National Cycle Routes and numerous woodland walks and recreational paths.*
- *A quiet, tranquil landscape with generally enclosed views due to the woodland coverage.*

EAST WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.5 In 1998, Atlantic Consultants, on behalf of Kennet District Council (now the East Wiltshire region of Wiltshire Council), published the Kennet Landscape Character Assessment (East Wiltshire Landscape Character Assessment). The document was used as a basis for the Wiltshire County Landscape Character Assessment and the North Wessex Downs AONB Integrated Landscape Character

Assessment. The site falls within LCT 3: Savernake Plateau, specifically LCT Chalk Scarps: Open Pasture, With or Without Scrub. This LCT is categorised in the assessment of LCA 3 under the heading Steep Chalk Scarps and Valley Sides.

LCA 3: SAVERNAKE PLATEAU

Overview:

This area forms the southern part of the chalk Marlborough Downs block, and is separated from Area 2 by the valley of the River Kennet. Its southern boundary is defined by the dramatic, steep chalk scarp which overlooks and forms the northern edge of the Vale of Pewsey. The area is distinguished from the northern part of the Marlborough Downs by a richer vegetation cover overall and by the extensive woodland cover of Savernake Forest in particular, lying on the deposits of Clay-with-Flints which mask the underlying chalk. Apart from the larger expanses of forest, the landscape is characterised by a mosaic of farmland and woodland blocks, giving it an intimate and enclosed character which contrasts with the wide open downland to the north. The area is also characterised by parks and large estates (e.g. Tottenham Park and Littlecote) which have a more formal, designed character.

Landscape and Visual Character:

Large blocks of deciduous woodland at West Woods and Savernake Forest dominate the landscape in their vicinity. These areas of solid woodland are accompanied by extensive areas of woodland/farmland mosaic, and in the case of the Savernake, by formal parkland at Tottenham Park with its avenues and blocks of trees. Together, these areas have low intervisibility with the result that much of the area has a rich and intimate landscape character. This is emphasised by the 'assarted' character of the area east of the Savernake where farmland occurs as clearings in a wider forest, creating a distinctive and memorable, 'secret' landscape. Elsewhere areas of intensively farmed open downland are found above the Kennet Valley south west of Ramsbury, and more extensively between the arms of the River Dun and above the Vale of Pewsey near Shalbourne. These are set within a wider wooded, or enclosed landscape which provides a strong backdrop, and tend to present areas of blander landscape within an otherwise strong structure.

The river valleys in the eastern part of the area are small but significant features, particularly the southern branch of the Dun which the Kennet and Avon canal follows. This lower lying valley emphasises the fact that the eastern part of the area's gentle descent to the Vale of Kennet lowlands, beyond the District boundary.

Key Landmarks and Landscape Features:

- *Savernake Forest with its forest avenues linking to Tottenham Park;*
- *Crofton Pumping Station chimney;*
- *Kennet and Avon canal;*
- *the main line railway;*
- *Wilton Windmill.*

STEEP CHALK SCARPS AND VALLEY SIDES

Key Characteristics:

- *steep sided bournes and smaller scarps;*
- *extensive scarps which may extend complete for a number of kilometres;*
- *smaller features which fade out and reform;*
- *permanent pasture on the steepest slopes, sometimes associated with strip lynchets;*
- *scattered scrub.*
- *woodland, scrub, pasture mix may occur as strong features which often identify scarps and steepest slopes in the landscape at some distance.*

4.3 THE STUDY AREA

4.3.1 Topographically, the study area is defined by its location on the transition between the elevated chalk landscape of the Savernake Plateau, and the lower lying greensand landscape of the Vale of Pewsey. The site itself is located on the south facing scarp of the plateau, which runs from Martinsell Hill to the west and the disused railway line just south of Savernake Forest to the east. A high point of 289m AOD can be found at Martinsell Hill, with the majority of the wider plateau sitting at an elevation of above 200m AOD. The remainder of the study area at the base of the scarp is defined by a series of low undulations, characteristic of the eastern end of the Vale of Pewsey, which have resulted in an intimate small-scale landscape, with limited long or panoramic views.

4.3.2 While the majority of the Vale of Pewsey, and much of the study area, comprises freely draining, slightly acid and loamy soils, the scarp is distinct in being covered by a belt of shallow lime-rich soils. Moreover, to the north-east the Savernake Plateau is overlain by deep deposits of clay, which has resulted in the unique feature of oak woodlands growing on the high downland, interspersed with lush pastures and arable fields. The varied soil types mean that the study area has a broad range in terms of the classification of agricultural land, with there being areas of ALC Grade 1 (Excellent) to areas of ALC Grade 5 (Very Poor) present; the site itself is located on an area identified as ALC Grade 3 (Good to Moderate: sub-grade not specified).

4.3.3 The entire study area is essentially rural, with the small village of Wootton Rivers being the largest settlement, alongside the hamlet of clench to the west. The village has developed in a largely linear pattern and has seen a relatively small amount of post-war development, retaining its essentially historic, rural character (something recognised through the designation of most of the urban area as a Conservation Area, and the high density of listed structures). However, this is not to say development is static, with new development still taking places within the village, including a small residential development at Church Farm.

4.3.4 Traditional small-scale, well-hedged pastures surround the village, giving way to larger parliamentary enclosures beyond. Many of these remain hedged and have a high level of tree cover, typical of the high density of tree cover found along the central swathe of the Vale of Pewsey, with small copses also being present. Close to the base of the scarp slope, 1950s and 1960s hedgerow removal has led to large open fields around the periphery of the Vale. Where the scarp slope is gentle, arable fields rise onto the edge of the Savernake Plateau, but where it is steep, rough grazed herb-rich grassland dominates. Across the Savernake Plateau there is a high level of tree cover with many woodland belts, copses and forested areas.

4.3.5 Dispersed individual dwellings and farmsteads are found throughout the surrounding landscape, with associated farmhouses/agricultural workers dwellings being close to, but typically set aside from, the main farmyard area. While many of the farmsteads have been present within the landscape for a long time, the modernisation of the agricultural sector has seen a change in the development pattern, with large modern infrastructure now being found amongst the more traditional built form.

4.3.6 There are a mix of building styles and types preset, which broadly reflect the contemporary designs of the periods when they were built, although residential properties are generally constructed using the traditional local materials typical of the area. Red brick and flint predominate as building materials, often used in decorative styles, but other materials include limestone, sarsen, cob and timber frame, with roofs of straw thatch or clay tile.

4.3.7 Access through the study area is largely contingent on a series of minor roads, linking the settlements and various roadside properties, while also providing wider area connection into the landscape beyond. The main London to Devon and Cornwall railway (Berks and Hants railway) runs east / west through the study area, following the route of the Kennet and Avon Canal. The local

landscape context has developed around this railway, and while it is busy, it is not considered to represent a visual intrusion in the Vale of Pewsey, although it is, at times, clearly audible.

4.3.8 Pedestrian access is provided by a wide network of PRowS, including footpaths, bridleways and byways, with the quite rural nature of the road network meaning that it is also used by pedestrians despite a lack of footways. This is most evident in respect of the Mid Wilts Way Recreation Route and Pewsey Vale Circular Walk, which pass along the Kennet and Avon Canal (a popular walking route in its own right) before continuing through the centre of Wootton Rivers and up onto the Savernake Plateau.

4.4 BASELINE ANALYSIS

4.4.1 The findings of the desk study and field survey have been used to determine the landscape value of the study area and subsequently identify specific landscape and visual receptors that have the potential to be affected by the development. The effect of the development on these receptors will be calculated, leading to an overall determination of the effect on both the landscape resource and the visual amenity of the study area.

LANDSCAPE VALUE

4.4.2 The study area is a landscape of high scenic quality. This has been recognised through the inclusion of much of it within the North Wessex Downs National Landscape, which confers a national statutory landscape designation onto the area. It is also for this reason that the area has an intrinsic recreational value, with there being various PRowS, and two recreational routes, crossing the landscape.

4.4.3 The landscape as a whole is typically well managed and has a generally strong landscape quality, being largely representative of the descriptions and characteristics identified in the relevant character assessments. However, the Berks and Hants railway does somewhat detract from the area's tranquillity, being a major transport corridor in what is a largely rural landscape. While the identified characteristics relevant to the study area represent important elements and features of the landscape resource, they are neither particularly rare nor common in respect of the wider scope of the relevant character assessments. While the wider landscape contains no known associations to any particular people or events that may have provided the landscape within the study area with cultural prominence beyond the local area, the lock at the lower end of Wootton Rivers featured in the TV series 'The River'.

4.4.4 As regards the site itself, it is located in somewhat of a transitional landscape between the Vale of Pewsey and the Savernake Plateau, in an area identified in the East Wiltshire Landscape Character Assessment as being within the 'Conserve' category, due to *“the distinctive and visually prominent chalk [...] scarps, particularly those under pasture or semi-natural vegetation cover”*. However, it is important to note that, while still extant, the East Wiltshire Landscape Character Assessment is almost 30 years old, and in this time the landscape around the site has already seen a high level of change as a result of the erection of the three large modern agricultural barns and associated infrastructure.

4.4.5 Overall the value of the landscape is *High*, which means that it is a 'valued landscape' under Section 15, Paragraph 187, Bullet Point a), of the NPPF.

LANDSCAPE RECEPTORS

4.4.6 The following landscape receptors have been identified as being aspects of the landscape resource that have the potential to be affected by the proposed development:

- The established landscape character, elements, and features (which define the landscape in which the site is located), including:
 - ♦ The unique qualities and characteristics of the North Wessex Downs National Landscape.
 - ♦ Local character including the established pattern of agricultural development, taking account of the site's association with the existing modern agricultural barns
 - ♦ The character of the site itself, as part of the scarp slope and the wider landscape
- Dark Skies and the effect the proposals may have on the nocturnal environment.
- Existing on-site and boundary vegetation and its importance in respect of the site itself, as well as part of the wider study area.
- The historic environment, including both designated, and notable undesignated, heritage assets.

VISUAL RECEPTORS

4.4.7 The following visual receptor locations will be considered to determine the potential intervisibility with the proposed development from the surrounding landscape:

PRoWs

- Forest Road
- Bridleway WRIV1 (Mid Wilts Way/Start of permissive footpath across applicant's lands)
- Bridleway WRIV5

- Footpath WRIV2
- Bridleway WRIV21
- Footpath WRIV7
- The unnamed minor road north of East Wick Farm
- Martinsell Hill (Pewsey Vale Circular Walk)

LEVEL OF EFFECT

4.4.8 As the site is located within a ‘valued landscape’, an appraisal will be carried out to determine the overall Level of Effect of the development proposals in terms of both the landscape resource and the visual amenity of the study area.

4.4.9 It should be noted that, while specific receptors have been identified for consideration, this does not necessarily mean that they will be adversely affected by the proposals. Moreover, if there are high level Adverse effects on specific receptors, this does not automatically mean that there will be high level Adverse effects on the study area as a whole.

4.4.10 The Level of Effect can be expressed as a correlation between the Magnitude of Effect and Landscape or Visual Sensitivity in a single matrix to determine the level, as shown in Table 1. However, it must be noted that the matrix is not in itself a substitute for professional judgement, for which allowances must be made. Although mitigation measures are often proposed where the Level of Effect is Minor or None, it is the Major and Major/Moderate categories which provide the highest Level of Effect in terms of effect on the landscape and visual resources.

Table 1: Level of Effect as a Correlation of Sensitivity and Magnitude, Applicable to the Landscape Resource and Visual Amenity

Landscape or Visual Sensitivity	Magnitude of Effect			
	<i>Substantial</i>	<i>Moderate</i>	<i>Slight</i>	<i>Negligible</i>
<i>High</i>	Major	Major/Moderate	Moderate	Moderate/Minor
<i>Medium</i>	Major/Moderate	Moderate	Moderate/Minor	Minor
<i>Low</i>	Moderate	Moderate/Minor	Minor	Minor/None
<i>Negligible</i>	Moderate/Minor	Minor	Minor/None	None

5. LANDSCAPE AND VISUAL APPRAISAL

5.1 LANDSCAPE APPRAISAL

5.1.1 The Landscape Value of the study area as a whole is *High* due to its inclusion within the North Wessex Downs National Landscape, which confers a national statutory landscape designation onto the area, in addition to the overall quality of the landscape resource in and of itself. The overall Susceptibility to Change of the application site as a component of the landscape is *Medium*, in respect of the development proposed. While the site is located on an area of undeveloped land in the countryside, it well contained in the context of the agricultural structures that it will serve. As such, the Overall Landscape Sensitivity of the development area within the surrounding landscape is *High – Medium*.

5.1.2 The site is recorded as being part of the Savernake Plateau LCA, although its location on the slopes overlooking the Vale of Pewsey LCA means that it presents as somewhat of a transitional landscape, sharing characteristics with both and contributing to the broader perception of the area as a working agricultural landscape. While the site itself does not represent a key characteristic of the study area, or the National Landscape, the East Wiltshire Landscape Character Assessment does identify the scarp on which it is located as being within the ‘Conserve’ category. However, this is an area which has already seen a high level of change as a result of the development of the existing cattle yard, something that an agricultural workers dwelling would be read as part of.

5.1.3 As noted in the East Wiltshire Landscape Character Assessment, the landscape is one where *“only small-scale, sensitively-designed development, associated with existing built form, could be successfully accommodated without adverse landscape impacts”*. This is echoed in the Kennet Landscape Conservation Strategy, although it does note that *“only small-scale development **required for the rural economy**⁴ is acceptable outside the settlements”*. While the proposals will see an increase in development at the site, this will not be to a significant degree, and though different, it would not result in a form of development uncharacteristic of the area. Furthermore, the colouration of the buildings follows the ‘Guidance on the selection and use of colour in development’ as set out by the North Wessex Downs National Landscape, being reflective of the ‘Developed Palette’ for the Wooded Plateau LCA.

⁴ WHLandscape emphasis

5.1.4 The proposals will see in a change to the nocturnal environment as a result of the introduction of residential lighting; however, the existing cattle yard is already an established light source in the local area. Moreover, the site benefits from a good level of containment within the local landscape, which will help mitigate the effects of light spill, preventing wider landscape impact. The glazed elements along the south-western elevation will see the greatest change; however, there are opportunities for both direct (Low Transmittance ‘tinted’ Glass and ‘smart home systems’) and indirect (additional planting around the property) measures to help mitigate these effects. Furthermore, there is space available for additional planting around the property to further lessen the overall impact on the nocturnal environment.

5.1.5 Overall, there will be a slight change to the baseline condition of the site. However, due to the nature and appearance of the proposals, this will only represent a minor alteration to the landscape resource as a whole. With appropriate landscaping, the dwelling and cattle yard would be read as part of the pattern of *“sparse settlement of scattered farmsteads”* which is a Positive Landscape Feature of Significance of the Savernake Plateau, as identified in the Wiltshire Landscape Character Assessment. Moreover, this follows one of the Implementation Principles for the Savernake Plateau, identified in the Kennet Landscape Conservation Strategy, which states that *“Landscape planting using native species will be introduced to mitigate the impact of all new developments bordering or visually affecting the countryside.”*

5.1.6 As regards the North Wessex Downs National Landscape specifically, the Position Statement on Housing states that *“New isolated homes in the countryside should be avoided unless there are special circumstances”*. In respect of this application, the ‘special circumstances’ are the fact that the proposed development is an agricultural workers dwelling that is to be associated with the existing cattle yard to the south of the site. While the potential visual effects are considered in section 5.2, harm to the character of the National Landscape is considered minimal. Although the established land use will change, the development is located within a plot of sufficient area and containment to allow for the layout of the built form in such a way that it closely relates to the existing cattle yard without making the development, as a whole, unduly prominent

5.1.7 There will be an unavoidable loss of an area of grazing pasture to accommodate the proposals; however, beyond this, there will be no loss of any larger vegetation to facilitate the development. It is acknowledged that the existing trees and hedges around the site are important in terms of setting the development within the landscape and mitigating the potential effects of light spill, and as such the

proposals have been designed to protect the existing landscape structure. Overall, the vegetation loss will not be significant beyond the site itself, with there being sufficient space around the site to provide sufficient mitigation while also providing for a net gain in green infrastructure post-development.

5.1.8 The site comprises an area of land with no identified historic or architectural interest, with the existing cattle yard being a relatively recent addition to the local landscape, having been developed in the last 10 years. Although there are numerous designated heritage assets within the study area - and the development may theoretically be visible from the upper-storeys of several assets to the north of Wootton Rivers - any effects on their historic landscape settings would be negligible. The cattle yard is an established, and evolving, component of these settings, and the proposed development would not alter their overall character or significance. Other heritage assets within the wider landscape are physically and visually divorced from the site, and the proposed development would therefore have no effect on their landscape settings.

5.1.9 In terms of the Overall Magnitude of Landscape Effect resulting from the proposals, any change has to be considered in terms of the landscape components that will definitely be affected and those that will potentially be affected. The importance of these components as part of the wider landscape is also a consideration. While the changes to the baseline condition of the site itself are more notable, the application is for a form of development that is already found in the local area, with the proposed agricultural workers dwelling being read as part of the existing cattle yard as opposed to separate from it. As such, the Overall Magnitude of Landscape Effect is *Moderate – Slight*. The development proposals have an Overall Level of Landscape Effect of *Moderate – Moderate/Minor*.

5.1.10 The development will not be unduly prominent nor significantly detract from the surrounding landscape, however it will see an area of agricultural land developed. In terms of the wider landscape, the proposals will not significantly change its pre-development condition and will not significantly affect its unique landscape character. As such, the Overall Nature of Landscape Effect of the proposed development is *Slight Adverse*. However, while there will be some localised adverse effects as a result of the change of use, these are not considered significant and can be appropriately mitigated through targeted planting/landscape management.

5.2 VISUAL APPRAISAL

5.2.1 The recorded viewpoints can be used to predict possible effects from PROWs, roads, publicly accessible areas and residential properties within the study area. Viewpoints have been determined

from where the desk study suggested that the development areas may be visible, as well as observations during the field survey. The recorded viewpoints are considered appropriate for the scale of the development and the prevailing topography and land cover. All photographs were taken using a digital equivalent of a 50mm focal length traditional 35mm SLR lens to represent most accurately the views as seen by the human eye.

5.2.2 For the purpose of this appraisal, close views are between 0m – 500m from the proposed development, medium views are between 500m – 1000m, and long views from further than 1000m. Views are representative and not totally exclusive. (See Appendix 2: Viewpoint Photographs for enlarged copies of the selected viewpoints).

5.2.3 The Viewpoints were visited in March 2026 when leaf cover was only just beginning to emerge. The seasonal differences (seasonality), in respect of potential effects arising from the varying degree of screening/filtering of views by vegetation that will apply in summer and winter, have been considered in the appraisal of all recorded viewpoints; as per the recommendation of GLVIA3. It is important to note that the recording of viewpoints during different seasons is not a prerequisite of the consideration of seasonality, as GLVIA3 states:

The timing of the assessment work and the project programme will also influence the practicality of covering more than one season.

VIEWPOINT 1

Approximate distance from site: 175m

OS map elevation: <145m AOD



Close distance view north-west taken from Forest Road. There will be a partial glimpsed view of the proposed dwelling through the existing vegetation along Bridleway WRIV7. However, while the development will be visible as a new feature, it will be well contained by the existing tree cover around the site, as well as the rising landform beyond. Furthermore, it will be read in conjunction with the

existing barns that are visible from Forest Road, as opposed to being seen as a new isolated feature. Seasonality will see a reduction in intervisibility when vegetation is in full leaf. When fully established the new planting around the existing cattle yard, specifically the tree planting north of Barn 1, will help to notably restrict intervisibility with the development. Due to the recent planting that has taken place around the yard area, further mitigation measures are not required.

VIEWPOINT 2

Approximate distance from site: 255m

OS map elevation: 144m AOD (spot-height)



Close distance view north from Forest Road; taken from the northern residential edge of Wootton Rivers. Due to its location on the rising land to the north the proposed dwelling will be visible as a new feature, seen above the existing cattle barns. However, while the make-up and balance of the view will be seen to shift slightly, visual character will be largely unaffected due to the type of development proposed, with agricultural workers dwellings being a visual component of farmsteads/yards throughout the wider landscape. Moreover, the dwelling will be seen against a strong backdrop of rising landform and mature tree cover that will visually contain it within the existing built form context of the cattle yard.

Currently, the angle of view means that seasonality will have no effect on how the development is perceived; however, the recent tree planting around the yard will, when established, help to soften views of the development throughout the year, with visibility being notably restricted when trees are in full leaf. Further planting to the west of the development is recommended to help create a clear distinction between the property and the wider field area, while also further enhancing the association between the dwelling and the existing cattle barns.

VIEWPOINT 3

Approximate distance from site: 260m

OS map elevation: <145m AOD



Close distance view north-east from Bridleway WRIV1 (Mid Wilts Way); taken from the start of the permissive footpath that runs between Bridleways WRIV1 and WRIV5. Similar open views of the development are had from the permissive footpath; however further along Bridleway WRIV1 views are heavily restricted by existing field boundary tree and hedgerow cover.

The proposed dwelling will be visible as a new feature, seen above the existing barns, with the angle of view meaning that the entire south-western elevation is visible. However, the high level of containment afforded to the development, by virtue of the rising landform of the scarp and its well treed backdrop, mean that it will be read as part of the established north/south pattern of development created by the existing barns. While the make-up and balance of the view will be seen to shift slightly, visual character will be largely unaffected due to the type of development proposed, with agricultural workers dwellings being a visual component of farmsteads/yards throughout the wider landscape.

Seasonality will further restrict invisibility from along Bridleway WRIV1 (Mid Wilts Way); however, from the recorded viewpoint location and much of the permissive footpath views will remain open. Moreover, the recent tree planting around the yard will only serve to mitigate views further along the permissive footpath, rather than those around the recorded viewpoint location. As such additional planting, in the form of hedging and trees, is recommended to soften the overall appearance of the development and further set it within the landscape. Establishing a mixed native hedgerow around the property and along both the existing and proposed access tracks will help further enhance the association between the dwelling and the existing cattle barns, by containing them within a continuous landscaped boundary.

VIEWPOINT 4

Approximate distance from site: 65m

OS map elevation: 155m AOD



Close distance view south-east from Bridleway WRIV5, taken through the tree cover at The Pit Plantation. Views are very heavily restricted, and largely seasonal, with the intervening vegetation, when in full leaf, effectively obscuring the site. The effect of this filtering means that while the development will be visible, change would be extremely limited with the built form not being legible amongst the leaves and branches. Moreover, the enclosed nature of the bridleway means that the attention of receptors will more likely be focused on the verdant qualities of the route itself, as opposed to the wider landscape. While the development's association with the existing barns is not directly apparent from this viewpoint, receptors walking up the hill will be acutely aware of the development's context, having already walked past the existing barns. For receptors heading south, while the dwelling may initially appear isolated, its agricultural context will quickly become apparent. Retention and continued management of the vegetation along the western edge of the plantation will ensure visibility remains restricted, most notably during the months when leaf cover is at a minimum.

VIEWPOINT 5

Approximate distance from site: 110m

OS map elevation: 170m AOD



Close distance view south-east from Footpath WRIV2; taken through a gap in the field boundary hedgerow. This view is purely incidental as a result of a break in the hedgeline and would be lost if the

hedgerow were to be gapped up; however, given the break allows for views across the wider landscape it is likely that receptors look through it.

Views of the development itself would heavily be restricted as a result of the existing vegetation at The Pit Plantation, with intervisibility being further reduced when vegetation is in full leaf.

Moreover, while the proposed dwelling will be visible, it will be in a view where the existing barns at the yard are already an established visual component, one that will remain post construction. As such there will be a clear association between the two areas of built form, and while development will be brought closer to receptors, it will not fundamentally change the overall make-up of the view, with the development as a whole remaining subservient to the surrounding landscape structure.

The overall effect of the development will be minimal and can be fully mitigated as a result of restocking the hedgerow to infill the existing break.

VIEWPOINT 6

Approximate distance from site: 500m

OS map elevation: Between 145-150m AOD



Medium distance view north from Bridleway WRIV21. For approximately 65m there are views back towards the site as a result of a low/fragmented field boundary hedgerow.

Due to its location on the rising land to the north, the proposed dwelling will be visible as a new feature, seen above the existing cattle barns. However, the existing agricultural built form, as well as intervening vegetation cover along Forest Road, will help partially restrict views of the development, particularly the garage building.

While the make-up and balance of the view will be seen to shift slightly, visual character will be largely unaffected due to the type of development proposed, with the development being seen against a strong backdrop of rising landform and mature tree cover that will visually contain it within the existing built form context of the cattle yard.

While recent tree planting has taken place around the cattle yard, the slightly elevated nature of receptors will mean that the time it takes this planting to help mitigate the development will be longer. As such, tree planting closer to the dwelling is recommended to help reduce the time it takes for views of the built form to be broken up.

VIEWPOINT 7

Approximate distance from site: 595m

OS map elevation: 145m AOD



Medium distance view north-east from Footpath WRIV7, representative of somewhat sustained views for a section of the PRoW.

The proposed dwelling will be visible as a new feature, seen beyond the established boundaries of the cattle yard; however, there is a strong backdrop of rising landform and mature tree cover that will help visually contain it within the context of the existing built form.

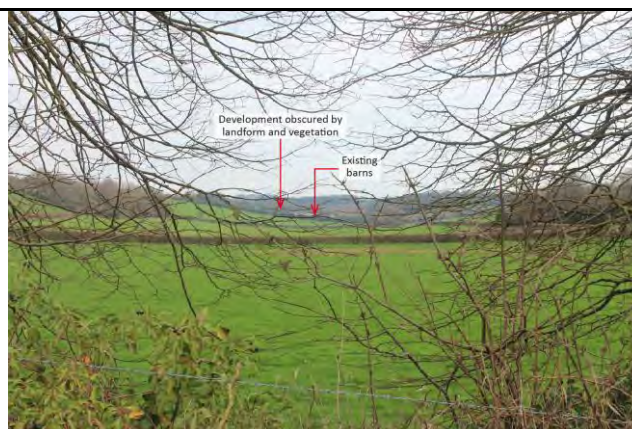
While the make-up and balance of the view will be seen to shift slightly, visual character will be largely unaffected due to the type of development proposed, with intervening landform between receptors and the site partially restricting views of the development.

While recent tree planting has taken place around the cattle yard, the angle of views means that it will not serve to break up views of the proposed built form once mature. As such, additional tree planting is recommended around the dwelling to soften the overall appearance of the development and further set it within the landscape.

VIEWPOINT 8

Approximate distance from site: 1375m

OS map elevation: >160m AOD



Long distance view east from the unnamed minor road north of East Wick Farm. Views are had through the existing roadside tree cover, which, when in full leaf, will further restrict views.

While the existing barns are visible, a rise in landform, coupled with strong field boundary vegetation, between the viewpoint location and the site means that the proposed dwelling will be obscured throughout the year. Overall, there will be no change as a result of the proposed development.

VIEWPOINT 9

Approximate distance from site: 2175m

OS map elevation: 285m AOD



Long distance elevated view east from Martinsell Hill (Pewsey Vale Circular Walk).

The proposed dwelling will be visible as a new feature; however, due to distance, it will only be a very small components of a much wider panorama in which similar development is already visible.

The dwelling will be seen beyond the established boundaries of the cattle yard but read in the context of the existing agricultural built form, with a backdrop of tree cover, and the wider landscape beyond, helping visually contain it within the context of the existing yard.

Overall, while there will be a change to the balance of the visible built form, this will be largely negligible in the wider context of the view, with the overall make-up and character of the views from Martinsell Hill remaining unchanged.

Seasonality will have no effect on how the development is perceived due to the elevation of receptors above the site. Tree planting to the west/south-west of the new dwelling is recommended, to help soften its appearance and further contain it within the context of the existing built form. Due to the distance of receptors from the site new planting would not need to be extensive.

SUMMARY OF VISUAL EFFECTS

5.2.4 The Overall Visual Sensitivity of the study area is considered *High – Medium*, in respect of the development proposed. While the site is located within the North Wessex Downs National Landscape, which has unique visual qualities, for a large part the visual character of the local landscape is defined by its agrarian characteristics, something that the proposed development would not fundamentally conflict with.

5.2.5 The visual envelope of the development is notably restricted, with views being largely contained within 500m of the site. Moreover, to the east and north, while there are glimpsed views of the development these are only for a short duration and as a result of breaks in the otherwise strong landscape structure. Furthermore, to the west, with the exception of the long distance views from Martinsell Hill, the only part of the holding that is visible is the existing barns, with the site itself being obscured by intervening landform and several layers of intervening field boundary vegetation.

5.2.6 The most notable views are those from the south/south-west, where the elevation of the proposed dwelling about the existing barns is most apparent (Viewpoints 2, 3, 6 and 7). In these instances, the balance of the views will be seen to change as a result of the visible expansion of the farmyard. However, in all cases the established visual character will be largely unaffected as a result of the clear association of the proposed development with the existing built form. While the farmstead will be seen to expand, it will not become unduly prominent as it will still be visually well contained within the landscape, with a strong backdrop of rising landform and mature tree cover. To a lesser extent views from Martinsell Hill (Viewpoint 9) are noteworthy, however distance is a key mitigating factor, with the development, and the holding as a whole, being only a small component of a much wider panorama

5.2.7 Overall, while change will be visible, the effect on the visual amenity and visual character of the study area will be limited, with the proposals being well contained within the landscape and read as part of the existing built form. Furthermore, the receiving landscape is one where agricultural workers dwellings, associated with agricultural built form, are already a visual component, and as such the visual character of the area will not be affected by the proposals. The Overall Magnitude of Visual Change is *Slight*, resulting in the Overall Level of Visual Effect being *Moderate – Moderate/Minor*.

5.2.8 While there will be some slight localised adverse visual effects as a result of the proposed development, this is deemed acceptable due to the site's containment within the wider landscape and the lack of any significant effect on the areas established visual character. The proposed materials palette will further aid in integrating the pavilion into the receiving landscape, with the colouration of the structure being reflective of the '*Developed Palette*' for the Wooded Plateau LCA, while the natural weathering of the structure will help further integrate it into the view.

5.2.9 There are opportunities to appropriately mitigate any adverse views without using visually uncharacteristic planting, with the approach being to soften, but not screen, the development, and

enhance the association between the dwelling and existing buildings. As such, the Overall Nature of Visual Effect of the proposed development will be Neutral.

5.3 CONSTRUCTION EFFECTS

5.3.1 While only being temporary, the construction of the storage buildings, alongside the operation of heavy plant at the site, will have an effect on the landscape resource and views and visual amenity in the short term.

5.3.2 The construction period will see on-site operations that are somewhat contrary to the prevailing character of the receiving landscape, and which will also have some effect on the area's tranquillity. However, as these operations will be taking place in the context of a working farmyard the overall effect will be lessened.

5.3.3 Machinery working on the site will be visible from the majority of viewpoints that have intervisibility with the proposed built form, with some machinery and infrastructure such as scaffolding potentially extending higher than the building itself.

5.3.4 To ensure that the construction of the proposed development does not result in any residual effects over and above those discussed above in sections 5.1 and 5.2, the following recommendations have been made:

- During construction, access should be taken through the existing yard and along the route of the proposed access track. This will provide direct access to the development area and will limit the overrunning of the field.
- A Construction Exclusion Zone should be established around the site to protect the existing copse as well as to further limit the potential overrunning of the wider field area. This should be denoted using a robust high visibility plastic mesh barrier, or similar.
- Wherever necessary, ground protection mats should be used to prevent the compaction of soil around retained trees and hedges.
- If any vegetation not identified for removal is damaged during construction, it should be identified and replaced as soon as it is feasible within the agreed work programme.
- Construction materials and equipment should be appropriately stored, with it being recommended that, if possible, when not in use machinery is stored in buildings at the farmyard as opposed to on the site where it may be visible.

5.3.5 While there will be some short-term minor effects during the construction period, these will be temporary and will gradually reduce as the site is built out. Overall, any effects will be short-term and will have no residual adverse effects on the recorded landscape and visual receptors.

6. RECOMMENDATIONS AND CONCLUSIONS

6.1 The key considerations when determining the acceptability of the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development and how far any effects are/can be mitigated. Of particular importance to the consideration of the developments overall effect is whether an agricultural development at the site will have an unacceptable effect on the landscape resource and the visual amenity of the study area, in particular the unique character of the North Wessex Downs National Landscape. Key mitigating factors to be considered are:

- The prevailing agrarian character of the local landscape.
- The close association of the proposals with the existing agricultural built form.
- The level of containment afforded to the site within the wider landscape.

6.2 Pre-mitigation, the Overall Level of Effect of the proposed development is considered to be *Moderate – Moderate/Minor*, with the overall Nature of Effect of the development pre-mitigation being *Neutral*, although there are likely to be some localised adverse effects. However, this is deemed acceptable as (per Core Policy 51: Landscape) as “*any negative impacts [can] be mitigated as far as possible through sensitive design and landscape measures.*”

6.3 MITIGATION STRATEGY

6.3.1 Mitigation measures will focus on the retention of exiting vegetation around the site, alongside a scheme of new indigenous planting. It is acknowledged that the existing landscape structure plays a key role in setting the development within the landscape, and as such it should be appropriately protected and managed. The field boundary vegetation around the field in which the site is located, and that is under that applicant’s control, should be gapped up as necessary and grown on to provide greater containment.

6.3.2 New planting will focus on the use of indigenous landscaping to soften the built form and further integrate it with the existing built form, while at the same time providing landscape enhancements wherever possible. Establishing a mixed native hedgerow around the property and along both the existing and proposed access tracks will help further enhance the association between the dwelling and the existing cattle barns, while strategic tree planting is recommended around the site and the land under the applicant’s control, to break up views from the wider landscape.

6.3.3 The following recommendations are appropriate to reduce the level of the potential landscape and visual effects of the proposed development, with the aim being to mitigate the development, using an appropriate scheme of planting and management that in and of itself, does not compromise the character of visual amenity of the area.

Management and Enhancement of Existing Planting:

- Any vegetation marked for removal should be cleared prior to development commencing and should avoid the bird nesting season (March to September).
- Existing poor quality/diseased vegetation or invasive species should be removed and replaced if necessary/appropriate.
- Suitable root protection area stand-offs should be applied around all vegetation to be retained and no dig construction methods used where necessary.
- Established trees in close proximity to the development area should be appropriately managed, with a focus on undertaking remedial work, including thinning, removal of low growth and crown raising as necessary to ensure longevity and well balanced, dense crowns.
- The existing mixed native hedging along the northern boundary of the field in which the site is located, as identified on drawing WHL-2070-05: Landscape Mitigation Strategy, should be gapped up as necessary using native species and grown and managed at a minimum of 2.50m in height.
- Tree and hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.

Proposed Mitigation and Planting:

- The following recommendations should be taken into account in respect of plants being used for mitigation purposes:
 - All new planting, including planting for the purposes of replacement should comprise appropriate native species characteristic of the area.
 - A range of plant sizes should be used, to create instant impact and structure.
 - All plants should be staked and guarded to ensure successful establishment and to prevent damage by vermin.
 - Planting should take place during the first planting season following completion of development (i.e. between November and March) when the ground is neither frozen nor waterlogged.

- All planting should be appropriately irrigated to ensure successful establishment.
- A mixed native hedgerow should be planted along the western boundary of the site and farmyard to establish a strong landscape boundary that helps associate the two areas of development and create a clear distinction between the holding and the wider field area. The hedgerow should have a species rich composition, being predominantly hawthorn (*Crataegus monogyna*) based. The hedge should be grown to and managed at a minimum of 2.00m in height.
- Strategic native tree planting should be carried out to the south-west of new dwelling, adjacent to the new hedgerow, and along the remainder of the yard boundary to create structure and break up views of the development, particularly from the south-west. Trees should be planted at a minimum of 5.00m centres, 7.50m for larger species.

Recommended Mixed Native Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Acer campestre</i>	Field maple	1 + 1 transplants	80-100	10
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	80-100	10
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	80-100	50
<i>Prunus spinosa</i>	Blackthorn	1 + 1 transplants	80-100	10
<i>Rhamnus cathartica</i>	Buckthorn	1 + 1 transplants	80-100	10
<i>Viburnum opulus</i>	Guelder rose	1 + 1 transplants	80-100	10
Hedge to be planted in a double staggered row at 45cm centres using 5 plants per linear metre.				
In addition, <i>Rosa canina</i> (dog rose) will be added to the hedgerows at a rate of 1 plant per every 10 linear metres. Plants to be from 1L pots.				

Recommended Native Tree Species					
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
<i>Acer campestre</i>	Field Maple	Selected Standard	12-14	3.50/4.00	Min 2.00
<i>Carpinus betulus</i>	Hornbeam	Standard	8-10	2.50/3.00	1.75/2.00
<i>Prunus avium</i>	Wild cherry	Light Standard	6-8	2.50/3.00	1.50/1.75
<i>Tilia cordata</i>	Small-leaved lime	Standard	8-10	2.50/3.00	1.75/2.00
Trees to be planted at a minimum of 5.00m centres, 7.50m for larger species.					

6.4 EFFECT OF MITIGATION

EFFECT OF MITIGATION ON LANDSCAPE RECEPTORS

6.4.1 At Implementation: The Overall Level of Effect and Nature of Effect will remain largely the same. In both instances, any changes associated with the mitigation will primarily become apparent when planting reaches maturity. However, new planting will see a net gain in green infrastructure with the proposed hedgerow improving the connectivity of the local habitat.

6.4.2 Once Established: Any landscape Effects will be mitigated as far as possible, with the Overall Level of Landscape Effect being reduced to *Moderate/Minor* with new planting helping to both enhance the natural environment and improve local biodiversity. The overall Nature of Effect will remain Neutral, however there will be several positive effects in respect of enhancements to the green infrastructure network around the site, with a hierarchy of tree ages also being established in the area.

EFFECT OF MITIGATION ON VISUAL RECEPTORS

6.4.3 At Implementation: Effects will be largely the same from the majority of Viewpoints. However, boundary tree planting will help soften localised views of the building, with the use of larger tree stock helping to somewhat break-up views from the wider landscape and create ‘instant’ structure around the site. Furthermore, the protection and management measures for the existing vegetation around the site will help ensure the development’s visual containment.

6.4.4 Once Established: Any visual effects will be mitigated as far as possible, with the overall Level of Visual Effect being reduced to *Moderate/Minor* with the development being better contained within the landscape and its association with the existing built form enhanced. Furthermore, the established planting will help soften views of both the existing and proposed built form. While the development will still be visible from certain locations, it will be defined by an appropriate, mature, landscape structure that creates a setting which responds positively to the established visual character of the local area. The overall Nature of Effect will remain *Neutral*, with any adverse effects having been mitigated as far as possible.

6.5 CONCLUSIONS

6.5.1 As a result of the appraisal of landscape and visual effects, it has been determined that the proposed development would not have a significant adverse effect on the landscape resource or on views and visual amenity. Taking account of the proposed landscape mitigation and enhancement recommendations, the development can be undertaken so that the agricultural workers dwelling will

integrate into the receiving landscape without being visually intrusive or having a detrimental impact on the appearance or the landscape character of the area, in particular that associated with the North Wessex Downs National Landscape.

6.5.2 The recommended landscape mitigation and enhancement measures will see “*any negative impacts... mitigated as far as possible*” as per Core Policy 51. Taken as a whole, the proposed development post-mitigation will have a *Moderate/Minor* effect, with any adverse effects having been successfully mitigated.

6.5.3 Taking account of the proposed landscape mitigation and enhancement recommendations, the proposed development can be undertaken in compliance with the relevant guidance and policies in the NPPF and the Wiltshire Core Strategy, as well as the various publications associated with the North Wessex Downs National Landscape.

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ILLUSTRATIVE MATERIAL



KEY:

- - Centre of development
- - - - Off-set from centre of development
- - Viewpoint

Public Rights of Way

- - - - Footpath
- - - - Bridleway

Other Public Access

- ◆ - Mid Wilts Way (Recreational route)

Roads

- - Main road
- - Road generally less than 4m wide
- - Other road, drive or track

Railway

- - Track multiple or single

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Project:
Proposed Farm Workers Dwelling

On behalf of:
Mr. T & Mrs. P Blanchard

Drawing title:
Location and Viewpoint Plan

Drawing number:
WHL-2070-01

Rev: Date: Feb 26

Scale: 1:10000 @ A3

DB: ES CB: GH



KEY:

- Centre of development

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Project:
Proposed Farm Workers Dwelling

On behalf of:
Mr. T & Mrs. P Blanchard

Drawing title:
Vertical Aerial

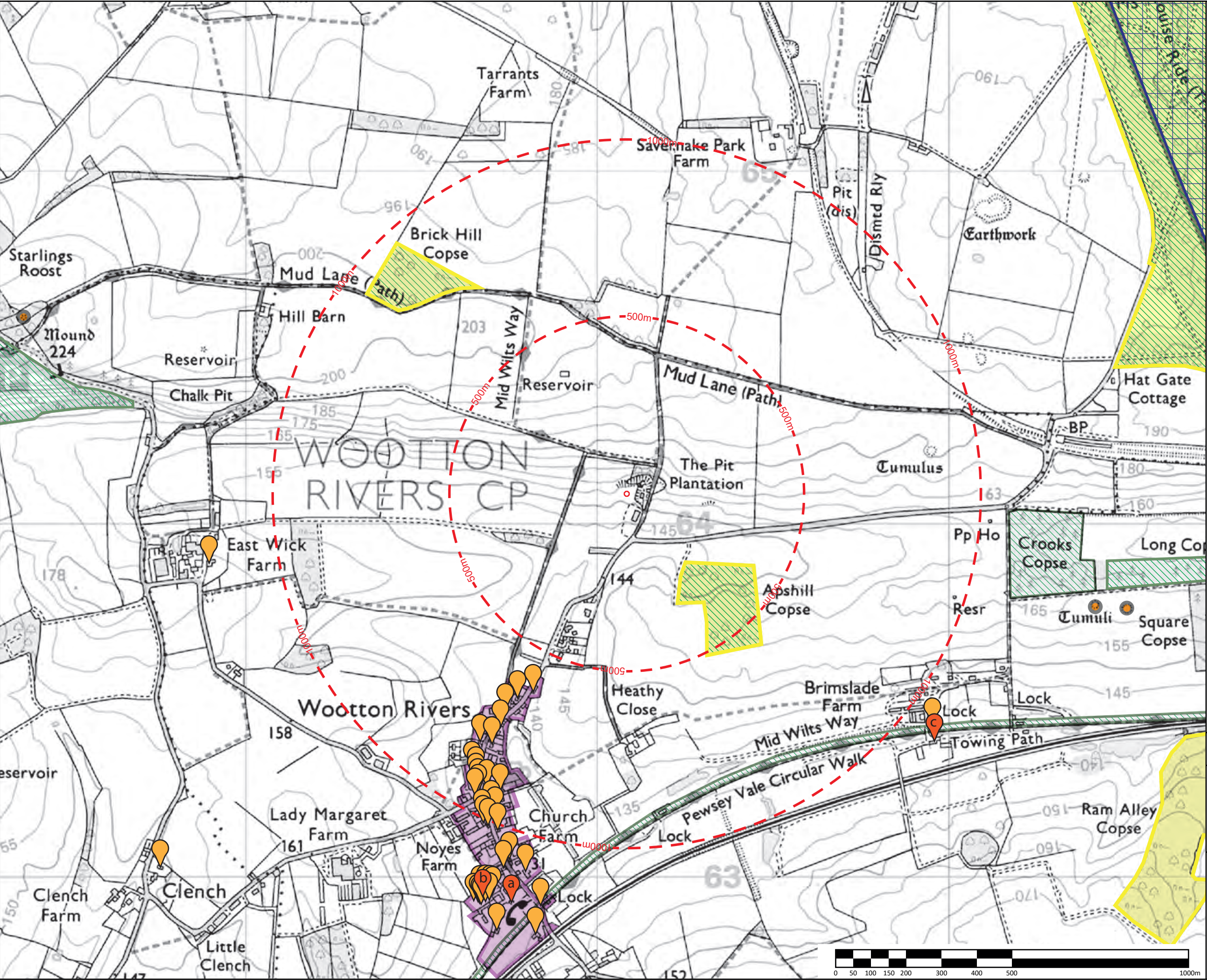
Drawing number:
WHL-2070-02

Rev:
ES

Date:
Feb 26

Scale:
1:2500 @ A3

DB:
GH



KEY:

- Centre of development
- Off-set from centre of development

Statutory Designations

- North Wessex Downs National Landscape

Natural Environment Designations

- SSSI
- County Wildlife Site
- Ancient Woodland

Heritage Designations

- Conservation Area
- Scheduled Monument
- Grade II* listed structure
a. Manor Farmhouse
b. Church of St Andrew
c. Brimslade Farmhouse
- Grade II listed structure

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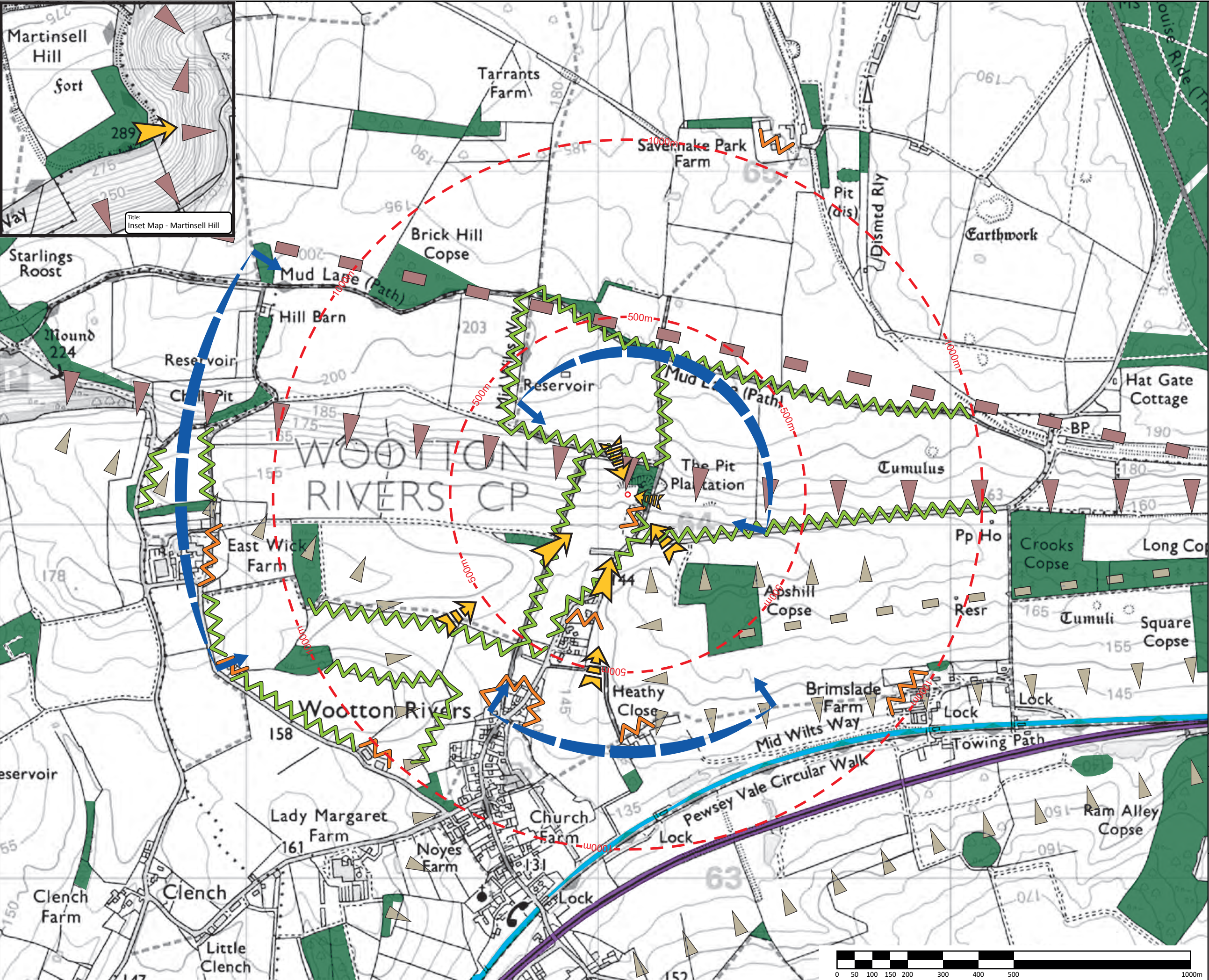
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Project: Proposed Farm Workers Dwelling		
On behalf of: Mr. T & Mrs. P Blanchard		
Drawing title: Designations		
Drawing number: WHL-2070-03	Rev: 	Date: Feb 26
Scale: 1:10000 @ A3	DB: ES	CB: GH



KEY:

- Centre of development
- Off-set from centre of development
- Ridge
- Downslope
- Minor ridge
- Minor downslope
- Kennet and Avon Canal
- Significant vegetation
- Trees and hedgerows obscuring/filtering views
- Notable development
- Railway
- Open views
- Filtered/partial views
- Heavily restricted views
- Views obscured by landform and vegetation

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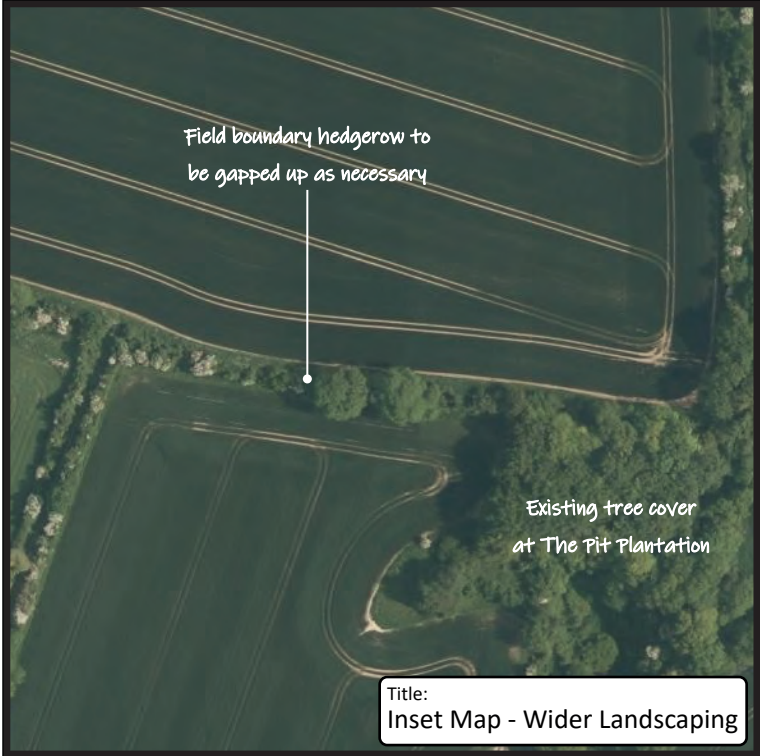
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Project: Proposed Farm Workers Dwelling		
On behalf of: Mr. T & Mrs. P Blanchard		
Drawing title: Landscape and Visual Analysis		
Drawing number: WHL-2070-04	Rev: 	Date: Feb 26
Scale: 1:10000 @ A3	DB: ES	CB: GH



Recommended Mixed Native Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
Acer campestre	Field maple	1 + 1 transplants	80-100	10
Corylus avellana	Hazel	1 + 1 transplants	80-100	10
Crataegus monogyna	Hawthorn	1 + 1 transplants	80-100	50
Prunus spinosa	Blackthorn	1 + 1 transplants	80-100	10
Rhamnus cathartica	Buckthorn	1 + 1 transplants	80-100	10
Viburnum opulus	Guelder rose	1 + 1 transplants	80-100	10
Hedge to be planted in a double staggered row at 45cm centres using 5 plants per linear metre.				
In addition, Rosa canina (dog rose) will be added to the hedgerows at a rate of 1 plant per every 10 linear metres. Plants to be from 1L pots.				

Recommended Native Tree Species					
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
Acer campestre	Field Maple	Selected Standard	12-14	3.50/4.00	Min 2.00
Carpinus betulus	Hornbeam	Standard	8-10	2.50/3.00	1.75/2.00
Prunus avium	Wild cherry	Light Standard	6-8	2.50/3.00	1.50/1.75
Tilia cordata	Small-leaved lime	Standard	8-10	2.50/3.00	1.75/2.00
Trees to be planted at a minimum of 5.00m centres, 7.50m for larger species.					

- KEY:**
- Existing trees to be retained and managed
 - Proposed native tree planting
 - Proposed mixed native hedging
 - Managed grassland
 - Gravel driveway

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Project:
Proposed Farm Workers Dwelling

On behalf of:
Mr. T & Mrs. P Blanchard

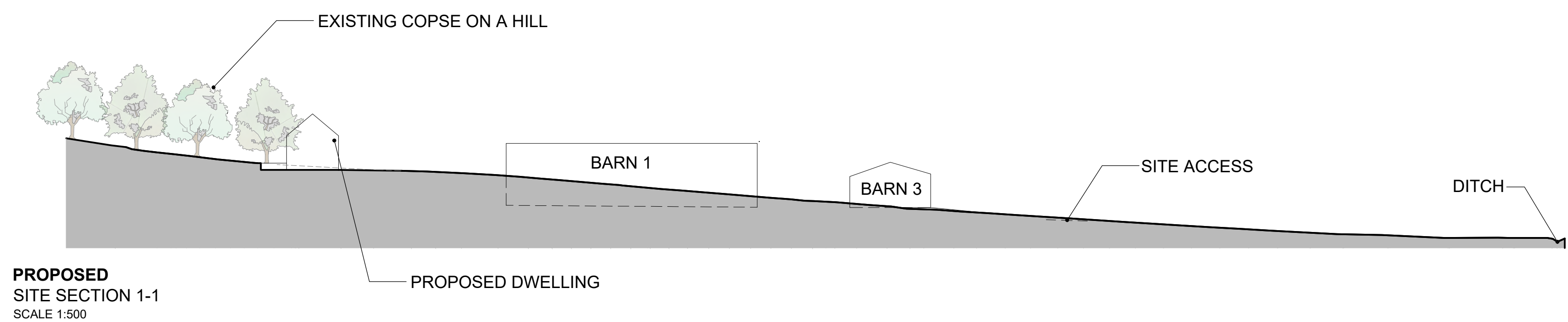
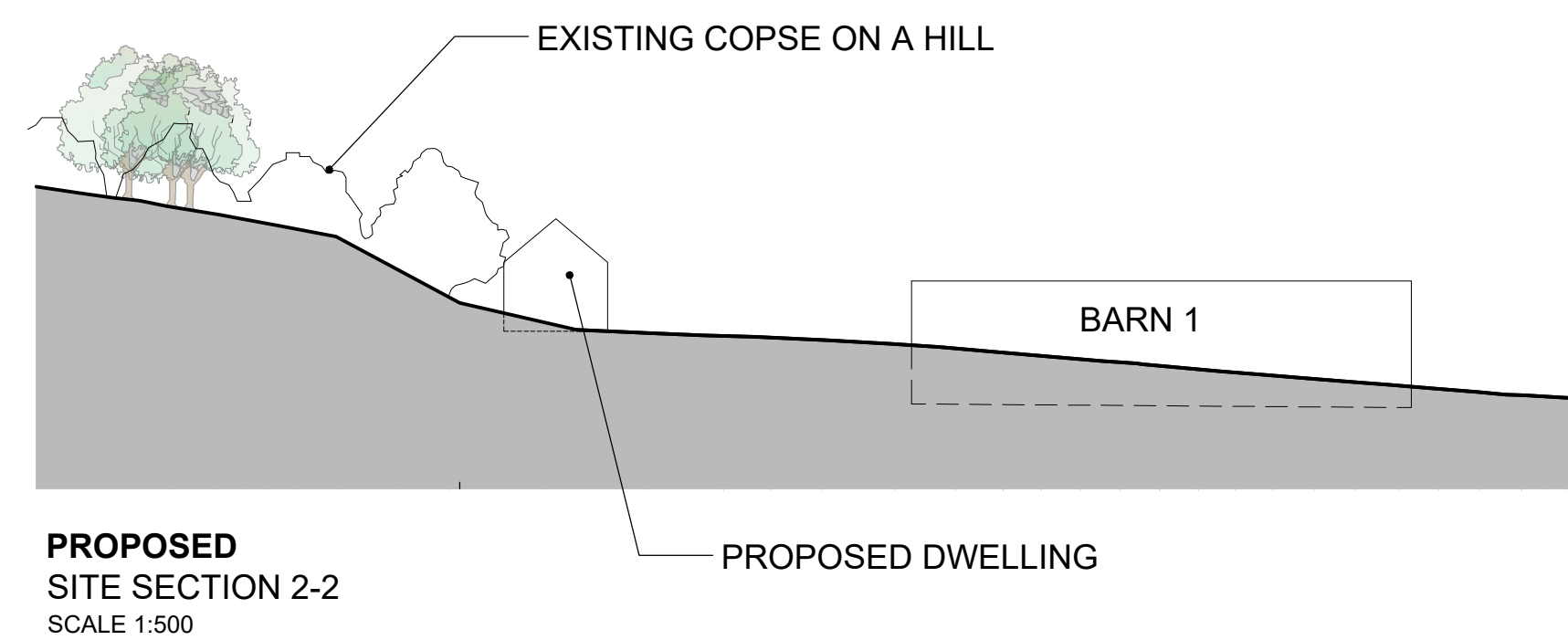
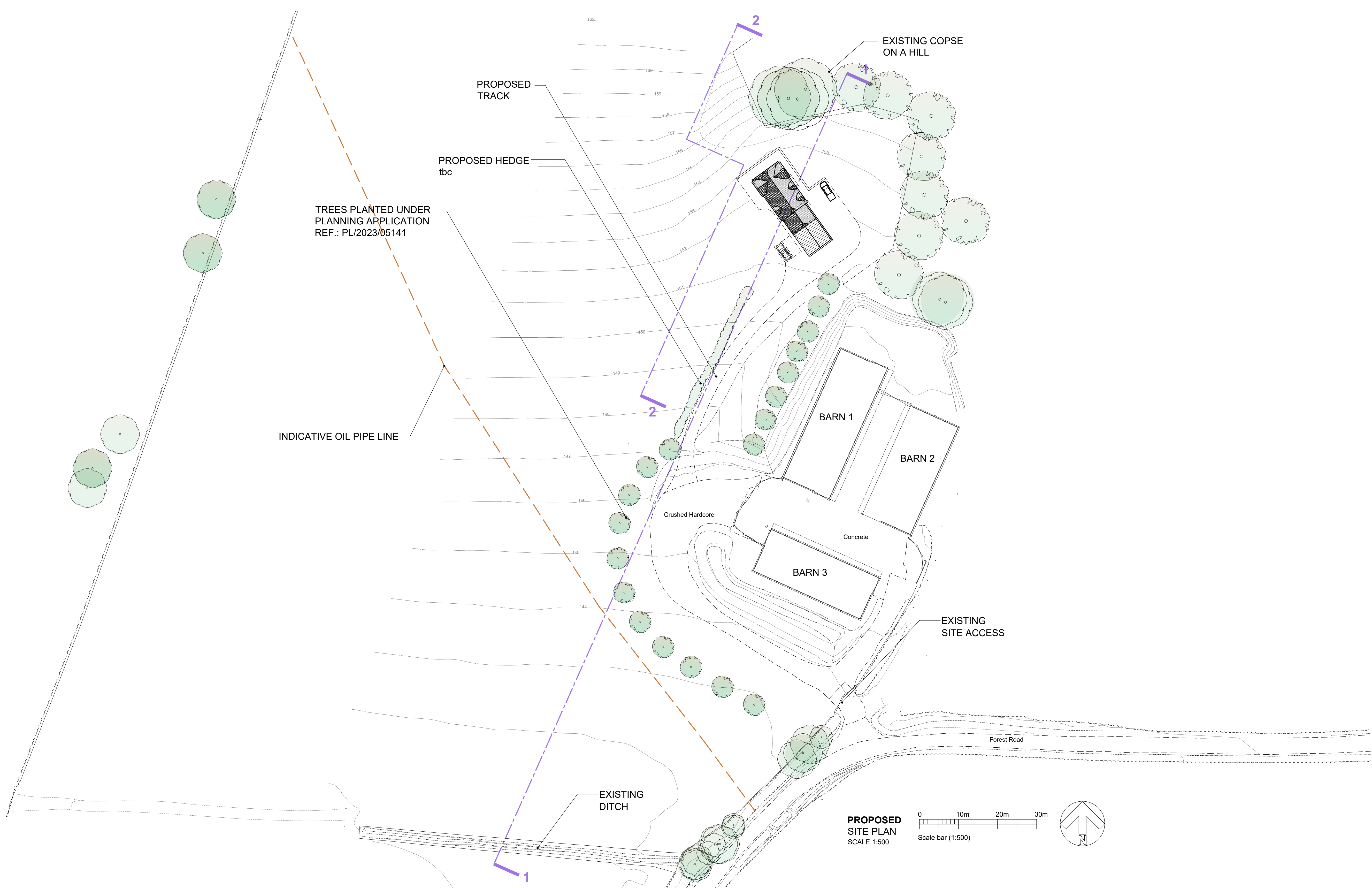
Drawing title:
Landscape Mitigation Strategy

Drawing number: WHL-2070-05	Rev:	Date: Mar 26
Scale: 1:500 @ A2	DB: GH	CB: WH



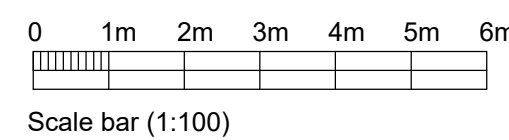
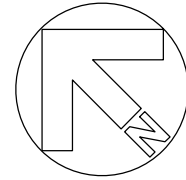
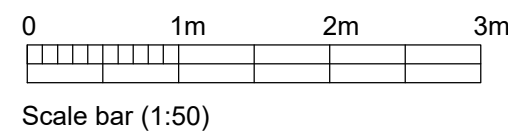
APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS



DRAFT

A	25/11/25	Dwelling location amended, track amended to match Clients comments. Barn 1,2 and 3 numbered to reflect order of planning permission.	EK
Rev.	Date		Init
CLIENT			
Mr. T & Mrs. P Blanchard			
PROJECT			
PROPOSED FARM WORKERS DWELLING			
FOREST ROAD, WOOTTON RIVERS			
DRAWING			
PROPOSED SITE PLAN AND SITE SECTIONS			
DRAWN: EK	Date: 04/08/2025	Scale: AS NOTED@ A1	Rev. A
Drawing number: 4278-02			
DOLMAN			
ARCHITECTURAL DESIGNERS		BUILDING SURVEYORS	
COST CONSULTANTS		CDM PRINCIPAL DESIGNERS	
Sussex House Bath Road Devizes		Tel: 01380 729456 Web: www.dolmansurveyors.co.uk Email: info@dolmansurveyors.co.uk	
Wiltshire SN10 2AF			



DRAFT

B	18/12/25	Layout and elevation amended to match Clients comments (email 10.12.2025).	EK
A	11/11/25	Layout amended to match Clients comments. Elevation revised accordingly.	EK
Rev.	Date		Init

Mr. T & Mrs. P Blanchard

PROJECT
PROPOSED FARM WORKERS
DWELLING
FOREST ROAD, WOOTTON RIVERS

DRAWING

PROPOSED PLANS AND
ELEVATION

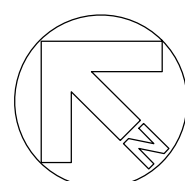
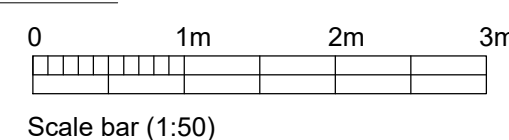
DRAWN: EK	Date: 06/08/2025	Scale: AS
Drawing number: 4278-03		NOTED@ A1
		Rev. B

DOLMAN

ARCHITECTURAL DESIGNERS BUILDING SURVEYORS
COST CONSULTANTS CDM PRINCIPAL DESIGNERS

Sussex House
Bath Road
Devizes
Wiltshire SN10 2AF

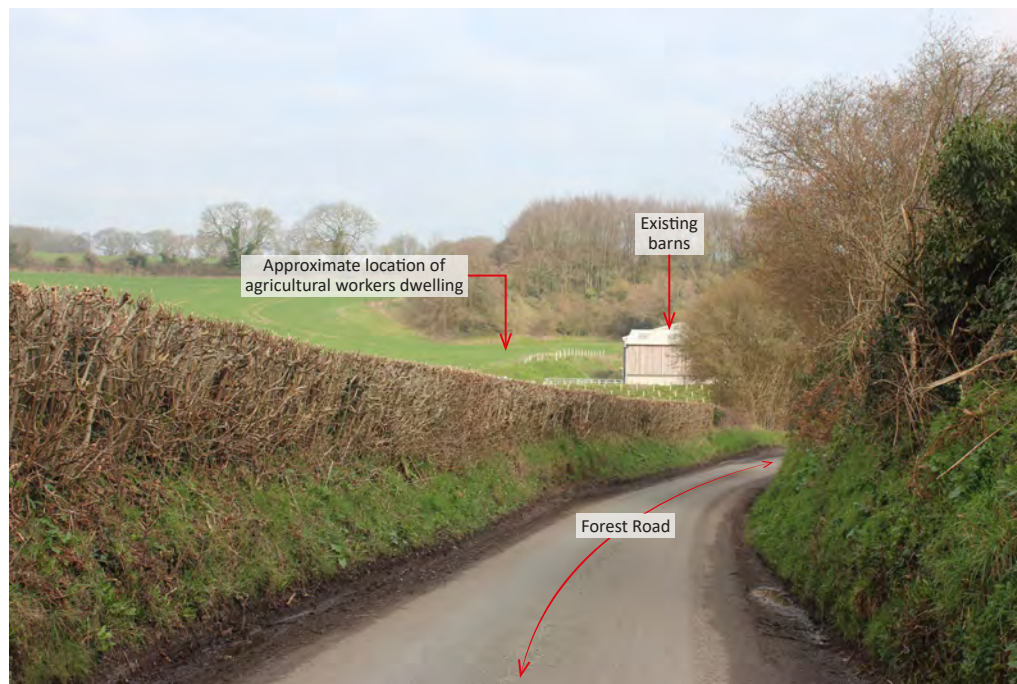
Tel: 01380 729456
Web: www.dolmansurveyors.co.uk
Email: info@dolmansurveyors.co.uk



APPENDIX 2: VIEWPOINT PHOTOGRAPHS



VP: 1	Viewpoint direction: North-west	Approximate distance from site: 175m
Taken by: GH	Photograph date: March 2026	OS map elevation: <145m AOD



VP: 2	Viewpoint direction: North	Approximate distance from site: 255m
Taken by: GH	Photograph date: March 2026	OS map elevation: 144m AOD (spot-height)



VP: 3	Viewpoint direction: North-east	Approximate distance from site: 260m
Taken by: GH	Photograph date: March 2026	OS map elevation: <145m AOD



VP: 4	Viewpoint direction: West	Approximate distance from site: 65m
Taken by: GH	Photograph date: March 2026	OS map elevation: 155m AOD



VP: 5	Viewpoint direction: South-east	Approximate distance from site: 110m
Taken by: GH	Photograph date: March 2026	OS map elevation: 170m AOD



VP: 6

Viewpoint direction: North

Approximate distance from site: 500m

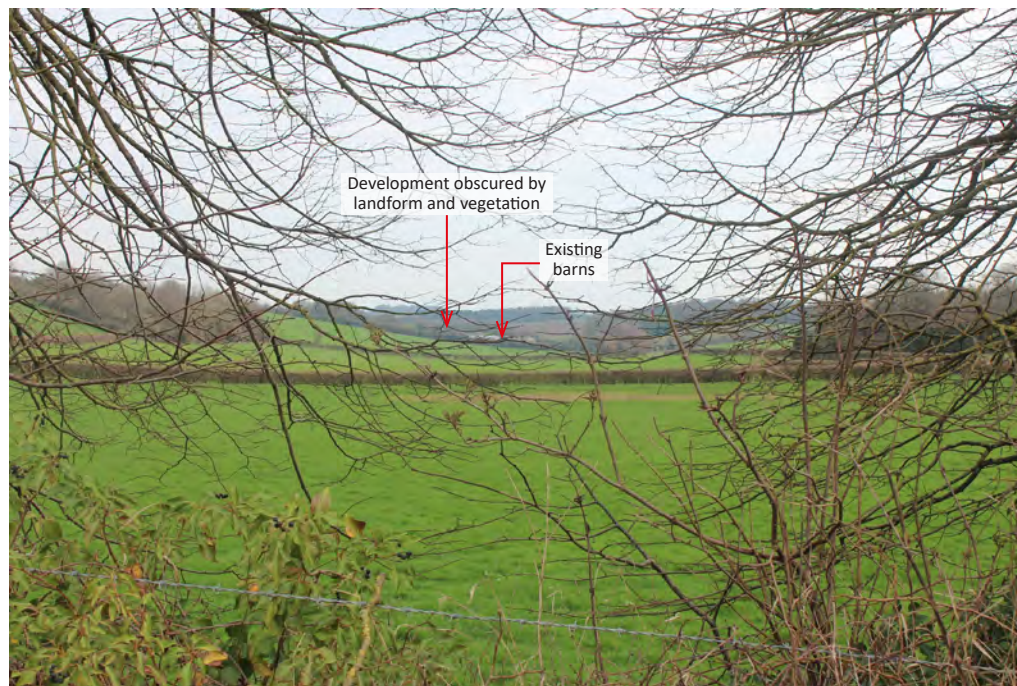
Taken by: GH

Photograph date: March 2026

OS map elevation: Between 145-150m AOD



VP: 7	Viewpoint direction: North-east	Approximate distance from site: 595m
Taken by: GH	Photograph date: March 2026	OS map elevation: 145m AOD



VP: 8	Viewpoint direction: East	Approximate distance from site: 1375m
Taken by: GH	Photograph date: March 2026	OS map elevation: >160m AOD



VP: 9

Viewpoint direction: East

Approximate distance from site: 2175m

Taken by: GH

Photograph date: March 2026

OS map elevation: 285m AOD