

**ERECTION OF A REPLACEMENT DWELLING & CONVERSION
OF EXISTING DWELLING**

at
**Knockdown Farm,
Knockdown,
Tetbury, GL8 8QY**

LANDSCAPE & VISUAL APPRAISAL



Prepared by:
Anthony Clarkson (BA Hons Dip LA)

For:
Ed Shelton

Ref: ACLA/BWH

Date: 7th January 2026



Landscape Architects & Designers
9 Hungerford Rd, East Grafton, Marlborough. SN8 3DG
T: 01672 810516. E:enquiries@acla-ltd.com W:acla-ltd.com

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1. INTRODUCTION

- 1.1. This Landscape & Visual Appraisal (LVA) has been prepared to accompany a planning application for the erection of a new farmhouse and alteration to an existing dwelling at Knockdown Farm, Knockdown, Tetbury on behalf of the client Ed Shelton.
- 1.2. ACLA has over 25 years of experience in preparing 'Landscape and Visual Impact Assessments' (LVIA) and 'Landscape & Visual Appraisals' (LVA) to accompany planning applications for a wide range of rural and village/town edge developments across the south of England. These include large & small-scale housing developments, farm diversification, changes to historical or sensitive landscapes/buildings and renewable energy projects.
- 1.3. This report is prepared as an informal LVA rather than a more comprehensive LVIA. The core of the approach is similar in both. In this case an 'Appraisal' is considered to be appropriate and proportionate to the scale and type of development proposed.
- 1.4. 'Development' in this context means any new built form that results in a change to the landscape and/or the visual environment. This report assesses the effects of new development on the landscape as a resource in its own right and on the views or visual amenity following the broad principles of an LVIA. This includes a preliminary desktop study of landscape designations/planning policies, published Landscape Character Assessments, other relevant planning documents and a more comprehensive study and assessment of the local area carried out during a visit. The potential landscape and visual effects in relation to the proposed development are then assessed.
- 1.5. Landscape and visual character effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Visual effects are subjective as the human perception of development can vary considerably from negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgment in assessing the level of effects.
- 1.6. Changes involving the addition of new built form in the landscape are typically considered to be adverse unless otherwise stated within the assessment.

- 1.7. For adverse or negative impacts it may be possible to identify mitigation measures to reduce the magnitude of change and consequently lower the overall level of effect. 'Mitigation' refers to measures which are proposed to avoid, prevent, reduce or where possible offset or remedy any significant adverse or negative effects. Potentially significant effects are ideally identified during the design process and should be included within the layout and through considered design.
- 1.8. The identification of additional landscape mitigation measures has also been included to further avoid or reduce potential effects identified in this appraisal. The landscape proposals plan in this report outlines the proposed landscape and visual mitigation proposals.
- 1.9. Knockdown Farm lies to the south of the A433 at the eastern fringes of Knockdown, a small rural hamlet located approximately 7km to the south-west of the town of Tetbury, Gloucestershire. The large village of Sherston is located at approximately 3km to the south-east and the smaller village of Didmarton is located on the A433 at 2km to the south-west. Elsewhere, the landscape tends to be rural with a patchwork of medium-scale arable and pastoral fields with occasional woodland blocks and scattered farmsteads. The hamlet of Knockdown contains several properties, a public house, builder's merchants and a small business park, generally located to the south of the A433 and west of the site. A notable feature in the local landscape is the large-scale woodlands associated with Westonbirt National Arboretum, located at its closest beyond fields and a farmstead at approximately 500m to the north of Knockdown Farm.
- 1.10. Knockdown Farm and the surrounding landscape lies within the Cotswolds National Landscape (formally AONB). Although the farm itself is located in Wiltshire, the Gloucestershire border runs along the A433 on the northern edge of the site.

2. DESCRIPTION OF THE EXISTING SITE & CONTEXT

The Study Area

- 2.1. The area of search for the LVA was determined by desk study and field observation. The study area was then established to enable a general understanding of the wider landscape context within which the site is located, whilst limiting information to that which is most relevant. This aims to avoid excessive analysis of elements which do not directly benefit the appraisal and as such it conforms to best-practice guidance.

- 2.2. During the visit, no significant longer distance views towards the site have been identified from the west, north or south due to the intervening vegetation and built form. From the south, the only identified views are localised, transient and filtered through or over the hedge on the lane to the south-west of the site.
- 2.3. The most prominent views towards the site are from the PRow (public right of way) named as Wood Lane. These views are open and between approximately 500 to 700m to the east/south-east along this route. Elsewhere views tend to be screened by a combination of intervening vegetation and landform in the wider landscape.
- 2.4. Although the site is not visible from locations in the wider landscape, the extent of the study area shown on the plans has been set to illustrate the site in context with the built form and elements in the surrounding rural landscape in this part of the Cotswold National Landscape.
- 2.5. The context of the site and its wider landscape setting is illustrated on plan ACLA BWH 01.

The Site

- 2.6. The farmstead consists of equestrian, residential and agricultural uses, with existing built development including a floodlit ménage/arena in the south-western sections of the application site. The site is accessed via two vehicular entrances from the A433 from the north. The western access is made up of a formal solid wooden gate with high stone walls and a separate pedestrian side gate. The access to the east is via a metal field gate between buildings.
- 2.7. The site contains four buildings. Three of the buildings have been constructed in a linear form along the southern edge of the A433. These include a modern metal clad barn to the east with low stone side extension, a stable block to the west consisting of a taller stone section to the east and a lower stone built stable block to the west. A stone built dwelling is located towards the north-western corner of the site, adjacent to the A433.
- 2.8. Some stone sections of the buildings appear to be of some age and constructed in the local stone. A tall stone wall runs along the south edge of the A433, to link the stables and two-storey stone built dwelling to the west. A further modern detached single-storey stone built and pitched roof game room/office has been constructed at

approximately 8m south of the eastern barn. The floodlit ménage is located at approximately 20m south of the stone dwelling on the site.

- 2.9. A tall belt of dense conifers is located along the site boundary, south-west of the cottage and along the north-western sections of the ménage. This provides screening from the close distance views on the lane to the west. A dense and tall belt of trees and shrubs is located along the southern edge of the A344, extending eastwards along the road corridor. A combination of the dense vegetation, built form and tall walls provides a high level of screening into and across the site whilst travelling along the A433. However, the southern edges of the site tend to be more open to the wider rural countryside to the south/south-east and delineated in places by stock fencing.
- 2.10. A more detailed description of the areas surrounding the application site and views are outlined below.

To the West

- 2.11. The western site boundary partly contains a tall and dense belt of conifers along its northern section. This tends to provide screening to the built form in the application site when viewed from a rural lane running southwards from the A433. The view is localised and along the neighboring driveway at 50m west of the site boundary. The view includes a recently constructed detached timber garage/cart-shed belonging to the adjacent property.
- 2.12. A tall stone wall runs westwards from the stone dwelling on the site and along the southern edge of the A433. This provides screening to the garden areas of a stone cottage, located adjacent to a cross roads on the A433 at approximately 40m west of the site. Beyond the crossroads, there are a number of buildings, including the Holford Arms Public House, a small business park, industrial units and a builder's merchants. A semi-detached pair of rendered properties faces the A433 north-west of the cross roads. A small woodland area immediately west of the lane tends to screen views towards the site from other properties and buildings in Knockdown.
- 2.13. No views towards the site from the rural landscape to the south-west have been identified due to the vegetation cover associated with the southern edges of Knockdown. Similarly, views from the north-west are screened by intervening vegetation and structures and properties associated with the A433.

- 2.14. The landscape to the west of Knockdown is gently undulating and rural and consists of a patchwork of arable and pastoral fields, often contained by hedgerows with scattered trees. There are also a number of small woodland blocks and tree belts scattered across the landscape. The rural village or Didmarton is located on the A433 at 2km to the south-west.

To the North

- 2.15. The northern boundary of the site adjoins the A433 road verge. The boundary is demarcated by section of the rear elevations of the barn, stable, stone dwelling and the high stone walls on the site. An isolated section of pavement runs along parts of the northern site boundary, elsewhere the roadside verges are maintained as grass. A further high stone wall continues westwards from the site, along the southern edge of the A433 and rear garden boundary of the adjacent property. This older stone built property was formally part of Knockdown Farm, but it is now a separate property and under separate ownership.
- 2.16. A dense belt of trees and shrubs runs eastwards from the site boundary along the southern edge of the A433. A further belt of taller and mature trees and understorey is located along the northern edge of the A433, screening views in the wider landscape further north.
- 2.17. The entrance to Avenue Farm is located opposite the formal site entrance and runs northwards towards the farmstead, located at 200m north of the A433. A further tree-lined formal entrance to the farm is located on the junction of the A433 and a small rural lane to the north-west of the site, although the main access to Avenue Farm appears to be opposite the site access.
- 2.18. Avenue Farm contains a Grade II listed farmhouse with formal gardens. The farmstead comprises of the older farmhouse with a series of more modern large sheds and barns to the north. The farm lies within pastoral fields, with the large-scale woodland of Westonbirt Arboretum located at approximately 200m north of the farm. A PRow (Public Right of Way) runs along the southern woodland edge. The woodland contains a series of formal paths and clearings further north.
- 2.19. The main visitors centre and car parking for Westonbirt is located beyond the woodlands at around 1.8km north-east of the site. The woodlands extend for over 1km northwards, with the landscape further north consisting of a more open landscape of medium scale arable and pastoral fields, often lined by hedgerows with

scattered trees. The landscape to the north-west consists of often hedge lined pastoral and arable fields with an isolated farmstead in open fields at 400m north-west of the site.

- 2.20. A single track rural road runs northwards from the cross roads just west of the site to link with the rural village of Leighterton, centred at approximately 3km north-west of the site.
- 2.21. Due to the rear elevations of building on the site and the tall stone walls, together with the dense vegetation along the A433, no significant views into or across the site have been identified from the north. The only potential view is likely to be at close distance whilst travelling along the A433, where small section of the proposed farmhouse could just be visible. This will be a transitory and glimpsed view while travelling at speed along the road corridor, and not prominent in context with the more prominent existing built form along the road corridor.

To the East

- 2.22. The eastern site boundary is relatively open to the rural landscape beyond and is defined by post and rail stock fencing. A dense tree and shrub belt runs eastwards along the southern edge of the A433, extending to approximately 140m. A further belt of trees runs south from the A433 at 140m east of the site, and extends for approximately 75m south of the road corridor. The landscape further south consists of a series of more open medium-scale arable and pastoral fields bounded by low maintained hedgerows and stock fencing.
- 2.23. Wood Lane is a low key farm track and PRoW running south from the A433 at over 500m east of the site. It links with the entrance to a farm access to Vancelette's Barn Farm and a rural road, located at just over 1.0km south-east of the site. A further PRoW (Church Road) runs north to south at 1km east of the site. This links with the entrance to Vancelette's Barn Farm and runs north to the small village of Willesley, located south of the A433 at 1km east of the site.
- 2.24. What appears to be a large dwelling is located in a semi-wooded area in the rural countryside at 640m south-east of the site. It appears to be under renovation at the time of the visit.
- 2.25. The remaining landscape is rural with scattered farmsteads and other development and a series of medium scale arable and pastoral fields in a rolling landscape. Field

boundaries are often contained by well-maintained hedgerows and scattered trees, together with the occasional small woodland block or tree belt.

- 2.26. The most prominent views towards the site and the proposed farmhouse are from Wood Lane PRow, between 500m to 700m east/south-east of the site. From here, the views are from an open section of the route on a barely discernable low ridge and towards the open south-eastern site boundary. The games room/office and modern barn on the site are currently viewed across low field hedges and the relatively open southern site boundary, against a backdrop of trees, although the stone dwelling on the site is less discernible, but visible through the intervening trees on the site in places, when not screened by the intervening games room/office. The rooflines of other properties and buildings nearby are also visible through or over the vegetation. Elsewhere to the east, views tend to be screened by vegetation along the A433, scattered tree belts and woodland blocks in the landscape to the south-east and the intervening landform in the wider landscape further east.

To the South

- 2.27. The southern application boundary is relatively open to the rural landscape and partly formed by post and rail fencing and elsewhere undefined. The landscape is formed by medium scale arable and pastoral fields. A long linear woodland belt provides screening in the wider landscape to the south-east. The woodland belt is located at its closest approximately 400m south-east of the site and extends southwards. A further small woodland block with hedges and tree belts extending west to east is located in the fields at 340m south of the site. This tends to screen any potential views further south.
- 2.28. The rural lane at the cross roads west of the site heads generally south-eastwards and then takes a dogleg to head directly south at 1km south east of the site. The rural road corridor is generally lined by dense field hedges which further screen possible views towards the site, although occasional views are possible to the south west at up to 500m from the site, where the roadside hedge is gappy or low.
- 2.29. Knockdown Stone is a working quarry with a processing plant accessed via a formal stone gateway south of the lane at approximately 1km south of the site.
- 2.30. The larger village of Sherston is located on the upper reaches of the River Avon (Sherston Branch) at just over 3km south of the site.

- 2.31. Due to the lack of public access and intervening vegetation and landform, the only views identified to the south are from the lane to the south-west of the site up to approximately 500m.

Transport & PRow.

- 2.32. The main road in the area is the A433, a relatively straight and busy and fast two-lane carriageway linking the M4 at 13km to the south-west with Tetbury at 7km to the north-east. The narrow rural road crosses the A433 just west of the site and it runs southwards towards the village of Sherston and northwards to link with the rural village of Leighterton. Elsewhere in the area, the small settlements are linked by dispersed rural, and often single-track roads.
- 2.33. There are no PRow near the site. The closest are a PRow running south-eastwards from the narrow lane across open fields at 360m south of the site and a PRow skirting the southern edges of the woodlands at Westonbirt Arboretum at over 400m north of the site. Intervening tree belts tend to screen views towards the site from these PRow.
- 2.34. A further PRow (Wood Lane) runs north from a dogleg in the rural lane at 1km to the south-east to run north and cross the A433 at around 500m east of the site. There are localised open view towards the site from this PRow as it passes through open fields at just over 500m to 700m east/south-east of the site, as discussed above. The PRow then continues northwards over the A433 to pass through the woodlands at Westonbirt Arboretum. A further PRow (Church Lane) runs from the dog-leg in the rural land eastwards along a tarmac farm access road. It then turns northwards to run across open fields towards the small rural settlement of Willesley, located at approximately 1km east of the site. An intervening ridge in the fields tends to screen low level views towards the site from this more distant PRow.

- 2.35. There are a number of dispersed PRow in the wider landscape, although no views have been identified towards the site.

Historical Context

- 2.36. The closest listed buildings is the Holford Arms. This is a Grade II Listed public house dating back to the 17th century. It is located south of the A433 at 160m west of the proposals, beyond woodland blocks, belts of trees and a cottage. The public house has a large builder's merchants/industrial or commercial units in its immediate

setting to its west. To the rear of the public house is a small campsite in a semi-wooded area with some small-scale industrial units to the south. The next closest listed building is Avenue Farmhouse, a Grade II Listed dwelling dating back to the late 18th century. It is located at approximately 180m north of the proposals and beyond existing buildings and walls on the site, dense vegetation along the A433 and intervening farm buildings near the farmhouse. This is set in a rural landscape and surrounded by fields and tree belts.

- 2.37. There are numerous other listed buildings located in the small settlements and dispersed across the wider rural landscape.
- 2.38. Westonbirt is a Grade I Park and Garden, largely constructed between 1830 to 1860. This covers an extensive area of 475ha associated with Westonbirt National Arboretum. This includes pleasure grounds, parkland, the arboretum and the Grade I Listed Westonbirt House (located at over 2.5km north-east of the proposals), with associated listed buildings and structures. The extensive dense woodland in the south-western sections of the designated area extends to within approximately 500m north of the proposals.

Geology

- 2.39. The underlying rock is identified as Forest Marble Formation-Limestone, on the British Geological Survey Geology of Britain Viewer. This is a Jurassic sedimentary rock mainly made up of interbedded mudstone and shelled limestone, often used as local building stone.

Topography

- 2.40. The landscape within the study area is gently undulating and expansive, formed by a series of low ridges generally falling gently southwards towards the upper reaches of the River Avon, located at approximately 4km to the south of the site. The high point in the study area rises to just of 145m AOD (above ordnance datum) at just under 1km north-west of the site. The land falls to approximately 125m AOD at over 1km south of the site in a dry valley running south towards the river Avon.
- 2.41. The site itself is at approximately 135m AOD on the southern sections of a low ridge and falls very gently in a southerly direction.

3. DESCRIPTION OF THE PROPOSALS (See plan ACLA/BWH 03)

- 3.1. The proposals consists of the erection of a new farmhouse and the alteration to the existing dwelling at Knockdown Farm. This includes the removal of the floodlit ménage to accommodate the new farmhouse, the improvement to the layout of the central courtyard and the creation of new parking to the west, together with the removal of the conservatory to the existing dwelling and improvements to its southern elevation.
- 3.2. The roadside frontage to the A433 will remain unchanged. All the existing vegetation, including the tall evergreen belt to the west will be retained. Although this belt is a non-native species, it is on a boundary shared with the adjacent house and it currently provides a high degree of screening into and across the site. It will also provide screening to the proposed farmhouse from localised close distance views to the west.
- 3.3. Further details relating to the design rationale that underpins the application proposals are set out within the 'Design and Access Statement' prepared by Rixon Architects. The new farmhouse will use the traditional Cotswold vernacular, and the layout of the site will create a more cohesive farmstead layout.
- 3.4. The new farmhouse will be set back into the site to allow for the planting of native hedges and individual trees along the southern and eastern boundaries to provide landscape structure and screening for the more sensitive views from the open countryside to the east/south-east. This will also aim to reduce the impact of any new dwelling on the rural character of the area.
- 3.5. An outline landscape mitigation/enhancement strategy is illustrated on plan ACLA/BWH 03 in this report.

4. PLANNING CONTEXT

Planning History & Consultation

- 4.1. On the 21st of February a pre-application response was produced by Wiltshire Council (1/00183/PREAPP). From the scale, design and visual impact section of the response the following has been extracted:

The site sits within the Cotswold National Landscape (CNL) and is prominent and visible from a number of public vantage points, including highway network and a Public Rights of Way (PRoW). There is a requirement in CP51 & 57 of the WCS to achieve a high standard of design in all new developments and to protect, conserve and where possible, enhance the landscape character. The landscape surrounding nearby heritage assets may also contribute to their setting and so CP58 is also relevant as it requires development to protect, conserve and where possible enhance the historic environment.

Section 15 of the NPPF requires decisions to recognise the intrinsic character and beauty of the countryside outside of valued landscapes and the economic and other benefit of the best and most versatile agricultural land, and of trees and woodland. 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.

Within the CNL Management Plan 2023-2025, Policy CE1 expects proposals that are likely to impact on, or create change in, the landscape of the CNL, should have regard to the scenic quality of the location and its setting and ensure that views and visual amenity are conserved and enhanced. Policy CE3 expects development to be designed and, where relevant, landscaped to respect local settlement patterns, building styles, scale and materials. Policy CE6 relates to the historic environments within the CNL referring specifically to the need to respect historical elements of landscape character including features such as; buildings, sites, layout and context, including the relationship between the existing feature or settlement and the landscape.

The design approach described with the Vision Statement appears to be of high quality. The palette of materials and architectural style reflects the general characteristics of the area. I recall it was explained on site that the roof height would be similar to that of the existing dwelling however this is not clear from the illustrations. The images suggest a dwelling which is considerably larger than the existing dwelling and surrounding properties in all proportions. There is some concern that the dwelling may appear overly dominant in this setting and as a result would fail to integrate effectively into its surroundings. In addition, there is concern that the siting of the building so far back from the existing built form results in a notable incursion into the countryside in a relatively isolated and prominent position. A formal application must demonstrate how the scheme has regard for the 'local distinctiveness' which as well as relating to materials and architectural style, also requires compatibility in terms of building layout and scale to accord with the relevant policies of the WCS and CNL Management Plan.

A formal application should include existing and proposed elevations along with sections to show the scale of the new dwelling relative to the existing dwelling and neighbouring properties. In order to fully assess the possible landscape impacts and to inform possible

mitigation measures it is suggested that the application is supported by a proportionate Landscape Visual Appraisal (LVA) which takes into account wider views of the site from public vantage points including the lane west of Knockdown Farm and PRoW SHER29.

It is not clear at this stage whether developing the site would incur the loss of any trees or existing landscape features. It would be beneficial for the loss of any trees or hedging to be compensated for through the use of appropriate boundary treatments and landscaping. As part of a formal application, it would be useful to include a tree survey and plan showing any trees to be retained and removed as well as methods of protection. Hard and soft landscaping plans should also be submitted to show proposed boundary and surface treatments, terracing and any other change in levels across the site.

- 4.2. On the 22nd March 2022 planning permission was granted (PL/2021/08692) for a 'Detached incidental outbuilding to be used as games room/entertainment space and home office' on the site. This has now been constructed to the south of the existing barn.

National Planning Policy Framework

- 4.3. The NPPF sets out the Government's planning policies for England, together with guidance on how they are expected to be applied. It is a material consideration in its own right in the determination of planning applications.
- 4.4. National planning guidance was completely revised with the issue of the National Planning Policy Framework (NPPF) in March 2012. The framework was further updated with a number of revisions, the most recent being published on the 12th of December 2024. This version was amended on 7 February 2025 to correct cross-references from footnotes 7 and 8 and to amend the end of the first sentence of paragraph 155 to make its intent clear.
- 4.5. Section 2 '*Achieving sustainable development*' in the revised framework document has three overarching objectives: economic, social and environmental. The environmental objective aims to protect and enhance the natural, built and historic environment.
- 4.6. Section 12 '*Achieving well-designed places*' aims to create high-quality buildings and places. In particular, planning policies and decisions should ensure 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.'*
- 4.7. Section 15 '*Conserving and enhancing the natural environment*' section of the revised NPPF broadly outlines the way the planning system should '*contribute to and enhance the natural and local environment*'. The relevant key objectives are to protect and enhance valued landscapes, recognise the intrinsic beauty and character of the countryside; minimise impacts on biodiversity and provide net gains where possible.
- 4.8. Paragraph 189 in the NPPF further states: '*Great weight should be given to conserving landscape and scenic beauty in National Parks, Broads and Area of Outstanding Natural Beauty (now National Landscapes) which has 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.
- 4.9. Section 16 '*Conserving and enhancing the historic environment*' further aims to ensure heritage assets should be conserved in a manner appropriate to their significance, including Listed Buildings, Registered Parks or Gardens and World Heritage Sites.

District Planning Policies – Wiltshire Core Strategy

- 4.10. The main document of relevance to this development is the Wiltshire Core Strategy, adopted in January 2015. The relevant policies have been extracted below.

Core Policy 50 - Biodiversity and Geodiversity

'Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such

features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Biodiversity enhancement

All development should seek opportunities to enhance biodiversity. Major development, in particular, must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/ Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Local sites

Sustainable development will avoid direct and indirect impacts upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*
- iii. are outweighed by other planning considerations in the public interest*
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favorable management in the long-term.'

Core Policy 51: Landscape

4.11. The relevant sections of Core Policy 51 states:

'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 water bodies.*
- 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.*

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, (for example 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. *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 (such as light intrusion, noise, smoke, fumes, effluent, waste or litter).*
- viii. *incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behavior 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 and accessible.*

- x. *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.*
- xii. *the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and public art where appropriate.*
- xiii. *in the case of major developments, ensuring they are accompanied by a detailed design statement and master plan, 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.'*

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.

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.

Saved policies in the former North Wiltshire Local Plan

NE14 Trees, Site Features and The Control Of New Development

Permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development. Planning conditions will be imposed and Tree Preservation Orders made, for safeguarding single and small groups of trees in the interests of public amenity.

6.36 It is the duty of the local planning authority to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees. The latter should be substantially native tree species of local provenance.

6.37 It will be expected that assessments to determine the nature conservation and landscape value features both within and adjacent to sites will be undertaken. Details of any assessment should be submitted with a planning application.

6.38 For example, a tree survey should be carried out of the site and directly adjacent land by a competent expert to establish the quality and condition of trees potentially affected by development as appropriate.

6.39 Development shall be designed to ensure the longevity of retained vegetation and features through appropriate management and mitigation measures. British Standard 5837: 1991 - Guide for Trees in Relation to Construction, offers relevant guidance for trees.

Other Material Policy Considerations

Wiltshire Local Plan Pre-Submission Draft 2020-2038 (Regulation 19)

- 4.12. Further to publication of the consultation draft plan in 2023, a Full Council meeting held on 15 October 2024 confirmed that the Wiltshire Local Plan will be submitted to the Secretary of State before the end of 2024.
- 4.13. Policy 82 of the draft plan relates specifically to 'Housing in the Countryside' and confirms that replacement dwellings are acceptable in principle, provided that the scale and design of the development is appropriate, having regard to the local landscape and design context.

Cotswold National Landscape (CNL)

- 4.14. A primary objective of the National Landscape designation is to conserve and enhance the natural beauty of its landscape. The Cotswolds National Landscape Board has a statutory duty to prepare a management plan for the Cotswolds National Landscape and review it at intervals of no more than five years. The Board adopted the Cotswolds National Landscape Management Plan 2025 to 2030 on 25th February 2025.
- 4.15. The Management Plan contains several broad policies aimed at protecting and enhancing the special qualities within the CNL. The policies likely to be of greatest

relevance to the proposals are within Chapter 6 - Conserving and Enhancing Landscape, Tranquillity and Dark Skies, outlined below.

Policy CE 1 landscape

CE1.1. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to, be compatible with, and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines. There should be a presumption against the loss of key characteristics identified in the landscape character assessment.

CE1.2. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the National landscape – and visual amenity are conserved and enhanced.

CE1.3. Conserving and enhancing landscape character should be a key objective of Environmental Land Management and rural development support mechanisms in the Cotswolds National Landscape.

CE1.4. Rural skills training and the utilisation of those skills – such as dry stone walling, stone-masonry, traditional woodland management and hedgelaying – will be supported to ensure the long-term retention, creation and management of the key features of the Cotswolds National Landscape.

Policy CE 5 - Tranquillity

CE5.1. Proposals that are likely to impact on the tranquillity of the Cotswolds National Landscape should have regard to this tranquillity, by seeking to avoid and where avoiding is not possible, minimise noise pollution and other aural and visual disturbance.

CE5.2. Measures should be taken to remove and where removal is not possible minimise existing sources of noise pollution and other aural and visual disturbance in order to enhance the tranquillity of the Cotswolds National Landscape.

CE5.3. Proposals that are likely to impact on the tranquillity of the CNL should have regard to – and be compatible with – the National Landscapes Board's Tranquillity Position Statement.

Policy CE6 – Dark Skies

CE6.1. Proposals that are likely to impact on the dark skies of the Cotswolds National Landscape should have regard to these dark skies, by seeking to avoid and where avoiding is not possible, minimise lighting.

CE6.3. Proposals that have the potential to impact on the dark skies or dark landscapes of the CNL should have regard to and be compatible with:

- *The National Landscapes Board's Dark Skies & Artificial Light Position Statement.*
- *Cotswolds National Landscape Technical Lighting Design Guidance*
- *Best practice standards and guidance, in particular, that published by the Institution of Lighting Professionals.*

CE6.4. Consideration will be given to seeking a formal dark sky designation for those parts of the Cotswolds National Landscape that are least affected by light pollution.

Site-Specific Designations (see plan ACLA/BWH-02)

- 4.16. Core Policy 58 aims at ensuring that the historic environment is conserved, protected and enhanced and that there should not be an unacceptable impact on the historic environment, Conservation Areas, Listed buildings and scheduled monuments present within the study area. The relevant designations within the study area are described below and will only be discussed in more detail if there are likely to be direct impacts or impacts on the integrity or setting of these designated feature.

Listed Buildings

- 4.17. The Holford Arms is a Grade II Listed public house located south of the A433 at 160m west of the proposals, beyond woodland blocks, belts of trees and a cottage. The next closest listed building is Avenue Farmhouse located at approximately 180m north of the proposals. The farmhouse is beyond existing buildings and walls on the site, dense vegetation along the A433 and intervening farm buildings near the farmhouse.
- 4.18. Due to the intervening features in the landscape and distance, it is unlikely that changes on the site will affect the landscape setting of listed buildings in the area.

Registered Parks and Gardens

- 4.19. Westonbirt is a Grade I Park and Garden covering an extensive area of 475ha associated with Westonbirt National Arboretum. The extensive dense woodland in the south-western sections of the designated area extend to within approximately 500m north of the proposals and are also designated as ancient woodland.
- 4.20. Due to the intervening features along the A433 and extensive scale of the designations, the dense woodland cover and the small scale of the proposals, it is unlikely that the changes on the site will affect the wider landscape setting of Westonbirt Arboretum.

Conservation Areas

- 4.21. Willesley is a small rural settlement covered by a Conservation Area located south of the A433 and beyond woodland belts and fields at approximately 1km to the east of the site.
- 4.22. Due to the intervening features in the landscape and distance, it is unlikely that the changes at Knockdown Farm will have an impact on the wider landscape setting of the Conservation Area.

Cotswolds National Landscape

- 4.23. The site is located within the southern sections of the National Landscape. This was first designated in 1966 and covers over 2000 square kilometers, the largest national landscape in the UK.
- 4.24. The underlying Jurassic limestone gives the Cotswolds National Landscape its distinctive character. This has resulted in well recognised dry stone walls, rolling fields and historic and attractive villages and towns, often constructed in the local Cotswold limestone.
- 4.25. The Cotswolds rise gently westward from the Upper Thames to a dramatic escarpment above the Severn Valley and Evesham Vale to the west and northern edges. The escarpment is located at its closest approximately 4.5km to the west of the site. The landscape of the Cotswolds is varied, including escarpments, rolling hills and valleys, enclosed limestone valleys, wolds and dip-slopes.

- 4.26. The site itself is located in a dip-slope lowland area which is an area characterised by gently sloping undulating lowland with a predominantly south-easterly fall comprising of well-managed farmland of mixed arable and improved pasture. This is a less distinctive landscape than the more recognised larger-scale higher wolds and the dramatic escarpments in the Cotswolds.

Compliance with Planning Policies

- 4.27. The NPPF objectives to protect and enhance the natural, built and historic environment should be given enhanced consideration in light of the 'great weight' given to conserving and enhancing the landscape, the scenic beauty of the Cotswolds National Landscape (formally AONB). Other objectives include: adding to the overall quality of the area with appropriate and effective landscaping, being sympathetic to the local character, protecting and enhancing valued landscapes, recognising the intrinsic beauty and character of the countryside, minimising impacts on biodiversity and providing net gains where possible.
- 4.28. The Wiltshire Core Strategy contains policies aimed at protecting, conserving and enhancing landscape character. Core Policy 51 requires that development should consider locally distinctive character, landscape setting and take regard to relevant character assessments. Core Policy 57 is primarily aimed at ensuring that a high standard of design is achieved by responding positively to local character, respecting the landscape setting and enhancing bio-diversity. A saved policy in the former North Wiltshire Local (NE14) aims to ensure that adequate provision is made for the preservation or planting of trees.
- 4.29. The Cotswold Management Plan further aims to prevent the loss of key scenic characteristics identified in the landscape character assessment and preserve the tranquility of the Cotswolds National Landscape, as well as to protect and preserve the dark skies.
- 4.30. To ensure that the proposed development meets the requirements of the policies above, the proposals will be designed in the local Cotswolds vernacular to represent a traditional farmhouse. The layout has been designed around a central yard and the existing building on the site will be subservient to the new farmhouse to reflect the layout of a traditional farmstead. The surface finishes will be low-key, such as gravel, to respond to the village edge context.

- 4.31. Existing vegetation will be retained and incorporated into the layout to retain the degree of screening in key areas. Landscape mitigation will primarily focus on reinforcing the southern and south-eastern boundaries with native hedge planting and native deciduous trees. The aim will be to reduce the impacts on the rural landscape to the south/south-east of the site and screen and filter views. This will also provide an appropriate low key boundary to the site, in line with other areas in and around Knockdown.
- 4.32. The floodlit ménage will be removed and external lighting to the southern elevations will be avoided to reduce the impacts on the dark skies.
- 4.33. The next chapter of this report will discuss the published character assessment and will aim to respond positively to the guidelines and recommendations and prevent the loss of key scenic characteristics identified in the landscape character assessment.

Effects on Site Specific Designations

Cotswold National Landscape

- 4.34. The sensitivity of the National Landscape (formally AONB) to development is usually high, as reflected in the weight given to it in national, regional and local planning policies and the recognised inherently high sensitivity of the landscape.
- 4.35. The development on the site would represent a very minor alteration to the key characteristics of the National Landscape at a wider level.
- 4.36. Design and mitigation measures should however, recognise the sensitivity of the more rural landscape near the site and aim to reduce the impacts on the character of the local landscape and respond to the rural context.
- 4.37. The new farmhouse will have a high standard of design referencing traditional historic buildings in the area and using materials to reflect the local vernacular, such as locally sourced stone and Cotswold stone roofing. Surface finishes will be low-key to respond to the rural setting and historic context of the farmstead using materials such as Cotswold gravel and limestone flags.
- 4.38. Landscape proposals will include reinforcing the boundary vegetation and softening and enclosing the built form with hedges, with the aim of retaining and strengthening the locally semi-enclosed landscape structure, integrating the proposals within the

local landscape and screening/filtering key views. This should ensure the quality and character of the wider rural landscape is preserved and any potential impacts at a local level are minimised.

- 4.39. An assessment of the effects on the local landscape character within this part of the AONB will be undertaken in the next chapter.

5. LANDSCAPE CHARACTER

- 5.1. Landscape character assessment is a technique used to develop a consistent understanding of what gives a landscape its character to ensure future development is well situated, sensitive to its location and contributes to environmental, social and economic objectives. The assessment identifies distinctive features, recognisable and consistent patterns of elements and natural and/or human features in the landscape that make one area distinctive from another. An assessment of pressure for change, the ability of a given landscape to accommodate change and landscape sensitivity to change may also be undertaken. The assessment can also include strategies and guidelines for future development and management aimed at retaining and enhancing particular aspects of the landscape.

National Character Areas (NCA) - National Character Map of England

- 5.2. The National landscape character is set out in Natural England's Character Map of England. The Site is located in the western section of National Character Area (NCA) **107 - The Cotswolds**.
- 5.3. Some of the relevant key characteristics of the NCA 107- Cotswolds, which are evident in the wider landscape of the study area, have been extracted from the published document and include:
- *Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combes, and outliers illustrating the slow erosion of escarpments. The limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement.*
 - *Open and expansive scarp and high wold dipping gently to the southeast, dissected by river valleys.*

- *Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.*
- *Large areas of common land, important for unimproved calcareous grassland, are characteristic of the scarp and high wold around the Stroud valleys and along the crest of the scarp to Cleeve Hill.*
- *The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames, with the exception of rivers in the west which flow into the River Avon and then the Severn Estuary.*
- *Rich history from Neolithic barrows, Iron Age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, cloth mills and Second World War airfields. The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures.*

5.4. Due to the small-scale and relatively discreet location of the proposals, in relation to the large scale of the character area, changes on the site are unlikely to impact the overall characteristics of the larger NCAs. It is therefore considered more appropriate to discuss the potential effects on the landscape character at a district or local level.

District Landscape Character

Cotswolds AONB Landscape Character Assessment

- 5.5. In October 2002, the Cotswolds Area of Outstanding Natural Beauty (AONB) Partnership, together with the Countryside Agency, appointed Landscape Design Associates (LDA) to carry out a Landscape Character Assessment of the Cotswolds AONB. The Cotswolds AONB later produced a Landscape Strategy and Guidelines document in 2016. This has identified forces for change, potential landscape implications and outlines strategies and guidelines for each general larger character type.
- 5.6. The character assessment identified the site as being within Landscape Character Type 11 **Dip-Slope Lowland** and the more detailed Landscape Character Area 11A **South and Mid Cotswolds Lowlands**.
- 5.7. The descriptions of the character type and area has been extracted from the Cotswolds AONB Landscape Strategy and Guidelines document below.

5.8. Key Characteristics of Character Type 11 are:

- *Broad areas of gently sloping, undulating lowland with a predominantly south-easterly fall, changing to a north-easterly fall in the southern perimeter of the area;*
- *lowland landform gently dissected by infrequent small watercourses flowing into the main rivers that cross the area, reinforcing the general grain of the topography;*
- *strong and structured farmland character, more intimate and smaller in scale than the High Wold and High Wold Dip-Slope;*
- *well-managed, productive agricultural landscape of mixed arable and improved pasture, together with more limited areas of permanent pasture, mainly within the valley bottoms;*
- *seasonal variations in colour and texture associated with mixed arable farming;*
- *medium to large scale, regular fields predominate mainly enclosed by hedgerows, with hedgerow trees, together with some stone walls or post and wire fencing;*
- *woodland cover limited to intermittent copses and shelterbelts within agricultural land, but balanced by extensive broadleaved, mixed and coniferous plantations within the large estates and associated farmland areas;*
- *limited areas of ancient woodland and species rich grassland;*
- *settlement pattern of intermittent small nucleated villages, hamlets, and isolated farmsteads, together with occasional larger settlements;*
- *distinctive pattern of large estates and associated planned parkland landscape and woodland occurring throughout the Dip-Slope Lowland; and*
- *evidence of long period of occupation of the area.*

5.9. Summary description of the 11A South and Mid Cotswolds Lowlands Character Area

The South Cotswolds Lowlands forms an almost continuous area of Dip-Slope Lowland along the eastern and south-eastern side of the Cotswolds, broken only by the valley of the River Churn at Cirencester. Despite the linear extent of the area, there is a strong continuity in its character principally relating to the landform. Generally below the 160m AOD levels, the area has a gently sloping mainly south-easterly grain with more subtle undulations and shallower slope profiles than in the adjacent Dip-Slope Character Type. In the eastern part of the South Cotswolds Lowlands, however, small, often tree lined tributary watercourses and dry valleys systems have dissected the otherwise gentle terrain. There is a consistent pattern of well-managed, productive mixed arable

and pastoral landscape across this lower tract of land enclosed by both stone walls and hedgerows with hedgerow trees being a common feature.

This main section of the Dip-Slope Lowland is remarkable for the concentration of Historic Parks, Registered Gardens and private estates throughout the area. A particularly strong cluster occurs in the south-west including Badminton, Westonbirt, Highgrove and Estcourt House, and part of the smaller Pinkney Park adjacent to the River Avon. Further east the planned landscape of Cirencester Park is noteworthy while further east again, Barnsley Park, and the Williamstrip Park adjacent to the Lower Coln Valley, are also significant historic parks. It is likely that the relatively more sheltered locations occurring on the lower slopes of the Cotswolds, together with marginally deeper soils than on the High Wold plateau areas, were important factors in influencing the location of these major estates.

Woodlands within this Character Area vary between the extensive woodlands and plantations within the large estates and a pattern of intermittent smaller woodlands associated with the farmed landscape. Many of the farm copses have been planted within the last two centuries following enclosure and are generally geometric in form, functioning as shelterbelts and game coverts. The extent of ancient woodland is limited, but there is a large area at the north-western side of the Badminton Estate at Swangrove, and, not surprisingly, also within the extensive woodlands associated with the Westonbirt Arboretum, at Silk Wood. Elsewhere, pockets of ancient woodland are generally small in scale such as Alderton Grove to the north of Littleton Drew, and at Shipton Wood to the south of Tetbury within the Estcourt House parkland. These are important but much-depleted remnants of a once more extensive cover. There are notable concentrations of parkland trees within the Badminton Estate and at Westonbirt, which increases the sense of tree cover.

*There are very few areas within the Character Area where habitats are sufficiently important or rare to receive national designation. Land to the east of the village of Box and Box Hill is designated as a SSSI and cSAC. The area supports an important habitat and includes one of the few parts of the country where Box (*Buxus sempervirens*) grows naturally. The scattered and generally small areas of calcareous as well as neutral (mesotrophic) grassland are of considerable ecological importance, but their impact on landscape character is only of local significance. Local stone mines are of particular significance and form part of the Bath and Bradford-on-Avon Bats candidate Special Area of Conservation (cSAC). This is notable for the presence of the Greater Horseshoe Bat, one of the largest and rarest bats in the UK, and currently only found in south-west England and south and west Wales. The total UK population is about 5,000. In winter the bats depend on caves, abandoned mines and underground sites for undisturbed hibernation.*

Apart from the network of principal and local roads that cross the area, the southern sector is crossed by the M4 and the Swindon / Bristol main railway line. Further north, the Swindon / Stroud railway crosses the area in the vicinity of Thames Head. These major transport routes follow the general grain of the Dip-Slope, and many sections are in cutting so their impact is limited. Nevertheless they generate noise and movement, which affects the peace of the surrounding rural landscape.

High voltage power lines have a greater impact, and the sequence of pylons to the north east of Tetbury, and also to the north of the Leach Valley in the vicinity of Aldsworth, are intrusive elements in the landscape.

Cotswolds AONB Landscape Strategy & Guidelines

- 5.10. The Cotswolds AONB Landscape Strategy and Guidelines ‘sets out a series of ideas and initiatives to help ensure that change and development respects landscape character, and that key features are conserved and enhanced’.
- 5.11. Landscape Strategies and Guidelines have been identified for each of the 19 landscape character types in the Cotswold National Landscape and include consideration of the following:

- Key Features
- Assessment of Landscape Sensitivity and Capacity
- Local Forces for Change
- Landscape Implications
- Landscape Strategies and Guidelines

The landscape sensitivity section states for LCT 11

The strongly structured cultivated Dip-Slope Lowland landscape is sensitive to large scale developments that might interrupt wide views across the landscape and in particular to developments that would introduce tall vertical elements such as pylons and wind turbines. However, the presence of more intensively managed landscapes makes the Dip Slope Lowlands generally less sensitive than remoter and more elevated landscapes on the High Wold and High Wold Dip-Slope. Areas where a strong woodland framework exists are particularly suited to accommodate development. However, development proposals should avoid extensive new woodland planting to screen developments, as this would compromise the open character of the landscape and long views across the Dip-Slope Lowlands.

Areas of ancient woodland and species rich grassland represent a small fraction of the extent that once existed, and are therefore highly sensitive to developments that might compromise their survival or setting. Parkland landscapes are particularly sensitive to developments that might compromise their historic character and the contribution they make to the wider landscape of the Dip-Slope Lowlands. Care should be taken to ensure that developments do not compromise elements that constitute the wider setting of designed parklands such as estate villages and tree plantations.

- 5.12. Some of the relevant landscape implications and strategies include:
- 5.13. The potential for intrusion of expanded settlement fringes into the landscape and the degradation of views to, from and across the Dip-slope Lowland and the erosion of distinctive settlement patterns.
- 5.14. The proliferation of suburban building styles, housing estate layout and materials. The introduction of ornamental garden plants and boundary features should be discouraged, together with the erosion of characteristically dark skies.
- 5.15. The landscape strategies and guidelines are to maintain the open, sparsely settled character of the Dip-slope Lowland by limiting new development to existing settlements and avoiding development that will intrude negatively into the landscape, if it cannot be successfully mitigated.

- 5.16. Guidelines are to avoid developments incorporating standardised development layouts, suburban style lighting or construction details and materials that cumulatively can lead to the erosion of peaceful landscape character.
- 5.17. It is considered important that the layout of developments should respect local built character and avoid hard suburban style edge to the settlement. The use of local stone and building styles in the construction of new buildings is also encouraged.
- 5.18. New development should conserve the existing dark skies and avoid light pollution and ensure new development is visually integrated into its surroundings. The breaking up of harsh edges of new development with appropriate and adequate tree planting is also encouraged.
- 5.19. In relation to equestrian developments, some of the relevant landscape implications are visual clutter such as jumps, horse boxes, shelters, ménage, lighting and field boundary treatments, such as post and rail fence or ribbon fences, together with the erosion of the rural landscape.
- 5.20. Landscape strategies and guidelines include resisting separate isolated housing, ensuring new structures are carefully sited and designed to minimise their impact on the landscape, and wherever possible locate them close to existing buildings.

Local Landscape Character

- 5.21. This section will describe the local landscape character up to approximately 300m to 500m of the Site in more detail and build upon the published character assessments above.
- 5.22. The local area is overall rural in character, with the openness varying from wooded and enclosed at Westonbirt to the north, semi-wooded associated with Knockdown to the west of the site. The remaining rural landscape is open to semi-open with areas of mature managed hedgerows, scattered trees and woodland belts and blocks, which often providing screening in the wider landscape. South of Knockdown farm the landscape is rural and more open in character with many of the field boundaries defined by low field hedges or post and rail stock fence.
- 5.23. The road corridor of the A433 is generally enclosed by woodland belts and tall hedges with the lane to the south-west of the site generally enclosed with managed hedges and occasional tree belts.

- 5.24. The rural landscape surrounding the site is not as deeply characteristic of the much more widely recognised higher Cotswold landscape. However, it is primarily a settled and rural landscape formed by a patchwork of arable and pastoral fields with scattered development, farmsteads and small settlements. The vegetation cover associated with Knockdown and along the A433 does provide screening and helps to reduce the impacts of less sympathetic development on the rural landscape surrounding Knockdown.
- 5.25. At a local level, the settlement of Knockdown displays some elements of the traditional vernacular, including the linear development on the site and elsewhere, but this is diluted pockets of modern development, including the industrial park, business units and builder merchants. Together they form a significant part of the character of Knockdown west of the site and significantly dilute its historic context.
- 5.26. The more extensive areas of woodlands associated with Westonbirt form a backdrop of trees and restrict views across the landscape to the north. The quarrying activities at Knockdown quarry south of the site represents a larger scale industrial land use, although it is not readily evident in the local landscape. However, the isolated modern wide access and stone entrance gates to the quarry are discordant with the more rural areas nearby.
- 5.27. There is an isolated larger scale development west of Wood Lane to the south-east of the site. This appears to be a large stone built residential development currently under construction.
- 5.28. Knockdown Farm is generally discreetly located behind woodland belts in the wider rural landscape to the north, west and east, although it can be more open to the south and relatively prominent across the landscape to the south-east, but in localised areas only.
- 5.29. Overall this is a rural landscape of pastoral and arable field, scattered farmsteads and settlement and localised areas of modern development and industrial activities.
- 5.30. Some of the main elements contributing to the local landscape character include:
- The rural and relatively tranquil character of the local landscape.
 - The distinctive wooded backdrop at Westonbirt.

- The narrow rural county lanes linking the various settlements, overall adding to the rural character of the area.
- The traditional stone built rural buildings found at Knockdown Farm, and elsewhere.

5.31. Elements detracting from the local landscape character include:

- The straight road corridor of the A433, although it is generally enclosed.
- Modern industrial activities at Knockdown Quarry, although not particularly prominent cross the surrounding rural landscape near the site.
- The discordant modern commercial/industrial buildings west of the site at Knockdown, with their close proximity to a Grade II public house.

Nature of Effects

5.32. Landscape and character effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of built form in the landscape are typically considered to be adverse unless otherwise stated within the assessment.

Summary of Landscape Character Effects

5.33. The wider lowland character area is assessed as a landscape that is generally less sensitive than the more remote and more elevated landscapes on the High Wold and High Wold Dip-Slope in the Cotswolds. However, a key priority is to maintain the open character of the landscape and maintain the sparsely settled character of the Dip-slope Lowland. New development should be limited to existing settlements and development should not intrude negatively into the landscape, if it cannot be successfully mitigated.

5.34. In the local area, dispersed farmsteads are scattered across the landscape with their associated structured and well managed agricultural landscape, which are identified as key features. Any development should respect the landscape character ensure that key features are conserved and enhanced.

5.35. Woodland cover is limited and sporadic across the wider landscape. Although in the local area, Westonbirt contains extensive areas of dense woodland and the

perimeters of Knockdown are often screened from the rural landscape south of the site by vegetation cover, which ensures that the less sensitive industrial and commercial development is not prominent across the rural landscape. The corridor of the A433 as also lined by dense belts of vegetation and mature trees.

- 5.36. The use of local stone and building styles in the construction of new buildings is also encouraged. New development should conserve the existing dark skies and avoid light pollution. The breaking up of harsh edges of new development with appropriate and adequate tree planting is also encouraged. In relation to equestrian developments, some of the relevant landscape implications are visual clutter such as ménage and lighting and more open field boundaries such as post and rail fencing.
- 5.37. Many of the farmsteads in the area are based around a traditional farmhouse, as represented by Avenue Farm north of the site, and elsewhere. The changes on the site will be the loss of a floodlit ménage and the replacement with a traditional farmhouse in context with other development at Knockdown Farm. The building has been designed to reflect the hierarchy of a traditional farmstead, with a farmhouse and subservient ancillary buildings and modern barn arranged around a central yard. As well as the removal of the floodlights, external lighting can be controlled to reduce light pollution further.
- 5.38. The proposals will be designed to reflect a traditional farmhouse with the use of the local stone and detailed design to reference the local vernacular architecture.
- 5.39. The proposals are unlikely to have a significant impact on the key characteristics of the well managed agricultural landscape of the wider area. At a local level, the new farmhouse will be more visible locally across the landscape to the south/south-east as the boundaries are currently relatively open. In this area some of the fields are contained by stock fencing or maintained low-hedges. The new farmhouse will be read in context with the existing buildings on the site. It will also use of local stone and traditional vernacular detailing, with the aim of mitigating potential negative impacts on the rural landscape near the site, and should ensure the proposals respects and integrates with the rural landscape character.
- 5.40. The proposals are likely to represent a minor to moderate change in a localised area with the introduction of new built form, being screened in the wider landscape and contained by vegetation cover and intervening topography.

- 5.41. The key elements that contribute to this character area's sensitivity will largely remain intact, and the proposals should not impact the wider landscape or the more sensitive key characteristics of the rural landscape.
- 5.42. Native hedge and individual tree and planting is proposed along the southern and eastern site boundary, primarily to recognise the sensitivity of the rural landscape within the Cotswolds south of the site, respond to the more vegetated boundaries at Knockdown and screen and filter views to the new farmhouse to further reduce potential impacts on the local rural landscape.

6. VISUAL AMENITY

- 6.1. A site visit was undertaken on the 25th November 2025 to assess the character of the site and local area and potential views from Public Right of Way (PRoW), roads and other publicly accessible areas. Selected viewpoints are shown on photograph viewpoints 1 to 14 at the end of this report. The weather on the day of the visit was bright and sufficiently clear to assess the longer distance views.
- 6.2. The selected viewpoint photographs are not intended to cover every single possible view, but are intended to represent a worst-case scenario, as experienced in winter when some of the taller boundary vegetation is likely to be more open. However, the dense understorey, hedges and woodland are likely to retain a relatively high degree of screening.
- 6.3. Some views have also been included to demonstrate the degree of screening in the wider landscape, as well of the wider context of Knockdown and the site.
- 6.4. Potential views towards the proposed farmhouse from the A433 near the site are very limited due to the existing tall stone walls, barn, stable block and cottages along the road corridor. These form an almost continuous high visual barrier and any views are likely to be very localised, partial and glimpsed while travelling at speed along the road corridor adjacent to the site. Elsewhere along the road corridor, views tend to be screened by the tall roadside vegetation and other intervening features in the landscape.
- 6.5. North of the road corridor, no views have been identified from PRoW or roads due to the intervening vegetation.

- 6.6. From the lane at close distance to the west, views are screened by the existing tall evergreen hedge along the western site boundary, with only partial and glimpsed views through the otherwise dense roadside hedge where there are occasional gaps further south. Further south the site becomes increasingly screened by intervening landform and vegetation.
- 6.7. The most prominent views are likely to be from a PRoW (Wood Lane track) at just over 500m to 700m south-east. The southern site boundaries are open to the rural countryside south of the site. From the PRoW the views are open across the rural fields towards the existing games room/office, barn and the tall evergreen hedge along the western site boundary. Therefore, the proposed dwelling is likely to also be readily noticeable in the view.
- 6.8. For other PRoW in the wider landscape to the east, the views towards the site tend to become increasingly screened by the intervening ridges, woodland blocks and other belts of vegetation in the intervening landscape.
- 6.9. Nature of Effects
- 6.10. Effects can be adverse (negative), beneficial (positive) or neutral. Visual effects are subjective as the human perception of development can vary considerably from negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgment in assessing the level of effects. Unless otherwise stated, this will assume that all visual effects involving additional built form in a view will be adverse and long-term unless otherwise stated in the text, thus representing the worst-case scenario.

Photoview 1 - From the A433 at 140m north-east to the proposals

- 6.11. From this location, the buildings and vegetation along the road corridor tend to screen views into the site. The current dwelling to be reconfigured is visible but this is likely to remain unchanged from this direction. Therefore, from this location there is unlikely to be a visual affect as a result of the proposals on the site.

Photoview 2 – From the A433 near the north-eastern site boundary.

- 6.12. A view between the barn and stable block screened at low level by the intervening built form. From this location, potential views towards the proposed farmhouse are likely to be largely screened. There is the potential for glimpsed or partial views towards upper sections of the proposed farmhouse along a very short section of the

road, although these views will be glimpsed, partial and transient in nature whilst travelling west along the road corridor. The proposals are unlikely to form a readily noticeable or prominent change in views.

Photoview 3– From The A433 at 65m west of the site.

- 6.13. Low-level views into the site are screened by the intervening properties, walls and vegetation.
- 6.14. Potentially a partial, glimpsed and transient view to chimneys or roofline of the proposed farmhouse, although very localised and a sought view. Any potential changes on the site could represent the addition of minor areas of upper storeys or rooflines in the view, but in context with much more prominent dwelling and walls in the foreground. This should not fundamentally change the character of the view.

Photoview 4 - From the lane at 50m west of the site boundary.

- 6.15. This is a localised view across the driveway to the rear of the property west of the site. The views towards or across the site are currently screened by the tall and dense evergreen hedge. If the hedge is retained, views towards the proposed farmhouse will be screened and changes as a result of the proposals are unlikely to be noticeable.

Photoview 5 – From the lane at 100m south-west of the proposals

- 6.16. A sought, partial, localised and heavily filtered or screened view, screened at low-level by the intervening and recently replanted roadside hedge. Over time this develop to further screen views.
- 6.17. The proposed farmhouse may just be visible thorough the intervening vegetation although it will not be a prominent or readily noticeable change in the view.

Photoview 6 - From the lane at 330m south of the site.

- 6.18. A longer-distance view from the rural landscape north of the site. From this location the proposals are screened by the intervening vegetation associated with the A433. The view has been include to demonstrate the level of screening when viewed from the wider rural landscape to the north. No part of the proposed development should be visible from this location or elsewhere in the nearby landscape.

Photoview 7 – From the lane at 330m south of the site.

- 6.19. A localised and open view toward and across the southern site boundary where the roadside hedge has been cut back to a lower level for a short section. During the summer the hedge should grow to screen or filter the view.
- 6.20. From this location, the proposed farmhouse will be readily noticeable in the view, although in context with other nearby built form.

Photoview 8 – From a PRoW at 320m south of the site

- 6.21. Along the PRoW the views are screened by the intervening vegetation associated with development to the south-west of the site. The view has been included to demonstrate that views in the wider landscape to the south-west of the site are likely to be screened.

Photoview 9 - from Wood Lane track and PRoW at 920m south-east of the site.

- 6.22. A longer distance view in the rural landscape to the south-east of the site. From this location, views are screened by and woodland belt located in in the intervening fields. The view has been included to demonstrate that the longer distance views to the south and south-east are screened by intervening vegetation.

Viewpoint 10- From Wood Lane track PROW at 750m to the south-east

- 6.23. An open middle distance view which extends along the PRoW for over 200m whilst travelling north.
- 6.24. The proposed farmhouse will be readily noticeable in the view, although in close association with other buildings at Knockdown Farm.

Viewpoint 11- From Wood Lane PRoW at 560m east of the site.

- 6.25. A similar open view from the PRoW where the proposed farmhouse will be readily noticeable.

Viewpoint 12- From Wood Lane PRoW immediately south of the A433 at 530m east of the site.

- 6.26. From this location the view towards the proposed dwelling will be partially screened and filtered by the intervening trees in the fields east of the site. A localised but

partial and glimpsed view towards sections of the proposed farmhouse may be possible.

Viewpoint 13- from the A433 at 520m east of the site.

- 6.27. From this location the proposals are screened by the intervening vegetation south of the road corridor. Therefore no part of the proposals should be visible from this location. The view has been included to demonstrate the level of screening whilst travelling along the road towards the site from the east.

Viewpoint 14- From Church Road track and PRow at 1.1km east of the site.

- 6.28. From this location the site is screened by both the low intervening ridge and vegetation in the wider landscape. No part of the proposals should be visible. The view has been included to demonstrate that the proposals will not be visible in the wider landscape east of the site.

Visual Assessment Summary

- 6.29. The views towards the site tend to be limited and based on the field observations, the extent at which the site will be visible extends to approximately 700m to the east/south-east along a PRow known as Wood Lane, a low-key farm track.
- 6.30. There is also the potential for occasional or partial views towards the proposals over or through the hedge along the lane to the south-west. These extend up to approximately 500m but increasingly screened with distance, although they tend to be transient views whilst travelling north, and in context with the existing buildings at Knockdown, which are also currently intermittently visible. These views are likely to be further screened when the hedges grow over the summer and any sections of newly planted field hedge develop over time.
- 6.31. The site frontage on the A433 will remain unchanged, as the changes to the existing dwelling on the site will take place to its southern elevation only. There is a potential for some very limited, transient or partial views to the new farmhouse while travelling at speed along the A433 in close proximity to the site, but they are unlikely to be prominent and in context with the much more prominent retained boundary walls and building along the road corridor.
- 6.32. From the more open views to the south-east/east from Wood Lane PRow, the new farmhouse will be readily visible for over 200m of the track, although in context with

other existing development at Knockdown Farm, against a backdrop of trees and at some distance. The remaining extensive rural context of the view, with properties at Knockdown against a backdrop of trees and often partially screened will, to a large part, remain. The perception of a traditional farmstead in context with the nearby larger barn and smaller ancillary building backing onto rural fields will largely remain.

- 6.33. As part of the mitigation measures within the design, the proposed farmhouse will be built in local stone with a natural stone roof and in a local vernacular style.
- 6.34. As a result of the visual assessment, landscape mitigation is also proposed. This will be a native hedge along the southern/eastern site boundaries to screen lower level views and provide a suitable low-key edge to the site adjoining open countryside. A number of native deciduous trees are also proposed to screen and filter higher-level views towards the new farmhouse and reduce its prominence, in line with other buildings in and around Knockdown.
- 6.35. With the avoidance of external lighting facing the open countryside to the south and the removal of the floodlit ménage, the impacts on the dark skies of the National Landscape should also be reduced.
- 6.36. In the rural landscape to the north, south, west and east views tend to be screened by the intervening vegetation and other elements and visual impacts are unlikely.
- 6.37. The potential visual changes as a result of the considered development using the local vernacular and the landscape mitigation measures are considered at most, to be slight, where the proposal will introduce a minor new component in the view.

7. SUMMARY & CONCLUSION

- 7.1. This Landscape & Visual Appraisal (LVA) has been prepared to accompany a planning application for the erection of a new farmhouse and alteration to an existing dwelling at Knockdown Farm, Knockdown, Tetbury.
- 7.2. 'Development' in this context means any new built form that results in a change to the landscape and/or the visual environment. This report assesses the effects of new development on the landscape as a resource in its own right and on the views or visual amenity. This includes a preliminary desktop study of landscape designations/planning policies, published Landscape Character Assessments, other

relevant planning documents and a more comprehensive study and assessment of the local area carried out during a visit. The potential landscape and visual effects in relation to the proposed development are then assessed.

- 7.3. Landscape and visual character effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Visual effects are subjective, as the human perception of development can vary considerably from negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgment in assessing the level of effects.
- 7.4. Changes involving the addition of new built form in the landscape are typically considered to be adverse unless otherwise stated within the assessment.
- 7.5. For adverse or negative impacts it may be possible to identify mitigation measures to reduce the magnitude of change and consequently lower the overall level of effect. 'Mitigation' refers to measures which are proposed to avoid, prevent, reduce or where possible offset or remedy any significant adverse or negative effects. Potential significant effects are ideally identified during the design process and should be included within the layout and through considered design.
- 7.6. The identification of additional landscape mitigation measures has also been included to further avoid or reduce potential effects identified in this appraisal. The landscape proposals plan in this report outline the proposed landscape and visual mitigation proposals.
- 7.7. Knockdown Farm lies to the south of the A433 on the eastern fringes of Knockdown, a small rural hamlet located approximately 7km to the south-west of the town of Tetbury, Gloucestershire. The hamlet of Knockdown contains several properties, a public house, builder's merchants and a small business park, all generally located to the south of the A433 and west of the site. Elsewhere, the landscape tends to be rural with a patchwork of medium-scale arable and pastoral fields and occasional woodland blocks, together with scattered farmsteads. A notable feature in the local landscape is the large-scale woodlands associated with Westonbirt National Arboretum, located at its closest beyond fields and a farmstead at approximately 500m to the north of Knockdown Farm.

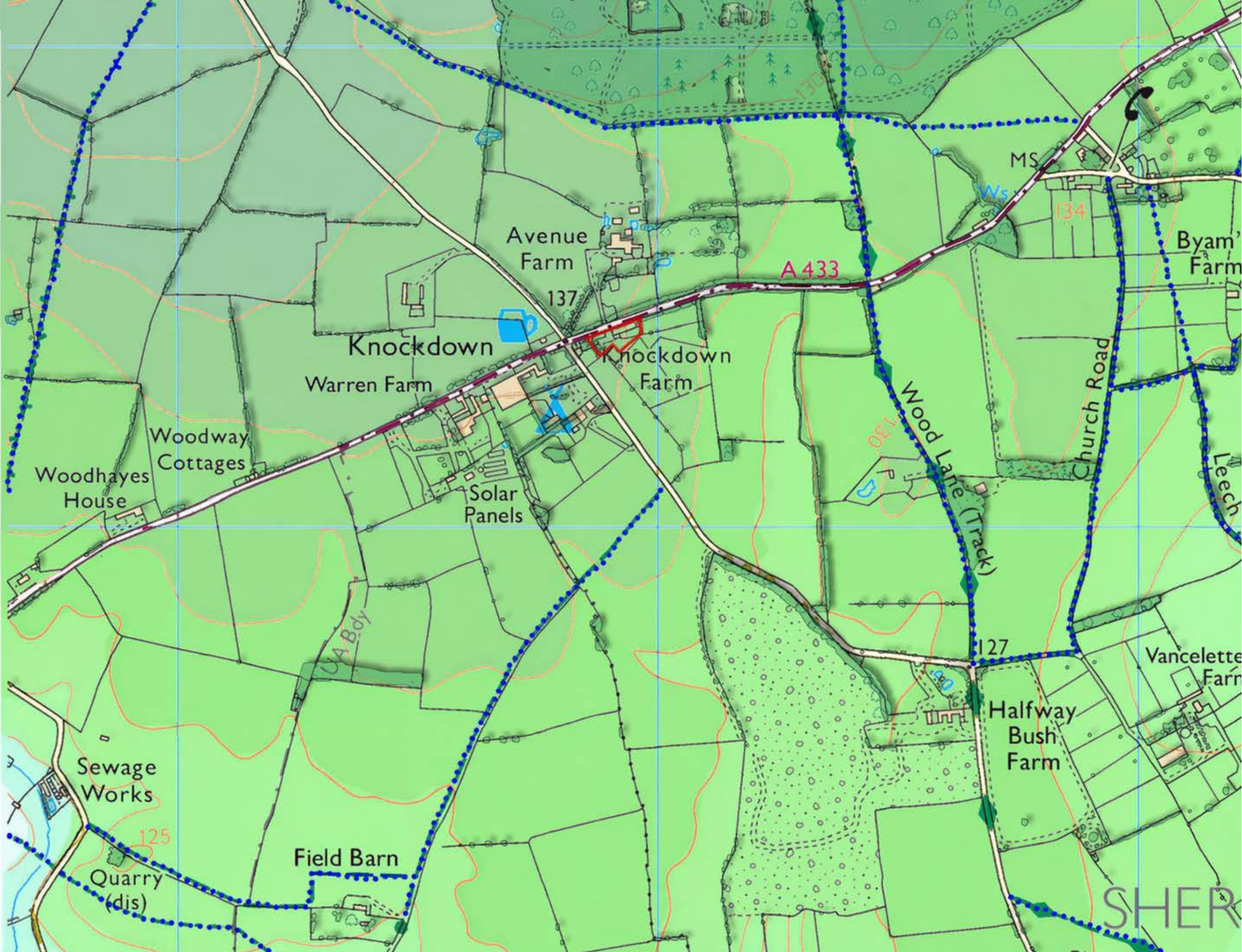
- 7.8. Knockdown Farm and the surrounding landscape lies within the Cotswolds National Landscape (formally AONB). Although the farm itself is located in Wiltshire, the Gloucestershire border runs along the A433 on the northern edge of the site.
- 7.9. The proposals consists of the erection of a new farmhouse and the alteration to the existing dwelling at Knockdown Farm. This includes the removal of the floodlit ménage to accommodate the new farmhouse, the improvement to the layout of the central courtyard and the creation of new parking to the west, together with the removal of the conservatory to the existing dwelling and improvements to its southern elevation.
- 7.10. To ensure that the proposed development meets the requirements of national and local planning policies, the proposals will be designed in the local Cotswolds vernacular to represent a traditional farmhouse. The layout has been designed around a central yard and the existing building on the site will be subservient to the new farmhouse to reflect the layout of a traditional farmstead.
- 7.11. Existing vegetation will be retained and incorporated into the layout to retain the degree of screening. Landscape mitigation will primarily focus on reinforcing the southern and south-eastern boundaries with native hedge planting and native deciduous trees to reduce the impacts on the rural landscape to the south/south-east of the site and screen and filter views. This will also provide an appropriate low key boundary to the site, in line with other areas in and around Knockdown.
- 7.12. The floodlit ménage will be removed and external lighting to the southern elevations will be avoided to reduce the impacts on the dark skies.
- 7.13. The proposals are unlikely to have a significant impact on the key characteristics of the well managed agricultural landscape of the wider area. At a local level, the new farmhouse will be visible locally across the landscape to the south/south-east as the boundaries are currently relatively open. In this area some of the fields are contained by stock fencing or maintained low-hedges. The new farmhouse will perceived in context with the existing buildings on the site and the use of local stone and traditional vernacular detailing will aim to mitigate potential negative impacts on the rural landscape near the site, and ensure built development respects and integrates with the rural landscape character.

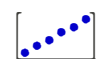
- 7.14. The proposals are likely to represent a minor to moderate change in a localised area with the introduction of new built form, being screened in the wider landscape and contained by vegetation cover and intervening topography.
- 7.15. The key elements that contributes to this character area's sensitivity will largely remain intact, and the proposals should not impact the wider landscape, or the more sensitive key characteristics of the rural landscape.
- 7.16. The views towards the site tend to be limited and based on the field observations, the extent at which the site will be visible extends to approximately 700m to the east/south-east along a PRow known as Wood Lane, a low-key farm track.
- 7.17. There is also the potential for occasional or partial views towards the proposals over or through the hedge along the lane to the south-west. These extend up to approximately 500m and increasingly screened with distance, although they tend to be transient views whilst travelling north, and in context with the existing buildings at Knockdown, which are also currently intermittently visible. However, these views are likely to be further screened when the hedges grow over the summer and any sections of newly planted field hedge develop over time.
- 7.18. The site frontage on the A433 will remain unchanged as the changes to the existing dwelling on the site will take place to its southern elevation only. There is a potential for some very limited, transient or partial views to the new farmhouse while travelling at speed along the A433 in close proximity to the site, but they are unlikely to be prominent and in context with the much more prominent retained boundary walls and building along the road corridor.
- 7.19. From the more open views to the south-east/east from Wood Lane PRow, the new farmhouse will be readily visible for over 200m of the track, although in context with other existing development at Knockdown Farm, against a backdrop of trees and at some distance. The perception of a traditional farmstead in context with the nearby barn and smaller ancillary buildings backing onto rural fields will largely remain.
- 7.20. As a result of the visual assessment, landscape mitigation is also proposed. This is a native mixed hedge along the southern site boundary to screen lower level views and provide a suitable low-key edge to the site adjoining open countryside. A number of native deciduous trees are also proposed to screen and filter higher-level views towards the new farmhouse and reduce its prominence, in line with other buildings in and around Knockdown.

- 7.21. With the avoidance of external lighting facing the open countryside to the south and the removal of the floodlit ménage, the impacts on the dark skies of the National Landscape should also be reduced.
- 7.22. In the rural landscape to the north, south, west and east, views tend to be screened by the intervening vegetation and other elements and visual impacts are unlikely.
- 7.23. The potential visual changes as a result of the considered development using the local vernacular and the landscape mitigation measures are considered at most, to be slight, where the proposals will introduce a minor new component in the view.
- 7.24. This appraisal concludes that, with the recommended mitigation measures, the proposals can be successfully incorporated within their surroundings without causing significant harm to the character of this part of the Cotswolds National Landscape or the rural landscape surrounding Knockdown.

Anthony Clarkson Ba Hons Dip LA – ACLA

7th January 2026



-  Application Boundary
-  Significant Vegetation (Providing Landscape Structure &/or Screening)
-  Public Rights of Way (PRoW)

Notes:
Significant vegetation has been estimated through a combination of site observations, aerial photography and street views on-line (Google Earth).



Client:
Ed Shelton

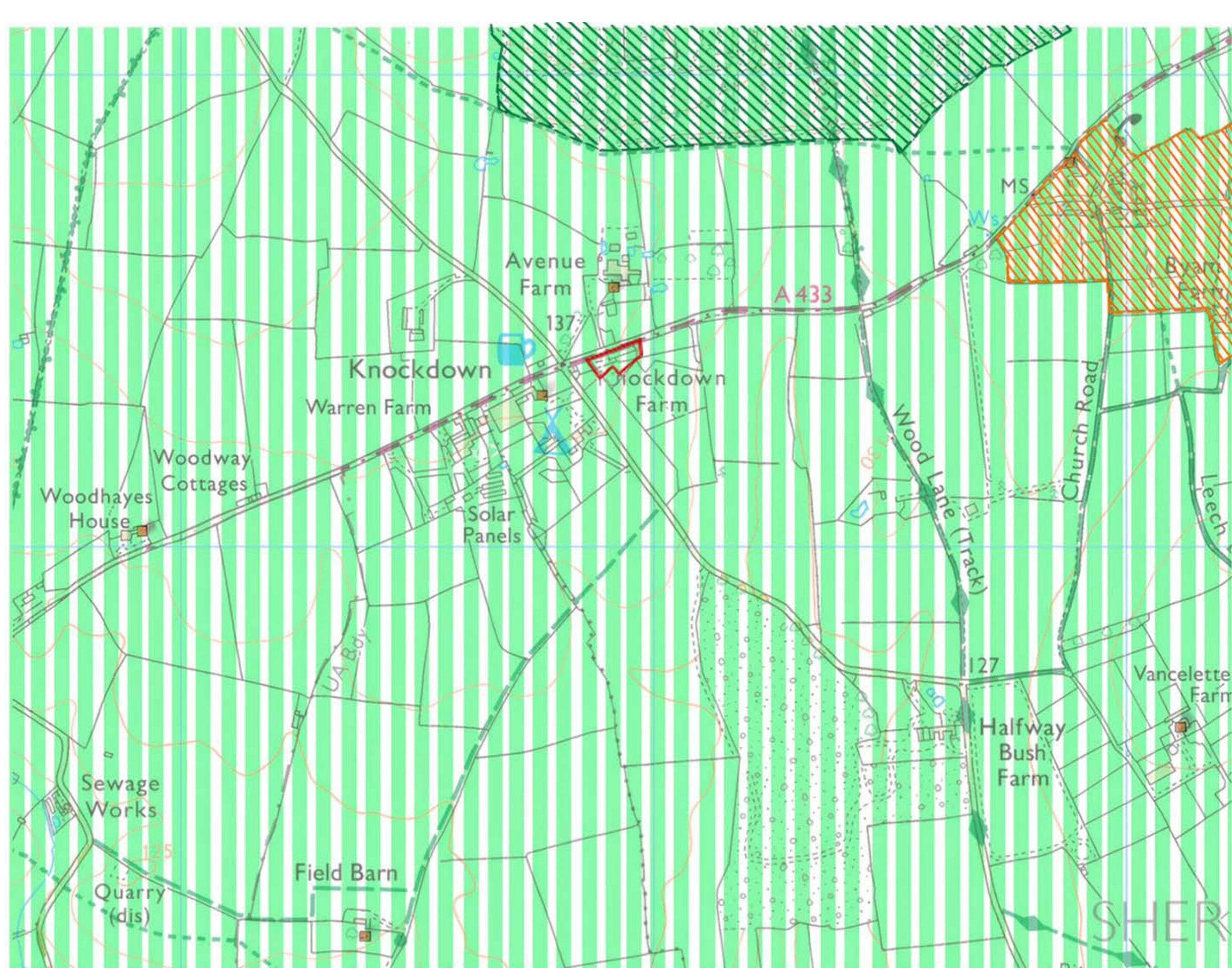
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY

Drawing:
Site Context

Dwg No:
ACLA/BWH 01

Scale: NTS Date: November 2025

500m 1km



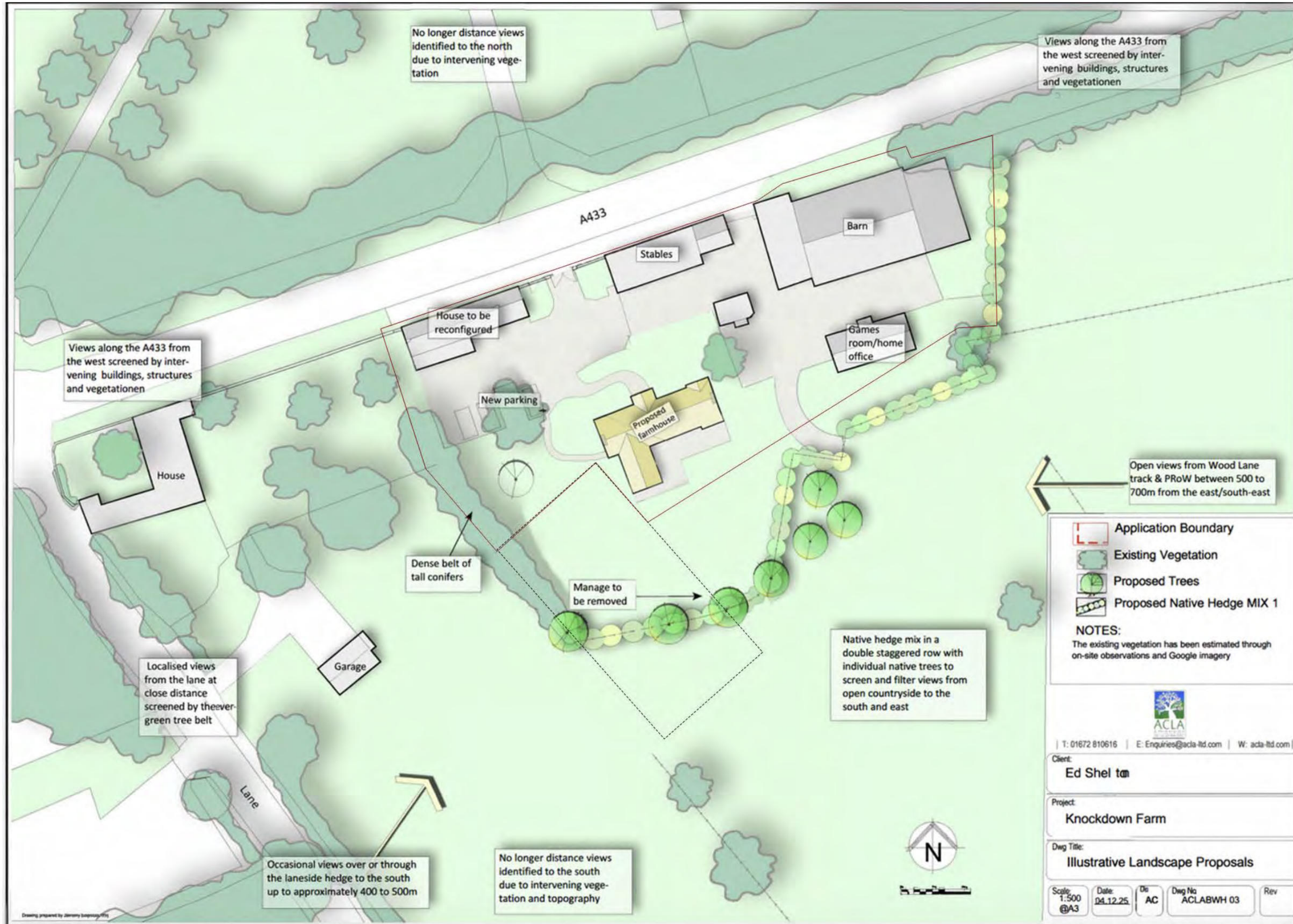
- Application Boundary
- Willesley Conservation Area
- Listed Buildings
- Westonbirt Registered Park & Garden & Ancient Woodland
- Cotswolds National Landscape (formerly AONB)

LANDSCAPE CHARACTER:
The Landscape Character Types & Areas within the National Landscape (formerly AONB) have been extracted from the Cotswolds Landscape Character Assessment published by the Cotswolds AONB Partnership.

The site is within Landscape Character Type 11 DIP-SLOPE LOWLAND and Landscape Character Area 11A South and Mid Cotswolds Lowlands



Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Planning Context
Dwg No:
ACLA/BWH 02
Scale: NTS Date: November 2025



No longer distance views identified to the north due to intervening vegetation

Views along the A433 from the west screened by intervening buildings, structures and vegetation

A433

Barn

Stables

House to be reconfigured

Games room/home office

Views along the A433 from the west screened by intervening buildings, structures and vegetation

New parking

Proposed farmhouse

House

Open views from Wood Lane track & PRoW between 500 to 700m from the east/south-east

Dense belt of tall conifers

Manage to be removed

Localised views from the lane at close distance screened by the evergreen tree belt

Garage

Native hedge mix in a double staggered row with individual native trees to screen and filter views from open countryside to the south and east

Lane

Occasional views over or through the laneside hedge to the south up to approximately 400 to 500m

No longer distance views identified to the south due to intervening vegetation and topography

- Application Boundary
- Existing Vegetation
- Proposed Trees
- Proposed Native Hedge MIX 1

NOTES:
The existing vegetation has been estimated through on-site observations and Google imagery



T: 01672 810616 | E: Enquiries@acla-ltd.com | W: acla-ltd.com

Client:
Ed Shelton

Project:
Knockdown Farm

Dwg Title:
Illustrative Landscape Proposals

Scale: 1:500 @A3	Date: 24.12.25	Dis: AC	Dwg No: ACLABWH 03	Rev:
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Viewpoint 1 From the A433 at 140m north-east of the proposals
Date: 25th November 2025. OS Grid reference: ST 83984 88457



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 1
Date: November 2025



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Viewpoint 2 From the A433 near the northern site boundary
Date: 25th November 2025. OS Grid reference: ST 83933 88435

Approximate location of new dwelling
(behind existing barn)



Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 2
Date: November 2025



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

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Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 3
Date: November 2025



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

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Viewpoint 4 From the lane at 50m west of the site boundary
Date: 25th November 2025. OS Grid reference: ST 83837 88353

Desne tree belt on the western site boundary
(to be retained)

New farmhouse (behind buidings/vegetation
and screened)



Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 4
Date: November 2025



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

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Viewpoint 5 From the lane at approx. 100m south-west of the proposals
Date: 25th November 2025. OS Grid reference: ST 83896 88268



New farmhouse (behind lane side hedge)



PHOTO LOCATION



PHOTO CONTEXT

Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 5
Date: November 2025



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Viewpoint 6 From the lane at approximately 700m north
Date: 25th November 2025. OS Grid reference: ST 83306 88875

Approximate location of Knockdown Farm
(screened)

Current dwelling to be retained & reconfigured



PHOTO CONTEXT

Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 6
Date: November 2025



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

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Viewpoint 7 From the lant at 330m south of the site
Date: 25th November 2025. OS Grid reference: ST 84021 88087

Approximate location of the proposed
farmhouse

Games room/office on the site



Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 7
Date: November 2025



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

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Viewpoint 8 From a PRow at 320m south of the site
Date: 25th November 2025. OS Grid reference: ST 83982 88062



Approximate location of the proposals
(screened)



PHOTO CONTEXT

Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 8
Date: November 2025



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Viewpoint 9 From a PRoW Wood Lane track at 920m south-east
Date: 25th November 2025. OS Grid reference: ST 84636 87855

Approximate location of the proposals
(screened)



Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 9
Date: November 2025



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

T: 01672 810516 | E: enquiries@acla-ltd.com | W: acla-ltd.com

Viewpoint 10 From a PRow (Wood Lane track) at 715m south-east
Date: 25th November 2025. OS Grid reference: ST 84564 88140

Location of proposed farmhouse

Game room/office on the site



Client:
Ed Shelton
Site:
**Knockdown Farm, Knockdown,
Tetbury, GL8 8QY**
Drawing:
Photosheet 10
Date: November 2025



T: 01672 810516 | E: enquiries@acla-ltd.com | W: acla-ltd.com |

Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Viewpoint 11 From a PRoW (Wood Lane Track) at 560m east
Date: 25th November 2025. OS Grid reference: ST 84469 88335

Location of proposed farmhouse

Game room/office on the site



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

Client:
Ed Shelton
Site:
**Knockdown Farm, Knockdown,
Tetbury, GL8 8QY**
Drawing:
Photosheet 11
Date: November 2025



T: 01672 810516 | E: enquiries@acla-ltd.com | W: acla-ltd.com |

Viewpoint 12 From a PRow (Wood Lane Track) south of the A433 at 530m east
Date: 25th November 2025. OS Grid reference: ST 84469 88335

Location of proposed farmhouse
(largely screened)



PHOTO CONTEXT

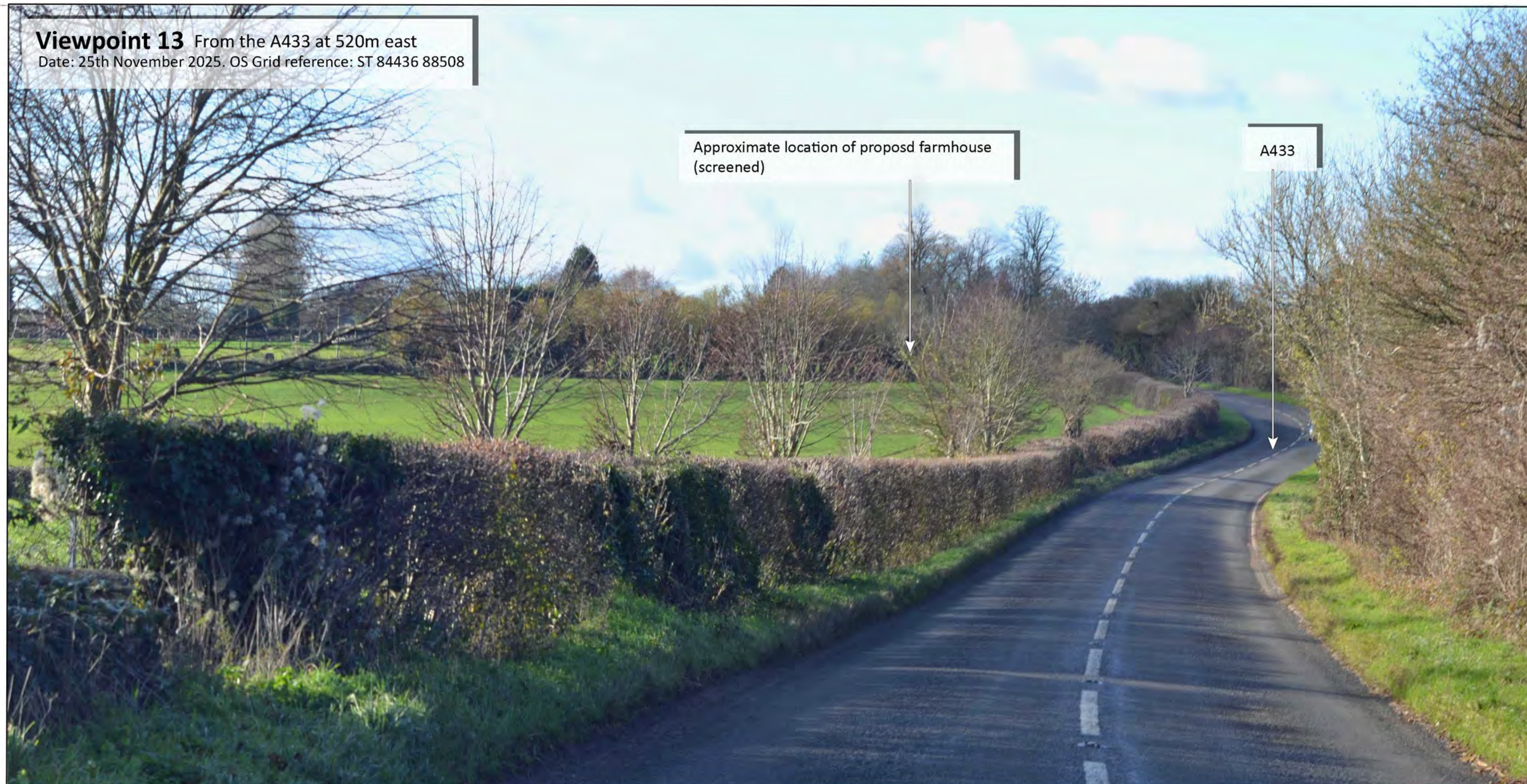
Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 12
Date: November 2025



Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

T: 01672 810516 | E: enquiries@acla-ltd.com | W: acla-ltd.com

Viewpoint 13 From the A433 at 520m east
Date: 25th November 2025. OS Grid reference: ST 84436 88508



Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 13
Date: November 2025

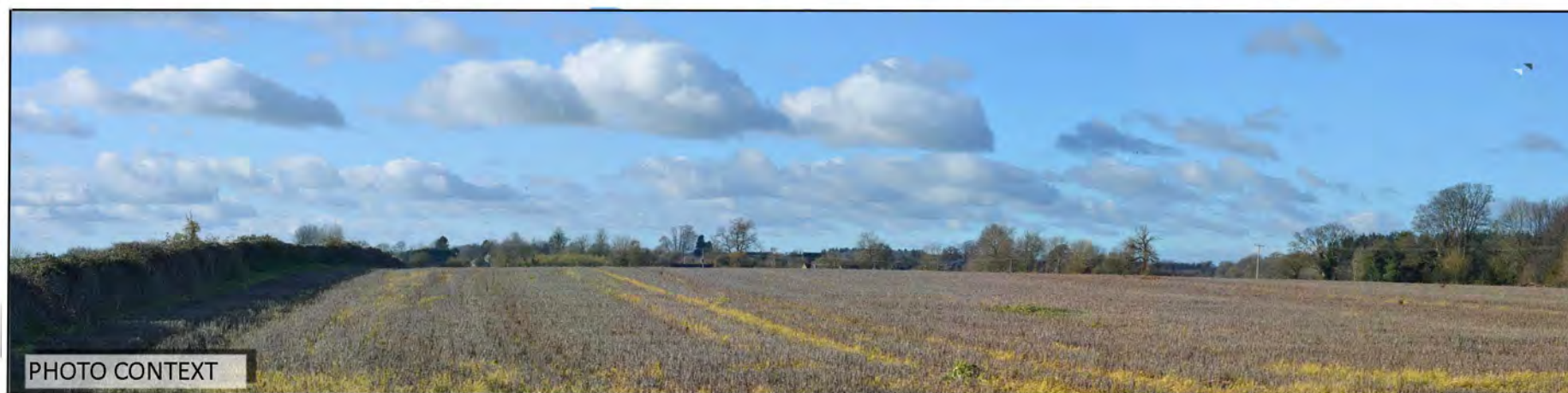


Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

T: 01672 810516 | E: enquiries@acla-ltd.com | W: acla-ltd.com

Viewpoint 14 From a PRoW (Church Road track) at 1.1km est of the site
Date: 25th November 2025. OS Grid reference: ST 84958 88424

Approximate location of proposed farmhouse
(screened)



Client:
Ed Shelton
Site:
Knockdown Farm, Knockdown,
Tetbury, GL8 8QY
Drawing:
Photosheet 14
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Camera - Nikon D3100 DSLR - 50mm fixed focal lens. Sheet size A3 landscape.
Visualisation type 1. Full frame single image 390 x 260mm & context panorama.

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