
LAND AT BISHOPSTONE, BROADCHALKE ROAD, BISHOPSTONE, WILTSHIRE

LANDSCAPE AND VISUAL IMPACT ASSESSMENT FOR PROPOSED RESIDENTIAL DEVELOPMENT

Prepared by:
WHLandscape

On behalf of:
Cherrington Planning

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APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by Cherrington Planning to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed residential development on land at Bishopstone, Broadchalke Road, Bishopstone, Wiltshire.

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

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1. INTRODUCTION

1.1 This LVIA provides an assessment of the landscape and visual effects associated with the proposed residential development on land at Bishopstone. The site is located within the administrative area of Wiltshire Council, specifically Wiltshire Council Southern Area, and is located within the Civil Parish of Bishopstone and within the Cranborne Chase National Landscape¹. The findings of the assessment will be used to determine the suitability of the proposals, as well as to suggest appropriate mitigation measures if required.

1.2 In March 2025, the site was subject to application PL/25/03116 for the demolition of the existing built form and the construction of 15 two- or three-bedrooms dwellings (including 6 affordable homes), which will be a mix of bungalows, terraces, semi- detached, and detached homes. All dwellings will be constructed using brick and flint with tiled roofs.

- The bungalows will measure approximately 2.75 metres (m) to the eaves and 5.25m to the ridgeline;
- The terraces will measure approximately 5.25m eaves and 7.50m to the ridgeline; and
- The detached and semi-detached houses will measure approximately 5.25m to the eaves and 7.75m to the ridgeline.

1.3 The site also included an area to the north of the site which will be used for Biodiversity Net Gain (BNG), as well as an area across the road, on land under the applicant's control, for the development's waste water treatment package.

1.4 As the site is located within the Cranborne Chase National Landscape comments were received from their Principal Landscape and Planning Officer. It should be noted that these comments do not constitute an objection. The Officer's comments included concerns relating to:

- the spread of development *"beyond any 'infill' line between the existing developments"* and that *"plots 9 to 15 would need to be removed, and the upper slope retained as a grassy hillside"*

¹ Note: on 22nd November 2023, all Areas of Outstanding Natural Beauty (AONB) adopted the name National Landscape. However, as they are still in the process of rebranding there are a number of documents which still have AONB in the title. Documents will be referring to using the existing titles, whilst the Cranborne Chase AONB will be referred to as the Cranborne Chase National Landscape.

- the new access point “*could change the landscape character of the road and associated verge*” due to the level of hedgerow removal required coupled with the topography of the site.
- the choice of plant species chosen for the domestic areas of the development

1.6 Bishopstone Parish Council also commented on the application, noting that the council does not object to the principal of development on the site, but that the scale of development proposed is too large for its rural setting. At the time the applicant decided to withdraw the application, there had been no comment from Wiltshire Council’s Landscape Team. The application was withdrawn in July 2025.

1.7 PROPOSALS

1.7.1 The current application will see the demolition of the existing agricultural building and the construction of a nine house development on the site to include:

- Two 3-bedroom bungalows:
 - ♦ will be constructed using dark stained timber with knapped flint plinths and natural slate roofs, measuring approximately 4.50m to ridge and 2.50m to the eaves.
 - ♦ each with a double garage and visitor parking.
 - ♦ the garages will be constructed of dark stained timber with clay tiled roofs.
- Four 2-bedroom semi-detached houses:
 - ♦ will be constructed of red brick plinths and textured render with clay tiled roofs, measuring 8.75m to the ridge and 5.25m to the eaves.
 - ♦ with a shared car port and visitor parking. The car port will be constructed using dark stained timber with a clay tiled roof and will measure approximately 4.50m to the ridge and 2.50m to the eaves.
- Two 4-bedroom detached dwellings:
 - ♦ will be constructed using brick and knapped flint and dark stained timber cladding with natural slate roofing, measuring 8.50m to the ridge and 5.25m to the eaves.
 - ♦ each with a detached double garage and visitor parking. The garages will be constructed using stained timber with clay tiled roofs, measuring 5.25m to the ridge and 2.50m to the eaves.
- One 5-bedroom detached dwelling:
 - ♦ will be constructed of red brick and knapped flint and dark stained timber with a natural slate tiled roof.

- ♦ the dwelling will measure 8.50m to the ridge and 5.25m to the eaves.
- ♦ it will have an attached doubled garage and visitor parking. The garage will measure 5.25m to the ridge and 2.50m to the eaves and be constructed using dark stained timber with a clay tiled roof.

1.7.2 The existing access to the site will be blocked off and a new one created, in a more central location along the site's southern boundary with Broadchalke Road. Each dwelling will have private amenity space as well as access to an area of public open space within the site.

1.7.3 The area to the north of the site is under the applicant's control and has been designated for wildlife and biodiversity enhancements, as well as an area across the road, on land under the applicant's control, for the development's wastewater treatment package.

1.8 PRELIMINARIES

1.8.1 The application is presented with an outline landscape strategy (see Appendix 1) to help integrate the development into the receiving landscape, which includes indicative tree planting within and around the site boundaries, as well as hedgerows along the western boundary and to delineate some residential curtilages from public access areas.

1.8.2 The application is presented with 'primary mitigation', as defined in paragraph 4.21:

Primary measures, developed through the iterative design process, which have become integrated or embedded into the project design.

And clarified in paragraph 4.22:

It can be expected that ... these types of mitigation measure will definitely be implemented as they are an integral part of the scheme.

1.8.3 Furthermore, as per paragraph 4.36, the outline landscape proposals are "*an integral part of the design of the development proposals*" and have "*brought sensibility into the project planning and design stage ... form[ing] part of the overall proposals*". As such they "*may legitimately be assessed as part of the proposal.*"

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

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

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

1.8.6 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2025), the Wiltshire Core Strategy (2015), including the saved policies from the Salisbury District Local Plan 2011 (saved as of 2015), and policies from the emerging Wiltshire Local Plan (2023)². The baseline landscape character has been taken from Natural England National Character Area Profile (NCA): 134. Dorset Downs and Cranborne Chase (2013), the Cranborne Chase National Landscape Landscape Character Assessment (2024), the Wiltshire Landscape Character Assessment (2005), the Cranborne Chase and Chalke Valley Landscape Character Assessment (2018), and the Salisbury District Landscape Character Assessment (2008). Also of relevance to this project is the Bishopstone Village Plan (2015), the Cranborne Chase National Landscape Partnership Plan 2025 – 2030 (2025), the Cranborne Chase and West Wiltshire Downs AONB Landscape Sensitivity Study (2007), the Cranborne Chase AONB Position Statement 1 – Light Pollution (2008), Position Statement 6 – Good enough to approve in an AONB (2016), and Position Statement 10 – Housing within the Cranborne Chase Area of Outstanding Natural Beauty (2018); Cranborne Chase AONB Good Practice Note 6 – Colour and Integrating Developments into the Landscape (2013), Good Practice Note 7 – Good External Lighting (2016), Good Practice Note 7a – Recommendations for Dark-Sky compliant lighting on new builds & refurbishments: A Developers’ Guide (2022), Good Practice Note 7b – Examples of dark sky compliant lighting units for use on new builds and refurbishments in and around the AONB area (2022), and Good Practice Note – Lighting: types, qualities and impacts by Bob Mizon (2022).

² Policies taken from the Wiltshire Local Plan Pre-Submission Draft 2020 – 2038 (Regulation 19)

2. SCOPE AND ASSESSMENT METHODOLOGY

2.1 The LVIA process is based on the following guidance:

- Guidelines for Landscape and Visual Impact Assessment. 3rd ed. (GLVIA 3).
- An Approach to Landscape Character Assessment.
- Visual Representations of Development Proposals (TGN-06-19, currently under review).

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

2.3 BASELINE LANDSCAPE AND VISUAL STUDY

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

DESK STUDY RESOURCES

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

Mapping

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

Planning Policy

- NPPF
- Wiltshire Core Strategy
- Salisbury District Local Plan 2011 (Saved Policies)
- Wiltshire Local Plan (emerging)

Character Assessment

- NCA: 134. Dorset Downs and Cranborne Chase
- Cranborne Chase National Landscape Landscape Character Assessment
- Wiltshire Landscape Character Assessment
- Cranborne Chase and Chalke Valley Landscape Character Assessment
- Salisbury District Landscape Character Assessment

Additional Documents

- The Bishopstone Village Plan
- Cranborne Chase AONB Management Plan
- Cranbourne Chase AONB Landscape Sensitivity Study
- Position Statement 1 – Light Pollution
- Position Statement 6 – Good enough to approve in an AONB
- Position Statement 10 – Housing within the Cranborne Chase Area of Outstanding Natural Beauty
- Good Practice Note 7 – Good External Lighting
- Good Practice Note 7a – Recommendations for Dark-Sky compliant lighting on new builds & refurbishments: A Developers' Guide
- Good Practice Note 7b – Examples of dark sky compliant lighting units for use on new builds and refurbishments in and around the AONB.
- Good Practice Note – Lighting: types, qualities and impacts by Bob Mizon

FIELD SURVEY

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

BASELINE ANALYSIS

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

Landscape value

2.3.5 Landscape value is the relative value that is attached to different landscapes by society; a landscape may be valued by different stakeholders for a variety of reasons, however having specific components of value does not mean an area is a valued landscape. Furthermore, while designations can be an indicator of value, the presence of detracting components may mean the value of a designated area locally varies across its geographic extent. Moreover, as identified in GLVIA 3, *“the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value”*.

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

2.3.7 When determining the value of the landscape resource, the following factors, adapted from Box 5.1 of GLVIA 3, are considered relevant to the assessment process:

- **Landscape Quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements or features.
- **Scenic Quality:** The term used to describe landscapes which appeal principally to the senses (primarily, but not exclusively, visual).
- **Representativeness:** Whether the landscape contains a particular character and/or elements or features, which are considered particularly important examples thereof.
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Area (LCA) and/or Landscape Character Type (LCT).

- **Conservation Interests:** The presence of features of wildlife, earth science, archaeological or historical, and cultural interest can add to the value of a landscape, as well as having value in their own right.
- **Recreational Value:** Evidence that the landscape is valued for recreational activity, where experience of the landscape is important.
- **Perceptual Aspects:** A landscape may be valued for its perceptual qualities and/or tranquillity.
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or an event in history that contribute to perceptions of natural beauty of the area.

Landscape Receptors

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

Visual Receptors

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

2.4 ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

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

2.4.2 The assessment of effects aims to:

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

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

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

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

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

LANDSCAPE ASSESSMENT

2.4.6 Landscape Sensitivity is a function of the value of a landscape receptor, both as part of the landscape resource and as an individual component, and its ability to accommodate the development (susceptibility to change) without undue consequences for the maintenance of the baseline condition and/or the achievement of landscape planning policies and strategies.

Table 1a: Landscape Receptor Sensitivity

Level of Sensitivity	Definition of Sensitivity
<i>High</i>	Important landscapes and/or landscape components of high value with a high susceptibility to change.
<i>Medium</i>	Important/moderately valued landscapes and/or landscape components with a medium susceptibility to change.
<i>Low</i>	Moderately valued/relatively unimportant landscapes and/or landscape components with a low susceptibility to change.
<i>Negligible</i>	Degraded landscape tolerant of major change.

2.4.7 The Magnitude of Landscape Effect is based on changes to the baseline condition of the landscape resource and/or specific landscape receptors. Factors such as, the nature of change, extent and scale of change, and the relationship to baseline characteristics are all considered.

Table 1b: Magnitude of Landscape Effect

Level of Magnitude	Definition of Magnitude
<i>Substantial</i>	Total loss or alteration of key characteristics and/or elements or features of the baseline condition (predevelopment).
<i>Moderate</i>	Partial loss or alteration of one or more key characteristics and/or elements or features of the baseline condition, such that the predevelopment condition will be partially changed.
<i>Slight</i>	Minor loss or alteration of one or more characteristics and/or elements or features of the baseline condition, such that the baseline condition will be similar to the predevelopment circumstance.
<i>Negligible</i>	Very minor loss or alteration to one or more key characteristics and/or elements or features of the baseline condition, such that the changes are barely distinguishable.

VISUAL ASSESSMENT

2.4.8 Visual Sensitivity takes account of the value of routes/areas used by visual receptors including the extent to which attention is focused on the landscape, and the ability of specific views to accommodate the development. Certain views that are experienced may have a value attached through planning designations or in relation to heritage assets or may be indicated on maps or in guidebooks.

Table 2a: Visual Receptor Sensitivity

Level of Sensitivity	Definition of Sensitivity
<i>High</i>	Users of strategic rights of way, cycle paths, etc; important cultural, physical or historic features; views from beauty spots, picnic areas and principal views from residential properties. Places where the attention of the receptor is likely to be focused on the landscape.
<i>Medium</i>	Other public rights of way. Views from principal settlements and secondary views from residential properties. Places where the attention of the receptor may be focused on the landscape.
<i>Low</i>	Receptors engaged in activities other than for the appreciation of the landscape.
<i>Negligible</i>	Views from industrialised areas.

2.4.9 The Magnitude of Visual Effect is based on the overall extent of the visibility. Factors such as distance from the development, duration of effect, screening, angle of view, backdrop to the development and extent of other development are all considered.

Table 2b: Magnitude of Visual Effect

Level of Magnitude	Definition of Magnitude
<i>Substantial</i>	Fundamental or very obvious change in the character, make-up and balance of the view. The proposals would be prominent or even dominant when considered in terms of the baseline condition. The established visual character would change.
<i>Moderate</i>	Moderate changes in the character, make-up and balance of the view, with the proposals noticeably distinct. This may lead to a change in the established visual character, depending upon the type of development proposed.
<i>Slight</i>	The proposals would be visible as a new feature. Change would be limited and would be unlikely to affect the established visual character as a whole.
<i>Negligible</i>	Virtually imperceptible change in the view. Whilst theoretically visible, the proposals would be faint, not legible or difficult for receptors to discern.

LEVEL OF EFFECT

2.4.10 The Level of Effect can be expressed as a correlation between the Magnitude of Effect and Landscape or Visual Sensitivity in a single matrix to determine the level, as shown in Table 3. However, it must be noted that the matrix is not in itself a substitute for professional judgement, for which allowances must be made. Although mitigation measures are often proposed where the Level of Effect

is Minor or None, it is the Major and Major/Moderate categories which provide the highest Level of Effect in terms of effect on the landscape and visual resources.

Table 3: Level of Effect as a Correlation of Sensitivity and Magnitude Applicable to both the Landscape Resource and Visual Amenity

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

NATURE OF EFFECT

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

2.5 ZONE OF THEORETICAL VISIBILITY

2.5.1 The Zone of Theoretical Visibility (ZTV) modelling is a broad-brush modelling tool to gain a landform-based perception of the potential visibility of a structure or development area. The process must be used cautiously as it does not take account of the effects of built form or vegetation in the modelling process, nor does it include distance modelling.

2.5.2 The procedure used in this modelling exercise is as follows:

1. A CAD ground modelling exercise was required to interpret and represent the landform height data using GIS computer software (MapInfo) and Ordnance Survey landform data. Visibility processing was carried out using the digital terrain model for the site to indicate, in plan form,

the surrounding areas from which the development could potentially be seen. This primary information is intended to assist the secondary, detailed visibility study.

2. The ZTV analysis considered the visibility of multiple points across the site from surrounding landscape, from a receptor with an eyelevel of 1.60m. Due to the nature of the proposed development, the datum for the survey was 9.50m.
3. The terrain model was used to process the multiple points for visibility by the observer on the basis of a 50m grid up to a distance of 4km. The xyz co-ordinate at the centre of each grid square was used to determine the observer's height on the ground model. The number of points visible to the observer from each grid square was plotted over the base map. The higher the number plotted in each square, the more points from the site are theoretically visible from that location.
4. The output drawings indicate the extent to which the proposed development is potentially visible from the surrounding area, taking into account the base terrain.

LIMITATIONS

2.5.3 ZTV modelling is a relatively broad-brush process, and as such has limitations in terms of the output drawings that are produced. As regards this project, the following limitation apply:

- The modelling process does not take account of the phased nature of development, as such the output data only considers the visibility of the entire site at completion.
- A field survey is required to verify and refine the accuracy of the ZTV.
- It is generally accepted that Visual Effects decrease the further a receptor is from a site, meaning that, although it may be theoretically visible, a development does not necessarily have a significant detrimental impact.

3. LANDSCAPE PLANNING CONTEXT

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

3.2 NATIONAL PLANNING POLICY FRAMEWORK

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

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

and:

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

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

Paragraph 189

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

Paragraph 190

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

Consideration of such applications should include an assessment of:

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

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

Planning policies and decisions should ensure that developments:

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

3.3 WILTSHIRE CORE STRATEGY

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

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

CORE POLICY 51: LANDSCAPE

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

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

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

CORE POLICY 52: GREEN INFRASTRUCTURE

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

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

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

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

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

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

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING (Relevant bullet points only)

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of

place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.*
- ii. The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.*
- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*
- vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.*

3.4 EMERGING WILTSHIRE LOCAL PLAN

3.4.1 Wiltshire council is currently in the process of reviewing their Local Plan, with the most recent draft (the Wiltshire Local Plan Pre-Submission Draft 2020 -2038) undergoing a Regulation 19 consultation in autumn 2023. The first stage of hearings in relation to the Duty to Cooperate were held on 24th June 2025. Stage 2 commenced on 11th November 2025. Policy 91 will replace Core Policy 51 'Landscape', which was found to be at odds with the NPPF at a recent public inquiry into a residential site in Devizes (APP/Y3940/W/22/3312268 – Land off Coate Road, Devizes).

POLICY 91 CONSERVING AND ENHANCING WILTSHIRE'S LANDSCAPES

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

- 1. being located and designed to respect landscape character and maintain an area's distinctive sense of place and reinforce local distinctiveness as set out in the Wiltshire Landscape Character Assessment and landscape strategy;*
- 2. conserving, enhancing, and restoring the characteristics and views of landscapes along with valued attributes and existing site features such as trees, hedgerows, dry stone walls and waterbodies that contribute to the character and quality of the area;*

- 3. conserving and enhancing the locally distinctive character of settlements and their landscape settings;**
- 4. conserving and enhancing the transition between man-made and natural landscapes at the urban fringe;**
- 5. being of high-quality design appropriate to its townscape and landscape context in accordance with the National Design Guidance and Wiltshire Design Guide, that incorporates green and blue infrastructure, supports climate resilience, biodiversity enhancement, and health and wellbeing of the local community;**
- 6. be located and designed to prevent erosion of relative tranquillity (light pollution and noise) and intrinsically dark landscapes, and use opportunities to enhance areas in which tranquillity have been eroded;**
- 7. where necessary, being supported by a proportionate Landscape and Visual Impact Assessment, Landscape and Visual Appraisal, or Townscape Appraisal that shows how, through an iterative process that has considered the site context, this has helped integrate and enhance the proposed development;**
- 8. protecting geology and soils that underpin the landscape character of Wiltshire enhancing healthy 'living' soils as the foundation for successful plant growth, natural carbon sequestration, groundwater storage and filtration, as well as all eco-system services.**

Wiltshire's designated landscapes

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

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

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

3.4.2 Policy 98 ‘Ensuring high quality design and place shaping’ is also a relevant policy, however, the landscape related text is unchanged from Policy 57 of the Core Strategy as set out in paragraph 3.3.1.

4. BASELINE LANDSCAPE AND VISUAL STUDY

4.1 SITE LOCATION AND CONTEXT

4.1.1 The site is located on a parcel of land just off Broadchalke Road in the village of Bishopstone, to the south-west of the city of Salisbury with the area being close to the county boundary with Hampshire (to the south). The site lies within the Cranborne Chase National Landscape on the slopes of the valley of the River Ebble, at an elevation of between 70m and 90m Above Ordnance Datum (AOD).

4.1.2 The site currently comprises grassland which has been used for grazing as well as two barns. To the south the site is bounded by Broadchalke Road, whilst to the north the site is bordered by arable farmland. To the east and west, the development area is bordered by residential development, with properties to the east (Meadow View) being built in the 1930s whilst Whitlock Rise (to the west) was built in the 1960s. Along with the adjacent residential development, the site is considered a 'Built Area' in Appendix B of the Bishopstone Plan.

4.1.3 There are no natural environment or heritage designations covering or located within 500m of the development area. There are number of PROWs within close proximity to the site, including Footpath BSTO15 to the south of Broadchalke Road following the river valley and Footpath BSTO8 to west which provides access to the higher ground to the north.

4.1.4 The entire study area falls within the Cranborne Chase National Landscape, which confers a national landscape designation onto the area for the purpose of conserving and enhancing natural beauty including landform, geology, biodiversity, landscape features and human settlement. Of particular relevance to this project are the unique qualities and characteristics of the Cranborne Chase National Landscape as identified in the Cranborne Chase National Landscape Landscape Character Assessment, and the aims and objectives for the landscape identified in the Cranborne Chase National Landscape Partnership Plan 2025 – 2030. The following objectives and policies are of relevance to this project:

OUTCOME LAN B:

The landscape character, tranquillity, and special qualities of the Cranborne Chase National Landscape and its settings are conserved and enhanced (particularly those that are the most sensitive to, or have little capacity for, change).

POLICY LAN2:

Proposals that are likely to impact on, or create change in, the landscape of the National Landscape must seek to further the conservation and enhancement of the natural beauty of the landscape with reference to key documents such as the 2024 Cranborne Chase National Landscape Integrated Landscape Character Assessment, the 2018 Chase and Chalke Landscape Character Assessment, the 2008 Historic Landscape Characterisations and National Landscape Partnership guidance documents:

- *There should be a presumption against the loss of key characteristics identified in the landscape character assessments.*
- *Degraded distinctive landscapes and landscape features should be restored.*
- *Positive landscape change should be promoted to landowners, managers, government and all those with an influence over land.*
- *Planting and amenity projects should conserve and enhance landscape character.*
- *Opportunities should be pursued to underground and remove visually intrusive power and telecommunications lines, poles, and masts, and other incongruous features, especially where they detract from the Special Qualities.*

POLICY DNS2:

Proposals that are likely to impact on the dark skies and tranquillity of the National Landscape should be delivered in a way that is compatible with, and seek to further, the conservation and enhancement of these dark skies, by seeking to avoid and, where avoiding is not possible, minimise lighting.

- *Such proposals should have regard to, and be compatible with, best practice standards and guidance, in particular the Cranborne Chase National Landscape Guidance on Lighting as well as that published by the Institution of Lighting Professionals, the Bat Conservation Trust and the Commission for Dark Skies.*
- *The Local Authorities should embed good practice lighting guidance within their Local Plans and require substantial lighting schemes, such as those for schools, businesses and sports areas, to be competently designed to meet Dark Night Sky and other environmental criteria.*

OUTCOME PTA:

Climate Change Water Historic and Cultural Heritage Dark Night Skies Strategic and local decisions are formulated taking full account of the purposes of designation and are implemented in a comprehensive, coherent and consistent way with regard to the character and quality of the area and its setting, together with views into and out of the National Landscape, such that these decisions result in no net detriment to the special qualities of the area.

POLICY PT4:

A landscape-led approach should be applied to development and transport proposals in the National Landscape and its setting, proportionate to the type and scale of development being proposed, whereby proposals:

- ***address the natural beauty of the National Landscape as primary consideration at all stages of the development process (including design), from initial conception through to implementation;***
- ***address all the factors that contribute to the natural beauty of the area;***
- ***protect and/or enhance key views to and from the National Landscape;***
- ***address access to natural beauty, including the character of the public Rights of Way network and its role within wider green infrastructure;***
- ***reflect and enhance the character of the local area;***
- ***avoid adverse effects where possible and, if adverse effects cannot be avoided, minimise them;***
- ***seek opportunities to enhance the natural beauty of the National Landscape; and***
- ***deliver substantially more beneficial effects than adverse effects for the natural beauty of the National Landscape.***

POLICY PT5:

Proposals that are likely to impact on the local distinctiveness of the National Landscape should be compatible with, and seek to further, the conservation and enhancement of this local distinctiveness. This should include:

- ***being informed by the National Landscape's Landscape Character Assessments and any relevant position statement or guidance published by the Partnership.***
- ***being designed and, where relevant, landscaped to respect local and historic settlement patterns, building styles, scale and materials and in accordance with design guidance adopted by local planning authorities and as part of Neighbourhood Development Plans.***
- ***being compatible with the conservation and enhancement of dark night skies, by seeking to avoid and, where avoiding is not possible, minimise lighting.***

4.2 LANDSCAPE CHARACTER

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

- NCA: 134. Dorset Downs and Cranborne Chase

- Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment
- Wiltshire Landscape Character Assessment
- Cranborne Chase and Chalke Valley Landscape Character Assessment
- Salisbury District Landscape Character Assessment

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

NATIONAL CHARACTER AREA PROFILES

4.2.3 In 2012, Natural England, as part of its responsibilities in delivering the Natural Environment White Paper, Biodiversity 2020 and the European Landscape Convention, revised the National Character Area Profiles to make environmental evidence and information easily available to a wider audience. The site and entire study area fall within the NCA: 134. Dorset Downs and Cranborne Chase.

NCA: 134. DORSET DOWNS AND CRANBORNE CHASE

Key Characteristics:

- *North-west to south-east transition through dramatic scarps, plateaux, rolling chalk upland, and a gentle but expansive dip slope – all dissected by often steep-sided, sheltered valleys and coombes.*
- *Relict, species-rich calcareous grassland, meadows, water meadows, ancient woodland and parkland. Chalk streams and rivers play host to a thriving, distinctive community of plants, invertebrates and fish.*
- *Semi-natural ancient woodlands, with large coups of hazel coppice, and the deer parks of Cranborne Chase, clothe the undulations of the dip slope. Prominent planted shelterbelts and hill-top clumps of beech, oak and ash emphasise and reinforce the simple but expansive geometry of the high downland.*
- *Highly legible and coherent history of early human occupation, including a particularly well-preserved network of imposing hill forts, clusters of barrows, field systems, earthworks, ancient lanes and other prehistoric features, often delineating ritual landscapes.*

- *Very large fields, resulting from the enclosure of downland for sheep and corn that took place between the 16th and 19th centuries. Changes during the 20th century have resulted in an intensively arable agricultural landscape.*
- *An intimate and older (often medieval in origin) enclosed, mixed-farming landscape of smaller, often hedgerow-bounded fields is found in the valleys and combes, and around the formally landscaped estate parklands.*
- *River valleys, dry in their upper sections, are often occupied by winterbournes, each with its own character, with thick hedgerows, flood meadows and linear villages in a variety of vernacular styles and materials.*
- *The wide flood plain of the River Stour brings a lowland interlude to this downland NCA, and provides the location for the NCA's second-largest town, Blandford Forum.*
- *Isolated farmsteads punctuate the highest downland areas, contrasting with closely spaced, linear villages and hamlets close to water along the valley bottoms or at the foot of the combes and scarp, along the springline.*
- *A suite of large houses and estates have played a key role in the formation of the character of the NCA.*
- *The chalk plateau of Cranborne Chase itself, particularly the Inner Bounds and the Walks.*

CRANBORNE CHASE NATIONAL LANDSCAPE LANDSCAPE CHARACTER ASSESSMENT

4.2.4 In September 2024, Chris Blandford Associates on behalf the Cranborne Chase National Landscape, published the updated Landscape Character Assessment. The document establishes the identity of the National Landscape and provides a summary of the main influences on the contemporary landscape character. The Landscape Character Assessment also provides detailed information on the key issues and management requirements relevant to the National Landscape's specific LCT and LCA. Although the site falls within LCT 5: Chalk River Valleys, specifically LCA 5D: Ebble Chalk River Valley Floor, it is on the boundary of LCA 5B: Ebble River Valley Sides; as such both LCAs have been reproduced below.

LCT 5: CHALK RIVER VALLEYS:

Key Characteristics:

- *Strongly enclosing valley sides, frequently eroded to form dry valleys, but in some places quite wide (e.g. Ebble).*
- *The steepest valley slopes have retained their semi-natural chalk grassland or are clothed in 'hanging' woodland while the shallow valley sides have been exploited for arable cultivation.*
- *The clear, fast flowing chalk rivers and streams are a key habitat.*

- *The floodplains support water meadows, cress beds and damp pasture.*
- *The valleys typically provide convenient transport corridors, with the Wylde Valley containing a trunk road and railway.*
- *Straight-sided fields represent late 18th/early 19th century Parliamentary enclosure, with large scale fields resulting from 20th century boundary loss.*
- *Field boundaries and footpaths often reflect the tracks, droves and hollow ways that took the livestock to and from the downs in the Medieval period.*
- *A series of linear springline villages typically lie at the foot of the valley slopes.*
- *Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.*
- *The rural landscapes are sometimes interrupted by the large volumes of traffic that use the valleys as transport corridors to access organised events.*

LCA 5B: EBBLE CHALK RIVER VALLEY SIDES:

Key Characteristics:

- *Narrow course of the fast flowing River Ebble flows in a large scale, undulating, broad river valley.*
- *Tributary valleys that have deeply eroded the chalk slopes are now dry.*
- *Valley is dominated by intensive arable production contained within a system of extensive field units, enlarged during the 20th century.*
- *Smaller areas of unimproved chalk grassland and rough pasture on steeper slopes and floodplain including nationally important grassland sites.*
- *Small remnant woodland blocks and belts with willow and poplar following the course of the river.*
- *Many tumuli, a hill fort at Chiselbury and Ackling Dyke Roman road between Old Sarum and Badbury rings contribute to the visible archaeology.*
- *Linear hamlets and villages are sited on the valley bottom spaced at close intervals along both sides of the river.*
- *Brick, flint, thatch and slate are common building materials and typify settlement character.*
- *Areas of large-scale fields have big skies and long views*

Location and Boundaries:

This character area is centrally located within the National Landscape. It stretches from Berwick St John in the west where the two sections of the Fovant and Chalke Escarpment (1C) wrap around to enclose the head of the valley. Its easterly extent is defined by the National Landscape

boundary - in reality the river valley continues beyond the boundary to join the River Avon south of Salisbury.

To the north lies the steep Fovant Escarpment (1C). To the south west the Chalke Escarpment (1C) encloses the valley. The south eastern valley sides are met by the Southern Downland Belt (2B). Here the landscape is defined by the edge of the deeply incised coombe valleys that mark the transition to the distinctly open, large-scale landform of the downland.

The eastern half of Ebble Chalk River Valley (5B) contains the Ebble Chalk River Valley Floor (5D).

Summary of Visual Character:

The Ebble Chalk River Valley (5B) is a broad valley of shallow slopes and dry tributary valleys. The River Ebble follows a largely straight course along a narrow floodplain, with picturesque hamlets and villages sited regularly along its length. The visual connectivity to the landscapes of open chalk downland is emphasised by the predominant arable land use contained within fields that are extensive in size, the previous pastoral land use having given way to arable crop production. Pasture is largely defined by improved ley and is intensively grazed. Some areas of rough pasture also survive but are largely limited to small grazing pockets on the flood plain or steepest valley sides.

Strength of Character:

This landscape has a moderate strength of character. The gradual change from pastoral to overtly arable character has diluted the distinction between the previously pastoral character of the floodplain and the arable character of the downland valleys sides which now seem to merge together. Similarly the loss of areas of chalk grassland has reduced land cover variety and richness within the valley, creating an increasingly simple coverage. The underlying landform does however ensure a range of visual experiences. There has also been a dilution of built character in places where unsympathetic, suburban-style development has, and is, impacting upon traditional building style, arrangement and detailing.

LCA 5D: EBBLE CHALK RIVER FLOOR:

Key Characteristics:

- *Narrow course of the fast flowing River Ebble flows in a large scale, undulating, broad river valley.*
- *Valley is dominated by intensive arable production contained within a system of extensive field units, enlarged during the 20th century.*
- *Smaller areas of unimproved chalk grassland and rough pasture on the floodplain.*

- *Remnant water meadows and cress beds on the valley floor dating from the post-medieval and modern periods.*
- *Small remnant woodland blocks and belts occurring on the floodplain with willow and poplar following the course of the river.*
- *Linear hamlets and villages are sited on the valley bottom spaced at close intervals along both sides of the river.*
- *Brick, flint, thatch and slate are common building materials and typify settlement character.*

Location and Boundaries:

This character area is located centrally to the eastern boundary of the National Landscape. It stretches from Knapp in the west and its easterly extent is defined by the National Landscape boundary – in reality the river valley continues beyond the boundary to join the River Avon south of Salisbury.

The character area is enclosed by the Ebbles Chalk River Valley Sides (5B).

Summary of Visual Character:

The Ebbles Chalk River Valley Floor (5D) contains the River Ebbles which follows a largely straight course along a narrow floodplain, with picturesque hamlets and villages sited regularly along its length. The lush character of the valley floor is emphasised by the presence of willow and poplar along the route of the River Ebbles. Pasture is largely defined by improved ley and is intensively grazed. Some areas of rough pasture also survive but are largely limited to small grazing pockets on the flood plain.

Strength of Character:

This landscape has a moderate strength of character. The gradual change from pastoral to overtly arable character has diluted the distinction between the previously pastoral character of the floodplain and the arable character of the downland valleys sides which now seem to merge together. There has also been a dilution of built character in places where unsympathetic, suburban-style development has, and is, impacting upon traditional building style, arrangement and detailing.

WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.5 In December 2005, Land Use Consultants, on behalf of Wiltshire County Council, published the Wiltshire Landscape Character Assessment. The assessment builds upon and integrates a number of existing landscape character assessments within Wiltshire, including the South Wiltshire (Salisbury District) Landscape Character Assessment. This information allows reasoned consideration of those

issues affecting the landscape, which can be used as a basis for the development of appropriate recommendations for future landscape conservation and management. The site falls within LCT 5: Chalk River Valley, specifically LCA 5F: Ebbles Chalk River Valley.

LCT 5: CHALK RIVER VALLEY

Key Characteristics:

- *Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.*
- *Level, often narrow valley floors with relatively steep sides.*
- *Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.*
- *Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.*
- *Riparian woodlands, lines of poplar along ditches and willow pollards.*
- *Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor.*
- *Clear fast flowing chalk rivers and streams a key habitat.*
- *Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.*
- *Many long established villages, sited along the spring line and built of a rich variety of vernacular materials.*
- *Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.*
- *Valley used as transport corridors with major roads and railway lines along valley sides.*
- *Rural landscape sometimes interrupted by the large volume of traffic.*

LCA 5F: EBBLES CHALK RIVER VALLEY:

The Ebbles Chalk River Valley encompasses the narrow floodplain and lower valley sides of the River Ebbles as it flows eastwards to join the River Avon near Nunton. The shallow slopes along much of the Ebbles valley mean that there is a predominance of arable agriculture, comprising large fields on the lower valley sides and this has diluted the visual distinction between the previously pastoral character of the floodplain and the arable downland valley sides. The valley supports a range of associated riverine habitats and is of significant ecological interest. This includes small areas of rough pasture that are now largely limited to small grazing pockets. Field boundaries are varied – comprising post and wire fencing in places, native hedgerows and a scattering of hedgerow trees. Small woodland belts and scattered trees are a feature of the valley bottom, for example the willows and poplars that line the narrow floodplain and are conspicuous along the course of the river. Settlement within the Ebbles River Valley predominantly comprises linear villages and hamlets such as Combe Bissett, Stratford Tony and

Bishopstone which occur regularly along the course of the river. Brick and flint are common building materials within the settlements whilst thatch and slate are characteristic roofing materials. New development is occurring within the villages and settlement edges are often defined by concrete roadside kerbs – changing the rural character. As well as this chain of small medieval settlements along the river, historic components of the landscape are water meadows and cress beds.

Positive Landscape Features of Significance:

- *Intimate, small scale rural landscape.*
- *Chalk rivers and streams with their characteristically clear, fast-flowing waters.*
- *Seasonal flood meadows, grazed pastures, marsh and damp woodlands of high ecological value.*
- *Distinctive features relating to past management of the flood plain such as water meadows, watercress beds and remnants of mill systems including leats and pools.*
- *Distinctive pattern of settlement of small villages of rich and varied vernacular materials.*

Strength of Character:

The Chalk River Valley Landscape Type has a strong character with its generally narrow, steep sided landform, small scale rural settled and tranquil landscape of pastoral fields bounded by hedgerows, villages built of local vernacular materials and in traditional patterns and outstanding ecological interest in its water courses and meadows. The visual and historic relationship between the river valleys and the city of Salisbury further enriches the Type. Detracting from the rural, peaceful small scale landscape are the busy trunk roads and some suburban edges of larger settlements.

CRANBORNE CHASE AND CHALKE VALLEY LANDSCAPE CHARACTER ASSESSMENT

4.2.6 Published in 2018, the Cranborne Chase and Chalke Valley Landscape Character Assessment aims to develop classification and description of the landscape and evaluate the key qualities, forces for change and the sensitivity of those landscape areas to change. The site falls within LCT F: Broad Chalk River Valley Floor, specifically LCA F1: Lower Ebble/Chalke River Valley Floor.

LCT F: BROAD CHALK RIVER VALLEY FLOOR

Key Characteristics:

- *The clear fast flowing chalk rivers and streams are a key habitat.*
- *The relatively narrow floodplain supports watermeadows, cress beds and damp pastures, culminating in a lush character.*

- *Generally flat valley floor.*
- *A series of mature trees and a network of mature hedgerows are also defining features.*
- *Course of the river valley follows a weakness in the underlying chalk.*
- *Valley floor corridor is often emphasised by the presence of willow and poplar lining the route of the river.*
- *Small woodland belts and scattered trees are a feature of the valley floor.*
- *A series of small settlements following the course of the river.*
- *The valleys typically provide convenient transport corridors, containing major roads.*
- *Straight-sided fields represent late 18th/early 19th century Parliamentary Enclosure, with large scale fields resulting from 20th century boundary loss.*
- *Field boundaries and footpaths often reflect the tracks, droves and hollow ways that took the livestock to and from the downs in the Medieval period.*
- *Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and watermeadow channels on the valley floor contribute to the visible archaeology.*
- *The rural landscapes are sometimes interrupted by the large volumes of traffic that use the valleys as transport corridors.*
- *Generally sheltered character within the valley floor, which contrasts with a greater sense of openness on the Broad Chalk River Valley Slopes.*

LCA F1: LOWER EBBLE/CHALKE VALLEY FLOOR

Location and Boundaries:

This LLCA is located within the north-west of the Landscape Partnership Scheme area. It stretches from the hamlet of Knapp in the west to the village of Coombe Bissett in the east. It is bounded to the north and south by the Lower Ebble / Chalke Valley River Valley Slopes LLCA (E2), to the west by the Upper Ebble / Chalke Valley River Valley Slopes LLCA (E1) and to the east by the boundary of the Landscape Partnership Scheme area.

Key Characteristics:

- *Flat river valley floor, underlain by chalk geology.*
- *Small woodland belts and scattered trees, with willow and poplar lining the route of the river in places.*
- *The clear fast flowing chalk river is a key habitat although small areas of unimproved chalk grassland and rough pasture are also present. I*
- *Cress beds (dating from the post-medieval and modern periods) as well as remnant water meadows, woodland blocks and belts can be found on the floodplains of the area.*

Landscape Qualities:

The key features, patterns and intangible aspects that are key qualities of the landscape and make the area memorable are:

- *Strongly enclosed valley with a small-scale pattern, contrasting with the surrounding open downland.*
- *The narrow floodplain of the River Ebble.*
- *Chalk river with clear, fast-flowing water.*
- *Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.*
- *Seasonal flood meadows, grazed pastures, marsh and damp woodlands of high ecological value.*
- *Distinctive features relating to past management of the flood plain such as water meadows and water cress beds.*
- *Distinctive pattern of settlement of small villages of varied local materials.*
- *Small woodland belts and scattered trees are a feature of the valley bottom, for example the willows and poplars that line the course of the river in places.*
- *Hedgerows and hedgerow trees add to the enclosed feel of the valleys.*
- *Valley used as a transport corridor with road passing alongside the river.*

Strength of Character:

The landscape within this LLCA has a strong character with its generally narrow, shallow sided landform, small-scale tranquil rural landscape of pastoral fields bounded by hedgerows, villages built of local materials and in traditional patterns and ecological interest in its water courses and meadows. The overall condition of the LLCA is good with its chalk rivers of high water quality and rich biodiversity, its largely intact hedgerow network, riparian woodland and compact well-kept villages. However there are some elements of declining condition: some hedgerows in poor condition and the loss of traditional land management methods such as water meadows has led to decline in ecological value of the wet grasslands.

SALISBURY DISTRICT LANDSCAPE CHARACTER ASSESSMENT

4.2.7 Published in 2008, the Salisbury District Landscape Character Assessment provides an integrated assessment of the character of the south Wiltshire area and serves as a baseline of environmental information, aiding understanding of the diversity, character, distinctiveness, sensitivity to change and management needs of the landscape. The site falls within LCT C: Broad Chalk River Valley Floor, specifically LCA C2: Ebble Broad Chalk River Valley Floor.

LCT C: BROAD CHALK RIVER VALLEY FLOOR

Key Characteristics:

- *The clear fast flowing chalk rivers and streams are a key habitat;*
- *The relatively narrow floodplains support watermeadows, cress beds and damp pastures, culminating in a lush character;*
- *Generally flat valley floors;*
- *A series of mature trees and a network of mature hedgerows are also defining features;*
- *Course of the river valleys tend to follow lines of weakness in the underlying chalk;*
- *Valley floor corridor is often emphasised by the presence of willow and poplar lining the route of the river;*
- *Small woodland belts and scattered trees are a feature of the valley floor;*
- *Series of small settlements following the course of the river;*
- *The valleys typically provide convenient transport corridors, containing major roads and railways;*
- *Straight-sided fields represent late 18th/early 19th century Parliamentary inclosure, with large scale fields resulting from 20th century boundary loss;*
- *Field boundaries and footpaths often reflect the tracks, droves and hollow ways that took the livestock to and from the downs in the Medieval period;*
- *Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and watermeadow channels on the valley floor contribute to the visible archaeology;*
- *The rural landscapes are sometimes interrupted by the large volumes of traffic that use the valleys as transport corridors;*
- *Generally sheltered character within the valley floor, which contrasts with a greater sense of openness on the Valley Slopes.*

Summary of Visual Character:

This Landscape Character Type encompasses the predominantly flat floodplain of the relatively broad Chalk River Valleys which run from west to east across the landscape, usually along weaknesses in the chalk. The clear, fast-flowing chalk rivers at the heart of the landscape are key habitats and landscape features. The line of the valley floor is often emphasised by the presence of willows and poplars. Small woodland belts and scattered trees are also a feature of the valley floor. The valley floor contains transport corridors in the form of main roads and railways. Although there is generally a fairly strong sense of tranquillity throughout, noise and visual intrusion associated with these corridors causes localised disturbance. A series of small settlements often follow the course of the river, with historic landscape continuity visible in the form of isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor.

LCA C2: EBBLE BROAD CHALK RIVER VALLEY FLOOR

Location and Boundaries:

The Ebble River Valley is situated towards the centre of Salisbury District and falls entirely within the Cranborne Chase and West Wiltshire Downs AONB. This Landscape Character Area is surrounded to the north and south by Ebble Broad Chalk River Valley Slopes (Landscape Character Area B2).

Key Characteristics:

- *Narrow course of the fast-flowing Ebble;*
- *Rich patchwork of grassland on floodplain which is a key ecological habitat;*
- *Remnant water meadows and cress beds on the valley floor are a striking feature, dating from the post medieval and modern periods;*
- *Small remnant woodland blocks and belts occurring on the floodplain with willow and poplar following the course of the river;*
- *Linear hamlets and villages are sited on the valley bottom, spaced at close intervals along both sides of the river;*
- *Brick, flint, thatch and slate are common building materials and typify settlement character.*

Summary of Visual Character:

The course of the River Ebble follows a largely straight course along the relatively narrow floodplain, which forms part of the wider valley. Picturesque villages and hamlets are sited regularly along the length of the valley, often spreading into the adjacent Broad Chalk River Valley Slopes Landscape Character Area (B2). Pasture within the floodplain is largely defined by improved ley and is intensively grazed. Some areas of pasture also survive, but are largely limited to small pockets. Patches of riparian woodland provide a sense of enclosure on the floodplain. Water meadows are occasional features, but traditional water meadow management is generally no longer practiced. Landscape pattern within this area is quite intimate, resulting from the patchwork of valley floor habitats. There is also a semi-enclosed character along the valley floor as a result of the enclosing elements of riparian woodland, shelterbelts, mature hedgerows and tree lines of willow and poplar following the course of the river. There is a strong sense of tranquillity throughout, coupled with a predominantly rural character.

Landscape Character Sensitivity:

The strength of character in the valley is variable, but is generally stronger towards its western extent. Farther east, where the valley landform is broader and shallower, the extension of arable land on to the valley floor has diluted the distinction between the former pastoral character of

the floodplain and the arable character of the downland valley sides, which now visually coalesce. The strength of character at this location is thus assessed as moderate. Conversely, to the west, the strongly enclosed valleys, riparian woodlands and the strong field pattern of hedgerows and hedgerow trees add to the lush and enclosed feel of the valley, and define a strong strength of character. Sensitivity thus varies from moderate to moderate-high.

4.3 THE STUDY AREA

4.3.1 The study area has developed over a bedrock of various chalk formations laid down millions of years ago. This has resulted in an undulating landscape bisected by the valley of the River Ebble through which superficial deposits of Alluvium and River Terrace can be found; whilst deposits of Head can be found within the dry valleys across the wider study area. The high point of the study area is 170m AOD to the south at Faulston Hole, whilst the low point is 65m AOD at Lower Mill along the River Ebble valley floor to the east.

4.3.2 Soil types present within the study area comprise various loamy and clayey soils with varying levels of drainage, including floodplain soils with naturally high-water levels along the River Ebble. The majority of the study area has been identified as ALC Grade 3 (Good to Moderate – no sub-grade specified) with areas of ALC 2 (Very Good) along the river.

4.3.3 The prevailing landuse of the study area is agricultural which is dominated by arable land, with some areas of chalk grassland and some grazing. The area is largely open with a small amount of woodland scattered across the landscape, mostly away from the valley floor. Fields sizes and shapes are mixed with there being a mix of straight sided fields representing 18th and 19th century Parliamentary enclosure as well as some larger scale fields created as a result of post-war hedgerow removal during the mid-20th century. There is a relatively high level of tree cover along the course of the River Ebble as well as along some field boundaries. Fields along the river are remnant water meadows dating back to the post-medieval period; however, many are no longer traditionally managed.

4.3.4 Natural environment designations within the study area are relatively sparse, with just three areas to the south of the study area being designated as Sites of Special Scientific Interest, all of which are more than 1300m from the site. No natural environment designations cover the site itself.

4.3.5 Settlement within the study area is characterised by the village of Bishopstone which has a linear and scattered pattern of development along the River Ebble, with there being 6 areas designated as ‘Built Areas’ in Appendix B of the Bishopstone Village Plan. Across the study area there are a range of building styles and materials, which largely reflect the period in which they were constructed. Traditional materials include brick and flint with thatch or slate roofs. The residential developments either side of the site have been constructed using brick and render with tiled roofs.

4.3.6 Within the study area there is one Conservation Area, split into two sections, within which most of the listed structures are located, including the Grade II* listed *Dovecote at Foulston House*. There are no heritage designations which cover or are located within 500m of the site.

4.3.7 Vehicular access through the study area is largely contingent on Broadchalke Road which provides access between Coombe Bissett and the A345 (to the east) and the villages along the River Ebble to the west. There is also a network of minor roads, largely along the river, which provide access to the residential properties and farms/scattered farm buildings. Pedestrian access through the study area is provided by a network of PRowS including footpaths, bridleways and byways which interconnect across the study area. This includes a section of the Cranborne Doves Way which crosses the south-eastern corner of the study area along the remnants of the Roman Road.

4.4 BASELINE ANALYSIS

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

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

LANDSCAPE VALUE

4.4.3 The site and entire study area are located within the Cranborne Chase National Landscape and the International Dark Skies Reserve, which confers national and international landscape designations onto the local landscape.

4.4.4 The landscape as a whole is typically well managed and has a generally strong landscape quality, being largely representative of the descriptions and characteristics identified in the relevant character assessments. Moreover, there are very few components of the landscape resource that detract from the landscape's overall cohesiveness and tranquillity. As regards the site itself, it forms part of a designated 'Built Area' under the Bishopstone Village Plan, with the residential development to the east and west of the site forming part of the linear pattern residential development which characterises Bishopstone and this part of the Ebble Valley.

4.4.5 Overall the value of the landscape is *High*, which means that it is a 'valued landscape' under Section 15, Paragraph 180, Bullet Point a), of the NPPF.

LANDSCAPE RECEPTORS

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

- The established landscape components which define the landscape in which the site is located, including:
 - ♦ The character of the Cranborne Chase National Landscape.
 - ♦ The International Dark Skies Reserve.
- The historic environment, including associated visual character.
- Existing on-site and boundary vegetation and its importance in respect of the site itself, as well as part of the wider study area.

VISUAL RECEPTORS

4.4.7 The ZTV has indicated where the development area may be visible from within the study area, with the field survey refining the potential visual receptor locations. The following visual receptor locations have been identified as having potential intervisibility with the proposed development/being worthy of consideration:

- Roads: Broadchalke Road, Whitlock Rise
- Footpaths: BSTO8, BSTO15, BSTO18

5. LANDSCAPE AND VISUAL ASSESSMENT

5.1 LANDSCAPE ASSESSMENT

5.1.1 The Landscape Value of the study area as a whole is *High* due to its inclusion within the Cranborne Chase National Landscape and the International Dark Skies Reserve. It presents as a largely agrarian landscape with a high landscape and scenic quality and limited detracting features. The Overall Susceptibility to Change of the application site as a component of the landscape is considered *Medium* in respect of the development proposed. Although the proposals will see the building out of a largely undeveloped parcel of land, the development will be closely related to the existing residential development within Bishopstone and will reflect the pattern of clustered built form which characterises the village. Moreover, the forms part of a designated ‘Built Area’ under the Bishopstone Village Plan. As such, the Overall Landscape Sensitivity of the development area within the surrounding landscape is *Medium – High*.

5.1.2 The site itself does not represent a specific element or feature defined as a key characteristic of the Cranborne Chase National Landscape. The village plan notes a number of issues for the area, including the “*Need to retain the pattern of the historic settlement of the village*” and that the Parish Council will not support “*applications for new houses outside the built areas*”. However, as previously stated, the site lies within a ‘Built Area’ as identified in the Bishopstone Village Plan. Moreover, the proposed layout is reflective of the clustered pattern of built form found elsewhere in the village and is contained within the established field boundaries of the plot.

5.1.3 The development proposals will not conflict with the relevant key issues, strategies, objectives and policies identified across the relevant Character Assessments, as well as the Cranborne Chase National Landscape Partnership Plan 2025 – 2030 and the Cranborne Chase AONB Landscape Sensitivity Study. In the section titled ‘Character Area 5B: Ebble River Valley’³, it is noted that built form of the area is constructed “*of a rich variety of local materials*” much of which is “*still largely intact*” but that “*some modern development is less sympathetic to traditional form, scale and layout*”. This is echoed in the Bishopstone Village Plan states that new development should “*reflect the vernacular style of the village and use materials that complement existing buildings*”, something which is also noted in the guidance provided in Good Practice Note 6 – Colour and Integrating Developments into the Landscape.

³ Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty Landscape Sensitivity Study (2007)

5.1.4 Within Bishopstone there are a variety of materials in use for dwellings and ancillary buildings, however, the village plan states that stone, flint, bonded brick, and cob are commonly used local materials which “*create a sense of close harmony with their landscape setting*”⁴. During the 20th century, the village has seen expansion with buildings being constructed of brick and tile which is seen as “*uncharacteristic, being of modern design using a single material*”. The proposed dwellings will be constructed using brick and flint, stained timber cladding, and textured render with tiled roofs, materials which are found within Bishopstone Village, for example Haven House to the south-west of the site and which is typical of the local area. The stained timber cladding will reflect the site’s previous agricultural use, as well as that of agricultural buildings in the wider landscape. As such, the proposed residential development will be of a form and appearance commensurate with its setting, reflecting the style of residential properties found within Bishopstone in accordance with the Village Plan and Good Practice Note 6.

5.1.5 In relation to the previous application, the Cranbourne Chase National Landscape’s Principal Landscape and Planning Officer stated that:

The extent to which the current proposed development would reach further up the slope, appearing at a higher level, exposing the proposed houses, and extending significantly beyond any ‘infill’ line

and

plots 9 to 15 would need to be removed, and the upper slope retained as grassy hillside, possibly as open space and/or grassland habitat.

Following the advice, the scheme has been revised to better reflect the spread of adjacent development. The eastern side of the development, the two pairs of semi-detached dwellings (plots 3 to 6) are in line with the dwellings at Meadow View, with the entirety of the plots not extending further northwards than the curtilages of the existing development. To the west, the parking and garages for plots 8 and 9 will not extend beyond the garden boundaries of the northernmost dwellings on Whitlock Rise. The area to the north of site is under the applicant’s control and will be retained as a grassed area for ecological enhancements. These revisions to the proposed scheme respond positively to concerns relating to the spread of development to the north advice from the Cranborne Chase National Landscape.

⁴ The Bishopstone Village Plan, p14

5.1.6 Along Bishopstone Road, dwellings have private amenity spaces and occasionally driveways fronting onto Bishopstone Road. The proposed development will see the rear gardens of the southern six dwellings with having boundaries with Bishopstone Road, in keeping with those at Meadow View and Whitlock Rise. Furthermore, the development's access road will be relatively straight, reflecting the common pattern of cul-de-sacs within Bishopstone, including The Croft and Netten Court (both to the south-west).

5.1.7 How the proposed development is seen in the nocturnal environment will differ from that of the redundant barns, which have no lighting. Although the proposals will be seen as a new light source, the dwellings either side of the site as well as those of the rest of Bishopstone are established light sources. Due to the scale of the development and its relationship to the existing dwellings within the 'Built Area', while the proposals will represent a new light source within the local area, they will not result in a significant change to the nocturnal environment. The dwellings will not have sky lights which is notable in respect of reducing the level of upward light spill. Additionally, the indicative landscape proposals will help to contain light spill within immediate vicinity of the development.

5.1.8 The Cranborne Chase National Landscape recognises that there are circumstances in which external lighting is necessary including where it is "*essential for security or safety*"⁵. The proposals include external lighting which comprise various types of downlight, in compliance with Position Statement 1 as they are "*directed downwards and designed or shielded*" in order to prevent upward light spill. Moreover, the designs chosen to reflect those exemplified in Good Practice Note 7a⁶. Full details of the external lighting scheme can be found in the Luminaire Schedule (and associated documents dated January 2026) produced by Ecological Lighting Solutions and submitted as part of this application. Overall, the lighting associated with the proposed development will not change the established character of the nocturnal environment. It is not considered that the proposals would result in a material impact upon the Dark Skies over and above that of the baseline condition.

5.1.9 In order to accommodate the proposed residential development, two tree groups and two individual trees will need to be removed as well as the partial removal of Group 1. One group (G3), which consists of ash (*Fraxineus excelsior*), has been identified as U-grade and will need to be removed as it is growing against one of the redundant agricultural buildings. However, despite the need to

⁵ Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty Position Statement Number 1 Light Pollution (2008).

⁶ Recommendations for Dark-Sky compliant lighting on new builds & refurbishments, in and around the AONB area (2022).

remove some trees within the site, the majority of on-site trees will be retained. Furthermore, this constitutes a reduction in the level of tree removal compared to the previous application. Approximately 66m of hedgerow will need to be removed from the southern boundary in order to create a new access point for the site from Broadchalke Road as well as the required visibility splays. However, this will be offset through the planting of a new mixed native hedgerow along the western boundary as well as the enhancement of the existing southern, eastern, and western hedged boundaries. The hedgerow enhancement and new hedgerow planting will directly address a Management Objective of LCA 5D which states that opportunities should be taken to “*replanting [sic] hedgerow, particularly ... where hedgerow lengths are gappy.*”⁷ Full details of the trees and hedgerows on the site can be found in the Arboricultural Method Statement produced by Bernie Harverson, dated January 2025, which accompanies the application.

5.1.10 While the site lies within the setting of the Bishopstone Conservation Area, its development will only have a minor effect on the landscape effect on this heritage designation, as well as some of the listed buildings within it. The landscape setting of these heritage assets has been subject to a level of change over the years due to changes in agricultural practices coupled with the construction of new buildings both within the village and across the wider study area. Furthermore, intervisibility with the site is limited (see section 5.2) and will be somewhat offset by the indicative landscape scheme, which can be further enhanced (see section 6) to provide additional mitigation for the development and to contribute to the landscape setting of the proposed residential development.

5.1.11 In terms of the Overall Magnitude of Landscape Effect resulting from the proposals, any change has to be considered in terms of the landscape components that will definitely be affected and those that will potentially be affected. The importance of these components as part of the wider landscape is also a consideration. The proposals will see an increase in the level of built form on the site; however, it will be closely associated with the existing residential development and will form part of a locally identified ‘Built Area’ which will reflect the local pattern of the built form. While change in on-site built form will be apparent, this will not result in a notable loss or alteration of any key elements, features or characteristics of the baseline condition with the proposed development not conflicting with the relevant key issues, strategies, objectives and policies identified across the relevant Character Assessments. As such, the Overall Magnitude of Landscape Effect is *Moderate – Slight*, resulting in an Overall Level of Landscape Effect of *Major/Moderate – Moderate*.

⁷ Cranborne Chase National Landscape Landscape Character Assessment (2024)

5.1.12 Although the proposals will see an increase in the level of built form on the site, the development will not be unduly prominent nor detract from the surrounding landscape with the dwellings being constructed using locally sympathetic materials. The Overall Nature of Landscape Effect will initially be *Adverse*; however, this is not deemed unacceptable due to the established pattern of development within Bishopstone with the proposed built form not extending further north than the adjacent Whitlock Rise as well as the site's close association with the adjacent residential development. Furthermore, the indicative landscape scheme, once established will notably reduce any effects, while there is adequate space available for further mitigation measures to fully integrate the development into the receiving landscape.

5.2 VISUAL ASSESSMENT

5.2.1 The recorded viewpoints can be used to predict possible effects from PROWs, roads, publicly accessible areas and residential properties within the study area. Viewpoints have been determined from where the desk study suggested that the development areas may be visible, as well as observations during the field survey. The recorded Viewpoints are considered appropriate for the scale of the development and the prevailing topography and land cover. All the photographs were taken using a digital equivalent of a 50mm focal length traditional 35mm SLR lens to represent most accurately the views as seen by the human eye.

5.2.2 For the purpose of this assessment, close views are between 0m – 500m from the main development area, medium views are between 500m – 1000m, and long views from further than 1000m. Views are representative and not totally exclusive. (See Appendix 3: Viewpoint Photographs for enlarged copies of the selected viewpoints).

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

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

VIEWS FROM BROADCHALKE ROAD

Viewpoint 1: Close distance view, north-west; taken from Broadchalke Road by the existing access point.

Approximate distance from main development area: Adjacent

OS map elevation: Between 70-75m AOD



Viewpoint 2: Close distance view, north-east; taken from Whitlock Rise.

Approximate distance from main development area: 25m

OS map elevation: Between 70-75m AOD



ASSESSMENT:

The existing agricultural infrastructure at the site defines the foreground of the views had adjacent to Meadow View, with the dilapidated appearance of the barn and the presence of pernicious weeds and other pioneer species detracting somewhat from the visual amenity experienced by receptors. From Whitlock Rise the barns can also be seen, but they are set back in the landscape their effect on the visual amity experienced by receptors is reduced.

The proposals will see the existing built form removed with the site frontage being 'tidied up' and the site boundaries enhanced through the planting of boundary hedging and trees. However, the proposed development will still see the introduction of built form across a greater percentage of the site, with the change in landuse being readily apparent.

The make-up and balance of the view will be seen to change, with there also being some localised changes to the character of the site itself, however in terms of the

	prevailing rural character that is experienced by receptors the effect will be minimal. Furthermore, receptors will be acutely aware of the residential context in which the development sits, with the viewpoints lying directly adjacent to Meadow View and Whitlock Rise (respectively), with residential development being seen beyond the site. The indicative landscape scheme will serve to soften views of the new built form, as well as enhancing the existing landscape structure. Additionally, the site provides further opportunities for strategic planting which will soften and break up views of the development as receptors travel along Broadchalke Road.
CALCULATION:	Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Moderate</i> Level of Effect: <i>Moderate</i>
NATURE OF EFFECT:	The proposals will see an increase in built form within the site as well as a change in landuse, as such the Nature of Effect of the proposed development is <i>Adverse</i> . However, it is not deemed unacceptable with the development being viewed in context with the existing residential built form to the east and west. Furthermore, it is possible to mitigate and integrate the proposals into the receiving landscape.

Viewpoint 3: Close distance view, west; taken from Broadchalke Road.

Approximate distance from main development area: 105m

OS map elevation: Between 70-75m AOD

	
ASSESSMENT:	Due to the proposed layout of the dwellings and the existing built form of Meadow View, the majority of the site will be obscured from view year-round. There will be views of the plots fronting Broadchalke Road, however these will be seen in context with the existing dwellings along the road. Despite the increase in built form on the site, and changes to the balance of the view. The proposals are unlikely to affect the established rural visual character that is experienced by receptors, with the development being reflective of the linear pattern of built form that is currently seen along the road frontage. Additionally, the indicative landscape scheme will serve to soften views and enhance the existing character of the site's frontage. The site provides opportunities to enhance the landscape scheme, which will further soften and break up views of the proposed dwellings. During months of higher leaf cover, increased vegetation will serve to further break up and soften views of the proposed development.
CALCULATION:	Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Moderate – Slight</i> Level of Effect: <i>Moderate – Moderate/Minor</i>
NATURE OF EFFECT:	The effect of the introduction of additional built form into the view is considered <i>Adverse</i>, however this is not considered unacceptable as there will be limited change the established visual character as such the Nature of Effect of the proposed development is slightly <i>Adverse</i>.

Viewpoint 4: Close distance view, west; taken from Footpath BSTO15.

Approximate distance from site: Adjacent

OS map elevation: Approximately 65m AOD



ASSESSMENT:	As this is an open view of the sewage treatment package, there would be a notable change to the makeup and balance of the view largely due to the introduction of the 1.80m security fencing. Despite the introduction of new built form into an undeveloped field, it will not constitute a form of development which not already seen in the study area, as Wiltshire Council have a similar development in the field to the north-west of the treatment package area, approximately 50m away. It is recommended that the fencing and treatment package lid should be dark green in colour in order to help soften and integrate the proposals into the landscape.
CALCULATION:	Receptor Sensitivity: <i>High</i> Magnitude of Effect: <i>Moderate</i> Level of Effect: <i>Major/Moderate</i>
NATURE OF EFFECT:	The effect of the introduction of additional built form into the view is considered <i>Adverse</i>, however this is not considered unacceptable as although there will be a change to the established visual character it will be only seen over a short section of footpath, as such the Nature of Effect of the proposed development is <i>Adverse</i>.

Viewpoint 5: Close distance view, south-east; taken from Footpath BSTO8.

Approximate distance from main development area: 200m

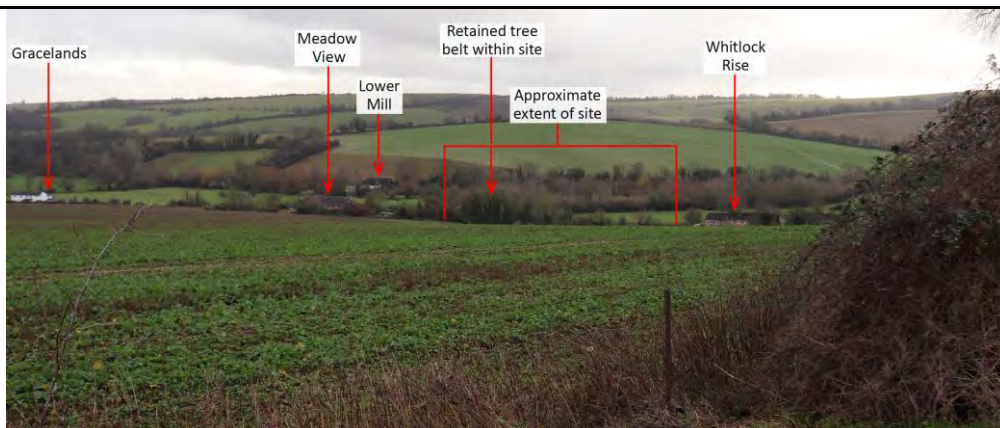
OS map elevation: Between 110-115m AOD



Viewpoint 6: Close distance view, south-east; taken from Footpath BSTO8

Approximate distance from main development area: 400m

OS map elevation: Between 120-125m AOD



ASSESSMENT:

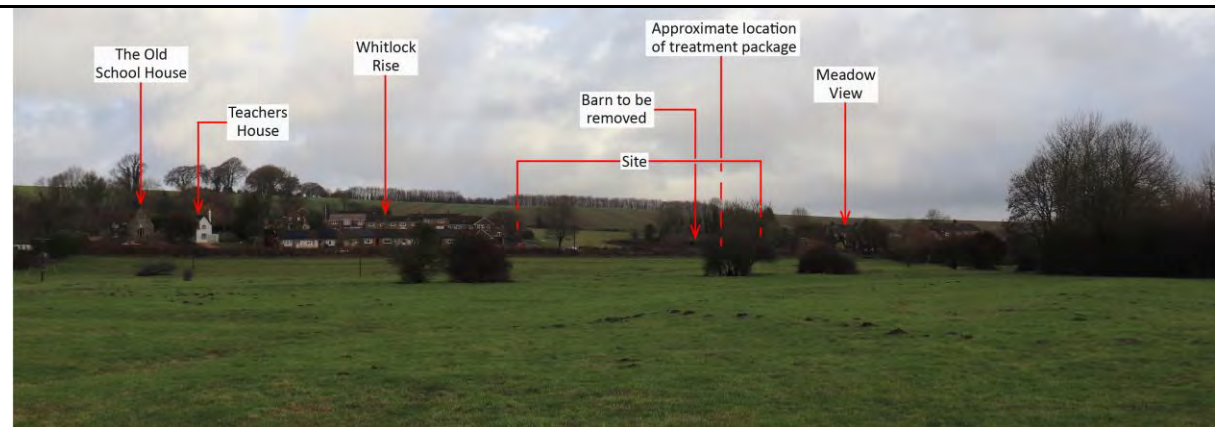
Due to the landform and intervening vegetation, only the northern part of the site is visible from this location. New built form will be apparent within this part of the site with only Plots 7 – 9 being visible. However, these views will be in keeping with the small clusters of residential development already seen across the valley, remaining subservient to the wider landscape in which they are seen. Although the majority of the site is obscured by the undulating landform, there will be glimpsed views of the northernmost dwellings. Where visible, the proposals will be seen in context with the existing built form within the valley whilst their dark colouration will help to subsume them into the receiving landscape. Furthermore, the development will not be seen to extend the residential edge of the village into the countryside, as the proposed dwellings will not extend further north than those at Whitlock Rise. Moreover, not only will the area to the north of the site will be retained as grassland and managed for ecological enhancement, but the established field boundary will also be retained and enhanced which will serve to soften any views of new built form. The site provides opportunities to further

	enhance the landscape structure through strategic planting which will serve to soften and break up views of the proposed dwellings. During months of higher leaf cover, the increase in vegetation will serve to provide additional filtering of the development. Whilst there will still be views, the development will be heavily filtered and seen in context with the existing built form across the valley.
CALCULATION:	Receptor Sensitivity: <i>High</i> Magnitude of Effect: <i>Slight</i> Level of Effect: <i>Moderate</i>
NATURE OF EFFECT:	The effect of the introduction of additional built form into the view is considered <i>Adverse</i>, however this is not considered unacceptable as there will be limited changes to the established visual character, with the development being seen in connect with the small clusters of residential development already visible across the valley. As such, the Nature of Effect of the proposed development is slightly <i>Adverse</i>.

Viewpoint 7: Close distance view, north; taken from Footpath BSTO15.

Approximate distance from main development area: 320m

OS map elevation: Approximately 70m AOD

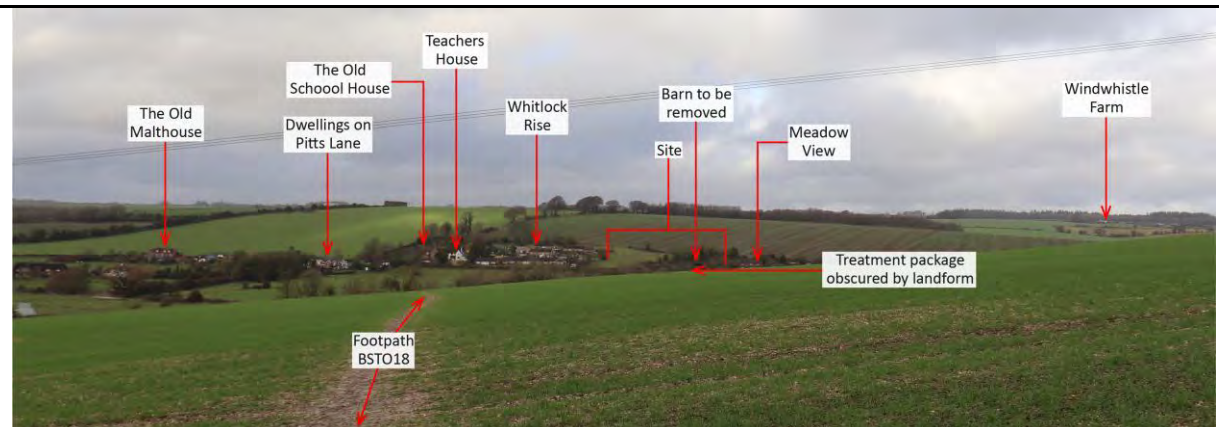


ASSESSMENT:	Given that the landform of the site rises away from receptors, there are views across the entire development, with the proposed residential development visible as a new feature. Although development will be notably distinct, the proposed dwellings will be seen in context with the properties on Whitlock Rise, to the west and Meadow View to the east. Moreover, the development will not extend further north than the built form of Whitlock Rise and will be well contained by the backdrop of rising land from beyond. The proposed materials and colouration of the dwellings will help to subsume the development into the receiving landscape. The treatment package will also be seen in this view; however, it will not be prominent in the view with the eye being drawn to areas of residential built form. While the balance of the view will change, the general make-up and established visual character will be largely unaffected, with residential development already being an established component of views back across the Ebbel Valley. Currently seasonality will have a limited effect on how the development is perceived, however the outline landscape proposals will provide a level of filtering for the development, which can be enhanced to further break up and soften views of the dwellings throughout the year.
CALCULATION:	Receptor Sensitivity: <i>High</i> Magnitude of Effect: <i>Moderate – Slight</i> Level of Effect: <i>Major/Moderate – Moderate</i>
NATURE OF EFFECT:	As this is a largely open view, change will be apparent but will be seen in context with the existing residential development at Whitlock Rise. As such, the Nature of Effect of the proposed development is <i>Adverse</i>, although it is not deemed unacceptable, with it being possible to mitigate and integrate the proposals into the receiving landscape.

Viewpoint 8: Medium distance view, north-east; taken from Footpath BSTO18

Approximate distance from main development area: 675m

OS map elevation: Between 95-100m AOD



ASSESSMENT:	Due to the elevated position, the majority of the development will be visible, with the building out of the pastoral component of the site being readily apparent. However, while the balance of the view will change, the general make-up and established visual character will be largely unaffected with residential development already being an established component of views back across the Ebbel Valley. Furthermore, despite the introduction of additional residential development into the view, the built form components that make up the landscape will still appear subservient to the rolling downland that surrounds Bishopstone, with the development itself being seen against a backdrop of rising landform. Moreover, the proposed dwellings will not extend further north and will be of a lower density than that of the adjacent Whitlock Rise, helping to subsume the development into the local landscape and reducing its level of prominence within the panorama. Currently, the elevated nature of the view means that seasonality will have a limited effect on how the development is perceived, however, the outline landscape proposals will provide a level of filtering for the development, which can be enhanced to further break up and soften views of the dwellings throughout the year.
CALCULATION:	Receptor Sensitivity: <i>High</i> Magnitude of Effect: <i>Slight</i> Level of Effect: <i>Moderate – Moderate/Minor</i>
NATURE OF EFFECT:	As this is largely open view, change will be apparent but will be seen in context with the development in this part of Bishopstone. As such, the Nature of Effect of the proposed development is <i>Adverse</i>, although it is not deemed unacceptable with it being possible to mitigate and integrate the proposals into the receiving landscape.

POTENTIAL RESIDENTIAL VIEWS (NOT RECORDED)

5.2.4 There are potential residential views from the properties adjacent to the site on Whitlock Rise, to the south-east, that it has not been possible to record representatively due to a lack of public access. These include views from the upper storeys and gardens of the properties where a lack of boundary vegetation coupled with the higher elevation of Whitlock Rise allows for views across the site. From Meadow View to the north-east, there may be glimpsed views of rooflines. However, despite the higher elevation of the site, retained mature vegetation along the eastern boundary will reduce visibility of new built form from the upper storeys and gardens along Meadow View. The proposals include indicative landscape proposals which will soften and break up views of new built form; moreover, this can be enhanced with strategic tree planting to further reduce views. Where seen, the proposed dwellings will be seen in the context of the residential edge of Bishopstone and would not be contrary to the established visual character of the village.

SUMMARY OF VISUAL EFFECTS

5.2.5 The Overall Visual Sensitivity of the study area is considered *High*, taking account of the National Landscape designation and limited detracting features. Pockets of residential development are an established component of the visual character of the study area and due to the local landform combined with the level of intervening vegetation, views are limited to within 700m to the south and 500m to the north.

5.2.6 There are number of open views of the proposed development from the adjacent Whitlock Rise as well as to the south where the undulating landform and lack of intervening vegetation allows for views into the site. Despite this, the dwellings will not be seen in isolation, but rather in context with the existing built form of this 'Built Area' of Bishopstone and will be in keeping with the established visual character of the local landscape. Furthermore, the site presents opportunities for mitigation planting which will not only enhance the indicative landscape scheme but also serve to soften and break up views of the development.

5.2.7 Views to the east and west, particularly along Broadchalke Road are restricted by the existing built form coupled with the level of vegetation along the valley and the undulating landform. Views of the site from Broadchalke Road are only within close proximity, where the site is seen in context with Meadow View to the east and Whitlock Rise to the west. Therefore, the proposed residential development would not be contrary to the established visual character of this area of Bishopstone.

5.2.8 Although the proposals will be visible from elevated ground to the north and south, the development area forms a small part of a wider panorama across the Ebbles Valley and beyond. The relatively high level of vegetation provides a good level of containment for site within the receiving landscape with the indicative landscape scheme contributing to this. Furthermore, the site offers opportunities for additional landscape enhancements which will further contain the site within the receiving landscape.

5.2.9 The new built form will not extend further north than that of the adjacent dwellings on Whitlock Rise, therefore containing the spread of development with the parcel of land beyond the site being enhanced for ecological purposes. The use of traditional materials will help to maintain the traditional appearance of Bishopstone whilst helping to settle the proposals into the receiving landscape and therefore reducing the visual prominence of the new built form.

5.2.10 Despite an open view of the sewage treatment package from Footpath BSTO15, in the wider landscape, the treatment package will not be unduly prominent nor detract from the established visual character of the receiving landscape. Moreover, the proposed tree planting as part of the Nutrient Neutrality work, will provide a level of softening and break up views of the fencing. Furthermore, it is recommended that both the above ground lid and the security fence are dark green in colour in order to help further subsume it into the landscape.

5.2.11 While the development will see a notable change to the built form character of the site as a result of the development, the overall effect on the visual amenity of the study area will be limited, as the baseline condition is one where pockets of residential development are already seen. While from some locations, the development will be noticeably distinct, it would be unlikely to affect the established visual character as a whole. As such the Overall Magnitude of Visual Change is *Moderate – Slight*, resulting in the Overall Level of Visual Effect being *Major/Moderate – Moderate*.

5.2.12 In terms of the Overall Nature of Visual Effect, as is the case of all publicly accessible areas where there are views of the proposed dwellings, they will be visible as a new feature; however, there are no views where the development will be seen in isolation. The proposals will not introduce a form of development which is not already visible within the study area and is located within an existing pocket of residential development. As such, while the Overall Nature of Visual Effect is slight *Adverse*, the proposals are considered acceptable with there being options for further mitigation as required.

5.3 CONSTRUCTION EFFECTS

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

5.3.2 The construction period will see on-site operations that are contrary to the prevailing rural character of the receiving landscape, and which will also have some effect on the area's tranquillity. However, as this is a working landscape the overall effect will be lessened as working machinery is a common feature of the receiving landscape.

5.3.3 Machinery working on the site will be visible from the majority of viewpoints that have intervisibility with the various development areas of the site, with some machinery and infrastructure potentially extending higher than the tallest elements of the development during construction (e.g. scaffolding and cranes). However, while this will likely draw attention to the site, it will not result in any additional views beyond those already recorded.

5.3.4 To ensure that the construction of the proposed development does not result in any residual effects, the following recommendations have been made:

- During construction access to the site should be taken through the existing access points, with any new access points and roads being created before construction of the buildings begins. This will mean that construction traffic can access the site without the creating additional access points.
- To avoid fields being overrun by construction vehicles, the internal tracks and working areas should be delineated prior to development commencing.
- Wherever necessary, ground protection mats must be used to prevent the compaction of soil around retained trees and hedges.
- If any vegetation not identified for removal is damaged during construction, it should be identified and replaced as soon as it is feasible within the agreed work programme.
- Construction materials and equipment should be appropriately stored.

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

6. RECOMMENDATIONS AND CONCLUSIONS

6.1 The key considerations when determining the acceptability of the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development and how far any effects are/can be mitigated. Of particular importance to the consideration of the developments overall effect is whether a residential development at the site will have an unacceptable effect on the landscape resource and the visual amenity of the study area, in particular the unique characteristics of the Cranborne Chase National Landscape. Key mitigating factors are the site's location within a designated "Built Area" as well as the local pattern of development already found along Broadchalke Road.

6.2 Pre-mitigation, the Overall Level of Effect of the proposed development is considered to be *Major/Moderate – Moderate*. It is acknowledged that the proposals would represent a new feature in the landscape, however this is deemed appropriate as the new dwellings will be integrated into a designated 'Built Area' within Bishopstone, being of a density and layout commensurate with other residential development within the village. Furthermore, the proposed development will not be unduly prominent nor detract from the landscape resource or the area's visual amenity. However, a targeted mitigation strategy which replicates the character associated with the Cranborne Chase National Landscape and which will enhance the outline landscape proposals will be key to the scheme's success.

6.3 MITIGATION STRATEGY

6.3.1 Due to a lack of significant on-site vegetation, mitigation measures will focus on detailing the indicative landscaping scheme, providing appropriate boundary and structural planting around the site, helping contain the development on the residential edge of Bishopstone while also breaking up views through the use of strategic tree planting. The mitigation strategy should be adapted into an appropriately detailed landscape masterplan (DWG-1835-01 Landscape Masterplan REV B) showing both existing and proposed planting and its relationship with the proposed development.

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

EXISTING VEGETATION

6.3.3 The existing mixed native hedgerows around the site should be gapped up as necessary and grown on to a minimum of 2.00m in height to provide containment for the site. A section of hedgerow will need to be removed in order to create the new access point with the former access being closed off and planted with mixed native hedgerow mix.

6.3.4 A number of trees will need to be removed from the site in order to accommodate the proposals; this includes all trees on the southern boundary and a number of self-sown ash trees which have grown adjacent to one of the barns to be removed and have been compromised as a result. All retained trees should be managed appropriately.

Management and Enhancement of Existing Planting:

- Any vegetation marked for removal should be cleared prior to development commencing and should avoid the bird nesting season (March to September).
- Existing poor quality/diseased vegetation or invasive species should be removed and replaced if necessary/appropriate.
- Suitable root protection area stand-offs should be applied around all vegetation to be retained where necessary.
- Retained trees should be appropriately managed, with a focus on undertaking remedial work, including thinning, removal of low growth and crown raising as necessary to ensure longevity and well balanced, dense crowns.
- In the case of all hedgerows, a dense hedgerow structure should be maintained by not allowing hedgerow species to grow to tree sized proportions. Hedgerows should be cut in an “A” shape or a “topped A” shape to create tall bushy hedges with maximum wildlife potential.
- Tree and hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.

PROPOSED VEGETATION

6.3.5 New planting will focus on supplementing existing vegetation and the indicative landscape scheme, as well as introducing distinct structural elements around the site boundary and creating structure within the development itself. The aim is to not only integrate the proposed development into the landscape but also provide landscape and ecological enhancements through a comprehensive

scheme of new planting and management using native species characteristic of the area, as well as select domestic species where appropriate.

6.3.6 The northern ecological enhancement area has been designed to provide maximum ecological benefit and has been designed by the project ecologist (Pete Satchell at Enims) with input from the Cranborne Chase National Landscape's Nature Recovery Officer.

6.3.6 Following comments⁸ received from the Cranborne Chase National Landscape's Nature Recovery Officer, Chinese privet and fastigate hornbeam have been removed from the Recommended Street/Amenity Tree Species whilst crab apple and dogwood have been added to the Mixed Native Hedgerow mix to create the requested 10 species mix. The single species domestic hedgerow will remain hornbeam, as previously specified.

Proposed Mitigation and Planting:

- The following recommendations should be taken into account in respect of plants being used for mitigation purposes:
 - ♦ All new planting, including planting for the purposes of replacement should comprise appropriate native species characteristic of the area.
 - ♦ Domestic species will be restricted to within the site and will not form part of the site boundary planting.
 - ♦ A range of plant sizes should be used, to create instant impact and structure.
 - ♦ Root barriers should be used where appropriate.
- The residential development area:
 - ♦ Strategic tree planting should take place within and around the site, particularly along the western boundary, to create structure and to break up views across the development area.
 - ♦ Native trees should be planted adjacent to the hedgerows and around the site to create structure and break up views of the development. Trees should be planted at a minimum of 5.00m centres.
 - ♦ A mix of domestic and native trees should be used within the site as appropriate, to create a setting for the development and to offer a level of visual containment.

⁸ In relation to planning application no. PL/25/03116.

- ♦ Hedging should be of a traditional, hawthorn (*Crataegus monogyna*) rich composition, grown and managed at a 1.50/2.00m in height and should be established along the western boundary with Whitlock Rise;
- ♦ To offset the loss of the hedgerow for the new access point and visibility splays, instant mixed native hedgerow should be established along the site frontage and should be grown and managed at 2.00m in height.
- ♦ Single species domestic hedging should be used around the frontages of the residential units to create a setting for the development and better define ownership boundaries. Broadleaf hedging should be grown to and managed at 1.50/2.00m in height
- ♦ Shrub beds should be planted within the site to create interest and a sense of place. Specimen shrubs should be used for structure in areas where trees cannot be established, these are to be chosen by the applicant.
- ♦ Wildflower grass tolerant of frequent mowing should be established for the public open space areas.
- ♦ Hardwearing lawn mix should be established for the domestic lawns.
- The northern ecologically enhanced area:
 - ♦ Woodland copse, comprising native broadleaf species characteristic of the area, will be planted in the north-west corner. Trees should be planted at 5.00/7.00m (avg. 6.00m) centres, avoiding a 'grid structure'. Understorey shrubs should be planted at 2.00/3.00m (avg. 2.50m) centres (grouping 4-7 specimens of the same species) and avoiding a 'grid structure'.
 - ♦ An orchard will be established to the east of the area, using appropriate heritage apple (*Malus*) varieties which should be grown on MM111 rootstock to produce vigorous trees up to 4.00m in height. Orchard trees should be planted at 5.00m centres.
 - ♦ Strategic tree planting should take place within northern boundary, to create structure and to break up views across the development area. Trees to be chosen from the Recommended Open Space/Hedgerow Tree Species provided for the residential area.
 - ♦ Mixed native scrub will be established across much of the area not covered by copse or orchard. Understorey shrubs should be planted at 2.00/3.00m (avg. 2.50m) centres (grouping 4-7 specimens of the same species) and avoiding a 'grid structure'.

RESIDENTIAL AREA RECOMMENDED SPECIES

Recommended Open Space/Hedgerow Tree Species					
Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
<i>Acer campestre</i>	Field Maple	Standard	8-10	2.50/3.00	1.75/2.00
<i>Crataegus monogyna</i>	Hawthorn	Light Standard	6-8	2.50/3.00	1.50/1.75
<i>Malus sylvestris</i>	Crab apple	Standard	8-10	2.50/3.00	1.75/2.00
<i>Prunus avium</i>	Wild cherry	Standard	8-10	2.50/3.00	1.75/2.00
<i>Pyrus communis</i>	Wild pear	Standard	8-10	2.50/3.00	1.75/2.00
<i>Sorbus torminalis</i>	Wild service tree	Selected Standard	10-12	3.00/3.50	Min 2.00

Recommended Mixed Native Hedge Species Mix				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Acer campestre</i>	Field maple	1+ 1 Transplant	60-80	5
<i>Cornus sanguinea</i>	Dogwood	1+ 1 Transplant	60-80	5
<i>Corylus avellana</i>	Hazel	1+ 1 Transplant	60-80	10
<i>Crataegus monogyna</i>	Hawthorn	1+ 1 Transplant	60-80	45
<i>Euonymus europaeus</i>	Spindle	1+ 1 Transplant	60-80	5
<i>Ilex aquifolium</i>	Holly	Pot-grown (3ltr)	60-80	5
<i>Malus sylvestris</i>	Crab apple	1+ 1 Transplant	60-80	5
<i>Prunus spinosa</i>	Blackthorn	1+ 1 Transplant	60-80	10
<i>Rosa canina</i>	Dog rose	1+ 1 Transplant	60-80	5
<i>Viburnum opulus</i>	Guelder rose	1+ 1 Transplant	60-80	5

Recommended Instant Hedge Species Mix			
Scientific name	Common name	Specification	%
<i>Acer campestre</i>	Field maple	Trough grown stock (1m lengths grown as a single row). At approximately 1.50/1.80m in height.	5
<i>Cornus sanguinea</i>	Dogwood		5
<i>Corylus avellana</i>	Hazel		10
<i>Crataegus monogyna</i>	Hawthorn		45
<i>Euonymus europaeus</i>	Spindle		5
<i>Ilex aquifolium</i>	Holly		5
<i>Malus sylvestris</i>	Crab apple		5
<i>Prunus spinosa</i>	Blackthorn		10
<i>Rosa canina</i>	Dog rose		5
<i>Viburnum opulus</i>	Gelder rose		5

Recommended Domestic Hedge Species				
Scientific name	Common name	Specification	Approx. height (cm)	%
<i>Carpinus betulus</i>	Hornbeam	Whip	120	100

Recommended Grass Mix	
Mix name	Sowing rate (g/m ²)
Wildflower lawn grass (Naturescape N14 or equivalent)	5
Hardwearing Lawn Mix (Naturescape NL4 or equivalent)	50

ECOLOGICAL ENHANCEMENT AREA RECOMMENDED SPECIES

Recommended Woodland Species Mix							
Scientific name	Common name	Specification	Girth (cm)	Approx. height	Clear stem height (m)	%	C/U*
Trees							
<i>Acer campestre</i>	Field maple	Whip	-	90-120cm	-	20	C/T
<i>Betula pendula</i>	Silver birch	Whip	-	90-120cm	-	15	U/T
<i>Carpinus betulus</i>	Hornbeam	Light Standard	6-8	2.50/3.00	1.50/1.75	25	U/T
<i>Prunus avium</i>	Wild cherry	Whip	-	90-120cm	-	15	U/T
<i>Tilia cordata</i>	Small leaved lime	Light Standard	6-8	2.50/3.00	1.50/1.75	25	C/T
Shrubs							
<i>Cornus sanguinea</i>	Dogwood	Transplant	-	60-80cm	-	15	U
<i>Corylus avellana</i>	Hazel	Transplant	-	60-80cm	-	35	U
<i>Crataegus monogyna</i>	Hawthorn	Whip	-	90-120cm	-	20	U
<i>Euonymus europaeus</i>	Spindle	Transplant	-	60-80cm	-	7.5	U
<i>Ilex aquifolium</i>	Holly	Pot-grown (3L)	-	30-40cm	-	7.5	U
<i>Ligustrum vulgare</i>	Wild Privet	Transplant	-	60-80cm	-	7.5	U
<i>Rosa canina</i>	Dog Rose	Transplant	-	60-80cm	-	7.5	U
* Approximately 10% of the total tree mix should comprise larger stock (Light Standard - Standard)							
* Canopy/Understory (T – Tree)							

Recommended Fruit Tree Species for Orchard					
Scientific name	Common name	Specification	Root-stock*	Approx. height (m)	Clear stem height (m)
<i>Malus domestica</i>	Apple	Standard	MM111	Min 1.50	Min 0.80
* The chosen rootstocks will allow for the creation of an orchard three rows deep, with plants spaced at 5.00m centres.					
Note: The specific mix and varieties of fruit trees are to be chosen by applicant depending on the type of orchard they ultimately wish to create. However, the following recommendations should be taken into account: • Ideally heritage tree that are native to the local area should be chosen. • Varieties should be chosen that grow between 3.50-4.50m.					

6.4 EFFECT OF MITIGATION

EFFECT OF MITIGATION ON LANDSCAPE RECEPTORS

6.4.1 At Implementation: Effects will remain largely the same as any changes associated with the mitigation will primarily become apparent when planting reaches maturity. However, new planting will see a net gain in tree and hedgerow cover, with the maintenance and bolstering/gapping up of the local hedgerow network improving ‘green links’ within the local area.

6.4.2 Once Established: Any landscape Effects will be mitigated as far as possible, with the Overall Level of Landscape Effect being reduced to *Moderate* with the new planting helping enhance the setting of the overall development. The proposed boundary planting will serve to contain the development within the existing field boundaries, in particular the new hedgerow along the western boundary with Whitlock Rise, while the use of structural planting within the development will break up the on-site built form. The Overall Nature of Effect will become *Neutral* with several positive effects in respect of enhancements to the green infrastructure network around the site and a hierarchy of tree ages also being established in the area.

EFFECT OF MITIGATION ON VISUAL RECEPTORS

6.4.3 At Implementation: Effects will be largely the same from the majority of Viewpoints. However, general remedial work along with the removal of pernicious weeds and pioneer species with be positive in terms of localised views of the site, in particular from Broadchalke Road. Additionally, the use of larger tree stock will help further break-up views from the wider landscape and create ‘instant’ structure around the site.

6.4.4 Once Established: Any visual effects will be mitigated as far as possible, with the Overall Level of Visual Effect being reduced to *Moderate* with the site being better contained within the landscape structure. While there will still be views of the development, this will be softened by a mature landscape structure and in keeping with current views of residential development within Bishopstone. The Overall Nature of Effect will be reduced to *Neutral*, however the additional planting within and around the site will have localised benefits in respect of visual amenity, particularly through the establishment of a hedgerow along the western boundary with Whitlock Rise.

6.5 CONCLUSIONS

6.5.1 As a result of the appraisal of landscape and visual effects, it has been determined that that the proposed development would not have an unacceptable adverse impact on the landscape resource

or views and visual amenity. The proposed dwellings will be integrated into a designated 'Built Area' with a layout and density commensurate with other residential development within the village. Furthermore, despite the increase in built form, the proposed development will not be unduly prominent nor detract from the landscape resource or the area's visual amenity. Taking account of the indicative landscape scheme and the enhancement recommendations coupled with the established character of the local area, the development can be undertaken so that the proposed residential development will integrate into the receiving landscape.

6.5.2 The proposed development will not be significantly detrimental to any of the key characteristics or descriptions of the site and the surrounding landscape as identified in this document. The proposed development can be undertaken in compliance with the relevant guidance and policies in the Cranborne Chase National Landscape Partnership Plan 2025 - 2030, the NPPF, the Wiltshire Core Strategy, and the emerging Wiltshire Local Plan.

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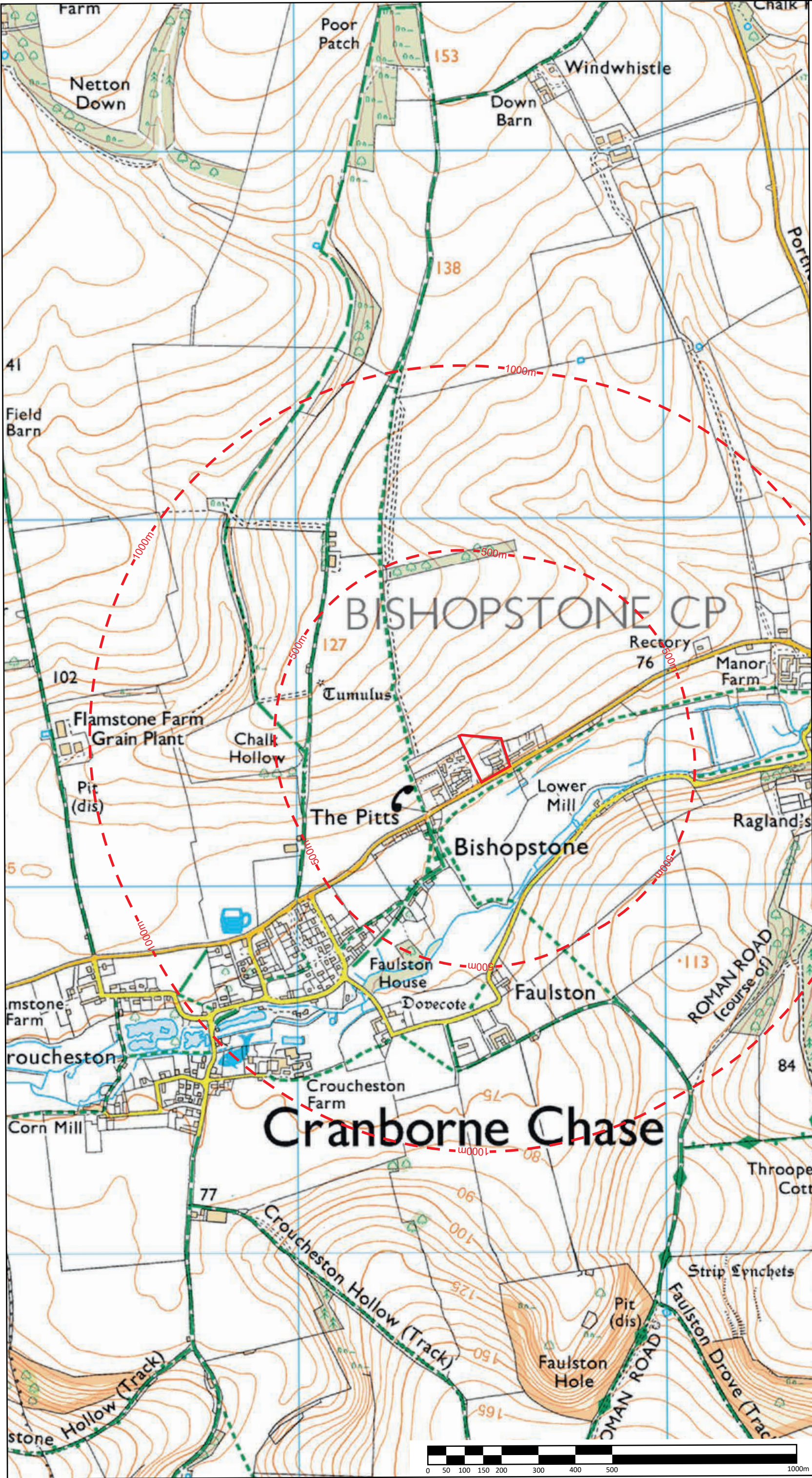
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ILLUSTRATIVE MATERIAL



KEY:

- Site

- Off-set from site

Public Rights of Way

- Footpath

- Bridleway

- Byway open to all traffic

- Restricted byway

Other Public Access

- Cranborne Doves Way (Recreational route)

Roads

- Road generally more than 4m wide

- Road generally less than 4m wide

- Other road, drive or track

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Project:
Land at Bishopstone

On behalf of:
Cherrington Planning

Drawing title:
Location Plan

Drawing number:
WHL-1835-01

Rev:
A

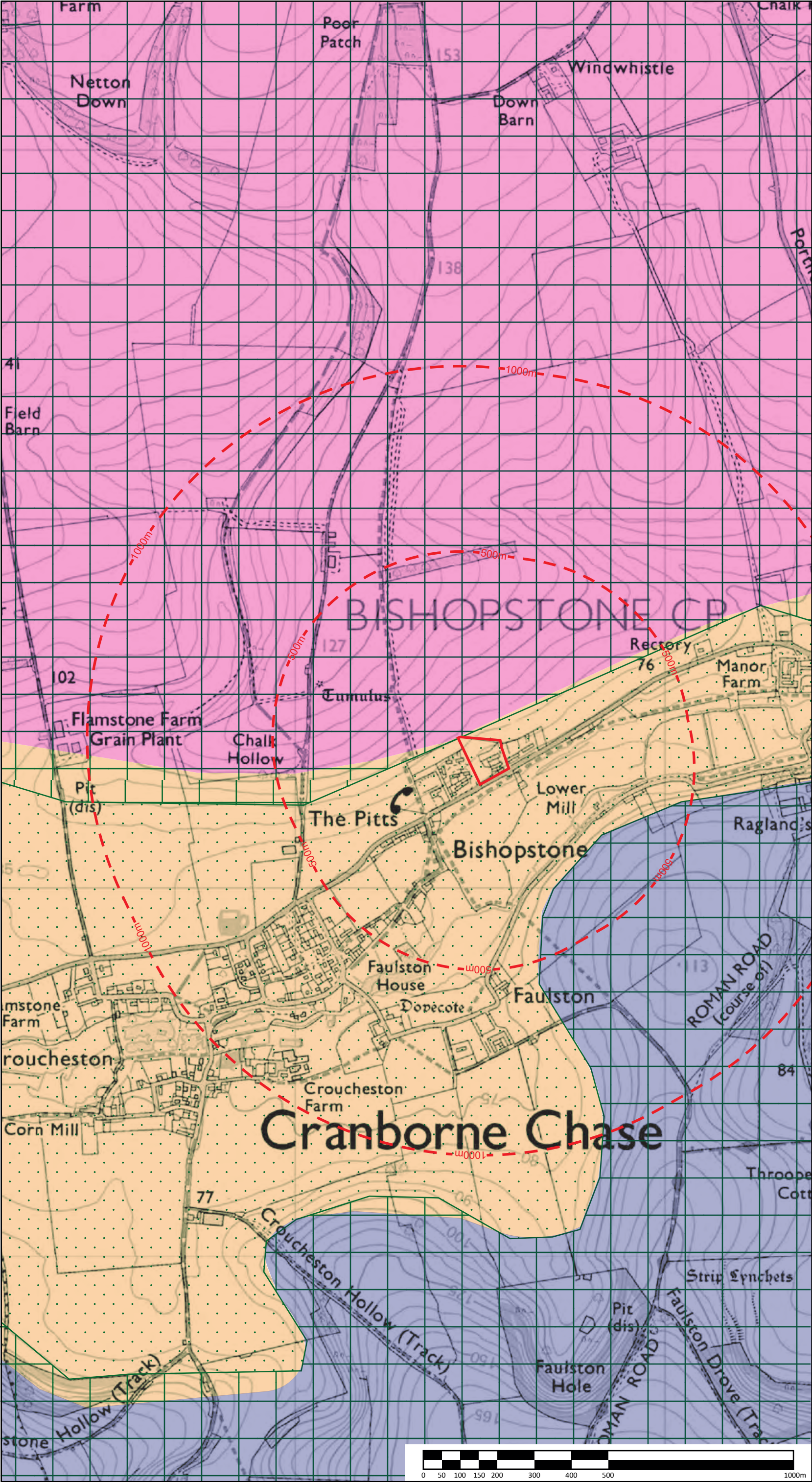
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Jan 26

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DB:
ES

CB:
WH





KEY:

- Site

- Off-set from site

Cranborne Chase National Landscape Landscape Character Assessment

- LCA 5B: Ebble River Valley Sides

- LCA 5D: Ebble River Valley Floor

Wiltshire Landscape Character Assessment

- LCA 2D: Cranborne Chase Wooded Downland

- LCA 2F: Fovant Down Wooded Downland

- LCA 5F: Ebble Chalk River Valley

Note:
The entire study area is covered by NCA: 134. Dorset Downs and Cranborne Chase.

The LCAs of the Wiltshire Landscape Character Assessment share the same boundaries as the Salisbury District Landscape Character Assessment. These are:
LCA 2D: Cranborne Chase Wooded Downland (LCA 2D)
LCA 2F: Fovant Down Wooded Downland (LCA 2F)
LCA 5F: River Ebble (LCA 5F)

The LCAs of the Cranborne Chase & Chalke Valley Landscape Character Assessment share the same boundaries as the Cranborne Chase National Landscape Landscape Character Assessment. These are:
LCA E2: Lower Ebble/Chalk River Valley Slopes (LCA5B)
LCA F1: Lower Ebble/Chalk River Valley Floor (LCA 5D)

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Project:
Land at Bishopstone

On behalf of:
Cherrington Planning

Drawing title:
Landscape Character

Drawing number:
WHL-1835-03

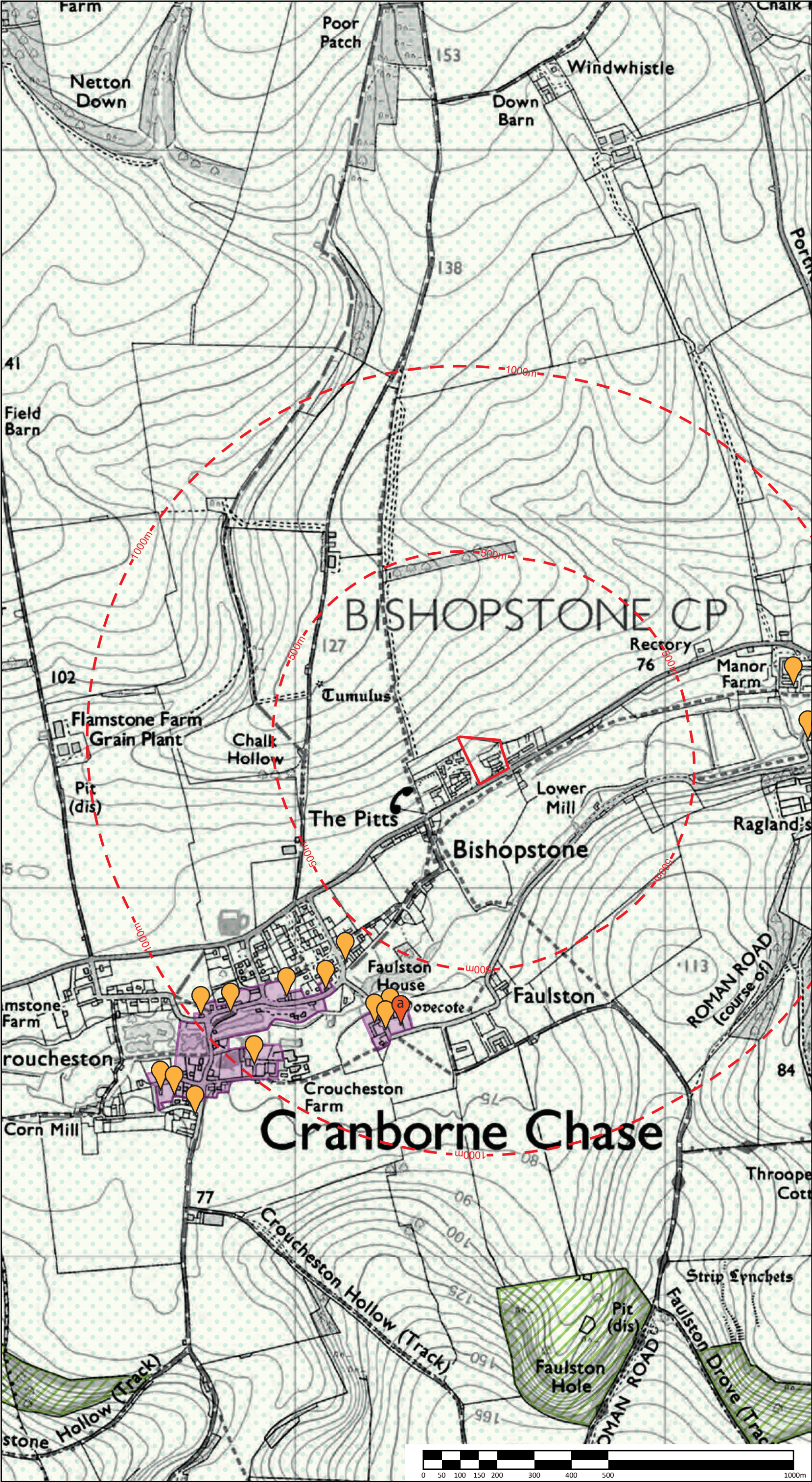
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Rev:
A

Date:
Jan 26

DB:
ES

CB:
WH



KEY:

- Site
- Off-set from site

Statutory Designations

- Cranborne Chase National Landscape

Natural Environment Designations

- SSSI

Heritage Designations

- Conservation area
- Grade II* listed structure
a. Dovecote at Faulston House
- Grade II listed structure

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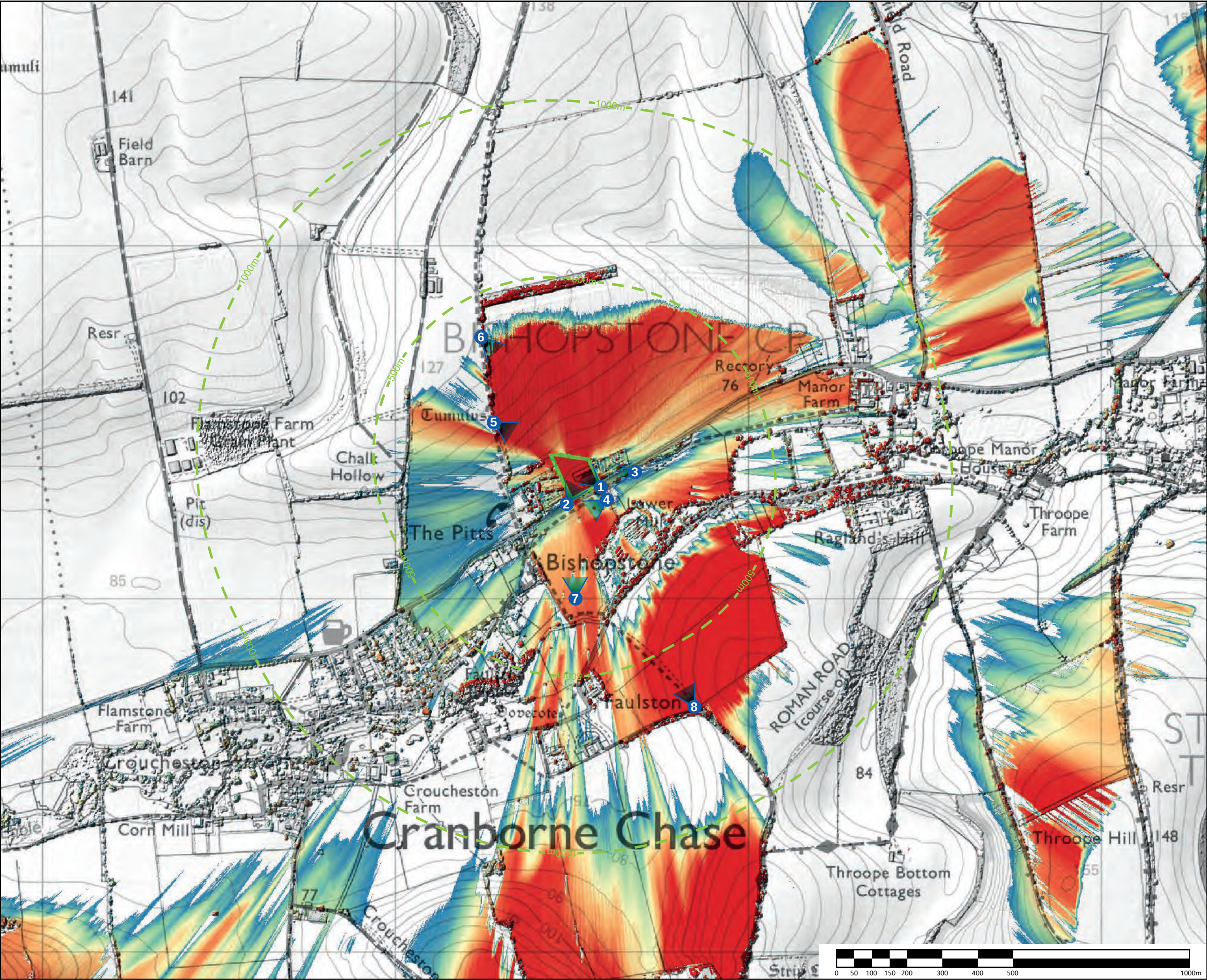
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Project:
Land at Bishopstone

On behalf of:
Cherrington Planning

Drawing title:
Designations

Drawing number: WHL-1835-04	Rev: A	Date: Jan 26
Scale: 1:10000 @ A3	DB: ES	CB: WH



KEY:

- Main development area
- Off-set from main development area
- Viewpoint

Key for Relative Visibility

High Potential Visibility

Low Potential Visibility

No Visibility

Note:
Relative visibility is based on the percentage of development potentially visible. eg areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development.

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Project:
Land at Bishopstone

On behalf of:
Cherrington Planning

Drawing title:
Zone of Theoretical Visibility

Drawing number:
WHL-1835-05

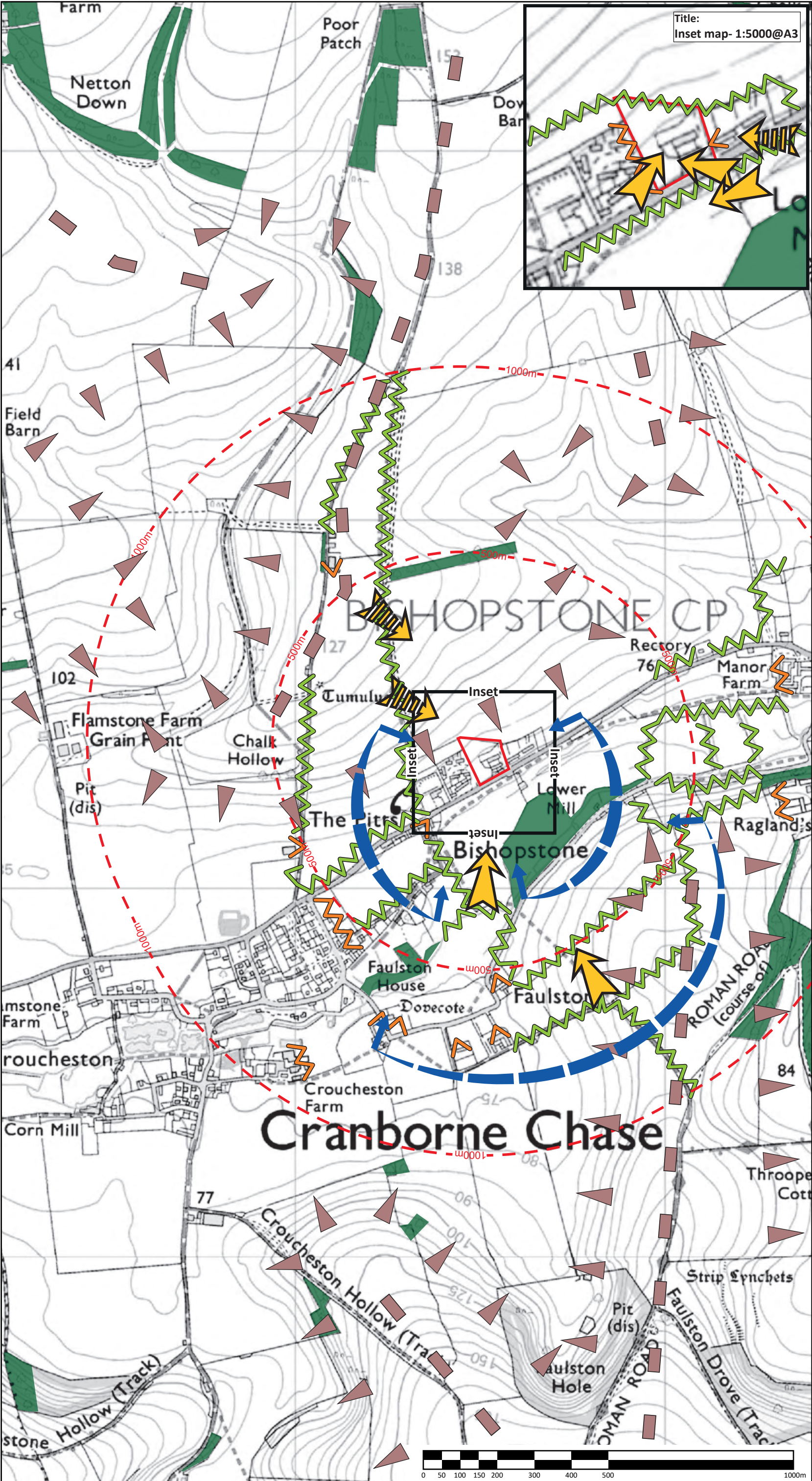
Rev:

Date:
July 24

Scale:
1:10000 @ A3

DB:
MP/ES

CB:
WH



KEY:

- Site
- Off-set from site
- Ridgeline
- Downslope
- Significant vegetation
- Trees and hedgerows obscuring/ filtering views
- Notable development
- Open view
- Heavily filtered view
- Views obscured by landform and vegetation

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Project: Land at Bishopstone		
On behalf of: Cherrington Planning		
Drawing title: Landscape and Visual Analysis		
Drawing number: WHL-1835-07	Rev: A	Date: Jan 26
Scale: 1:10000 @ A3	DB: ES	CB: WH