

DATE
03/07/2026WHL REF
26.2155

To: Woolley & Wallis
4 – 5 Hughenden Yard
High Street
Marlborough
Wiltshire
SN8 1LT

Dear Chris,

Re: Proposed agricultural building at Beversbrook Farm, Hilmarton, Calne, Wiltshire, SN11 8RX.

1. PRELIMINARIES

1.1 WH Landscape Consultancy Ltd (WHLandscape) produced a Landscape and Visual Appraisal (LVA), dated October 2020, ref 20.1114, in relation to a planning application for “*Change of use from farming to industrial with proposed steel fabricated shop, steel cutting and drilling shop, hay barn, cattle barn and cattle pen*” at Beversbrook Farm. This application (ref 20/09579/FUL) was granted permission on 20th April 2021.

1.2 Since the original LVA was written, the NPPF has been updated a number of times with the most recent revision being in February 2025. Of particular relevance to this project are Sections 15 (paragraph 187) and 12 (paragraph 135), the updated text has been reproduced below:

Section 15. Conserving and Enhancing the Natural Environment

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;

Section 12. Achieving Well-designed Places (relevant sections only)

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;***

- 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);***

1.3 Wiltshire Council is currently in the process of reviewing their Local Plan. The most recent draft (the Wiltshire Local Plan Pre-Submission Draft 2020 – 2038) underwent 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, with Stage 2 having commenced on 11th November 2025. However, the Inspectors found that the current emerging Local Plan is not suitable for adoption and recommended that *“the council withdraw the submitted Plan and address these matters through the preparation of a new plan under the new local plan making system.”*¹ Therefore, these policies hold no weight in the assessment of this planning application.

1.4 This letter should be read in conjunction with the LVA produced by WHLandscape (dated October 2020, ref 20.1114) submitted as part of application 20/09579/FUL. It is considered that the descriptions of the site and it is considered that the descriptions of the Beversbrook Farm and its environs are relevant with the overall value of the landscape remaining *Medium*, which means the site is not located within a ‘valued landscape’ under Section 15, paragraph 187, Bullet Point a) of the NPPF.

1.5 The following comments are made in respect of the details provided for the proposed agricultural building at Beversbrook Farm, the plans for which can be found in Appendix 1 Development Proposals attached to this document.

2. THE PROPOSALS

2.1 The proposed agricultural building will be located on the north-western elevation of an existing barn within the yard on an area of existing hardstanding which is currently used for external storage.

¹ Letter to Wiltshire Council dated 27th February 2026 from Inspectors Philip Mileham and Gareth Wildgoose (document title Document ID13) available at: <https://www.localplanservices.co.uk/wiltshirelpexamination>

2.2 The new building will have the same footprint and be the same height and colour as the barns it adjoins. It will measure 6.88 metres (m) to the ridge and 5.82m to the eaves and be constructed of concrete wall panels to 1.20m with composite insulated trapezoidal side sheeting in olive green above. The roof will also be constructed of olive green sheeting and will have ten 10% triple-skin FAIRS roof lights on each elevation to allow natural light into the building.

2.3 Vehicular and pedestrian access into the building will be via a 6.00m wide roller door and steel personnel door on the south-western elevation. Access to the site will be taken through the yard using existing trackways and the existing access from the A3102.

3. LANDSCAPE AND VISUAL COMMENTS

3.1 In terms of the landscape and visual effects of the proposed agricultural building, these are limited. It is considered that the findings of the previously submitted LVA (ref 20.1114) apply to this application.

3.2 COMMENTS ON THE VISUAL EFFECT OF THE PROPOSALS

3.2.1 In June 2026, the viewpoints which were shown to have intervisibility with the site in 2020 were revisited. This included Viewpoints 1 and 2 taken from the A3102 which runs along the south-eastern boundary of the farm and Viewpoints 9a and 9b taken from Footpath CBAS61A on the ridgeline to the south-east. The locations of these viewpoints can be found in the attached Illustrative Material appended to this document.

3.2.2 All photographs were taken using a digital equivalent of a 50mm focal length traditional 35mm SLR lens to represent most accurately the views as seen by the human eye. Enlarged copies of the selected viewpoints can be found in the attached Viewpoint Photographs (Appendix 2) appended to this document.

VIEWPOINTS 1 AND 2

3.2.3 These viewpoints were taken from the A3102, a busy transport corridor, along which there is no pedestrian footway; therefore, primary receptors are those in vehicles whose attention should be on the road ahead. There are glimpsed views into the yard in which the proposed barn will only be partially visible due to intervening vegetation coupled with the existing built form of Beversbrook Farm.

VIEWPOINTS 9A and 9B

3.2.4 These viewpoints were taken from Footpath CALW61 on elevated land to the south-west of the site. Despite the increase in elevation, the proposals will be difficult for receptors to discern due to the size and scale

of the proposed barn coupled with its close proximity to the existing built form. Furthermore, intervening vegetation provides a high level of filtering for the site as well as the whole farm.

SUMMARY

3.2.5 Views towards the site are limited due to the local landform and screening provided by dense vegetation, with the most notable view (Viewpoint 1) being from the A3102. However, this is a transient view along a short section of a busy transport corridor with no pedestrian footway, in which the proposed barn will be seen in context with the existing built form of the yard. Moreover, there are no views of the proposed development in which it will not be seen in context with the other barns, with the proposed materials and colouration further integrating the development into the yard.

3.3 COMMENTS ON THE LANDSCAPE EFFECT OF THE PROPOSALS

3.3.1 A noted landscape sensitivity of LCA 14: Hilmarton Rolling Lowland states that “*only small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts*”². Although the proposals will see an increase in the level of built form within Beversbrook Farm, the new agricultural building will be located in close proximity to the existing built form of the farmstead and will not constitute an isolated feature within the landscape. Moreover, the proposed building will be of a design and materials which reflect that of the existing buildings of Beversbrook Farm. Therefore, the proposals will be in keeping with the character of the receiving landscape.

3.3.2 The proposed development does not conflict with the relevant key issues, strategies, objectives and policies identified across the relevant character assessments or with national or local policy. Although the proposals will see an increase in built form within the yard, the chosen materials, colouration, and size reflects that of the adjacent barn; therefore, ensuring that the development can be appropriately integrated into the receiving landscape.

3.3.3 The site is relatively well contained within the receiving landscape. The implementation of the landscape proposals approved as part of application 20/09579/FUL (Appendix 3) would provide further containment for the site, as well as creating an appropriate setting for the yard. Once the landscape scheme has been

² North Wiltshire Landscape Character Assessment (2004), p42, available at:
https://www.wiltshire.gov.uk/media/9712/North-Wiltshire-Landscape-Character-Assessment-1-25-000/pdf/north_wiltshire_landscape_character_assessment_2004.pdf?m=1732541995230

implemented, it is not considered that any additional landscape enhancements or mitigation measures will be required.

4. CONCLUSIONS

4.1. In conclusion, the proposed agricultural building at Beversbrook Farm will have limited landscape and visual effects due to the small scale of the development coupled with existing use of the site's immediate surroundings and high level of containment afforded to the site. Moreover, with the implementation of the previously approved landscape scheme, the additional building can be successfully integrated into the receiving landscape.

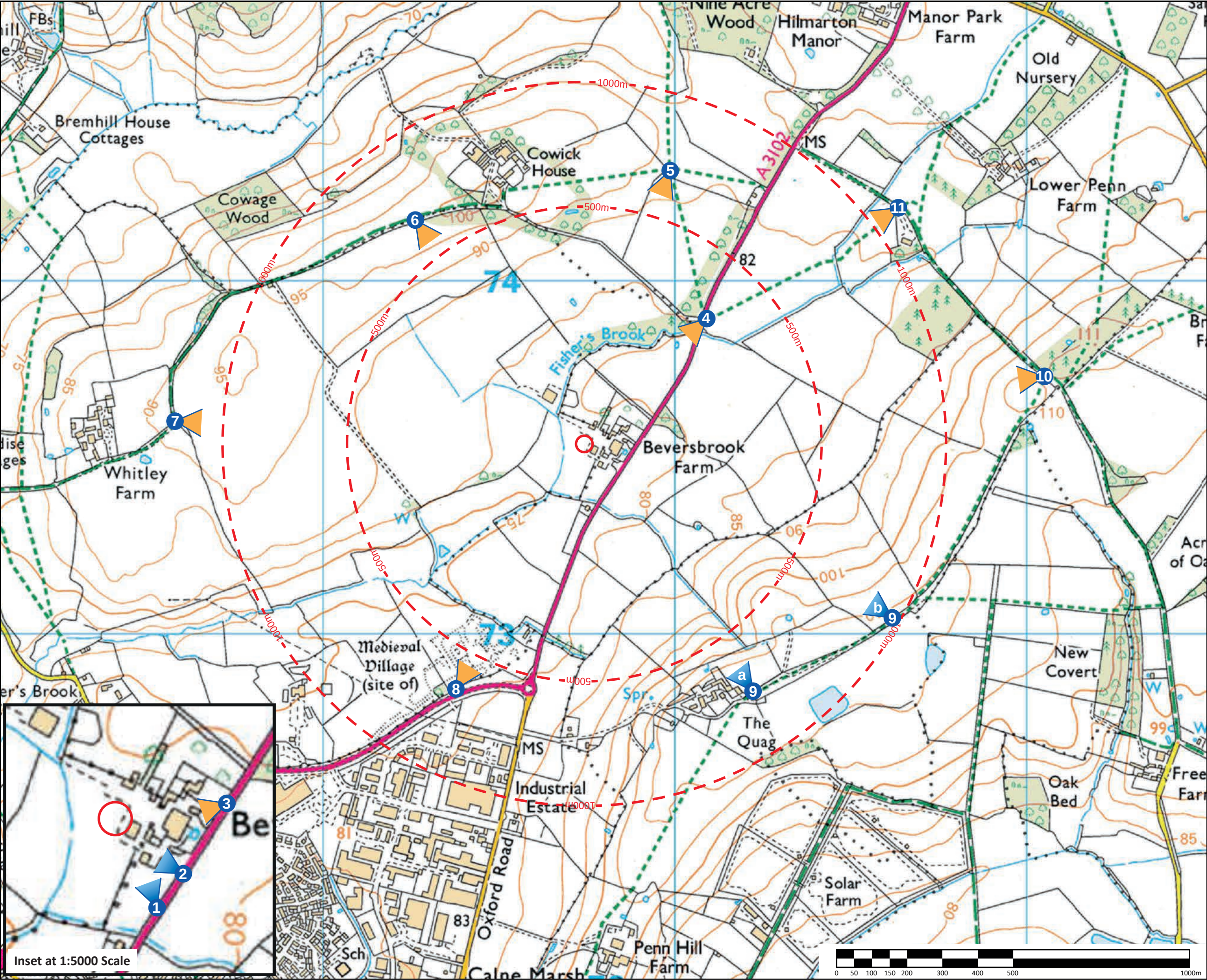
4.2 Taking account of the above, the proposed development can be undertaken in compliance with the relevant guidance and policies in the NPPF and the Wiltshire Core Strategy, specifically Core Policies 51 and 57. Moreover, the siting of an additional agricultural building at Beversbrook Farm will not result in the loss or alteration of any key elements, features or characteristics of the landscape as detailed in the Wiltshire Landscape Character Assessment and the North Wiltshire Landscape Character Assessment.

Yours sincerely,

Ellie Sims BA (Hons) MA CMLI
(Landscape Architect)



ILLUSTRATIVE MATERIAL



KEY:

- Site boundary
- Off-set from site boundary
- Revised viewpoint
- Viewpoint not revisited due to lack of intervisibility with site

Public rights of way

- Footpath
- Bridleway

Roads

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

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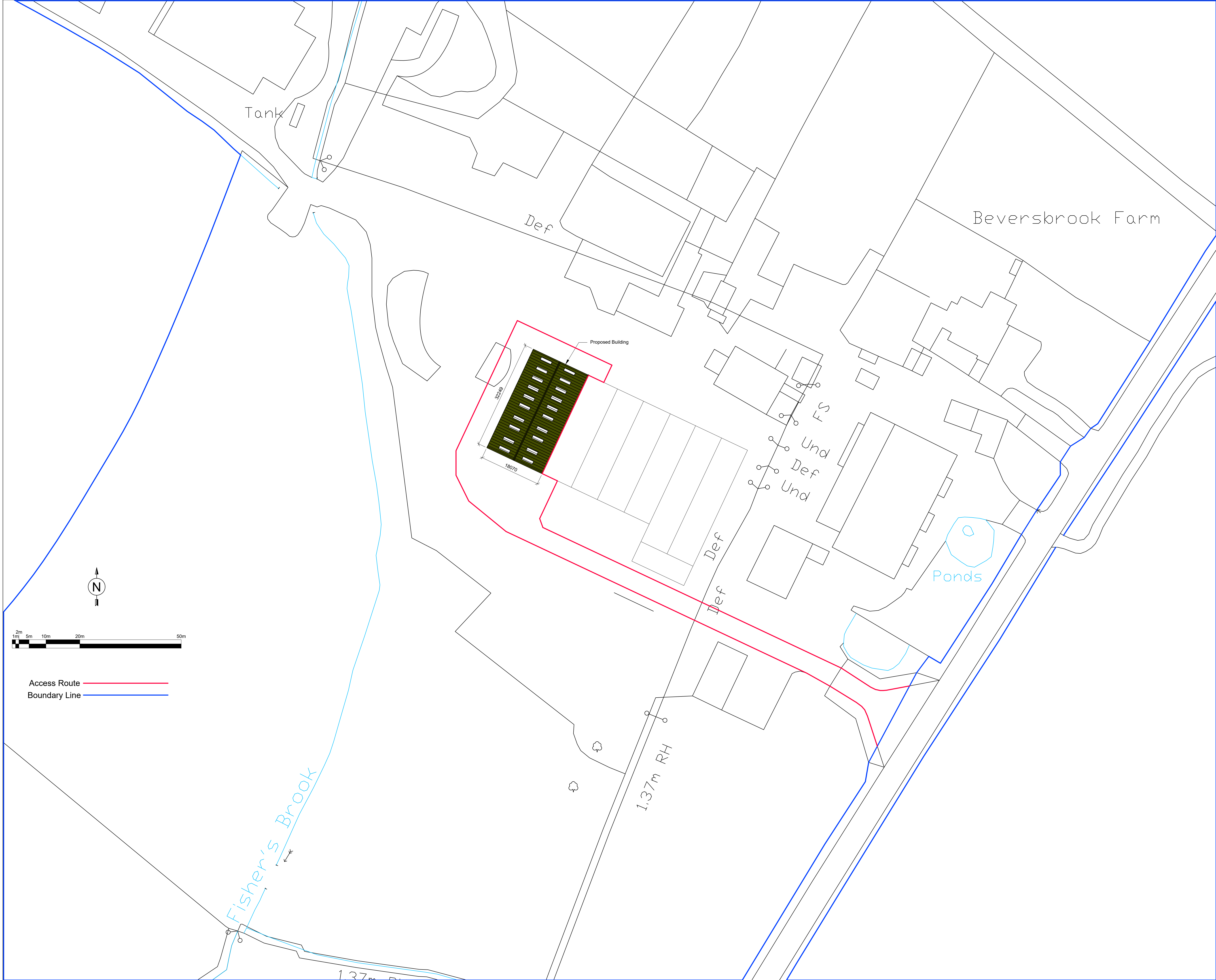
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Project: Proposed Agricultural Building		
On behalf of: Haines Construction Ltd		
Drawing title: Location and Viewpoint Plan		
Drawing number: WHL-2155-01	Rev: 	Date: June 26
Scale: 1:10000 @ A3	DB: ES	CB: GH

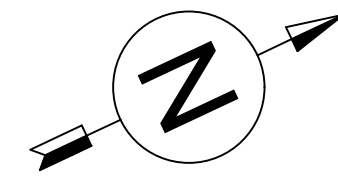
APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS



GENERAL NOTES:

Index	Date	Description	Author
HAINES Construction (Southern) Ltd. Beversbrook, Calne, Wiltshire, SN11 8RX Telephone: 01249 819103 Email: info@hainesconstruction.co.uk			
CLIENT			
Haines Construction (Southern) Ltd			
PROJECT			
Proposed Storage Building Extension			
DRAWING TITLE			
Proposed Block Plan 1:500			
DRAWN BY	CHECKED BY	DATE	SCALE
J.G.S.		02/06/2026	1:500 @ A1
PROJECT No.		DRAWING No.	REV
11369		[G] - 004	-



GENERAL NOTES:			
1. This drawing must be scaled.			
Index	Date	Description	Author
HAINES Construction (Southern) Ltd.			
Beversbrook, Calne, Wiltshire, SN11 8RX Telephone: 01249 819103 Email: info@hainesconstruction.co.uk			
CLIENT			
Haines Construction (Southern) Ltd			
PROJECT			
Proposed Storage Building Extension			
DRAWING TITLE			
General Arrangement			
DRAWN BY	CHECKED BY	DATE	SCALE
J.G.S.		02/06/2026	1:100 @ A1
PROJECT No.		DRAWING No.	REV
11369		[G] - 010	-

APPENDIX 2: VIEWPOINT PHOTOGRAPHS



VP: 1

Viewpoint direction: North-west

Approximate distance from site: 150m

Taken by: ES

Photograph date: June 2026

OS map elevation: Between 75-80m AOD



VP: 2

Viewpoint direction: West

Approximate distance from site: 130m

Taken by: ES

Photograph date: June 2026

OS map elevation: Between 75-80m AOD



VP: 9a	Viewpoint direction: North-west	Approximate distance from site: 925m
Taken by: ES	Photograph date: June 2026	OS map elevation: Approximately 110m AOD



VP: 9b

Viewpoint direction: North-west

Approximate distance from site: 1020m

Taken by: ES

Photograph date: June 2026

OS map elevation: Approximately 110m AOD

APPENDIX 3: EXCERPT OF APPROVED LANDSCAPE SCHEME



Recommended Structural Amenity Trees							
Plan Ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)	No.
Sc	<i>Salix alba</i> 'Chermesina'	Scarlet willow	Heavy Standard	12-14	3.50/4.00	Min 2.00	2
Qr	<i>Quercus robur</i>	English oak	Heavy Standard	12-14	3.50/4.00	Min 2.00	2
Heavy Standards to be single stakes and mesh guarded.							

Recommended Woodland Whip Species Mix A				
Scientific Name	Common name	Specification	Approx. height (cm)	%
<i>Alnus glutinosa</i>	Common alder	Whip	90-120	10
<i>Betula pubescens</i>	Downy birch	Whip	90-120	20
<i>Populus tremula</i>	Aspen	Whip	90-120	10
<i>Prunus avium</i>	Wild cherry	Whip	90-120	20
<i>Salix fragilis</i>	Crack Willow	Whip	90-120	20
<i>Salix pentandra</i>	Bay willow	Whip	90-120	20
Tree whips to be planted at 3m spacing, double staked and mesh guarded				

Recommended Understorey Shrub Species Mix A				
Scientific Name	Common name	Specification	Approx. height (cm)	%
<i>Cornus sanguinea</i>	Dogwood	Transplant	60-80	25
<i>Corylus avellana</i>	Hazel	Transplant	60-80	20
<i>Crataegus monogyna</i>	Hawthorn	Transplant	60-80	15
<i>Frangula Alnus</i>	Alder buckthorn	Transplant	60-80	10
<i>Viburnum opulus</i>	Guelder rose	Transplant	60-80	10
<i>Salix repens</i>	Creeping willow	Transplant	60-80	10
<i>Salix viminalis</i>	Osier	Whip	90-120	10
Shrubs to be planted at 1.5m centres, double staked and mesh guarded.				

Recommended Woodland Whip Species Mix B				
Scientific Name	Common name	Specification	Approx. height (cm)	%
<i>Acer campestre</i>	Field maple	Whip	90-120	15
<i>Alnus glutinosa</i>	Common alder	Whip	90-120	20
<i>Betula pendula</i>	Silver birch	Whip	90-120	25
<i>Prunus avium</i>	Wild cherry	Whip	90-120	15
<i>Malus sylvestris</i>	Wild crab apple	Whip	90-120	15
<i>Sorbus terminalis</i>	Wild Service Tree	Whip	90-120	10
Tree whips to be planted at 3m spacing, double staked and mesh guarded.				

Recommended Understorey Shrub Species Mix B				
Scientific Name	Common name	Specification	Approx. height (cm)	%
<i>Cornus sanguinea</i>	Dogwood	Transplant	60-80	25
<i>Corylus avellana</i>	Hazel	Transplant	60-80	20
<i>Crataegus monogyna</i>	Hawthorn	Transplant	60-80	30
<i>Euonymus europaeus</i>	Spindle	Transplant	60-80	2.5
<i>Ilex aquifolium</i>	Holly	Pot-Grown	45	2.5
<i>Ligustrum vulgare</i>	Wild Privet	Transplant	60-80	10
<i>Viburnum opulus</i>	Guelder rose	Transplant	60-80	10
Shrubs to be planted at 1.5m centres, double staked and mesh guarded.				

KEY:

- Site

Existing

- Building

- Tracks/hardstanding

- Tree

- Hedge

- Brook/pond

Proposed

- Woodland belt

- Tree

- Building

- Storage area

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Project:
Redevelopment of Land - Beversbrook Farm, Hilmarton

On behalf of:
Haines Construction Ltd

Drawing title:
Excerpt from - Soft Landscape Proposals

Drawing number:
WHL-1114-05

Rev:

Date:
Oct 20

Scale:
1:750 @ A3

DB:
ES

CB:
TA