



LANDSCAPE AND VISUAL IMPACT ASSESSMENT

NONSUCH HOUSE

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REVISION

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NON-TECHNICAL SUMMARY

This Landscape and Visual Impact Assessment (LVIA) has been prepared by ADSDF Ltd on behalf of Boyce Group, a boutique developer and operator of high quality real estate primarily within the Hotel and Living sectors. Situated within the South West of England, the Group has an emerging and positive track record of creating high quality places in often challenging historic or heritage contexts.

The purpose of this report is to establish the baseline conditions, consider the sensitivity of landscape and visual receptors and establish the nature of the impact that will arise as a result of the proposed development. The report transparently considers the effects that will arise in relation to the receptors and this consultant feedback has been integrated into the proposals by the wider design team.

The proposed development site is located in Wiltshire, north of the village of Bromham and bounded to the north by Westbrook Road (the A3102) a busy and fast moving road. The area of the site is 18.1 hectares. An unfrequented public right of way runs through the site in an approximate north-south orientation.

The site is not allocated within any national or local qualitative designations. The local planning policy relating to typical undesignated landscape such as this site and the surrounding area states that the ***‘development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character’*** (Core Policy 51: Landscape of the Wiltshire Local Plan). There is also a strong emphasis on improving green infrastructure.

Although the site does not necessarily contain any rare or unique landscape features it is the site of Nonsuch House and its associated outbuildings and gardens. The landscape is not currently maintained as the main house burnt down. A defining part of the comprehensive proposals will be to reconstruct, reinterpret and enhance the landscape strategy building upon the existing context to create a sustainable hotel offering which is fit for twenty-first century rural life.

The whole proposal for the development has been strongly influenced by the landscape and is considered to be a landscape led approach to the design. There are sensitive landscape design overlays proposed. These have been informed by both historic and new key views establishing proposed axis through the site. The assessment process has established that from a character perspective there will be no loss of anything more than typical and common landscape resources associated with the development. Any loss in association with the development will be mitigated by the reinstatement of landscape features, proposed gardens and landscape designs as well as the reconstruction of Nonsuch

House. Original features such as the walled garden will be reinstated and the protection of the trees along the original avenue (visible from 4.1 miles away) form part of the landscape proposal.

In conclusion the landscape design when viewed as a whole is of high benefit and low impact, embodying conservation enhancement principles. The proposals should therefore should be supported by the LPA in terms of the landscape and visual impact assessment.

The guidance and reference documentation that has been used in the preparation of this document are:

- ✂ Guidelines for Landscape and Visual Impact Assessment 3rd Edition by the Landscape Institute and Institute of Environmental Management & Assessment
- ✂ Landscape value and valued landscapes; A technical guidance note by the Landscape Institute
- ✂ Landscape for 2030; How landscape practice can respond to the climate crisis by the Landscape Institute

The Iterative Design Process

An iterative design process with the design team was undertaken during the course of 2023 in order to settle upon the most appropriate masterplan and landscape proposal. For example, early on a more intensive use and building form was proposed by the architectural team for the walled courtyards, however this was assessed as too intrusive by ADSDF. This analysis was fed back to the architectural team and the extent and the scale of the proposals were reduced within this area to protect the special qualities of the wall garden settings.

ADS[DF]

This report has been prepared by ADSDF, an award winning practice with a specialism for creative sensitive architectural landscape led responses within rural contexts. ADSDF are award winning garden designers at RHS Chislea, and Highly Commended in the WAN Architecture awards. ADSDF also work on integral landscape and architectural design projects such as rehabilitation of RAF Harlaxton Woodland and decontamination unit, large private gardens master plans and planting strategies, new burial grounds and listed buildings and gardens.

SECTION 1: INTRODUCTION, CONTEXT, METHODOLOGY

Introduction

The aim of this report is to provide a full assessment of the potential landscape and visual effects of the proposed development on the landscape, in compliance with current legislation and guidance. The report consists of two assessments, the first being the landscape and the second being the visual effects. The assessment has been conducted in line with published best practice guidelines and includes a desk top study comprising of local planning policies, guidance, published local authority landscape assessments and onsite studies. Regular design team meetings and charettes have been held in order to positively shape the landscape led masterplan proposals. The area of study is set to a 5km radius of the site. During the desk top analysis was undertaken to Zone of Theoretical Visibility (ZTV) in accordance with the Guidelines for Landscape and Visual Impact Assessment Third Edition. An on site analysis was also undertaken to determine any further possible views that may be affected by the proposal. It was also important to assess the impact on view from Roundway Fort and the White Horse of Devizes.

It was not considered that night time study needed to be undertaken because lighting will be minimal and be designed to the Dark Skies Policies.

Scheme overview

This report is a landscape and visual impact assessment relating to the proposed reconstruction and conversion of Nonsuch House to a boutique hotel, along with the careful restoration and conversion of the existing associated farmyard buildings. The proposal includes the sensitive addition of a number of other buildings that have been placed appropriately in and around the site in key locations, the improvement and enhancement of the existing landscape with a series of landscape design proposals and a focus on the rehabilitation and enhancement of natural and historic landscapes. The purpose of the proposal in relation to the landscape is to create an exceptionally high quality, landscape led development for the enjoyment primarily of the hotel guests, ‘the paying public’. The landscape led masterplan proposals will also be for the enjoyment of walkers, ramblers and passers-by who may frequent the public Right of Way that runs from the foot style opposite Nonsuch Nurseries on the A3102 across the site in a southerly direction.

A major benefit of opening the parkland-esque setting to a broader populous is that the landscape will be enjoyed at a quantum above the existing baseline of just the current private residents alone. The nature and scale of the development and proposed landscape uses are appropriate to the intensity and density of the existing landscape uses. It is important to recognise that the proposal will reinstate or

where appropriate reinterpret original features, enhancing the landscape condition, whilst having minimal visual impact on the area.

The emerging landscape proposals which include an ornamental reservoir with liminal edges (primarily for onsite agricultural irrigation) a buffer zone of deciduous tree planting (to protect the ancient woodland), formalisation of the pasture land into a series of grazing paddocks, the restoration of the kitchen garden, will all enhance the landscape and have the potential to substantially improve biodiversity at the same time. Please refer to the accompanying ecology report(s) for further information.

Location and context

The area proposed for development is located on land north of the village of Bromham, Wiltshire (OS Grid Reference ST 96198 66037), hereinafter referred to as the 'site' (bounded by a red line in Fig.1 below). Nonsuch House and associated farm buildings, is situated within a parkland-esque setting complete with a number of veteran trees and a significant portion of ancient woodland and farm land exist within the red line of the site. Topographically, the majority of the site is 100m AOD. The terrain in the study area rises to a maximum of 205m AOD at Roundway Fort to the east and moderate rise to the north, west and south. To the east there is a large site that appears to have caravans and scrap yard which is somewhat unsightly. The Nonsuch Nurseries glasshouses to the north of the site are currently in a state of dilapidation. To the south there is Wyatts Woods, an ancient woodland. There are also a number of veteran trees on the site.

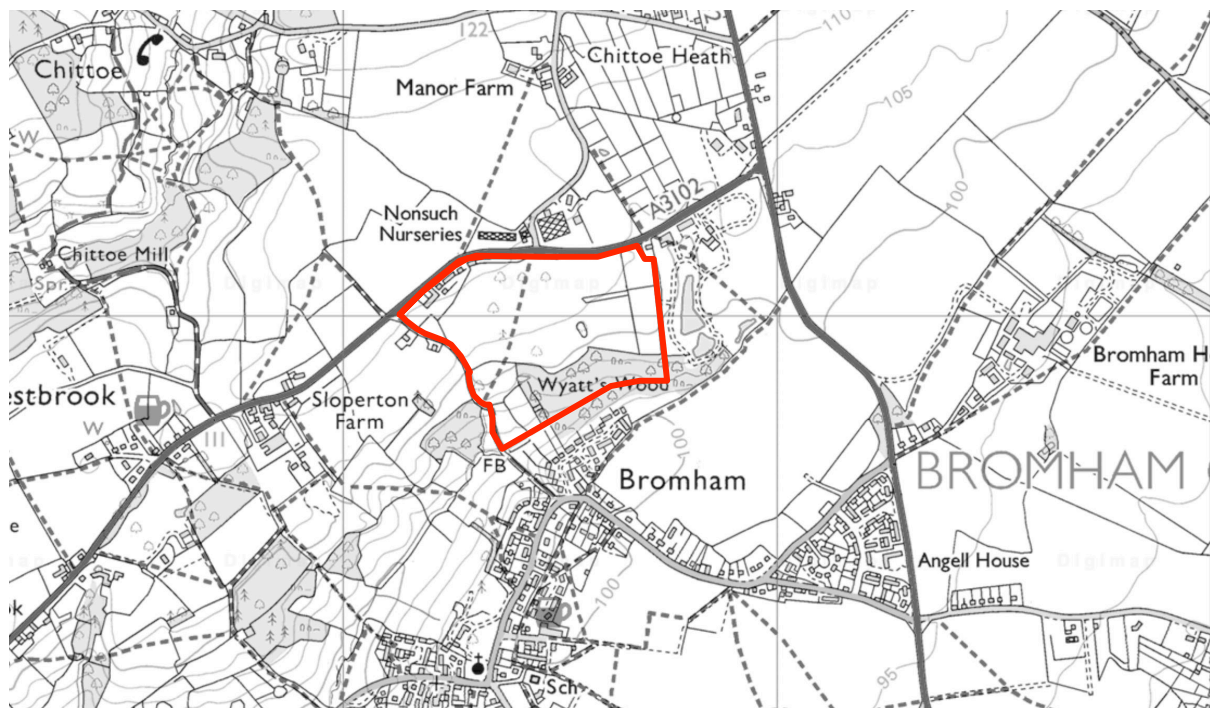


FIG 1: Site location

Biodiversity of the site

Due to the nature of the site and context biodiversity and ecology are important to both protect and enhance. Ecology reports, heritage statements and a biodiversity net gain report have been prepared by other consultants. Certain information may be repeated or referred to in this report that appears in others. The planning application documentation should be considered in their totality.

Methodology

The methodology is consistent with the process set out in GLVIA3,. The following summarises the flow diagram Fig 3.5 of the document.

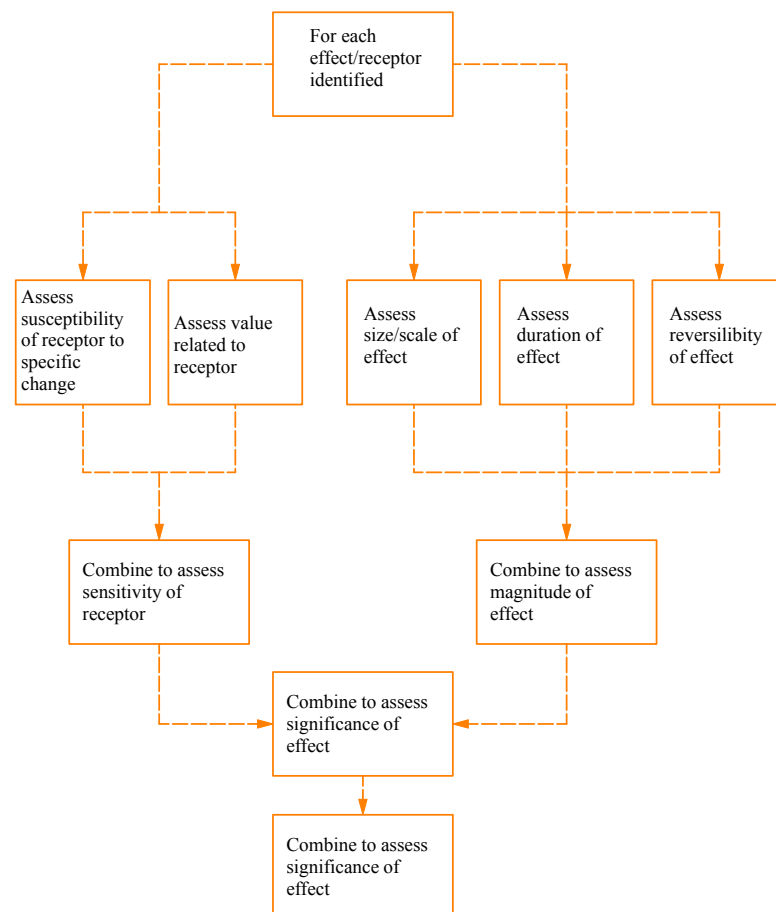


Fig 2: GLVIA3 methodology

In summary, the assessment involves the following key stages:

- ✂ Establish the baseline conditions; the landscape character and visual context of the receiving environment and the sensitivity to change of these resources.
- ✂ Contributions to the iterative process of design and mitigation based on understanding the nature, form and features of the proposed development in relation to the key landscape and visual sensitivities.

- ✕ An evaluation of the magnitude of the change likely to result from the proposed development, both during construction and in operation on visual amenity and the landscape
- ✕ An evaluation of the cumulative magnitude of change likely to result from the proposed development in conjunction with other similar existing developments, both during construction and in operation on visual amenity and the landscape resource
- ✕ An assessment of the significance of landscape and visual effects considering the sensitivity of resources and the magnitude of change; and
- ✕ An assessment of the cumulative significance of landscape and visual effects considering the sensitivity of resources and the magnitude of change.

To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of ‘landscape’ as defined by the European Landscape Convention (ELC, 2000) is:

“‘Landscape’ means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.”

This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected.

In the context of this definition the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be performed, and more rational and transparent conclusions drawn.

The ELC, 2000 also includes the following definitions that are relevant in understanding the approach taken in the assessment:

“Landscape policy” – an expression by the competent public authorities of general principles, strategies and guidelines that permit the taking of specific measures aimed at the protection, management and planning of landscapes.

“Landscape protection” – actions to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity.

“Landscape management” – action, from a perspective of sustainable development, to ensure the regular upkeep of a landscape, so as to guide and harmonise changes which are brought about by social, economic and environmental processes.

“Landscape planning” – strong forward-looking action to enhance, restore or create landscapes.

Furthermore, the Landscape and Visual Impact Assessment (LVIA) process deals with the separate but interlinked issues of:

- ✂ Landscape Character: The effects of the proposed development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and
- ✂ Visual Context: The effects of the proposed development on views from visual receptors, and upon the amenity value of the views.

Landscape character is defined in the Landscape Institute’s guidance (‘Guidelines for Landscape and Visual Impact Assessment’, Landscape Institute (LI) and Institute of Environmental Management and Assessment (IEMA) 2013) as:

“A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse”.

Changes to the landscape character can arise as a result of:

- ✂ Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the distinct character of the landscape; and
- ✂ Changes which alter the way in which the landscape is perceived or appreciated.

Changes to views will occur where there is:

- ✂ Alteration of the view in terms of elements present and the overall composition;
- ✂ A change to the skyline; and/or
- ✂ There is a change to the distribution or dominance of features.

Such changes may or may not have an effect on the visual amenity of identified visual receptors. The methodology and guidelines used in the preparation of this assessment have been developed from the following:

- ✂ Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013; and
- ✂ An Approach to Landscape Character Assessment, Natural England, Second Version, March 2018;

Baseline Appraisal

The Baseline Appraisal process is a crucial part of any assessment and includes:

- ✕ An assessment of the landscape character of the site and surroundings with reference to published works and checked and verified through fieldwork. This includes the classification of the landscape into units of distinct and recognisable character and land use at a site-specific level;
- ✕ An overview of statutory plans and other data regarding relevant designations and landscape and visual related planning policies for the area;
- ✕ Field work to determine the extent to which the site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- ✕ Identification of representative viewpoints and determination of likely visual receptors.

Landscape Value

The GLVIA3 approach has been adopted with this LVIA, whereby a range of landscape criteria are explored accordance in Box 5.1 (see Appendix 1, which sets out the criteria) to determine the value of the landscape.

GLVIA3 Box 5.1: Range of factors that can help in the identification of valued landscapes

- **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;
- **Scenic Quality:** The term used to describe landscapes which appeal primarily to the senses (primarily but not wholly the visual senses);
- **Rarity:** The presence of rare features and elements in the landscape or the presence of a rare Landscape Character Type;
- **Representativeness:** Where the landscape contains a particular character, and/or features and elements, which are considered particularly important examples;
- **Conservation interests:** The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of a landscape as well as having value in their own right;
- **Recreation 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 event in history that contribute to perceptions of natural beauty of the area.”

For each of these considerations/ factors, there is a range from ‘good’ through ‘ordinary’ to ‘poor’ in terms of the performance of the landscape against these criteria, which are considered in relation to the site and the nature of the proposed development.

- ✕ Poor – No designation; features or elements that are uncharacteristic and detract from the landscape character of an area; Degraded landscape structure with fragmented pattern and poor legibility of character; detracting features notable within the landscape; opportunities for the restoration of landscape through mitigation measures associate with proposals;
- ✕ Ordinary – Locally important features contribute to the overall character of an area; features and elements protected by local policy;
- ✕ Good – National or Regional Importance (e.g. AONB, National Parks, Registered Parks and Gardens; Features which are dominant within the landscape and are fundamental to defining the distinct landscape of an area; Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes; Distinct landscape structure with strong pattern and intact features; Few detractors or uncharacteristic features or elements present.

Classification of Resources

Landscape resources that make a notable contribution to the character and cannot be replaced or substituted will be considered high sensitivity. The resources that are replaceable or contribute little to the overall character of the landscape will be considered to have low sensitivity.

The receptors (people whose views and/or visual amenity may be affected by the proposed development are categorised by their sensitivity to change.

The sensitivity to change of the specific receptor is determined by combining the susceptibility of the receptor to the specific type of change and the value relating to the receptor.

Viewpoints are selected to represent the identified receptors. The sensitivity of the visual receptors will be dependent on:

- The location and context of the viewpoint;
- The expectations and occupation or activity of the receptors;
- The importance of or value attached to the view.

Those receptors identified as being of high sensitivity to change include users of public rights of way and nearby residents. Those of low sensitivity to change include people in their workplace or travelling through the landscape in various modes of transport.

To assist in the understanding of the sensitivity to landscape and visual receptors **Appendix 4** sets out assessment criteria. These establish separate criteria for both value and susceptibility factors to assist in establishing a balanced assessment.

Assessment of effects

The assessments of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.

The importance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience (**Appendix 4 Table 3 and 4**).

The magnitude of change goes from high where there is notable change in the landscape character or view to low where the change is barely perceptible.

The consideration of mitigation where possible to avoid, reduce or offset significant adverse landscape or visual effects. This is determined during the course of assessment

Visual thresholds	
EFFECT	JUSTIFICATION
High Beneficial	The development would fit well with the scale, landform and pattern of the landscape, and enhance the existing landscape character. The development would create a highly improved change in the view.
Moderate Beneficial	The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view.
Minor Beneficial	The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views.
Negligible	The development would be barely discernible in views. Proposals perceived as a background component in views or are subservient to other elements within it.
Minor Adverse	The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion.
Moderate Adverse	The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are apparent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible.
High Adverse	The development would cause total permanent loss or major alteration to key elements and features of the landscape, to include the introduction of elements totally uncharacteristic of the surrounding landscape. The development would be clearly evident and would disrupt fine and valued views both into and across the area.

Residual effects are the evaluation of landscape and visual effects following mitigation. In this report the term ‘impact’ refers to the causation of change and effects that a results of the changes to landscape and visual context.

The assessment of the nature of the landscape and visual effects depends on the degree to which the development:

- Compliments, respects and fits into the existing scale, landform and pattern of the landscape context;
- Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations;
- Affects strategic and important views in addition to the visual context of receptors.

Effects thresholds

Best practice guidelines state that the effect of any landscape related impact should be evaluated both during the construction works and following completion of the development. As such, the assessment of potential and residual effects is based upon the thresholds set out in Table 1.0 above.

There are instances where the impact results in an effect which is neither adverse or beneficial. These effects are considered as neutral. Negligible and Minor effectors are not considered to be of particular importance when considering whether a proposal is acceptable in the landscape in visual terms. Effects that are assessed as being Moderate or High may need to be considered in the planning balance.

The LVIA should always distinguish clearly between what is considered to be significant and non-significant effects.

For the purposes of this report a transparent and understandable step by step approach will be taken to ensure that underlying assumptions and reasoning can be examined by others.

SECTION 2: LANDSCAPE PLANNING POLICY CONTEXT

National Planning Policy

The latest NPPF was published in December 2023. The NPPF sets out the Government's economic, environmental and social planning policies for England and how these are expected to be applied.

Footnote 7 gives examples of protected landscape areas or assets of particular importance that the NPPF policies refer to, these are:

- ✕ *habitats sites (and those sites listed in paragraph 187) and/or*
- ✕ *designated as Sites of Special Scientific Interest;*
- ✕ *land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty,*
- ✕ *a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats;*
- ✕ *designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 72); and*
- ✕ *areas at risk of flooding or coastal change.*

Response to Policy :

The site does not fall within any of these categories of protected landscape areas or assets and therefore is not considered a 'valued landscape' within NPPF terms. Note, Nonsuch House is a designated heritage Asset (The Grade II * Listed Building and the garden walls are Grade II listed.

Strategic Policies

12. Achieving well-designed and beautiful places

Chapter 12 sets out criteria to enable the creation of 'high quality, beautiful and sustainable buildings and places

3. Plan-making

20. Strategic policies should set out an overall strategy for the pattern, scale and design quality of places (to ensure outcomes support beauty and placemaking), and make sufficient provision for:

- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

12. Achieving well-designed and beautiful places

135. Planning policies and decisions should ensure that developments:

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)

Response to Policy :

The proposed landscape masterplan sympathetically incorporates both blue and green infrastructure (a new reservoir with liminal zones and new deciduous buffer planting to the ancient woodland) to address climate change, refer to separate BNG analysis. All veteran trees and the ancient woodland on site have been conserved by ensuring that development occurs outside of their respective protection zones. Furthermore, the proposed landscape masterplan incorporates lost landscape features, such as the proposed tree lined avenue in order to enhance the parkland-esque setting. In summary, the landscape led masterplan enhances and celebrates the existing setting without resorting to pastiche or over-development (inappropriate landscape intensification).

15. Conserving and enhancing the natural environment

180. 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);*
- 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;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate*

181. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining

and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

Response to Policy :

The proposed scheme recognises the intrinsic beauty of the landscape character and enhances the beauty of the existing natural landscape, has the potential to enhance the existing biodiversity baseline condition with the strategic introduction of both green and blue infrastructure within the masterplan.

The proposed scheme will enhance the ancient woodland through continued maintenance and the introduction of indigenous trees whilst removing invasive or diseased species. Green corridors and natural habitats are integrated into the proposal through the treatment of edge conditions and larger swathes of land in the landscape masterplan.

Local Planning Policy

The site is located within the Wiltshire Councils jurisdiction. The Wiltshire Councils Core Strategy Adopted January 2015 transposes national policy pertaining to landscape through the following core policies.

Core Policy 48: Supporting rural life

Core Policy 48 explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages and outside the existing built areas of Small Villages. The policy is based on the following key objectives:

- Protecting the countryside and maintaining its local distinctiveness.*
- Supporting the sensitive reuse of built assets to help meet local needs.*
- Supporting improved access between places and to services; and*
- Supporting the community in taking ownership of local services.*

Response to Policy :

The proposal is addressing this policy by maintaining and reinstating Nonsuch House and rehabilitating the landscape to maintain local distinctiveness. The reuse of the existing buildings and maintaining public rights of way will offer more connection through the landscape. Currently the site is unkempt and somewhat inaccessible. With the proposal the accessibility of the site will be improved. The conversion of the existing buildings will create

jobs in the area, a heritage asset will be restored and improve the overall site in terms of visual impact for visual receptors.

Core Policy 51: Landscape

This policy is key to the overall proposed landscape design and strategy. It states that the *‘development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character’ ... ‘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.*

Response to Policy :

The proposal retains the existing valued features such as the ancient woodland and mature trees in the landscape. The proposed pattern of natural features will be retained and reinstated through pastureland proposal and extension of the ancient woodland for example. The walled gardens will be enhanced through the restoration of Nonsuch House. New buildings are sensitive to skylines and the existing buildings in terms of scale and positioning. The landscape design is sensitively considered to create sustainable environments and improve biodiversity. The whole design is to provide a place of recreation to relax and recreate. The proposal includes spaces for visitors to experience the landscape through activities and sensitively located buildings.

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’.

Response to Policy :

The green infrastructure of the landscape will be retained and enhanced through proposed planting strategy and extension of the ancient woodland. The proposed landscape strategy includes strategies for wetland/water meadow and lake which will provide an amenity for visitors and wildlife. Existing hedgerows will be maintained and filled where in poor condition. Public rights of way will be maintained and integrated to the proposal. New footpaths for visitors are integrated into the masterplan.

Core Policy 57: Ensuring High Quality Design and Place Shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. New proposals 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.*

Response to Policy :

The proposal very much enhances local distinctiveness by restoring Nonsuch House. The proposed buildings follow the scale and pattern of the existing built context and do not impact views based on this landscape visual impact assessment.

The woodland will be rehabilitated and extended to create interest and additional natural habitat enhancing biodiversity and recreational corridors.

The proposed buildings take influence from the existing buildings in terms of scale and mass. The buildings take influence from the vernacular and also have a horizontal emphasis when closer to Nonsuch House. The proposed building such as the boat house create picturesque points of focus in the landscape. This will enhance the views and visitor experience. The integral approach to the masterplan of the buildings and the proposed landscape results in a symbiosis of natural and manmade features. The collaboration in the design process has meant that the resulting proposed buildings integrate into the settings.

SECTION 3: BASELINE LANDSCAPE CHARACTER

Landscape character approach

This is a non-value judgement process., therefore classifying landscapes into distinct areas does not suggest that one character is more sensitive than another or valued by more people or less. The following information is taken from the Wiltshire Landscape Character Assessment to establish the baseline landscape character.

Landscape Designation

The Wiltshire Landscape Character Assessment Final Report contains a number of maps defining the landscape of the site and surrounding area (Appendix 4: Maps). In brief the following is the information relevant to the site available graphically in the report.

Figure 1: Location and context

The site is located within the county and unitary boundary of Wiltshire. It is situated just within the Kennet District.

Figure 2: National landscape typology key

The site is located in both UDA and LCD.

UDA = Low hills, heath and moorland, Wooded-Ancient woods

LCD = Lowlands, clayland, dispersed unwooded

Figure 3: Character Areas identified by the Character of England Map

The site is located with the character area of Avon Vale

Figure 4: Existing Landscape Character Assessments: Wiltshire local authorities and neighbouring districts

The site is located within the landscape character type of Spye Parklands

Figure 9: Solid geology

The site is located on key rock formation of Lower Greenstone Group Sandstone

Figure 10: Drift geology

There is no evident drift geology within the site boundary

Figure 11: Topography

The site is located at approx 100-114m AOD

Figure 12: Hydrology

the minor river of Clackers Brook runs along the south east boundary of the site

Figure 13: Soil

The site is made up of deep sandy and loam over gravel.

Figure 14: Natural Areas

The site is located in the Thames and Avon Vales

Figure 15: Statutory Nature Designations

The site is not located within any statutory nature designations

Figure 16: Local wildlife sites

There are some small country wildlife sites within the wooded area of the site

Figure 17: Historic landscape

There are no historic parks or gardens on the site, however Nonsuch House is Grade II*

Figure 18: Leisure and recreation

The site is not located within a National Park or AONB

Figure 19: Landscape Character Areas

The site is located within landscape character area of 7C, Wooded Grassland Hills

The Wiltshire Landscape Character Assessment Final Report defines the site in Landscape Character Area 7C Bowood Greensand Hills. (Map 1 of Appendix 4: Maps).

The following are extracts from the Wiltshire Character Assessment (December 2005).

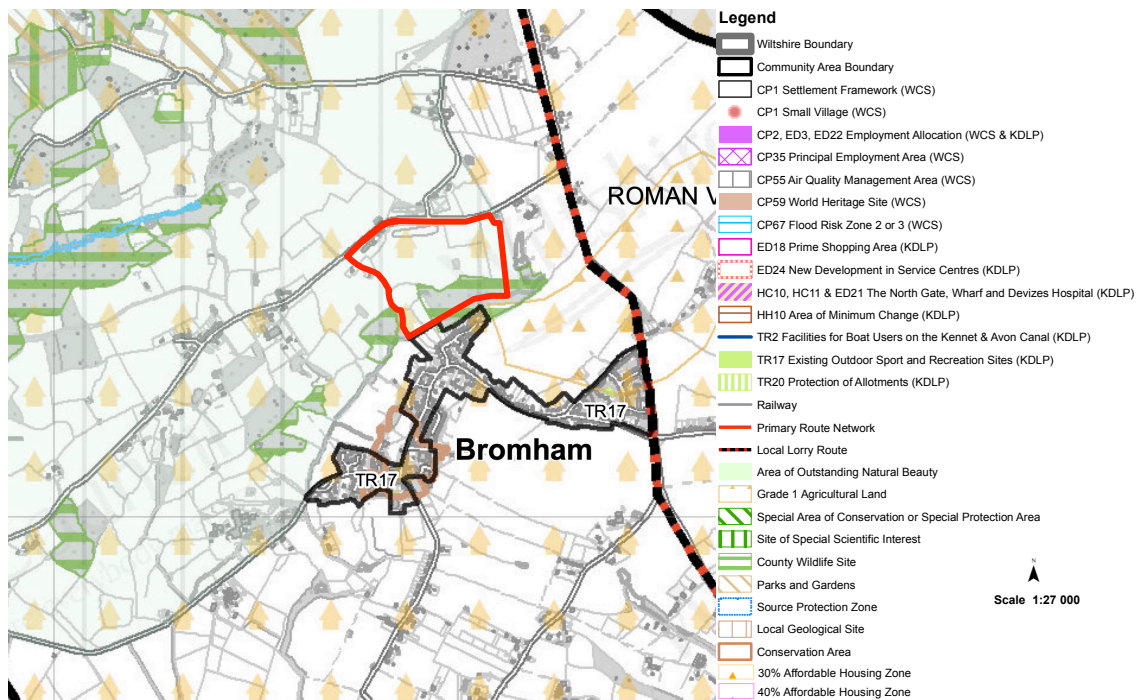
The Bowood Greensand Hills character area is less dramatic in topography than the other areas in the type, although still rising from 40 to 180m AOD with a central fairly level area, a gentle slope down to the east and a steeper slope with wide views out over the lowland to the west.

The landform is varied by the many small valleys of tributaries of the River Avon and Marden.

Historic houses with parklands and wooded estates dominate the area: Bowood to the north, Spyre Park to the south and Bowden Park to the east. The slopes of the hills are pastoral with an intact hedgerow network, while the more level high ground has some large scale arable fields sometimes with fences. Here deciduous and coniferous shelter belts as well as the large blocks of woodland provide enclosure. Small linear villages are strung along the roads and there is a mix of estate buildings, vernacular (of stone or brick) and more modern. Two major roads cross the area and there is a sparse network of minor roads.

Response to Assessment:

Nonsuch House and its associated buildings and site fits well into the general description stated in the Wiltshire Character Assessment. The site gently slopes and is bounded on the south by woodland. The local villages consist of a mix of estate buildings with some more modern architecture. The proposal will enhance the landscape and add to the character of the area through the extension of the woodland, rehabilitation of the arable fields and walled garden and introduction of new features such as the lake and extensive planting. The retention of established mature and veteran trees is important as these form part of the existing character.



Extract from the Wiltshire Core strategy

Published Regional Level Landscape Character Assessments

- ✧ *The Greensand typically forms upstanding hills that have been eroded by tributaries of the major rivers into a series of rounded knolls and deep valleys.*
- ✧ *Hills support a large proportion of woodland, both deciduous and coniferous.*
- ✧ *Country houses and estates, set within landscaped parkland contribute to the character of the area.*
- ✧ *Distinctive pattern of settlement with villages of stone dwellings hidden in the shelter of the deep valleys.*
- ✧ *Iron age fortifications are strategically located on the hill tops.*
- ✧ *Ancient sunken lanes wind their way through the hills.*
- ✧ *Small and irregular fields characterise areas of agricultural land use.*
- ✧ *Meadows and wet woodland are typical of the valley floors.*

Evaluation

Positive landscape features of significance

- ✧ *High level of survival of small and irregular fields with indented outlines around many of the areas of woodland that is typical of early enclosure and assart incursions.*
- ✧ *Presence of substantial areas of ancient woodland, along with other important nature conservation habitat types including wet woodland and meadow.*
- ✧ *Well maintained historic estates and parkland including Longleat, Stourhead and Fonthill Abbey.*

- ✧ *Villages of stone dwellings nestle hidden in the shelter of the deep valleys cut through the Greensand.*
- ✧ *Sunken lanes, enclosed by high banks, shaded by trees and rich in wild flowers, give strongly framed views over the adjacent open vales adding to the sense of a small scale, intimate landscape.*
- ✧ *Prehistoric earthworks and hill forts plus medieval and post medieval castles crown the hill tops.*

Response to Assessment:

The site is typical of the character above. The proposal will contribute to adding more typical features such as the meadow and wet woodland. Nonsuch House and its associated buildings is typical of the area. The landscaped parkland has been degraded and Nonsuch House was destroyed in a fire. There is a sunken lane running along the southern boundary to Stoney Lane. Clackers Brook runs along the south at the low point of the site. The proposal will reinstate the original house and gardens as well as create a landscape overlay that will add to the typical character of the region. Refer to landscape proposal accompanying the application.

Forces for change

Agricultural improvement in the past has resulted in rationalisation of an early field system of small, irregular fields into larger field units and decline of fen and neutral meadows on the valley floors.

- ✧ *Some hedgerow field boundaries have been intensively flailed or lost altogether.*
- ✧ *There is evidence of a decline in grazing with marginal pastures (often of high environmental value) no longer actively grazed and being invaded by scrub or transferred to amenity use.*
- ✧ *There has been a gradual decline in traditional woodland management techniques such as coppicing with commercial forestry concentrated on coniferous species.*
- ✧ *Conifer blocks within deciduous woodland can be visually intrusive, particularly where they occur on skylines. The presence of coniferous coupes means rate of change in the landscape is rapid during felling of large coupes.*
- ✧ *Invasion of exotic species from parkland landscapes into the native woodlands is evident in some areas.*
- ✧ *Large numbers of visitors have exerted pressures on the landscape, bringing traffic and requirement of services, facilities and accommodation. The presence of visitor traffic has resulted in road improvements including widening, signage, and lighting.*
- ✧ *There are considerable pressures for new built development within the attractive villages as well as redevelopment of agricultural buildings to residential, amenity or industrial use creating broader economic activity but a change in landscape character.*

Response to Assessment:

The grounds and site is currently unkempt and degraded. The forces for change will be addressed in the proposal. The landscape design and aims for the proposal is to recreate typical rural landscapes such as indigenous woodland, wetlands, meadowlands and smaller irregular field patterns. This is balanced with the more formal landscape proposals around Nonsuch House that will take reference from classic gardens fitting with the house.

Condition

The landscape possesses a high degree of intactness and integrity with good survival of historic earthwork features, survival of the typical small scale, irregular fields showing early enclosure patterns and ancient broadleaved woodland. The estates are well managed and this has an influence on the perception of the wider landscape. Built features such as the many stone built dwellings are generally in a good state of repair. However, the replanting of native woodlands by blocks of conifers has eroded the ecological condition of some of the woodlands and many hedgerows have been heavily flailed or lost altogether. The overall condition of the landscape is perceived to be good.

Response to Assessment:

It is important to recognise that the site and buildings are currently in a poor state of repair. Nonsuch House was gutted in a fire and stands without a roof or interior. There is detritus around the site including storage containers and the woodlands and hedgerows are in need of rehabilitation. The potential for the site is to be a showcase for the region as both landscape and architecture will be determined on whether or not this application is approved.

Strength of character

This is a landscape of strong character as a result of its distinct and recognisable pattern of elements - the rounded knolls, ancient woodland, designed parkland landscapes and ancient fortifications with villages and ancient sunken lanes hidden in the shelter of valleys. It is an instantly recognisable landscape and forms a contrast to the adjacent open chalk and clay landscapes.

Response to Assessment:

The proposed parkland landscape will result in a strong character and will be an interpretation the typical landscape of the region. The restoration of the walled garden, and rehabilitation of the ancient woodland as well as the meadow and wetlands will provide a picturesque setting for Nonsuch House once rebuilt. There is a sunken lane that runs along the woods on to Stoney Lane and this will form part of the network of pathways around the site where the landscape can be enjoyed from.

Inherent landscape sensitivities

- ✂ *The intact pattern of small and irregular fields typical of early enclosure and assart incursions often with ditched and banked hedgerows.*
- ✂ *The range of habitats of nature conservation value – substantial areas of ancient woodlands with wet woodland and meadows along the valley floors.*
- ✂ *Historic estates with mansions, designed landscapes, and monuments.*
- ✂ *Villages of local stone concealed in valleys.*
- ✂ *Rural sunken lanes, giving framed views to the adjacent open landscapes.*
- ✂ *Views to wooded hill summits and to distinctive skylines of adjacent chalk scarp tops.*
- ✂ *Multiplicity of ancient earthworks, hill forts and castles.*

STRATEGY

The overall strategy Wooded Greensand Hills Landscape Type is to conserve the woodland, parkland and the mosaic of pastures and meadows that characterise the landscape along with the small scale villages, ancient sunken lanes and the largely intact pattern of small irregular fields bounded by ditched and banked hedgerows. Some aspects of the landscape require enhancement, in particular where hedgerows have been lost or flailed and hedgerow trees lost.

Response to Assessment:

The proposal will reinstate much of the inherent landscape features that have been left unmaintained or destroyed on the site. The proposal aims to reduce assart incursions by will extend the ancient woodland and a landscape strategy will introduce a range of natural habitats and restore the historic estate. The livestock and farmlands areas will create smaller irregular breakup of fields.

Broad Management Objectives

- ✂ *Conserve the small scale pattern of irregular fields that are characteristic of the hills and consider re-planting hedgerows and hedgerow trees where these have been lost.*
- ✂ *Conserve and protect the remnant semi-natural habitats including the wetland habitats on the valley floor, acid woodlands and isolated areas of hay meadow. Opportunities to restore and extend these rare habitats should be considered.*
- ✂ *Encourage sensitive forestry practice, for example mixing different species and felling small coupes and consider removal of conifers where they are particularly visible, for example on skylines.*
- ✂ *Encourage sustainable woodland management of the remaining deciduous woodlands to check invasion of exotic species and encourage a healthy new generation of woodland trees and consider*

restoring traditional management techniques, such as coppicing where this is appropriate, to encourage a diverse age structure and a rich ground flora.

- ✕ *Encourage management and restoration of parkland and designed landscapes that are characteristic of the area.*
- ✕ *Resist urbanisation of the country lanes through addition of road markings and concrete kerbs or lamp posts or excessive signage that detracts from the rural character of the area. Consider the use of signage that fits with the rural character of the landscape.*
- ✕ *Conserve the character of the small scale stone built hamlets and villages and conserve the setting of historic houses and parklands such as Stourhead and Longleat.*

Response to Assessment:

The proposal has taken into consideration the broad management objectives to establish a landscape in keeping with the region. The rehabilitation of woodland and reduction of exotic species will establish a more appropriate woodland in the landscape. The proposed buildings are in keeping in terms of scale and positioning in the landscape particularly notable in View C4 from Roundway Fort. Existing buildings in the landscape are sporadic, varying in scale, and generally positioned along roads. The proposed buildings scale and positioning have also been considered in relation to the development of the landscape strategy during the design process to reduce visual impact on the landscape.

CONCLUSION TO BASELINE LANDSCAPE CHARACTER

The existing condition of the landscape is unmaintained and buildings are in need of restoration. There is detritus around the site and the proposal will restore a landscape akin to the description in the Wiltshire Landscape Character Assessment.

The rehabilitation of the Wyatts Wood and additional proposed planting will strengthen the landscape character.

The proposed landscape design will reinstate the irregular field patterns that are typical of the region.

The proposed buildings, their design, mass and positioning are in keeping with the character of the landscape and the existing development on site. The Landscape Character Assessment has informed the masterplan to ensure that the proposal reinstates typical features and characteristics.

SECTION 4: BASELINE VISUAL CONTEXT

The baseline for visual effects establishes the existing nature of the landscape and visual environment in the study area including any relevant changes likely to occur independently of the development proposal. It should include information on the value attached.

- ✕ to the different environmental resources
- ✕ the people who may have views of the development
- ✕ the effected viewpoints and
- ✕ the nature of the views at the viewpoints.

The formal photographs for this study were taken in January when the foliage in the landscape was bare therefore giving maximum amount of visibility. Visibility and weather conditions were very good on the day the photographs were being taken. The viewpoints have been determined from a topographical and area study of publicly accessible roads, rights of way, footpaths and wider landscape. The photographs included in this report have been taken using an SLR Digital camera using a focal length to 50mm, mounted to a photographer's tripod at a consistent height of 1.6m above natural ground level. A GPS recording device was used at each location to record the geo-spatial data.

EXTENT OF VISIBILITY

For the visual baseline study the extent of visibility of the development was determined by both a desktop topographical study and an on foot assessment of the site and the area. This also taken into account the different groups of people who may experience views of the development

The visual context is summarised below and should be read in association with all photo viewpoints relating to this report.

To the north – views are limited by the relatively flat topography, existing buildings and layers of vegetation

To the east – views are limited due to topography, vegetation and also the existing buildings on site.

To the south – view from private homes

To the west – views from Westbook Road and Roundway. Limited view given distance and established hedgerow limits visibility.

Overall, the visual receptors (the people) affected by the development will be limited given limited visibility. Where the site is visible in a panoramic context the viewpoint is considerably far away and seen in the context of a considerably populated rural landscape with a density of buildings more than what is being proposed. Where views are localised considerable hedgerows and wooded features exist which reduce visibility of the site. Other views are affected by the topography and although the immediate site and surrounding area are relatively flat there is steep undulation towards Clackers Brook to the south. The photographic study demonstrates that the views from other elevated sites are obstructed by the topography.

VISUAL RECEPTORS

Following the site visit 17 viewpoint locations have been determined and the following receptors have been identified as having the potential to be affected by the proposed development. Several receptors were discounted due to the distance away from the site.

Road users (Motorists)

Views from Westbrook Road (A3102) along the northern boundary give oblique views to motorists over an established mature hedgerow which is over 4m in height. Further to the west there are views of the existing buildings associated with Nonsuch House. This is a 60mph road. The following road user receptors with views of the site were identified:

- ✕ Viewpoint C2.1 view from Nonsuch Nurseries
- ✕ Viewpoint C2.2 view from Nonsuch Nurseries of foot style of right of way public footpath
- ✕ Viewpoint C3.1 view from the west of site along the north boundary of Westbrook Road
- ✕ Viewpoint C3.2 view from Westbrook Road along northern boundary of site
- ✕ Viewpoint C3.3 view from Westbrook Road along northern boundary of site
- ✕ Viewpoint D6 view from Highfield Road (discounted view)
- ✕ Viewpoint C7 view from the west of site to the junction of Westbrook Road and Stoney Lane

Users of Recreational routes (public footpaths and bridleways)

The site is visible from certain public footpaths and bridleways. These views are limited due to intervening landform or existing vegetation. The following recreational receptors with views of the site have been identified:

- ✕ **Viewpoint C4.** view from Roundway Fort to east of the site
- ✕ **Viewpoint D2.** view from Roundway White Horse east end of the site (discounted view)
- ✕ **Viewpoint C1.1** view from Hamlet of Chittoe public footpath
- ✕ **Viewpoint C1.2** view from Hamlet of Chittoe public footpath
- ✕ **Viewpoint C1.3** view from Hamlet of Chittoe public footpath
- ✕ **Viewpoint C1.4** view from Hamlet of Chittoe public footpath

- ✕ **Viewpoint C8.1** view along public footpath to the north of Westbrook Road
- ✕ **Viewpoint C8.2** view along public footpath to the north of Westbrook Road
- ✕ **Viewpoint C8.3** view along public footpath to the north of Westbrook Road
- ✕ **Viewpoint C8.4** view along public footpath to the north of Westbrook Road
- ✕ **Viewpoint S1** Public footpath RoW looking east towards Roundway Fort
- ✕ **Viewpoint S2** Public footpath RoW looking west towards Welcome Barn
- ✕ **Viewpoint S3** Public footpath RoW looking north towards Nonsuch House
- ✕ **Viewpoint S3.2** Public footpath RoW looking north towards Nonsuch House
- ✕ **Viewpoint S4** Public footpath RoW looking north east

Private residential properties

There are some local residential properties that have potential views of the site. The analysis has been carried out from external spaces within the public domain and not from the private spaces. There are a limited number of residential receptors with possible views of the site. Possible views have been identified as follows in this report:

- ✕ **Viewpoint C5.1** view from public footpath on Greystones
- ✕ **Viewpoint C5.2** view from public footpath on Horsepool

SECTION 5: LANDSCAPE STRATEGY PROPOSALS

In response to both the desktop assessment and fieldwork a series of landscape opportunities and constraints have been established to inform the sensitive development of the site. The landscape-led approach to developing the masterplan has been integral to the design process.

During 2023, regular site visits were undertaken by the wider design team on almost a monthly basis. A walk of the course was undertaken by ADSDF in 2023 to identify key views and landscape characteristics which were fed back to the design team via in-person and virtual design charettes.

It is apparent that much of the landscape character has suffered through lack of maintenance. Woodland and characteristic field patterns have been lost or degraded. The strategy is to reinstate and rehabilitate these.

The proposal includes the reconstruction of Nonsuch House which is a prominent feature in the landscape and in keeping with the landscape character of the area.

The landscape strategy includes the planting of trees and hedgerow that will take reference from the traditional formal parkland landscape associated with houses such as Nonsuch.

The proposal includes more natural landscaped areas such as the area around the lake that will act as an irrigation lake and a natural habitat for wildlife.

The masterplan takes into account existing and established rights of way and footpaths and also adds other paths and routes set out in response to more formal views and axis on the site or more meandering paths and routes through the landscape and woodland. These paths and routes will give visitors excellent views and experience of the landscape.

The views from outside of the site, particularly from the public footpaths are minimally impacted by the proposal. The reinstatement of Nonsuch House, particularly its roof structure will re-establish a feature in the landscape that is positive to the areas character.

The proposed tree planting will reduce potential visual impact and add to existing layers of hedgerow and woodland that already blocks views.

The planted landscape design proposals provide texture, colour and interest as well as natural habitat in the proposed views both on site and from the surrounding area.

SECTION 6: CLASSIFICATION OF RESOURCES AND IMPACT ASSESSMENT

Landscape resources

The threshold and terminology in this section are explained in Appendix xxx. The classification of the landscape character and landscape resources is related to:

- The susceptibility of the landscape
- The type of change proposed and
- The value placed on the landscape.

Landscape susceptibility

The susceptibility of the landscape is defined as the ability of the landscape to accommodate the proposed development without undue consequences.

The thresholds for susceptibility are set out in Appendix 4 – Table 1 as high, medium and low based on our experience as professional landscape practitioners.

To ascertain the susceptibility to change, the pattern, scale, use, grain and mass of the proposal must be considered within the landscape context. This will consider the effect the proposal will have on the landscape, site and setting.

Consideration is taken of the character assessment in Section 3, the sites context and the proposed type of development

The proposal looks to reinstate and where appropriate reinterpret lost heritage features back into the landscape, enhance and rehabilitate woodland and establish new landscapes focused on enhancing biodiversity. These are consistent in terms of scale pattern and grain with the type of landscape context found within this particular character area of Wiltshire. The proposed buildings follow a sensitive approach in terms of massing and positioning in the landscape, retaining the views and vistas across the open area and using formal axis to set up or reinstate vistas to Nonsuch House. More formal landscape design is proposed around the house, north and west periphery of the site whilst in the areas where there are more naturalistic landscape exists it is proposed to create lush and healthy habitats and sustainable landscape strategies.

Landscape value

The GLVIA3 approach has been adopted within this LVIA. The landscape has been assessed in accordance with Box 5.1 of the GLVIA3 to determine the value of the landscape. This is set out in the table below.

Within each category a range from ‘good’ through to ‘ordinary’ to ‘poor’ in relation to the landscape against these criteria. In the table these issues are considered in relation to site and the proposed development.

It is important to note that a valued landscape is not the same as a designated landscape and the GLVIA3 stated that *‘the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value’*.

The terms value and valued landscape are not interchangeable. The landscape may have a degree of local value but does not have a high enough value to reach the threshold of ‘valued’ at a local, regional or national scale.

Having considered the key elements relating the key elements related to the landscape value of the site and its perceptible surroundings, it has been judged as being **ordinary** and of **local value**.

CRITERIA	CONSIDERATION AND JUDGEMENT
Landscape quality	The existing landscape of the site has varying degrees of intactness. Hedgerow features are relatively intact but much of the historic field pattern and heritage landscape has been degraded due to modern agricultural practices. There is some ancient woodland and Clackers Brook to the south/southeast boundary. This woodland is fairly typical of the surrounding countryside. Value judgment: Ordinary
Scenic Quality	There are a limited number of scenic views of the site. For the most part the potential scenic views would be of any proposed reinstatement of historic features and Nonsuch House. The majority of the site has been agricultural land over the past number of years. There are also a number of metal containers and detritus located around the site. The site to the east is labelled as a fishing lakes but has a high number of scrap, caravans and is generally unsightly. Value Judgement: Ordinary
Rarity	The local landscape is typical of the area and does not contain features that are particularly distinct, rare or locally scarce. Value Judgement: Ordinary
Representativeness	As a series of arable fields rising gently to Nonsuch House and associated buildings skimmed with woodland, this is representative of much of the landscape in the LCA. Value Judgement: Ordinary
Conservation interests	The conservation aspect is largely hidden, degraded or not evident in the landscape in its current condition. Nonsuch House being a listed building with some species poor

	hedgerow on the boundaries. The arable fields are species poor currently. Value Judgement: Ordinary
Recreational interests	Whilst there is currently a public right of way across the site this is the only public access to site. The site does not currently provide public amenity. Value Judgement: Ordinary
Perceptual Aspects	The sense of tranquillity is impacted by the sites location adjacent to a busy road. Moving south on the site it becomes more tranquil and rural. Value judgement: good
Associations	The associations with Nonsuch House brings are relevance to this landscape. However it is currently in a poor state of repair. Value Judgement: Ordinary

Landscape Sensitivity

The classification of sensitivity of landscape relates to the susceptibility of proposed change. The Character sensitivity criteria are set out in Appendix 4 – **Table 1: Landscape Sensitivity Criteria**

The site is considered susceptible to the changes proposed and to be ordinary in the context of the surround landscape. Considering the site, existing buildings and surroundings it is considered to have medium sensitivity.

Visual Resources

The susceptibility of the visual receptor to changes in views and visual amenity is dependent on the activity of people experiencing the view and the extent to which their attention is focused on the view they are experiencing. This will influence the value of the attached particular views when combined with its susceptibility to change, the likely sensitivity of the visual receptor is identified. The visual sensitivity criteria are set out in Appendix 4 – **Table 2: Visual Sensitivity Criteria**

In the Appendix 3: Photographic Record Impact Assessment each photo viewpoint study has a matrix and summary explaining the value, susceptibility and sensitivity judgements summarised in the table below based on the Tables of Appendix 1:

- **Table 1: Landscape Sensitivity Criteria**
- **Table 2: Visual Sensitivity Criteria**
- **Table 3: Magnitude of Change Criteria - Landscape**
- **Table 4: Magnitude of Change Criteria - Views**
- **Table 5: Landscape and visual effect criteria**

ROAD USERS (MOTORISTS)			
VISUAL RECEPTOR	VALUE	SUSCEPTIBILITY	SENSITIVITY
Viewpoint C2.1 view from Nonsuch Nurseries	Medium	Low	Medium
Viewpoint C2.2 view from Nonsuch Nurseries of foot style of right of way public footpath	Medium	Medium	Low
Viewpoint C3.1 view from Westbrook Road along northern boundary of site	Low	Medium-low	Medium-low
Viewpoint C3.2 view from Westbrook Road along northern boundary of site	Medium-low	Medium-low	Medium-low
Viewpoint C3.3 view from Westbrook Road along northern boundary of site	Medium-low	Medium-low	Medium-low
Viewpoint C6.1 view from Highfield Road	Low	Low	Low
Viewpoint C7 view from the west of site to the junction of Westbrook Road and Stoney Lane	Medium	Medium	Medium

USERS OF RECREATIONAL ROUTES (PUBLIC ROUTES AND FOOTPATHS)			
VISUAL RECEPTOR	VALUE	SUSCEPTIBILITY	SENSITIVITY
Viewpoint C4 view from Roundway Fort to south of the site	Medium	Low	Low
Viewpoint D2 view from Roundway White Horse east end of the site	Low	Low	Low
Viewpoint C1.1 view from Hamlet of Chittoe public footpath	Low	Low	Low
Viewpoint C1.2 view from Hamlet of Chittoe public footpath	Low	Low	Low
Viewpoint C1.3 view from Hamlet of Chittoe public footpath	Low	Low	Low
Viewpoint C1.4 view from Hamlet of Chittoe public footpath	Low	Low	Low
Viewpoint C8.1 view along public footpath to the north of Westbrook Road	Medium	Medium	Medium
Viewpoint C8.2 view along public footpath to the north of Westbrook Road	Medium	Medium	Medium
Viewpoint C8.3 view along public footpath to the north of Westbrook Road	Medium	Medium	Medium
Viewpoint C8.4 view along public footpath to the north of Westbrook Road	Medium	Medium	Medium
Viewpoint S1 Public footpath RoW looking east towards Roundway Fort	Medium	Medium	Medium
Viewpoint S2 Public footpath RoW looking west towards Welcome Barn	Medium	Medium	Medium

Viewpoint S3 Public footpath RoW looking north towards Nonsuch House	Medium	Medium	Medium
Viewpoint S3.2 Public footpath RoW looking north towards Nonsuch House	Medium	Medium	Medium
Viewpoint S4 Public footpath RoW looking north east	Medium	Medium	Medium

PRIVATE RESIDENTIAL PROPERTIES			
VISUAL RECEPTOR	VALUE	SUSCEPTIBILITY	SENSITIVITY
Viewpoint C5.1 view from public footpath on Greystones	Medium-Low	Low	Medium-Low
Viewpoint C5.2 view from public footpath on Horsepool	Medium-Low	Low	Medium-Low

Assessment of Landscape and Visual Effects

The proposed development

The proposed development is to restore Nonsuch House following a fire that destroyed it in 2022. The proposal will reinstate it to its former glory. Nonsuch House will be a hotel and the associated farm buildings will be used as additional accommodation for visitors.

The proposed buildings along the north boundary will facilitate activities on site and accommodate visitor events. The Community building will include a hall for events and a farm shop. The Gatehouse will be a point of focus as will the boat house.

The lavender kiosk is a small low level structure in the landscape that will facilitate activities in the farm crop area.

The forestry and agricultural barns are at the lowest area of the site and in keeping in terms of scale and style as the existing associated farm buildings.

The woodland will be extended to and added to along the east and north boundary.

An irrigation lake and landscaping will be located centrally to the site along with the boathouse to create a functional irrigation lake, a picturesque feature and adding to the diversity of the natural habitats on the site.

The walled gardens will be restored and extended as part of the estate working garden.

Closer to the existing farm buildings and Nonsuch House a health and wellbeing building is proposed on the site of the existing tennis court that is in a poor condition.

The proposed buildings and landscape proposals reflect the character, aesthetic, scale and massing of the estate. High quality design and construction and the use of locally sensitive material pallet will result in a quality amenity and development.

The majority of the landscape will be retained as natural habitat with any construction near to boundaries or existing farm buildings.

Construction phase

There are a number of activities that will be associated with the development of the site during the construction phase. This may temporarily impact the views relevant to this LVIA.

- Excavation and storage of excavated material
- Lighting during construction for health and safety purposes subject to construction phase plan
- Delivery vehicles for materials and staff and associated on site vehicles for the moving of building materials.
- Tree protection fencing, security fencing and health and safety fencing during construction activities
- Construction of the proposed buildings
- Implementation of new landscape features and planting

Operational Phase

The completed development will result in long term effects. These will be:

- Proposed buildings nestled into existing landscape along hedgerows and near to existing settlement buildings
- Extension of the natural habitats in the form of an irrigation lake central to the site
- The restoration of Nonsuch House and rebuilding of the roof
- The extension of the existing ancient woodland and additional planning

Mitigation measures

Mitigation measures are measures proposed to prevent or avoid and reduce or compensate for any significant adverse landscape and visual effects.

Mitigation during Construction

Existing trees and hedgerows will be retained on site and protected during construction activity where required. Measures will be implemented to ensure that trees and hedgerows which will not be removed do not suffer damage through operations on site or indirect damage from spillages or impact on the root zone.

Mitigation incorporated within the Development

The landscape led approach and the landscape strategy are a result of design development incorporating the sensitivity to impact on view and landscape. Mitigation measures have been incorporated into the proposed design as follows:

- Additional planting to enhance landscape and views and shield potentially poor views off site
- The scale and location of the proposed buildings have been considered to minimise visual impact along with associated planting enhancing the immediate setting
- The restoration of Nonsuch House to its original form and scale with the rebuilding of the replacement roof
- The expansion of the existing Wyatts Wood and irrigation lake to create more natural habitats
- The reinstatement of the walled garden as an estate working garden

LANDSCAPE MAGNITUDE FOR CHANGE		
LANDSCAPE RECEPTOR	MAGNITUDE OF CHANGE (CONSTRUCTION AND 15 YEAR OPERATIONAL)	COMMENTARY
NATIONAL	Construction: Negligible Operational: Negligible	The site is the location of a listed building but the landscape is not of national significance.
REGIONAL	Construction: Negligible Operational: Negligible	The site is currently in a poorly managed state and the proposal will reinstate landscape features that will bring it more into line in character to typical regional landscapes around country houses and parklands
LOCAL	Construction: Moderate Operational: Negligible	During construction the impact on the character and resource will be moderate but temporary. The impact on the landscape will be positive in terms of changes and over 15 years the maturation of the planting will develop into a more mature and extensive woodland. The development proposed will instate or reinstate landscape features and gardens that will improve the local area and amenity. The proposed development will create biodiversity and natural habitats and local/visitor amenity.

Conclusion

Overall, in terms of landscape there will be little negative change on the physical landform. The topography will remain unchanged except for the addition of the irrigation lake which is seen as a positive feature in the landscape. The proposal will enhance the landscape through additional planting and sensitive location of proposed structures. The proposal includes significant enhancement of green infrastructure and habitats, improved pasture land and woodland.

VISUAL MAGNITUDE FOR CHANGE		
ROAD USERS (MOTORISTS)		
VISUAL RECEPTOR	MAGNITUDE OF CHANGE (CONSTRUCTION AND 15 YEAR OPERATIONAL)	COMMENTARY
Viewpoint C2.1 view from Nonsuch Nurseries	Construction: Negligible Operational: Negligible	The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. The receptors will have difficulty seeing in the proposal as they will be turning onto a fast road and the proposed buildings are behind thick and established hedgerow. The impact on the landscape receptor will be beneficial as the landscape strategy includes additional planting that will be visible as it matures. The hedgerow will also be maintained as a green corridor. The overall view from this location will be negligibly affected. The Welcome Building will not protrude above the established hedgerow. The proposal will enhance the natural landscape from this view and any buildings will be in scale with the wider landscape.
Viewpoint C2.2 view from Nonsuch Nurseries of foot style of right of way public footpath	Construction: Negligible Operational: Negligible	The view is from the junction with Westbrook Road and the lane running north at Nonsuch Nurseries. This is the view over the foot style on the right of way that runs across the site. The visual receptors will not be negatively impacted by the proposal. The proposed landscape improvements will improve this view with the proposed planting strategy. There may be a glimpse of the lake house from this view but from the analysis it may only be the roof through the hedgerow when there is minimal foliage.
Viewpoint C3.1 view from Westbrook Road along northern boundary of site	Construction: Negligible Operational: Negligible	It is not foreseen that there will be any impact on views during construction. The proposed buildings will not be visible by the visual receptors from this view. The existing planting will shield views and proposed planting will provide another tier of foliage around the community building.

		The visual receptors will be travelling along the fast moving road so views will be minimally impacted.
Viewpoint C3.2 view from Westbrook Road along northern boundary of site	Construction: Moderate-low Operational: Negligible	There may be some visual impact during construction on the visual receptors such as scaffolding. The proposed Community building roof may be visible by the visual receptors from this view. The existing planting will shield views and proposed planting will provide another tier of foliage around the community building. The visual receptors will be travelling along the fast moving road so views will be minimally impacted.
Viewpoint C3.3 view from Westbrook Road along northern boundary of site	Construction: Moderate-low Operational: Negligible	There may be some visual impact during construction on the visual receptors such as scaffolding. The proposed Community building roof may be visible by the visual receptors from this view. The existing planting will shield views and proposed planting will provide another tier of foliage around the community building. The visual receptors will be travelling along the fast moving road so views will be minimally impacted.
Viewpoint D6.1 view from Highfield Road	NA	This is a discounted view
Viewpoint C7 view from the west of site to the junction of Westbrook Road and Stoney Lane	Construction: Moderate-low Operational: Negligible	There may be some visual impact during construction on the visual receptors such as scaffolding. The view along the north boundary is predominately of the existing buildings and Nonsuch House. The visual receptors will be able to see the restored roof from this location once reinstated. This is a positive reinstatement of the original structure and an asset to the region.

VISUAL MAGNITUDE FOR CHANGE		
USERS OF RECREATIONAL ROUTES (PUBLIC ROUTES AND FOOTPATHS)		
VISUAL RECEPTOR	MAGNITUDE OF CHANGE (CONSTRUCTION AND 15 YEAR OPERATIONAL)	COMMENTARY
Viewpoint C4 view from Roundway Fort to south of the site	Construction: Negligible Operational: Negligible	The site is the location of a listed building but the landscape is not of national significance.
Viewpoint D2 view from Roundway White Horse east end of the site	Construction: Negligible Operational: Negligible	The view from Roundway White Horse is not impacted as the site is not visible from that location and therefore discounted
Viewpoint C1.1 view from Hamlet of Chittoe public footpath	Construction: Moderate Operational: Negligible	During construction relative fencing and scaffolding will be visible The view from the Hamlet of Chittoe is from a public footpath that runs across the field from Chittoe Heath looking southwards to the northern boundary of the site. There is significant established planting along the horizon line blocking the view of the site and any of the proposed buildings. The proposed Welcome Building has been dashed into the proposed photograph to demonstrate that there is no visual impact.
Viewpoint C1.2 view from Hamlet of Chittoe public footpath	Construction: Moderate Operational: Negligible	During construction relative fencing and scaffolding will be visible The view from the Hamlet of Chittoe is from a public footpath that runs across the field adjacent to Manor Farm southwards towards the northern boundary of the site. There is significant established planting along the horizon line blocking the view of the site and the proposed buildings. This photograph has been taken in January and the roofline of the buildings on site sit along the horizon There will be glimpses of the proposed Welcome Building roof in this view. The design of the barn follows the pattern and scale of the existing buildings, taking reference from the vernacular architecture. In this view the green houses of Nonsuch Nurseries are visible in front of the proposed Barn 3. This further reduces the impact of the proposal on this view.

Viewpoint C1.3 view from Hamlet of Chittoe public footpath	Construction: Moderate Operational: Negligible	During construction relative fencing and scaffolding will be visible The view from the Hamlet of Chittoe is from a public footpath that runs across the field adjacent to Manor Farm southwards towards the northern boundary of the site. The established hedgerow hides the view of the existing buildings on site. The reinstatement of the roof onto Nonsuch House will be visible.
Viewpoint C1.4 view from Hamlet of Chittoe public footpath	Construction: Moderate Operational: Negligible	During construction relative fencing and scaffolding will be visible. The view from the Hamlet of Chittoe is from a public footpath that runs across the field adjacent to Manor Farm southwards towards the northern boundary of the site. The established hedgerow hides the view of the existing buildings on site. As part of the proposal Nonsuch House will be restored. The roof will be visible in this view but this is considered to be a positive as its restoring the listed building. This is being built to the original design.
Viewpoint C8.1 view along public footpath to the north of Westbrook Road	Construction: Moderate Operational: Negligible	During construction relative fencing and scaffolding will be visible. The view along the north boundary is predominately of the existing buildings and Nonsuch House. The visual receptors will be able to see the restored roof from this location once reinstated. This is a positive reinstatement of the original structure and an asset to the region.
Viewpoint C8.2 view along public footpath to the north of Westbrook Road	Construction: Moderate Operational: Negligible	During construction relative fencing and scaffolding will be visible. The view along the north boundary is predominately of the existing buildings and Nonsuch House. The visual receptors will be able to see the restored roof from this location once reinstated. This is a positive reinstatement of the original structure and an asset to the region.
Viewpoint C8.3 view along public footpath to the north of Westbrook Road	Construction: Moderate Operational: Negligible	During construction relative fencing and scaffolding will be visible. The view along the north boundary is predominately of the existing buildings and Nonsuch House. The visual receptors will be able to see the restored roof from this location once reinstated. This is a positive reinstatement of the original structure and an asset to the region.
Viewpoint C8.4 view along public footpath to the north of Westbrook Road	Construction: Moderate Operational: Negligible	During construction relative fencing and scaffolding will be visible. The view from the Hamlet of Chittoe is from a public footpath that runs across the field adjacent to

		Manor Farm southwards towards the northern boundary of the site. The established hedgerow hides the view of the existing buildings on site. As part of the proposal Nonsuch House will be restored. The roof will be visible in this view but this is considered to be a positive as its restoring the listed building. This is being built to the original design.
Viewpoint S1 Public footpath RoW looking east towards Roundway Fort	Construction: Moderate Operational: Negligible	During construction there will be visual impact from this view due to tree protection measures and scaffolding. However the site may not be accessible by the public during periods of construction for health and safety reasons. View S1 is from just inside the boundary on the public right of way. This includes a view of the Gatehouse and in the distance the workshop.
Viewpoint S2 Public footpath RoW looking west towards Welcome Barn	Construction: Moderate Operational: Negligible	During construction there will be visual impact from this view due to tree protection measures and scaffolding. However the site may not be accessible by the public during periods of construction for health and safety reasons. Landscape design is integral to the proposal that will over time create an established context.
Viewpoint S3.1 Public footpath RoW looking north towards Nonsuch House	Construction: Moderate-low Operational: Negligible	The view S3.1 towards Nonsuch House will predominantly be of the house and the reinstatement of the roof of the house. During construction the building will be scaffolded and protected so there will be moderate visual impact on the visual receptors.
Viewpoint S3.2 Public footpath RoW looking north towards Nonsuch House	Construction: Moderate-low Operational: Negligible	The view S3.1 towards Nonsuch House will predominantly be of the house and the reinstatement of the roof of the house. View S3.2 is towards the Welcome barn. The building is going to be behind existing trees and proposed landscape. The proposed buildings are in keeping with scale and proportion with the existing farm buildings and are sited along boundaries or natural lines of site breakup or on locations of existing development.
Viewpoint S4 Public footpath RoW looking north east	Construction: Moderate-low Operational: Negligible	In view S4 there will be some proposed structures visible. The workshop will be visible on the horizon but because of form and material it will be camouflaged. The Gatehouse will be sited adjacent to the boundary and the roofline will be below the line of the hedgerow. It is in keeping in terms of scale and form.

VISUAL MAGNITUDE FOR CHANGE		
PRIVATE RESIDENTIAL PROPERTIES		
VISUAL RECEPTOR	MAGNITUDE OF CHANGE (CONSTRUCTION AND 15 YEAR OPERATIONAL)	COMMENTARY
Viewpoint C5.1 view from public footpath on Greystones	Construction: Negligible Operational: Negligible	There will be no visibility of the location of the study during construction so therefore will negligible impact. The view from the rear of the houses on greystones is obscured by trees. The view from Greystones to the south of the site is across a steeply sloping terrain resulting in the site and Greystones being at the same AOD. The site photographs have been taken in January when there is no foliage on the trees. The visibility of the site is minimal and therefore any changes to site would have a minimum impact on the receptors (inhabitants on Greystones).
Viewpoint C5.2 view from public footpath on Horsepool	Construction: Negligible Operational: Negligible	There will be no visibility of the location of the study during construction so therefore will negligible impact. There is no designation on the site. From this view the features are locally important (the landscape views, foliage and terrain). The local policy looks to conserve and protect, conserve and where possible enhance landscape character . The views are predominantly from residential properties. However, the visual susceptibility is low. The visual composition following the proposed development will be in harmony with the existing. The proposed changes will retain existing key features and only enhance the context by rehabilitating the woodland on the site. The magnitude for change will be negligible on the views.

Conclusion

It is considered that the impact of the proposal in terms of the buildings and landscape proposal is negligible. There will be no loss of anything more than poorly maintained land and the landscape improvements are characteristic with the typical parklands and regional landscape.

The proposed structures are located near boundaries, lowland or where there are existing buildings so as to retain the pastures and extend the woodland. During construction there will be some moderate-low impact on the visual receptors but this will be temporary.

The proposed development will be visible, but not prominent or conspicuous.

Predicted Effects

LANDSCAPE EFFECTS		
LANDSCAPE RECEPTOR	MAGNITUDE OF CHANGE (CONSTRUCTION AND 15 YEAR OPERATIONAL)	COMMENTARY
NATIONAL	Construction: Negligible Operational: Negligible	The proposed development would cause limited and localised change to the landscape and will not result in the loss of features that are fundamental to the perception and understanding of the landscape.
REGIONAL	Construction: Negligible Operational: Negligible	The proposal would have little negative impact on the site and will not result in the loss of landscape features at a regional level.
LOCAL	Construction: Moderate Operational: Negligible	There would not be a loss of typical features at a local level. The core driver for the proposed masterplan was the landscape strategy. There will be on-going landscape management strategies and introduction of new landscape features so any effects of the buildings will be limited and localised.

VISUAL EFFECTS		
USERS OF RECREATIONAL ROUTES (PUBLIC ROUTES AND FOOTPATHS)		
VISUAL RECEPTOR	MAGNITUDE OF CHANGE (CONSTRUCTION AND 15 YEAR OPERATIONAL)	COMMENTARY
Viewpoint C4 view from Roundway Fort to south of the site	Construction: Negligible Operational: Negligible	A limited and localised visual change that is not considered uncharacteristic or unduly prominent in the views. Given the distance to the site the effects negligible.
Viewpoint D2 view from Roundway White Horse east end of the site	Construction: Negligible Operational: Negligible	This view is discounted.

Viewpoint C1.1 view from Hamlet of Chittoe public footpath	Construction: Moderate Operational: Negligible	Users will experience the view of the reinstated Nonsuch House. Overall any adverse effects are negated by the restoration of Nonsuch House and Parklands. The views of any roofs of proposed buildings will be diminished over time by the landscape treatment.
Viewpoint C1.2 view from Hamlet of Chittoe public footpath	Construction: Moderate Operational: Negligible	Users will experience the view of the reinstated Nonsuch House. Overall any adverse effects are negated by the restoration of Nonsuch House and Parklands. The views of any roofs of proposed buildings will be diminished over time by the landscape treatment.
Viewpoint C1.3 view from Hamlet of Chittoe public footpath	Construction: Moderate Operational: Negligible	Users will experience the view of the reinstated Nonsuch House. Overall any adverse effects are negated by the restoration of Nonsuch House and Parklands. The views of any roofs of proposed buildings will be diminished over time by the landscape treatment.
Viewpoint C1.4 view from Hamlet of Chittoe public footpath	Construction: Moderate Operational: Negligible	Users will experience the view of the reinstated Nonsuch House. Overall any adverse effects are negated by the restoration of Nonsuch House and Parklands. The views of any roofs of proposed buildings will be diminished over time by the landscape treatment.
Viewpoint C8.1 view along public footpath to the north of Westbrook Road	Construction: Moderate Operational: Negligible	The view along the north boundary is predominately of the existing buildings and Nonsuch House. The visual receptors will be able to see the restored roof from this location once reinstated. This is a positive reinstatement of the original structure and an asset to the region.
Viewpoint C8.2 view along public footpath to the north of Westbrook Road	Construction: Moderate Operational: Negligible	The view along the north boundary is predominately of the existing buildings and Nonsuch House. The visual receptors will be able to see the restored roof from this location once reinstated. This is a positive reinstatement of the original structure and an asset to the region.
Viewpoint C8.3 view along public footpath to the north of Westbrook Road	Construction: Moderate Operational: Negligible	The view along the north boundary is predominately of the existing buildings and Nonsuch House. The visual receptors will be able to see the restored roof from this location once reinstated. This is a positive reinstatement of the original structure and an asset to the region.
Viewpoint C8.4 view along public footpath to the north of Westbrook Road	Construction: Moderate Operational: Negligible	Receptors will experience negligible views of characteristic buildings roof tops through the existing hedgerows.

Viewpoint S1 Public footpath RoW looking east towards Roundway Fort	Construction: Moderate Operational: Negligible	This building has been strategically designed for a number of reasons. Just east of the site there is a yard of vehicles and scrap to the south (visible in the photographs). This building will reduce the negative impact on the visual receptors. The proposed planting will also shield this view and reduce negative impact on the visual receptors. The photomontage shows that the farm buildings will not be visible from this location on site as they are on the lower area of the site.
Viewpoint S2 Public footpath RoW looking west towards Welcome Barn	Construction: Moderate Operational: Negligible	View S2 is along the north boundary on the site looking westwards towards the existing buildings associated with Nonsuch House. Additional planting will shield the view of parking from this location. The view will be cleared of storage containers and landscaped. The community building will be visible in this view but have minimum impact on the existing view as the value of the existing view is low.
Viewpoint S3.1 Public footpath RoW looking north towards Nonsuch House	Construction: Moderate-low Operational: Negligible	The reinstatement of Nonsuch House will have a positive impact on the visual receptors The proposed masterplan includes a folly as a focal point on the formal lawns in front of Nonsuch House. This establishes a classic formal axis in the parkland and is considered to have a positive impact on the views for the receptor.
Viewpoint S3.2 Public footpath RoW looking north towards Nonsuch House	Construction: Moderate-low Operational: Negligible	The view S3.1 towards Nonsuch House will predominantly be of the house and the reinstatement of the roof of the house. View S3.2 is towards the Welcome barn. The building is going to be behind existing trees and proposed landscape. The proposed buildings are in keeping with scale and proportion with the existing farm buildings and are sited along boundaries or natural lines of site breakup or on locations of existing development.
Viewpoint S4 Public footpath RoW looking north east	Construction: Moderate-low Operational: Negligible	In view S4 there will be some proposed structures visible. The workshop will be visible on the horizon but because of form and material it will be camouflaged. The Gatehouse will be sited adjacent to the boundary and the roofline will be below the line of the hedgerow. It is in keeping in terms of scale and form and fits into the pattern of the development in the area. Buildings along the hedgerows and roads.

Conclusion

The visual effects as a result of the proposal are mitigated by the proposed planting strategy and landscape maturation over time.

The sensitive locating of proposed structures using the natural contour and topography of the land allows for the buildings to nestle in and become a part of the vistas through careful consideration.

The visual receptors relating to the public rights of way footpaths Viewpoints S1-S4 are the most impacted due to the route being across the site. In saying that the restoration of the existing Nonsuch House and associated parkland and gardens will be a long term benefit and the proposed structures will compliment the existing buildings in terms of scale and stature in the visual context.

Visual receptors that have lower sensitivity will experience glimpses and for the most part negligible effects due to either the proximity to site or because they will be driving past the site.

Views from a distance, public footpaths and limited residential receptors will view the site as a much larger part of a panoramic view where the buildings will be in keeping and characteristic with the wider landscape and built environment. The proposed development will be visible from certain viewpoints but not conspicuous or dominant. The effects would be minor adverse at worst. The layers of green infrastructure and boundary landscaping will provide effective filtering for any potential visual impact in the open countryside.

SECTION 7: CONCLUSION

Whilst considering the proposed additions in terms of buildings to the existing site, it is important to also consider the sites current condition. The proposal includes several new buildings which have been carefully integrated in to the landscape design proposals. This is to be considered as much needed enabling works in order to facilitate the reconstruction of Nonsuch House. The new buildings will directly and indirectly contribute to the positive qualities of the landscape first and foremost and will also provide an economic benefit to the ongoing management of the landscape which is within private ownership. Similarly it is important to see any visual impact in relation to planning policy aspirations.

The site is not considered to be a nationally or regionally, or locally notable or unique, however it is considered to be typical in terms of local planning policy. It is not considered to represent a ‘Valued landscape’ in terms of National Planning Policy. The site does not contain rare, notable or unique landscape features.

The landscape design proposal both reinstates and extends historic features and adds improved landscape and biodiversity strategies to the site. All of these factors should be taken into positive material consideration when assessing the impact on views and the landscape. Given that the proposals compliment and enhance the existing context and within planning policy aspirations the proposal are considered as a positive contribution to the landscape. The proposed built and landscape features have been established to ensure successful assimilation of landscape and development.

Certain people (visual receptors) will have limited and local views of the proposal or views that are set in much wider panoramic contexts and obscured by natural hedgerow and foliage. Any features that may be visible will not be prominent or uncharacteristic.

With this in mind, any impact the proposed development may have should be weighed up with the value of the reinstatement of heritage features, the sensitive design strategies to create a more robust and coherent landscape in what is currently lacking – without resulting to pastiche (disneyfication) or overdevelopment.

The iterative design process undertaken with the design architects and ADSDF have resulted in continuous testing and analysis of the proposal resulting in a masterplan that is considered to be sensitive to the location and context.

Overall the site is a unique and suitable location for the proposed scheme. Following this study it is determined that the proposed development complies with the planning policy aspirations and the LVIA process confirms the acceptability of the proposals.



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