
**COPSE DROVE DAIRY, OGBOURNE ST
GEORGE, MARLBOROUGH, SN8 1RW**

LANDSCAPE AND VISUAL APPRAISAL

FOR

**THE CONVERSION OF TWO AGRICULTURAL
BUILDINGS**

Prepared by:

WHLandscape

On behalf of:

BK Grain Ltd

Project Reference: 26.2159

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APPOINTMENT

WH Landscape Consultancy Ltd (WHLandscape) has been appointed by BK Grain Ltd to undertake a Landscape and Visual Appraisal (LVA) for the proposed conversion of two agricultural buildings to commercial use at Copse Drove Dairy, Ogbourne St George, Marlborough, SN8 1RW.

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

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1. INTRODUCTION

1.1 This LVA provides an appraisal of the landscape and visual effects associated with the proposed conversion of two agricultural buildings to commercial use at Copse Drove Dairy, to the east of the village of Ogbourne St George. The site lies within the administrative area of Wiltshire Council, the former Kennet District Council, and within the North Wessex Downs National Landscape¹. The findings of the appraisal will be used to determine the suitability of the appraisal site for the proposed development when considered against likely effects on the landscape resource and visual amenity, as well as to suggest appropriate mitigation measures if required.

1.2 PROPOSALS

1.2.1 The application will see the conversion of two agricultural buildings (referred to as F1 and F2) into commercial units. These buildings are described as:

- Building F1 measures 7.60 metres (m) to the ridgeline and 4.50m to the eaves with a footprint of 35.07m by 42.67m. The eastern and western elevations are open, whilst the northern and southern elevations are constructed of concrete wall panels and timber cladding. The roof is constructed of corrugated roof sheets with translucent panels.
- Building F2 measures 4.40m to the ridge and 2.80m to the eaves with a footprint of 11.30m by 42.67m. The south elevation is open and the construction materials match those of building F1.

1.2.2 Whilst the footprints of the buildings will remain the same, the proposed alterations are set out as follows:

- The walls of both buildings will be altered to match the other buildings within the yard, with anthracite steel profile cladding and precast concrete panels. The roofs will be insulated roof panels in farmscape anthracite with rooflights.
- Building F1:
 - ♦ The overall ridge height of F1 will be reduced to 7.20m and the eaves to 4.12m.
 - ♦ Five insulated roller shutter doors and six steel personnel doors will be installed on the western elevation. The eastern elevation will have two steel personnel doors.

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

- ♦ The northern elevation will have two roller and personnel doors, while the southern elevation will contain a roller and a personnel door.
- Building F2:
 - ♦ The ridge height of F2 will be increased to 5.40m and the eaves to 3.00m.
 - ♦ Two steel personnel doors will be installed on each of the eastern and western elevations.
 - ♦ The northern and southern elevations will each have an insulated roller shutter door and a steel personnel door.

1.2.3 The application also includes additional vehicle parking to the south of the buildings, on the location of a former slurry pit. The parking area will include 32 standard bays, 6 electric vehicle bays, and four disabled bays, as well as a bike shelter. Access to the site will be taken from the existing track from Copse Drove to the north.

1.2.4 An indicative landscape scheme has been provided and indicates that the existing bund to the south, will be planted with trees to provide screening and landscape integration. It is likely that this will be enhanced as part of the findings of this report and the Biodiversity Net Gain (BNG) requirements of the scheme as calculated by the input of Icon Ecology. In order to renovate and provide access to Building F2, approximately 4.50m of the southernmost silage clamp wall will need to be removed.

1.3 ADDITIONAL INFORMATION

1.3.1 In 2021, an application (PL/2021/10148) was submitted for *“The change of use from agricultural to Use Class E (small business units) and Class B8 (Storage and Distribution) together with alternation of existing buildings and yards at Copse Drove Dairy.”* This application included the conversion of all four on site buildings to B8 or E(g) use without altering the footprint or existing building heights. However, this was ultimately withdrawn by the applicant.

1.3.2 Buildings A and B (which adjoin each other) within the yard have already been converted to B8 or E(g) use under application PL/2022/07247. Whilst the size and shape of the structures did not change, the external walls were changed to steel profile cladding in anthracite with steel roller shutter doors with roofs of anthracite steel cladding and GRP rooflights. This was approved, with the case officer stating that *“the proposed changes to the appearance of the building are not considered*

unacceptable and would retain the agrarian/commercial appearance. The building is also not prominent from any public vantage points with only limited long distance views that may be possible.²

1.3.3 The applicant sought permission to convert Building C to B8 use in 2025 under application PL/2025/04393. The application also saw external alterations to match that of Buildings A and B. This was approved, with the Case Officer noting that *“external alterations would retain the buildings existing agricultural character ... the change of use would reflect the existing employment use adjacent to the site. The proposed development ... would successfully conserve the landscape and scenic beauty of the National Landscape.³”*

1.4 PRELIMINARIES

1.4.1 The application is presented with ‘primary mitigation’, as defined in paragraph 4.21:

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

and clarified in paragraph 4.22:

It can be expected that both⁴ these types of mitigation measure will definitely be implemented as they are an integral part of the scheme.

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

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

In carrying out appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant. [...] The emphasis on likely ‘significant effects’ in formal LVIA stresses the need for an approach that

² Case Officer’s Report dated 26th October 2022, available at:
<<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000017cQHgAAM/pl202207247?tabset-8903c=2>>

³ Case Officer’s Report dated 19th June 2025, available at: <
<https://development.wiltshire.gov.uk/pr/s/planning-application/a0iQ300000ECiLNIA1/pl202504393?tabset-8903c=2>>

⁴ Primary measures and standard construction and operational management practices for avoiding and reducing environmental effects.

is proportional to the scale of the project that is being assessed and the nature of its likely effects.

The same principle – focussing on a proportional approach – also applies to appraisals of landscape and visual impacts outside the formal requirements of EIA.

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

1.4.5 For this report, the policy context is taken from the National Planning Policy Framework (NPPF) (2026) and the Wiltshire Core Strategy (2015). The baseline landscape character has been taken from Natural England National Character Area Profile (NCA): 116. Berkshire and Marlborough Downs (2013), the North Wessex Downs Landscape Character Assessment (2025), the Wiltshire Landscape Character Assessment (2005), and the East Wiltshire (formerly Kennet District) Landscape Character Assessment (1998). Also of relevance to this project are the North Wessex Downs National Landscape An Area of Outstanding Natural Beauty Management Plan 2025 - 2030 (2025), North Wessex Downs AONB Position Statement on Dark Skies and Artificial Light (2021), Guidance on the selection and use of colour in development (2020), and the Kennet Landscape Conservation Strategy (2005).

2. SCOPE AND APPRAISAL METHODOLOGY

2.1 The LVA process is based on the following guidance:

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

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

2.3 BASELINE LANDSCAPE AND VISUAL STUDY

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

DESK STUDY RESOURCES

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

Mapping

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

Planning Policy

- NPPF
- Wiltshire Core Strategy

Character Assessment

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

Additional Documents

- Kennet Landscape Conservation Strategy

FIELD SURVEY

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

BASELINE ANALYSIS

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

Landscape value

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

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

Landscape Receptors

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

Visual Receptors

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

2.4 APPRAISAL OF LANDSCAPE AND VISUAL EFFECTS

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

2.4.2 The appraisal of effects aims to:

- Estimate the sensitivity of landscape and visual receptors as a function of their value and their susceptibility to change.
- Identify the Magnitude of Effect of the development.
- Provide an appraisal of the effects and, subsequently, the Nature of Effect, in a logical and well-reasoned fashion.
- Indicate suitable mitigation measures.

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

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

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

NATURE OF EFFECT

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

3. LANDSCAPE PLANNING CONTEXT

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

3.2 NATIONAL PLANNING POLICY FRAMEWORK

3.2.1 Originally published in March 2012, with the most recent revision being in August 2026, the NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Of particular relevance to this assessment is Section 19. Conserving and Enhancing the Natural Environment, specifically Policy N2: Improving the Natural Environment, which states that *"To contribute positively to the natural environment, and support nature's recovery, development proposals should"*:

- a) Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply);*

and:

- b) Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;*

3.2.2 Furthermore, in terms of protected landscapes, Policy N4 states:

- 1. Development proposals within Protected Landscapes should be limited in scale and extent and sensitively located and designed to avoid harm to the statutory purposes and special qualities of the Protected Landscape. Substantial weight should be placed on the importance of conserving and enhancing the natural beauty of these areas, and to conserving and enhancing wildlife and cultural heritage in National Parks and the Broads.*

2. Proposals for major development⁵ within Protected Landscapes should be refused other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. To inform a decision about whether exceptional circumstances exist, consideration of such proposals should include an assessment of:

- a) The need for the development, including in terms of any national considerations such as maintaining a sufficient supply of minerals, and the impact of permitting it, or refusing it, upon the local economy;***
- b) The cost of, and scope for, developing outside the Protected Landscape, or meeting the need for the development in some other way; and***
- c) Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which it could be moderated.***

3. Where, exceptionally, proposals for major development are approved within Protected Landscapes, steps should be taken to mitigate potential adverse impacts on their special qualities and statutory purposes⁶, including on features such as tranquillity and dark skies.

4. Development proposals within the setting of Protected Landscapes should be sensitively located and designed to avoid or minimise adverse impacts on the Protected Landscape.

3.2.3 Also of relevance to this project is Section 14. Achieving Well-designed Places, specifically paragraph 1 of Policy DP3: Key Principles for Well-Designed Places, which states:

1. Development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3. policies and decisions should ensure that developments.

⁵ “For the purpose of this policy and policy N5 only, whether a proposal is ‘major development’ is a matter for the decision-maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the statutory purposes for which the area has been designated or defined.”

⁶ “Where significant harm cannot be mitigated, it may be appropriate to consider whether suitable compensation would be acceptable.”

3.2.7 While not wholly relevant to the assessment process, it is important to note that paragraph 2 of Policy DP3 provides a list of principals that should be reflected to create well-designed places.

2. To create well-designed places, development proposals should also reflect relevant aspects of the following principles, as appropriate to the nature of the development and its location⁷:

- a) Liveability: support healthy, mixed, vibrant and integrated communities, which will function well over the lifetime of the development, by incorporating a range of uses and tenures, employing features which promote social interaction, and which are robust, durable and easy to look after;***
- b) Climate: contribute to climate change mitigation and adaptation and the transition to net zero by using building layouts, building orientation, massing, landscaping and materials which conserve energy and other resources, and which minimise risks from the impacts of climate change including overheating;***
- c) Nature: incorporate and/or connect to a network of high quality, accessible, multi functional green infrastructure to provide opportunities for recreation and healthy living, strengthen habitats, improve climate change resilience and improve air and water quality. This should include maintaining and enhancing tree cover and incorporating sustainable drainage systems in accordance with policies N3 and F8;***
- d) Movement: provide transport infrastructure and choices which support the design vision for the site, provide good connections to the wider settlement (or those nearby), and prioritise walking, wheeling, cycling and public transport;***
- e) Built Form: use the pattern of buildings to define the arrangement of streets, squares and other spaces, promote compact forms of development to optimise the site's potential, distinguish between public and private areas, create focal points and, where appropriate, enhance views into and out of the scheme;***
- f) Public Space: include spaces that are safe, secure, inclusive, and accessible for all ages and abilities, including for groups such as women and girls; and which facilitate and encourage social interaction, play and healthy lifestyles (for example by providing high quality, clear and legible pedestrian and cycle routes, a variety of recreational. spaces and places to meet, integrating lighting and making building entrances and windows face onto streets and other public spaces to provide natural surveillance); and***

⁷ "Principles for creating well-designed places are described more fully in Part 1 of the Design and Placemaking planning practice guidance, points a to g in this policy forming the seven features of well-designed places described in the guidance, all of which are informed by context (paragraph 1)."

- g) Identity: create visually attractive, distinctive and characterful development to establish or maintain a strong sense of place and pride, including through the use of a coherent palette of materials, design features and planting.***

3.3 WILTSHIRE CORE STRATEGY (INCLUDING SAVED POLICIES)

3.3.1 Adopted by Wiltshire Council in January 2015, the Wiltshire Core Strategy Development Plan Document replaced the four local plans that covered Wiltshire. The Core Strategy provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026 in order to ensure that any proposed development is of a high standard and is compatible with the character and visual qualities of the area.

CORE POLICY 51: LANDSCAPE⁸

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

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geological and topographical features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*

⁸ It should be noted that the efficacy of Core Policy 51 was found to be at odds with the NPPF at a public inquiry into a residential site in Devizes (Appeal Reference: APP/Y3940/W22/3312268). In summary, Core Policy 51 cannot be considered a 'nil detriment' policy whereby it can be used to prevent any form of development in a green field site if that development is in keeping with the character of the local area, as it clearly states that any negative impacts caused by development "*must be mitigated as far as possible through sensitive design and landscape measures*".

- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

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

CORE POLICY 52: GREEN INFRASTRUCTURE

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

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

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

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

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

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

CORE POLICY 57: ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

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

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
- ii. The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*
- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting*
- iv. Being sympathetic to and conserving historic buildings and historic landscapes*
- v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)*
- vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*

- vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)*
- viii. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site*
- ix. Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)*
- x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials*
- xi. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future*
- xii. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm*
- xiii. The case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place*
- xiv. Meeting the requirements of Core Policy 61 (Transport and New Development).*

CORE POLICY 58: ENSURING THE CONSERVATION OF THE HISTORIC ENVIRONMENT

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

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

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

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

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

3.3.2 Wiltshire Council is currently in the process of reviewing their Local Plan. The most recent draft (the Wiltshire Local Plan Pre-Submission Draft 2020 – 2038) underwent a Regulation 19 consultation in autumn 2023. The first stage of hearings in relation to the Duty to Cooperate were held on 24th June 2025, with Stage 2 having commenced on 11th November 2025. However, the Inspectors found that the current emerging Local Plan is not suitable for adoption with the plan being formally withdrawn by the Council in May 2026. Therefore, these policies hold no weight in the assessment of this planning application.

4. BASELINE LANDSCAPE AND VISUAL STUDY

4.1 SITE LOCATION AND CONTEXT

4.1.1 The site is located on the southern part of the existing yard at Copse Drove Dairy, to the east of the village of Ogbourne St George. In its wider context, the site lies approximately 6 kilometres (km) to the north-east of the town of Marlborough within the undulating chalk landscape of the Marlborough Downs.

4.1.2 The site forms part of a larger yard with three existing classes B8 and E(g) commercial usage buildings. As the site is already developed, the majority is located on a large area of concrete/hardstanding. However, the southernmost part (the proposed parking area), is currently grassland surrounded by a grassed bund. Despite its location within an undulating landscape, the site itself is relatively flat due to previous development and is located at the bottom of a slope along which the Ridgeway National Trail runs.

4.1.3 The yard is located within a predominantly agricultural landscape, and is surrounded by farmland, much of which is in arable use. To the east there a mature tree belt provides a high level of screening of views from the wider landscape, despite the increase in elevation. As regards the site itself, buildings A, B, and C lie between it and Copse Drove House to the north. While the land use across the study area is largely agricultural, Ogbourne Downs Golf Club is located to the north of Copse Drove on Church Hill and is a distinctly recreational landscape in terms of both use and appearance.

4.1.4 The majority of the eastern part of the study area falls within the North Wessex Downs National Landscape, which confers a national landscape designation onto the area for the purpose of conserving and enhancing natural beauty including landform, geology, biodiversity, landscape features and human settlement. Of particular relevance to this project are the unique qualities and characteristics of the North Wessex Downs National Landscape as identified in the North Wessex Downs Landscape Character Assessment, and the aims and objectives for the landscape identified in the North Wessex Downs National Landscape Management Plan 2025 – 2030. Also of relevance to this project is the North Wessex Downs AONB position statement on Dark Skies and Artificial Light.

4.1.5 No natural environment or heritage designations cover the site nor is it crossed by any routes with public or permissive access. However, Byway Open to All Traffic (BOAT) OSTG22 and OSTG23 lie

in close proximity to the site, located to the south of the site along the southern boundary of the adjacent field.

4.2 LANDSCAPE CHARACTER

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

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

4.2.2 The study area is covered by NCA: 116. Berkshire and Marlborough Downs, however, due to the broad level of assessment, some of the key characteristics are too general to be relevant to the site. The North Wessex Downs National Landscape Character Assessment and the more detailed Landscape Character Assessment (the East Wiltshire Landscape Character Assessment) have been used to help describe the landscape character of the site's receiving landscape, as well as to determine its contribution to landscape character and/or elements and features which define the wider landscape

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

NORTH WESSEX DOWNS LANDSCAPE CHARACTER ASSESSMENT

4.2.4 In July 2025, The Council of Partners adopted the North Wessex Downs Landscape Character Assessment. The assessment was produced by Land Use Consultants and establishes the identity of the National Landscape and provides a summary of the main influences on the contemporary landscape character. The Landscape Character Assessment also provides detailed information on the key issues and management requirements relevant to the National Landscape's specific LCT and LCA. The site and study area are located entirely within LCT 1: Open Downland, specifically LCA 1A: Marlborough Downs.

LCT 1: OPEN DOWNLAND

Key Characteristics:

- *An elevated plateau formed by the hard Middle and Upper Chalks. Soils are predominantly thin, light, free draining calcareous and nutrient poor black or brown soils.*
- *pen, smoothly rolling downland, dissected by a network of dry valleys and long sinuous steep scarps provides strong sweeping skylines.*
- *A landscape largely devoid of water due to the porosity of the chalk bedrock.*
- *Fragmented and isolated blocks of chalk grassland survive along the steep scarp slopes and dry valley sides, forming an important component of the chalk grassland resource of the National Landscape.*
- *Dominated by intensively managed arable farmland with a few hedgerows. Woodlands are virtually absent apart from the occasional linear shelterbelt and distinctive beech clumps crowning the summits.*
- *Very sparsely populated, with remote small settlements, scattered farms and equestrian establishments, which contributes to the strong sense of isolation.*
- *Built character with local vernacular of traditional knapped flint and red brick, timber framed weatherboarded aisled barns and large-scale modern farm buildings. 20th century infill within settlements is common.*
- *Recreational opportunities are characterised by the numerous tracks, byways, green lanes and footpaths plus open access associated with archaeological sites and nature reserves.*
- *Closely associated with the racehorse industry, with distinctive horse gallops and stables a significant land use.*
- *The landscape has a strong cultural resonance. Prehistoric funeral monuments form dramatic earthworks, while the chalk White Horses are visible features from many periods of history.*
- *Overall, a strong sense of remoteness and solitude, with generally good levels of dark night skies.*

Forces for change:

- *Slight increase in lowland calcareous grassland, although it is still rare and sites are fragmented, only remaining on the steep scarps.*
- *Slight changes in agricultural land cover including decreases in pig, cattle and poultry numbers, and decreases in arable and horticultural landcover, resulting in an overall stable land cover.*

- *An increase in visually intrusive larger agricultural barns disturbs the open horizon and interrupts the sinuosity of the smooth downland landscape.*
- *Development pressures within settlements both within the Open Downlands and in adjacent landscapes may alter the landscape character, disrupting the expansive skyline and panoramic views.*
- *Pressure for tall structures including communications masts, transmitters and renewable energy developments (potentially wind turbines), will be particularly intrusive on the strong sweeping skylines and could have a major impact on the sense of remoteness.*
- *Development in the setting to the National Landscape including large scale and /or tall development on the edge of Didcot, Wantage, Swindon and Devizes. These affect panoramic views from the escarpment and its wider setting, as well as the sense of remoteness and tranquillity.*
- *High traffic levels on the rural lane network are a concern, impacting on the rural character of the lanes. Cumulative impact of small-scale incremental change for road upgrades e.g. signage, fencing, kerbing of rural lanes on the remote qualities of the chalk upland landscape.*
- *The Open Downland landscapes are susceptible to the impacts of climate change, including:*
 - ◆ *Changes in rainfall patterns including wetter winters and drier summers may lead to different types of crop being grown (e.g. maize, grape vines, soya), which would change the appearance of the landscape.*
 - ◆ *Wetter winters and increased flash flooding on the thin arable soils will cause erosion and impact the winter crop sowings which would alter the appearance of the landscape.*
 - ◆ *Hotter, drier conditions in the summer will put more pressure on water resources, which may result in a change in crops to less water-reliant plants, and may increase the heat stress of livestock.*
 - ◆ *Drier summers and wetter winters will cause increased tree mortality and die-back from drought and stress and waterlogging, affecting the distinctive hilltop woodlands and tree clumps.*
 - ◆ *Drier and hotter summers increase fire risk affecting grassland habitats and the recreational resource of the landscape.*
 - ◆ *Hotter temperatures may result in increased competition from invasive species and greater numbers of insect and mammal pests. This could impact the choice of crops grown, and the appearance of the landscape.*
 - ◆ *More extreme weather events leading to a greater risk of wind-throw and loss of mature trees, which could affect the ancient woodlands. Potential windthrow and loss of the characteristic beech clumps may impact this crowning feature of the open downland landscape.*

LCA 1A: MARLBROUGH DOWNS

Description:

The Marlborough Downs are a distinct topographical unit in the north-west of the National Landscape. The boundaries of the character area are defined to the west and north by the base of a prominent, steep chalk scarp at an elevation of approximately 200 metres. To the south the boundary is formed by the River Kennet (LCA 7A) with the boundary running along a contour on the valley side. The eastern edge forms the divide with the Lambourn Downs (LCA 1B) and the south-east a subtle change in geology with the increase in Clay-with-Flint marks a transition to the lower dip slope of Lambourn Wooded Downs (LCA 2C).

Marlborough Downs valued qualities

- *Strongly articulated chalk landform of dramatic, sinuous scarps, valleys and rounded summits creates a distinct and dramatic skyline.*
- *A large-scale landscape with a strong sense of openness and expansiveness that provides a highly scenic quality. Panoramic views to and from the escarpment and across the high Downs are defining features of the area.*
- *Scattered sarsen stones, including the best assemblage in Britain at Fyfield Down SSSI, are one of the most identifiable features of the North Wessex Downs; they are extremely rare and geomorphically important.*
- *Strong sense of time-depth though highly visible earthworks and archaeological sites including prominent Iron Age hill forts at Barbury Castle and Liddington Castle. The Stonehenge and Avebury World Heritage Site extends over Fyfield Down.*
- *Hackpen White Horse is a distinctive chalk hill figure on Hackpen Hill, adding to the scenic qualities of the landscape, and is a popular recreation draw.*
- *A sparse settlement pattern with limited development outside of the small historic villages nestled in the valley bottoms of the Og and Aldbourne. Strong local vernacular of distinctive blue-grey sarsen stone, as well as red brick, flint and clunch.*
- *High recreational value, with the Ridgeway National Trail, White Horse Trail and Chiseldon and Marlborough Railway Path, along with local public rights of way, providing access across the downs.*

Marlborough Downs local forces for change/issues

- *Change in land use within the River Og corridor, resulting in the further cultivation of floodplain pastures.*

- *Expansion of Swindon in the setting of the National Landscape, including at Badbury Wick and Swindon Great Western Hospital, which is visible in views from the highest elevations, bringing the urban edge closer to the scarp edge.*
- *Pressure for further tall structures e.g. communications masts, transmitters and future renewable energy developments in the form of wind turbines in the setting of the National Landscape would be visible in long views from the Marlborough Downs, potentially reducing the sense of remoteness.*

EAST WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.5 In 1998, Atlantic Consultants, on behalf of Kennet District Council (now the East Wiltshire region of Wiltshire Council), published the Kennet Landscape Character Assessment (East Wiltshire Landscape Character Assessment). The document was used as a basis for the Wiltshire County Landscape Character Assessment. The entire study area falls within LCA 2: Marlborough Downs, with the site itself being located within LCT: Enclosed downland with weak hedgerow structure. This LCT, is categorised, in the assessment of LCA 2, under the heading Enclosed Chalk upland.

LCA 2: MARLBOROUGH DOWNS

Overview:

An area of high chalk uplands which sweeps across the north of the District, defined on its western and northern edges by the crest of a prominent, steep chalk scarp, to the south by the valley of the River Kennet and to the east by the District boundary. The high chalk plateau forms an expansive landscape of open, smoothly rolling downland, mostly under intensive arable farming but with areas of remnant chalk grassland on steeper slopes and on conservation sites such as Fyfield Down. It is heavily dissected by a network of dry chalk valleys, or combes, and the valleys of the Rivers Og, and Aldbourne which cut through the area from north to south. Horse gallops and other features of the racing industry are distinctive feature of the area.

Landscape and Visual Character:

The distinctive character of the area is dominated by the topography and vegetation of the chalk downland, while its elevation above the Kennet Valley and above the Lower Chalk plain of Area 1 clearly define its extent. Although topographically complex at the local level, the variety of slope form, and elevation is consistent across the area and creates an attractive and at times dramatic landscape. It is visually diverse as a result of the vegetation cover over landform so that the open rolling downs of the west and northern areas are contrasted with more enclosed and well wooded areas in the east. These eastern areas also reflect characteristics of large farm estates where intensively farmed arable land occurs in a mosaic with woodland managed for

sporting purposes. Settlements nestling in intimate valleys within the chalk such as Rockley, the Ogbournes and Aldbourne are important and attractive features of the landscape.

Key Landmarks and Landscape Features:

- ***scarp defining north western boundary;***
- ***the Ridgeway following the top of the scarp, and scarp-top barrows;***
- ***sarsen scatters at Fyfield Down;***
- ***prominent fenced or mown gallops on the Marlborough Downs;***
- ***Aldbourne church tower.***

ENCLOSED CHALK UPLAND

Key Characteristics:

- ***generally large to medium scale fields with rectilinear boundaries formed by varied hedgerow species and hedgerow trees***
- ***individual fields may be extensive, but have a clear perimeter hedgerow;***
- ***may be arable or pasture;***
- ***hedgerows often poorly maintained and fragmented, with few hedgerow trees.***

4.3 THE STUDY AREA

4.3.1 The study area has developed over a bedrock of various chalk formations laid down when the area was dominated by warm chalk seas millions of years ago, resulting in the undulating landscape typical of the Marlborough Downs and which is a defining characteristic of the wider North Wessex Downs National Landscape. On the whole, the higher elevations are to the east of the study area, whilst the valley of the River Og is located to the west, with the A346 broadly marking the transition between the two. However, on the westernmost edge of the study area the land does begin to rise again enclosing the valley. The high point of the study area is 253m (spot height) Above Ordnance Datum (AOD), located at the junction of Copse Drove and Ridgeway National Trail to the north; whilst the low point of 140m AOD can be found at Southend along the River Og to the south.

4.3.2 Soil types present across the study area are described as freely draining, lime-rich, loamy soils; superficial deposits of Clay-with-flints are found on the ridgeline to the east whilst head is found along the dry valleys and alluvium along the River Og. Much of the landscape has been identified as ALC Grade 3 (Good to moderate – sub-grade not specified), however, there are also patches of Grade 4 Poor, and Grade 2 Very Good land present.

4.3.3 The prevailing land use of the study area is agricultural, defined by a pattern of large and medium scale fields often with rectilinear boundaries which are commonly delineated by hedgerows with mature trees. However, several of the farmyards have been converted to commercial use, including three buildings within Copse Drove Dairy itself, as well as those at Chapel Meadow Yard to the west. Furthermore, the disused limeworks (on Old Chase Road to the south) is used for vehicle storage, repair, and sale. The Ogbourne Downs Golf Course is a notable recreational feature within the study area. Woodland blocks and tree blocks are scattered across the study area, and combined with the strong hedgerow network, restrict views across the landscape despite the variation in elevation.

4.3.4 The study area contains a large number of County Wildlife Sites, which includes part of the Ogbourne Downs Golf Club and two areas at Round Hill Downs, to the north and east of the site respectively. County Wildlife Sites also include watercourses, woodlands, and the disused railway line. Additionally, a number of woodland blocks found across the study area have been identified as Ancient Woodland, however, none are located within 500m of the site.

4.3.5 While there is evidence of historic settlements across the landscape, present day settlement is defined by the village of Ogbourne St George in the valley of the River Og, with there being limited scattered development across the high ground to the east. The agricultural landscape is served by various farmsteads and agricultural structures. However, while there is still traditional agricultural built form present, the modernisation of the agricultural sector has seen a change in the development pattern, with large modern infrastructure now being found alongside, or replacing, older structures. To the east of the A346, there are number of agricultural style buildings of varying sizes which are constructed of profile steel and concrete panels with cement sheeting roofs often with translucent panels.

4.3.7 There are number of heritage assets across the study area, including the Ogbourne St George Conservation Area, four Scheduled Monuments, and a number of listed structures. However, none are located within 500m of the site, with the majority being located over 1000m away. Taking into account the topography of the study area coupled with the relatively high level of vegetation, it is considered that the heritage assets would not be affected by the development proposals, being physically and visually divorced from the site.

4.3.8 While the A346 is the principal transport corridor running through the study area, connecting Marlborough and the surrounding villages with Swindon and the M4 to the north, the majority of the landscape is connected via a network of minor roads and agricultural tracks.

4.3.9 Pedestrian access within the study area is provided by an extensive network of PRoWs. To the east of the A346, these routes predominantly connect with the Ridgeway National Trail, while to the west they are focused around the village of Ogbourne St George. In some places, PRoWs connect with the minor roads and tracks, which are then used to link with other pedestrian routes across the landscape. The Ridgeway National Trail passes through the study area running along the western edge of Ogbourne St George before following the ridgeline to east of the site and continuing northwards along the eastern boundary of the golf club. In its entirety, the national trail is an 87-mile route between Avebury in Wiltshire and Ivinghoe Beacon in Buckinghamshire, following a route over high ground used since prehistoric times. Sustrans Route 482 also passes through the study area along the route of the disused Andover to Cricklade branch of the Midland and South Western Railway.

4.4 BASELINE ANALYSIS

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

LANDSCAPE VALUE

4.4.2 The entire study area is located within the North Wessex Downs National Landscape, which confers a national statutory landscape designation onto the landscape. The A346 major transport corridor does detract from the scenic quality and tranquillity, particularly in close proximity to the road; however, there is an overall sense of remoteness. Furthermore, the elevated land from allows for expansive views across the river valley, with landscape also having an intrinsic recreational value.

4.4.3 Overall the value of the landscape is *High*.

LANDSCAPE RECEPTORS

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

- The established landscape components which define the landscape in which the site is located, including:
 - ♦ The unique qualities and characteristics of the North Wessex Downs National Landscape.
 - ♦ Dark Skies and the effect the proposals may have on the nocturnal environment.
 - ♦ Local character, particularly the built form associated with the existing farm complex.
- The historic environment of the study area, in particular the area's historic landscape character.
- Existing on-site and boundary vegetation and its importance in respect of the site itself, as well as part of the wider study area.

VISUAL RECEPTORS

4.4.5 The following visual receptor locations have been identified as having potential intervisibility with the proposed development:

- Copse Drove
- Old Chase Road/BOAT OSTG22
- Bytham Road
- The Ridgeway National Trail (also BOATs OSTG22, OSTG23, and OSTG24)

LEVEL OF EFFECT

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

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

4.4.8 The Level of Effect can be expressed as a correlation between the Magnitude of Effect and Landscape or Visual Sensitivity in a single matrix to determine the level, as shown in Table 1. However, it must be noted that the matrix is not in itself a substitute for professional judgement, for which allowances must be made. Although mitigation measures are often proposed where the Level of Effect

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

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

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

5. LANDSCAPE AND VISUAL APPRAISAL

5.1 LANDSCAPE APPRAISAL

5.1.1 The Landscape Value of the study as a whole is *High*, due to its inclusion with the North Wessex Downs National Landscape, which confers a national statutory landscape designation onto the landscape. However, while not lessening the overall value of the landscape, the A346 is a major transport corridor and notable detracting feature. The Overall Susceptibility to Change of the application site as a component of the landscape is considered *Medium – Low* in respect of the development proposed. On the whole, the development will take place within the existing farmyard; however, the new car parking will be located on an area of undeveloped land, with a grassed bund dividing the land from the adjacent field. As such, the Overall Landscape Sensitivity of the development within the surrounding landscape is *Medium*.

5.1.2 The site itself does not represent a specific element or feature defined as a key characteristic of the study area. The yard as a whole in some ways broadly contributes to the prevailing agricultural land use, by virtue of its layout and appearance; however, this contribution has been somewhat lessened through the conversion of several of the existing barns to agricultural use. While the proposed development will further expand this commercial use, the proposed changes to the appearance of the building are not considered unacceptable and would retain the agrarian/commercial appearance of the yard as a whole.

5.1.3 Landscape Guidance for LCA 1: Open Downland⁹ states that colouration should be considered carefully in relation to development to ensure that “*they do not disturb the open horizon and sinuosity of the smooth downland landscape*”. The material choices and their colouration coupled with the altered ridge heights of Buildings F1 and F2 are commensurate with the existing redevelopment of Buildings A, B, and C. Therefore, the proposed renovations would not appear out of context in the receiving landscape and landuses, in compliance with the guidance of the North Wessex Downs National Landscape Character Assessment and the North Wessex Downs publication Guidance on the selection and use of colour in development.

5.1.4 In addition to the conversion of the existing buildings, the proposals will also see the introduction of an additional area of hardstanding in order to accommodate the proposed car parking area. However, while this development is proposed on an area of grassland on the edge of the existing yard,

⁹ North Wessex Downs National Landscape Character Assessment

it is enclosed by an existing bund and separated from the surrounding fields. As such the car park will sit within context of the yard and the associated built form rather than seeing an extension of development into the surrounding fields. Moreover, the indicative landscape scheme will see the planting of a tree belt around the bund which will further enclose the site and prevent the spread of development onto agricultural land.

5.1.5 It is for similar reasons that the effect on the historic environment will be limited, with the original field pattern having already been redefined by the construction of the yard, and the proposed development not being seen to extend beyond it. Furthermore, the site itself comprises an area of land with no particular historic or architectural interest. A number of heritage assets are located within the study area; however, these are all well screened from the site by local landform and dense vegetation, and are therefore, considered to be physically and visually divorced from the proposals, with the development having no effect on their historic landscape settings.

5.1.6 While an area of grassland will be lost, the development will not require the removal of any trees or hedgerows in order to accommodate the proposals, moreover, the proposals actually include an indicative scheme of extensive tree planting to the south of the site. This will follow the existing pattern of woodland blocks within the study area and will enhance the existing belt in line with the Enhancement Priorities of LCA 2. Marlborough Downs as noted in the Kennet Conservation Strategy. However, in order to ensure the protection of the northern tree belt, where demolition and rebuilding are to take place for Building F2, all machinery and workings should remain on the existing concrete pad.

5.1.7 While there are already a number of light sources across the study area, including Copse Drove Dairy itself, the proposals will see a change to the nocturnal environment as a result of the proposed development, with the renovations to Buildings F1 and F2 including the use of floodlights, while vehicles using the new car park will also likely have secondary effects. Paragraph 13 of the North Wessex Downs National Landscape Position Statement on Dark Skies and Artificial Light acknowledges that there are circumstances where external lighting is necessary; however, it emphasises that such proposals should be carefully designed in order to conserve the dark skies. In the case of the proposed development, the floodlights have been purposely angled downwards to minimise light spill beyond the existing yard area, while the indicative landscape proposals will help to further contain light spill to the south, including that generated by vehicles using the carpark. As such, the overall effect on the characteristic dark skies of the National Landscape will be minimal.

5.1.8 The development proposals will not conflict with the relevant key issues, strategies, objectives and policies identified across the relevant Character Assessment or with national or local policy. In terms of the Overall Magnitude of Landscape Effect resulting from the proposals, any change has to be considered in terms of the landscape components that will definitely be affected and those that will potentially be affected. The importance of these components as part of the wider landscape is also a consideration. The renovations of the existing barns are less notable a change than that of the introduction of hardstanding into an undeveloped area to accommodate the car parking. However, in terms of the site as a component of the wider landscape resource, it is considered that style and siting of the proposals as well as the accompanying indicative landscape proposals result in an Overall Magnitude of Landscape Effect of *Slight*. As such, the development proposals have an Overall Level of Landscape Effect of *Moderate/Minor*.

5.1.9 The development will not be unduly prominent nor detract from the surrounding landscape, with there being a greater change in terms of internal use than external form and appearance. Furthermore, the proximity of the proposed commercial units to the existing B8 and E(g) usage buildings gives the proposals an established context, with these existing commercial building already sitting comfortably within the receiving landscape. The development will see the loss of an area of grassland; however, this is land that is already contained within the established boundaries of the existing yard, and while there may be some localised adverse effects on the site itself and the immediate landscape, in respect of the pre-development condition of receiving landscape as a whole, the change will be negligible. The development will not be seen as an incongruous feature but rather in context with the existing commercial activities at the yard, with the established landscape character being unaffected. As such, the Overall Nature of Landscape Effect is considered to be *Neutral*.

5.2 VISUAL APPRAISAL

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

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

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

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

VIEWS FROM COPSE DROVE

VIEWPOINT 1

Approximate distance from site: 210m

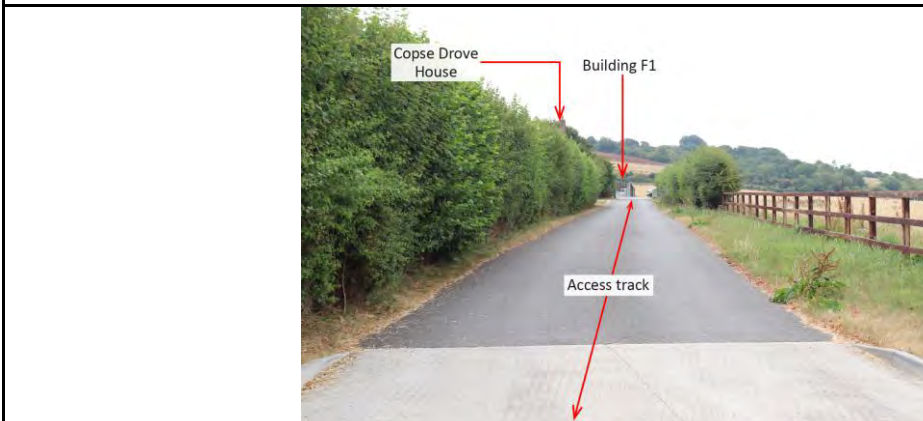
OS map elevation: Between 155-160m AOD



VIEWPOINT 2

Approximate distance from site: 180m

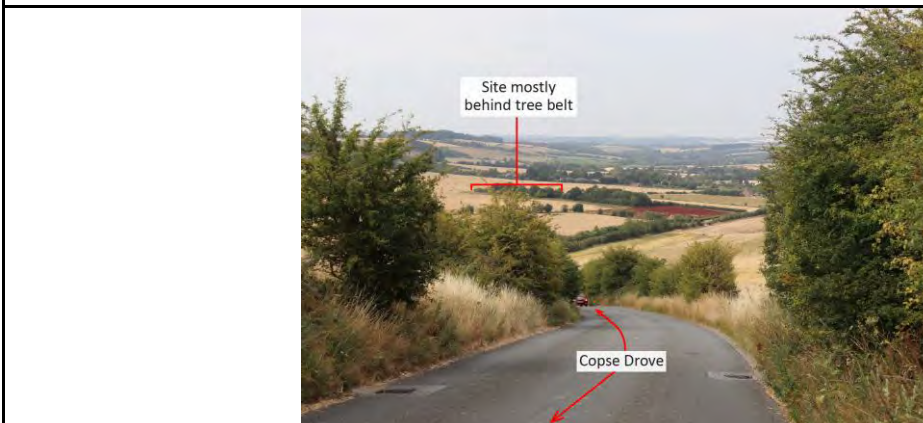
OS map elevation: Between 160-165m AOD



VIEWPOINT 3

Approximate distance from site: 690m

OS map elevation: Between 195-200m AOD



Close (VPs 1 and 2) and medium (VP 3) distance, south-east (VPs 1 and 2) and south-west (VP 3), taken from Copse Drove Road.

It should be noted that national speed limits apply on this road and there is no pedestrian footway, therefore primary receptors are considered to be those in vehicles whose attention should be focussed on navigating the winding road ahead.

Views along Copse Drove are largely obscured by mature vegetation around the site and along the road itself; however, there is a glimpsed view through the access to Copse Drove Dairy (VP 2). Through the access Building F1 is seen; however, despite the recladding of the building the actual level of change will be virtually imperceptible, with the proposed material palette being visually commensurate with the local area.

In terms of the indicative landscape scheme, from both VP 2 and VP 3 this will be seen as a new feature; however, it will blend with the receiving landscape and provide additional containment for the farmyard.

In months of lower leaf cover, there may be heavily filtered views into the farmyard from VPs 1 and 3, however, due to the relatively limited change to the buildings themselves, change will be difficult for receptors to discern.

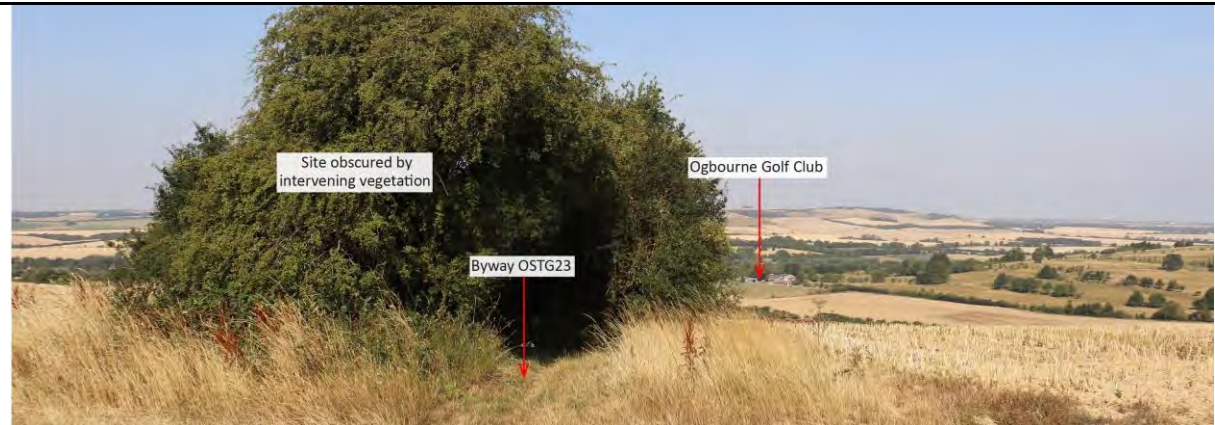
Due to its low-lying nature coupled with the site's high level of containment in views from Copse Drove, the proposed car parking area will not be seen. There will be secondary effects as result of vehicles using the car park; however, it should be noted that these effects will only occur when it is in use. Furthermore, vehicle movements and parking are an established visual component of the farmyard and the surrounding landscape and as such the resulting change is negligible.

VIEWS FROM BYWAY OSTG23

VIEWPOINT 4

Approximate distance from site: 500m

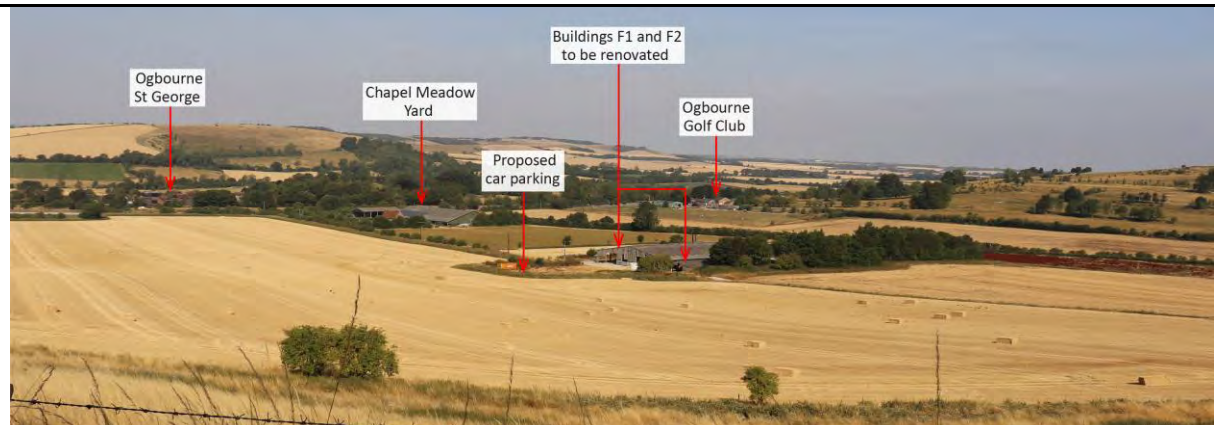
OS map elevation: Between 230-235m AOD



VIEWPOINT 5

Approximate distance from site: 330m

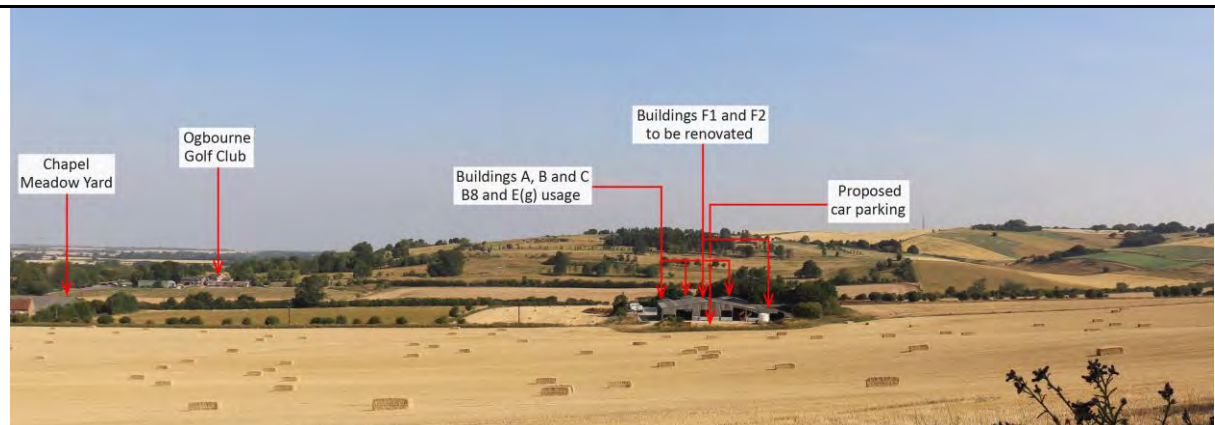
OS map elevation: Between 215-220m AOD



VIEWPOINT 6

Approximate distance from site: 280m

OS map elevation: Between 195-200m AOD



Close distance views, west (VPs 4 and 5) and north-west (VP 6); taken from BOAT OSTG23.

Views are largely restricted by mature vegetation along the northern edge of the PRow. However, breaks in the vegetation, as per VPs 5 and 6, allow for open views down into the site. The change to the materials and ridge heights of the renovated buildings will be visible; however, as the overall size and scale of the buildings will not change, the level of perceivable change will be extremely limited.

Due to its low-lying nature coupled with the site's high level of containment, the proposed car parking area will not be seen. However, there will be secondary effects as result of vehicles using the car park occurring only when it is in use. Furthermore, vehicle movements and parking are an established visual component of the farmyard and the surrounding landscape.

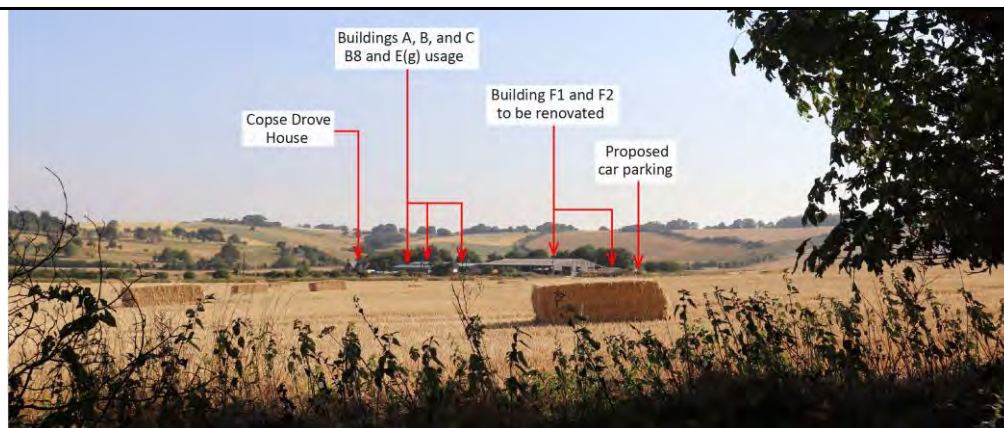
Over time, the indicative landscape scheme will mature and provide a high level of filtering for the farmyard as a whole. Whilst the planting will be seen as a new feature initially, it will blend with the existing scattered woodland belts which are an established visual component of the receiving landscape. Seasonality will have limited effect on views from the byway, due to the density of the existing vegetation, coupled with the extensive planting proposed

VIEWS FROM OLD CHASE ROAD AND BYTHAM ROAD

VIEWPOINT 7

Approximate distance from site: 390m

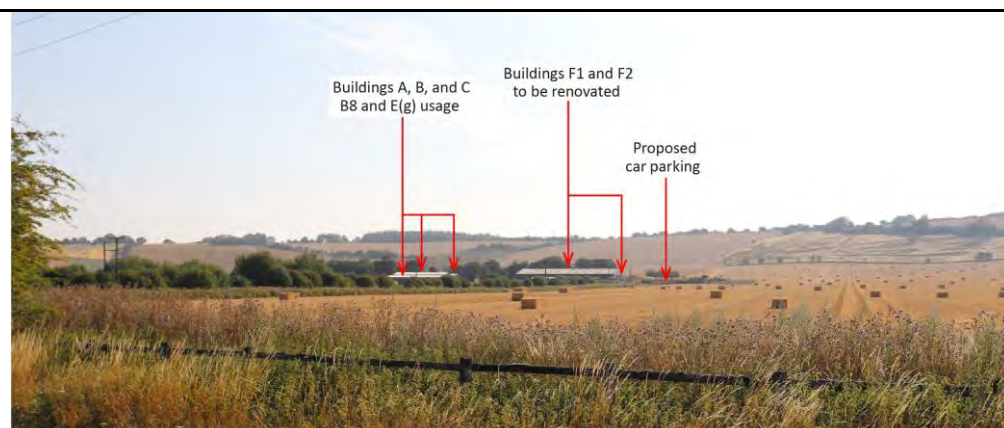
OS map elevation: Between 160-165m AOD



VIEWPOINT 8

Approximate distance from site: 425m

OS map elevation: Between 155-160m AOD



Close distance views, north-east; taken from Old Chase Road/Byway OSTG22 and Bytham Road (respectively).

Views from the two roads which border the field south-west of the site are broadly similar with there being relatively limited views of Copse Drove Dairy which benefit from limited filtering due to the vegetation of the site's western boundary.

Whilst the proposed renovations to buildings F1 and F2 will be visible, there will be very little perceptible change as on the whole the barns themselves will be similar to their pre-development circumstance.

Due to its low-lying nature coupled with the site's high level of containment due to the existing bund, the proposed car parking area will not be seen. There will be secondary effects as result of vehicles using the car park, however, it should be noted that these effects are temporary and will only occur when it is in use. Furthermore, vehicle movements and parking are an established visual component of the farmyard and the surrounding landscape.

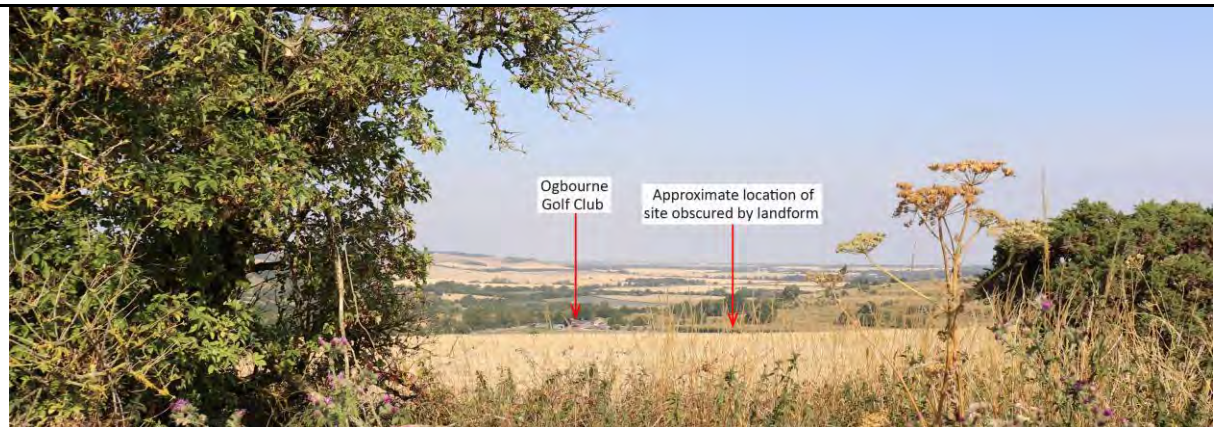
As in other views of the southern end of the development, the proposed tree planting, which forms part of the indicative landscape scheme, will be visible as a new feature, but one that is not visually uncharacteristic of the local landscape. With time, this will blend with the existing tree planting around the farmyard, and will restrict views of the farmyard, particularly from VP 7.

VIEWS FROM THE RIDGEWAY NATIONAL TRAIL

VIEWPOINT 9

Approximate distance from site: 490m

OS map elevation: between 235-240m AOD



VIEWPOINT 10

Approximate distance from site: 700m

OS map elevation: Between 235-240m AOD



Close and medium distance views (respectively), west; taken from the Ridgeway National Trail/Byway OSTG24.

Despite the increase in elevation, views of the site are obscured by intervening landform or dense vegetation and will remain so year-round.

POTENTIAL RESIDENTIAL VIEWS (NOT RECORDED)

5.2.4 There is potential for residential views of the proposals from Foxlynch, to the south-west of the site. However, it has not been possible to record these representatively due to the absence of public access. Intervisibility is likely to include views from within the house through windows on the western elevation, as well as from private amenity spaces around the property.

5.2.5 Whilst change to the materials of the buildings themselves will be visible, this resulting effects from this change will be extremely limited. The car park itself is low-lying in nature and will be obscured by the existing landform, however, there will be secondary effects when it is in use. However, it should be noted that these effects are will only occur when used. Furthermore, vehicle movements and parking are an established visual component of the farmyard and the surrounding landscape. The indicative landscape scheme will see a more notable level of change to the site due to the introduction of new tree planting. However, not only will this blend with the established visual character of the receiving landscape, but it will also serve to break up and soften views of the farmyard as a whole. Whilst it will be seen within the view, it will not obscure any long-ranging views from the property.

SUMMARY OF VISUAL EFFECTS

5.2.6 The Overall Visual Sensitivity of the study area is considered *Medium* in respect of the development proposed. While the site is located within the North Wessex Downs National Landscape, which has unique visual qualities, for a large part the visual character of the local landscape is defined by its agrarian characteristics, something that the proposed development would not conflict with. Moreover, all development is to be located within the established footpath of the existing yard, with the proposals focusing on the renovation of existing structures as opposed to the construction of new ones.

5.2.7 The visual envelope of the development is largely restricted to within 450m to the south of the site, with there being no long ranging views. Due to the high level of vegetation across the study area, coupled with the local landform, these short distance views are limited to hedgerow gaps and field access points. Where seen, change will be limited to the materials of the buildings, with the minor changes to the ridge heights being largely imperceptible.

5.2.8 The proposed car parking introduces a new area of hardstanding into the landscape. However, due to its low-lying nature, change will be limited from all receptor locations. There will be secondary

effects, however, these effects will only occur when it is in use. Furthermore, vehicle movements and parking are an established visual component of the whole of the farmyard as well as the surrounding landscape.

5.2.9 There are no views in which the development will appear isolated, nor will the renovations and new car parking be visually prominent. The indicative landscape scheme will enhance the existing landscape structure and provide further containment for Copse Drove Dairy as a whole. The proposals are therefore deemed appropriate due to the materials and scale of development proposed.

5.2.10 At Year 0: From the majority of the study area there will be no apparent change, due to a lack of intervisibility. Change will primarily be due to the implementation of the indicative landscape scheme (and its enhancement through BNG requirements) in views from the south, particularly along BOAT OSTG23, Bytham Lane, and Old Chase Road. In close proximity to the development, the Magnitude of Visual Effect is *Slight*, with the Overall Level of Visual Effect being *Moderate/Minor*. The Overall Nature of Visual Effect is considered *Neutral* beyond 425m, but *Adverse (Very Slight)* within 425m.

5.2.11 At Year 5: The Overall Magnitude of Visual Effect will reduce to *Slight – Negligible* as the tree planting establishes and integrates with the mature landscape structure of the study area, with views of the car parking areas now being notably restricted. The Overall Level of Visual Effect will reduce to *Moderate/Minor – Minor*, while Overall Nature of Visual Effect will become *Neutral*.

5.2.12 At Year 15: The indicative planting scheme will have fully integrated with the existing vegetation of the study area, providing a higher level of containment for the whole of the farmyard. Open views from the south will become partial to heavily filtered and the development will be defined by a mature landscape structure. The Overall Magnitude of Visual Effect will reduce to *Negligible*, with the Overall Level of Visual Effect reducing to *Minor*. The Overall Nature of Visual Effect will remain *Neutral*, although the local landscape structure will have been enhanced by the established tree planting.

5.3 CONSTRUCTION EFFECTS

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

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

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

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

- During construction access to the site should be taken through the existing access points, with the car parking area being created before construction of the buildings begins. This will mean that construction traffic can access the site without the creating additional access points, as well as providing storage facilities for materials and machinery.
- Wherever necessary, temporary ground protection should be used to prevent the compaction of soil within the Root Protection Areas (RPA) of retained trees and hedgerows around the farmyard. The tree belt to the east should be protected throughout development with no machinery or vehicles or material storage on the eastern bank.
- If any vegetation not identified for removal is damaged during construction, it should be identified and replaced as soon as it is feasible within the agreed work programme.
- Construction materials and equipment should be appropriately stored in designated compounds outside the RPAs of retained trees, shrubs and hedgerows

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

6. RECOMMENDATIONS AND CONCLUSIONS

6.1 The key considerations when determining the acceptability of the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development and how far any effects are/can be mitigated. Of particular importance to the consideration of the developments overall effect is whether the agricultural building conversion and associated car parking at the site will have an unacceptable effect on the landscape resource and the visual amenity of the study area, in particular the unique characteristics of the North Wessex Downs National Landscape. Key mitigating factors are the established built form context of Copse Drove Dairy, including a notable component of commercial development, and the site's high level of containment within the receiving landscape.

6.2 Pre-mitigation, the Overall Level of Effect of the proposed development is considered Moderate/Minor. It is acknowledged that there will be localised changes as a result of the development. However, it will not detract from the landscape resources or the area's visual amenity. The indicative landscape scheme plus its enhancement will ensure that *"any negative impacts [can] be mitigated as far as possible through sensitive design and landscape measures"* as per Core Policy 51.

6.3 MITIGATION STRATEGY

6.3.1 Mitigation measures will focus on the retention of existing trees and hedgerows, alongside a scheme of new indigenous planting. It is recognised that the existing landscape structure around the site plays a key role in setting the development within the landscape, and as such it should be appropriately managed.

6.3.2 New planting will focus on the use of landscaping to soften the built form and further integrate it into the landscape, while at the same time helping to meet the scheme's BNG requirement and providing landscape enhancements wherever possible.

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

Management and Enhancement of Existing Planting:

- Any vegetation marked for removal should be cleared prior to development commencing and should avoid the bird nesting season (March to September).
- Existing poor quality/diseased vegetation or invasive species should be removed and replaced if necessary/appropriate.
- Suitable root protection area stand-offs should be applied around all vegetation to be retained where necessary.
- The existing management regime for the eastern tree should continue to ensure longevity of this important landscape feature.
- The existing mixed native hedging to the north of the yard, as identified on drawing WHL-2159-05: Landscape Mitigation Strategy, should be gapped up as necessary using native species and grown and managed at a minimum of 2.50m in height.
- Tree and hedgerow management will take place between mid-December and early March. This will avoid the dormice active period and bird-nesting season and allow berries to be used for foraging wildlife.

Proposed Mitigation and Planting:

- The following recommendations should be taken into account in respect of plants being used for mitigation purposes:
 - ♦ All new planting, including planting for the purposes of replacement should comprise appropriate native species characteristic of the area.
 - ♦ A range of plant sizes should be used, to create instant impact and structure.
 - ♦ Root barriers should be used where appropriate.
- 90 native trees, as required for BNG, should be planted adjacent to the southern boundary on and around the existing bund. Trees should be planted at a minimum of 5.00m centres.
- Shade tolerant lawn grass mix should be established under the tree planting, as recommended by the project ecologist for BNG enhancements.

Recommended Tree Species					
Scientific name	Common name	Specification*	Girth (cm)	Approx. height	No.
<i>Acer campestre</i>	Field maple	Whip	-	90-120cm	13
<i>Carpinus betulus</i>	Hornbeam	Whip	-	90-120cm	9
<i>Crataegus monogyna</i>	Hawthorn	Whip	-	90-120cm	14
<i>Fagus sylvatica</i>	Beech	Whip	-	90-120cm	18
<i>Malus sylvestris</i>	Crab apple	Whip	-	90-120cm	13
<i>Prunus avium</i>	Wild cherry	Whip	-	90-120cm	9
<i>Prunus padus</i>	Bird cherry	Whip	-	90-120cm	9
<i>Sorbus aucuparia</i>	Rowan	Transplant	-	60-80cm	5
Total:					90
* Approximately 10% of the total tree mix should comprise larger stock (Light Standard)					

Recommended Grass Mix	
Grass Mix	Sowing Rate (g/m ²)
Shaded Amenity Lawn – Naturescape NL5 – Shaded Areas Lawn Mixture (or equivalent)	50

6.4 EFFECT OF MITIGATION

6.4.1 Taken as a whole, at Year 0 the proposals will have an overall *Moderate/Minor* effect, with the Overall Nature of Effect of the development being *Adverse (Very Slight)*. The proposed planting will have only just have been implemented and will be yet to fully integrate both itself and the development into the receiving landscape.

6.4.2 At Year 5 the overall effect will be reduced to *Moderate/Minor – Minor*, with the Overall Nature of Effect becoming *Neutral*. The planting will be well established, providing the site with a greater level of containment while also replicating the pattern of tree belts that characterise the area, with the benefits extending beyond the immediate setting of the site.

6.4.3 At Year 15 the overall effect will become *Minor*. Although the Overall Nature of Effect will remain *Neutral*, the planting will create an appropriate landscape setting for the development, while also providing notable environmental benefits as well as of enhancing the landscape structure around the site. The development will be screened from the majority of viewpoints, with intervisibility primarily being limited to extremely restricted glimpsed winter views that will not detract from the overall quality of the receiving landscape.

6.5 CONCLUSIONS

6.5.1 As a result of the appraisal of landscape and visual effects, it has been determined that the proposed development would not have a notable adverse effect on the landscape resource or on views and visual amenity. Taking account of the proposed landscape mitigation and enhancement recommendations, the development can be undertaken so that it will integrate into the receiving landscape, maintaining its rural character without being visually intrusive, or having an unacceptable detrimental impact on the appearance or the landscape character of the area within which it is located.

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

6.5.3 The proposed development will not be notably detrimental to any of the key characteristics or descriptions of the site and the surrounding landscape as identified in this document. The proposed development can be undertaken in compliance with relevant guidance and policies in the NPPF, the Wiltshire Core Strategy and the North Wessex Downs National Landscape Management Plan (2025 – 2030).

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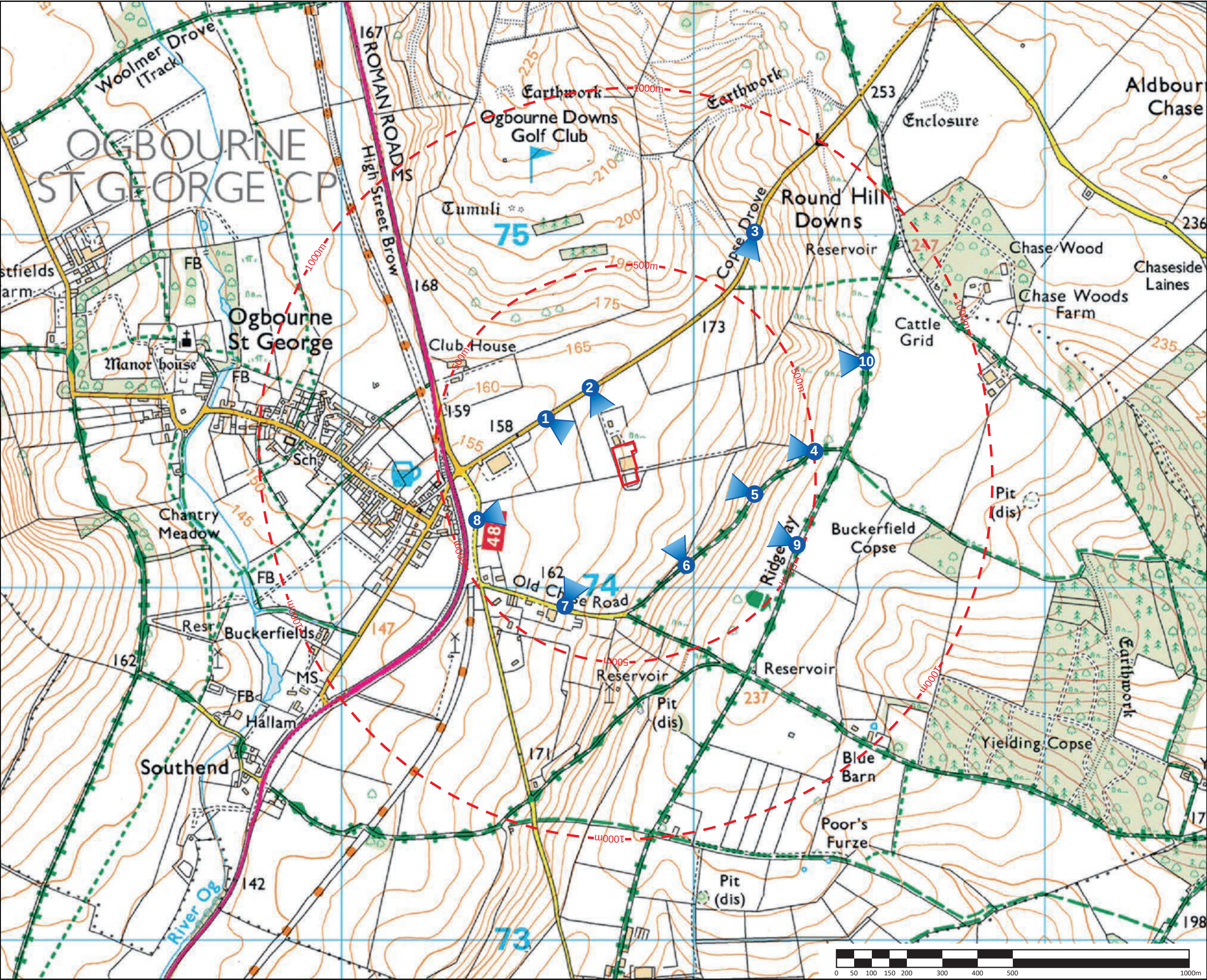
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ILLUSTRATIVE MATERIAL



KEY:

- Site
- Off-set from site boundary
- Viewpoint

Public rights of way

- Footpath
- Bridleway
- Byway open to all traffic

Other public access

- Ridgeway Recreational route
- Ridgeway National Trail
- Traffic-free cycle route

Roads

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

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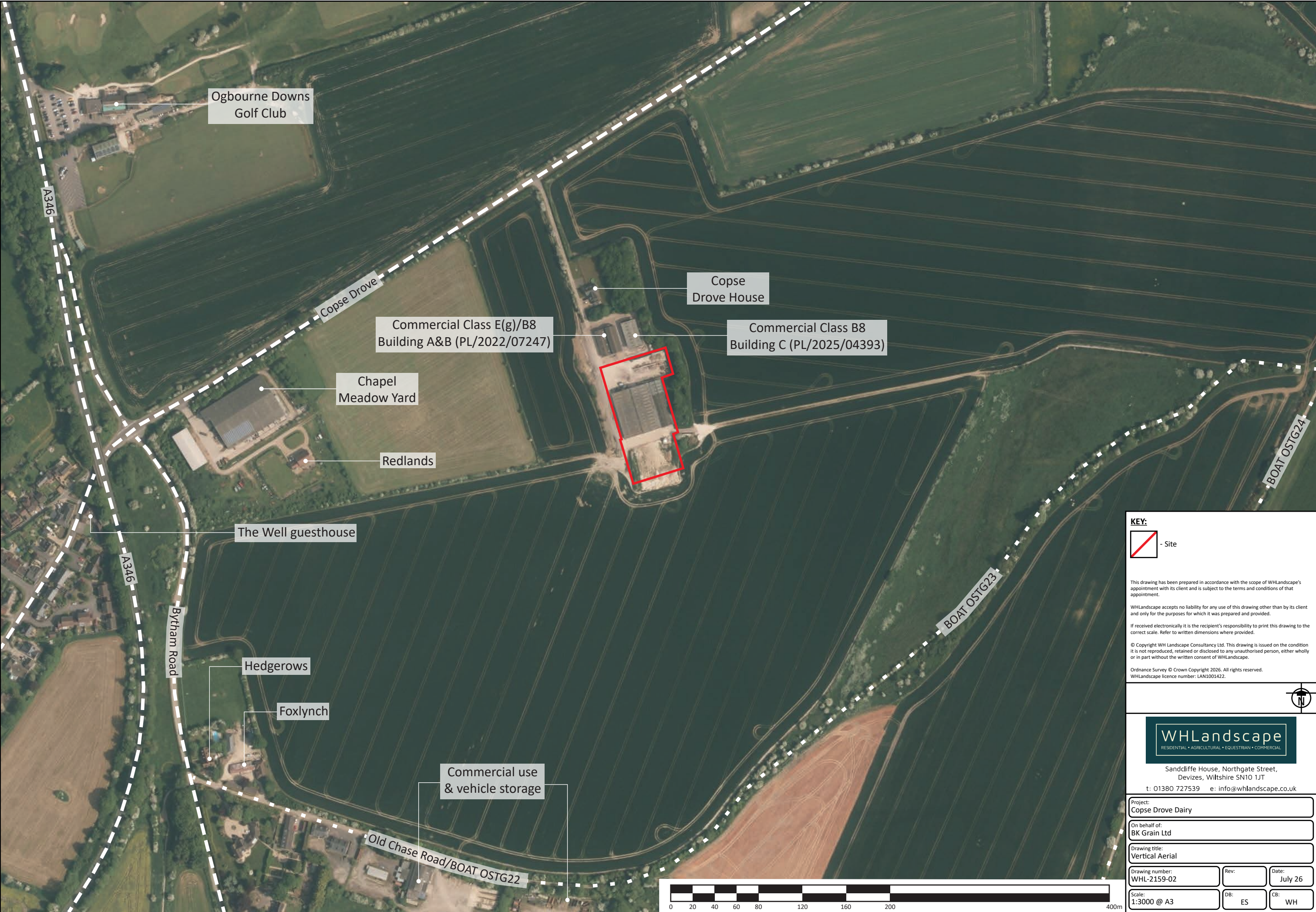
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Project: Cope Dove Dairy		
On behalf of: BK Grain Ltd		
Drawing title: Location and Viewpoint Plan		
Drawing number: WHL-2159-01	Rev: ES	Date: July 26
Scale: 1:10000 @ A3	DB: ES	CB: WH



KEY:

 - Site

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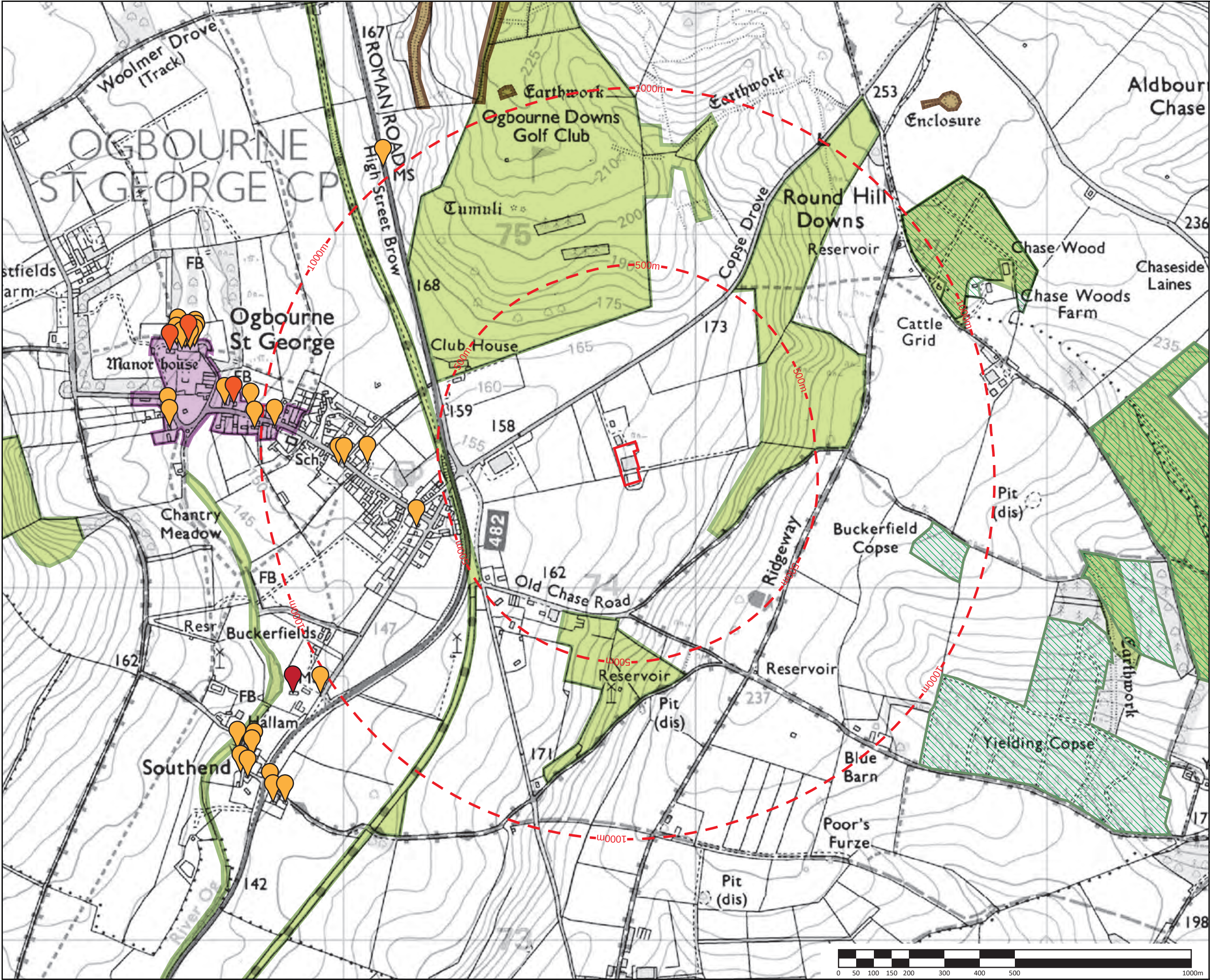
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Project: Copse Drove Dairy		
On behalf of: BK Grain Ltd		
Drawing title: Vertical Aerial		
Drawing number: WHL-2159-02	Rev: 	Date: July 26
Scale: 1:3000 @ A3	DB: ES	CB: WH



KEY:

- Site
- Off-set from site boundary

Statutory Designations

- North Wessex Downs National Landscape

Natural Environment Designations

- County Wildlife Site
- Ancient Woodland

Heritage Designations

- Conservation Area
- Scheduled Monument
- Grade I listed structure
- Grade II* listed structure
- Grade II listed structure

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Project:
Copse Dove Dairy

On behalf of:
BK Grain Ltd

Drawing title:
Designations

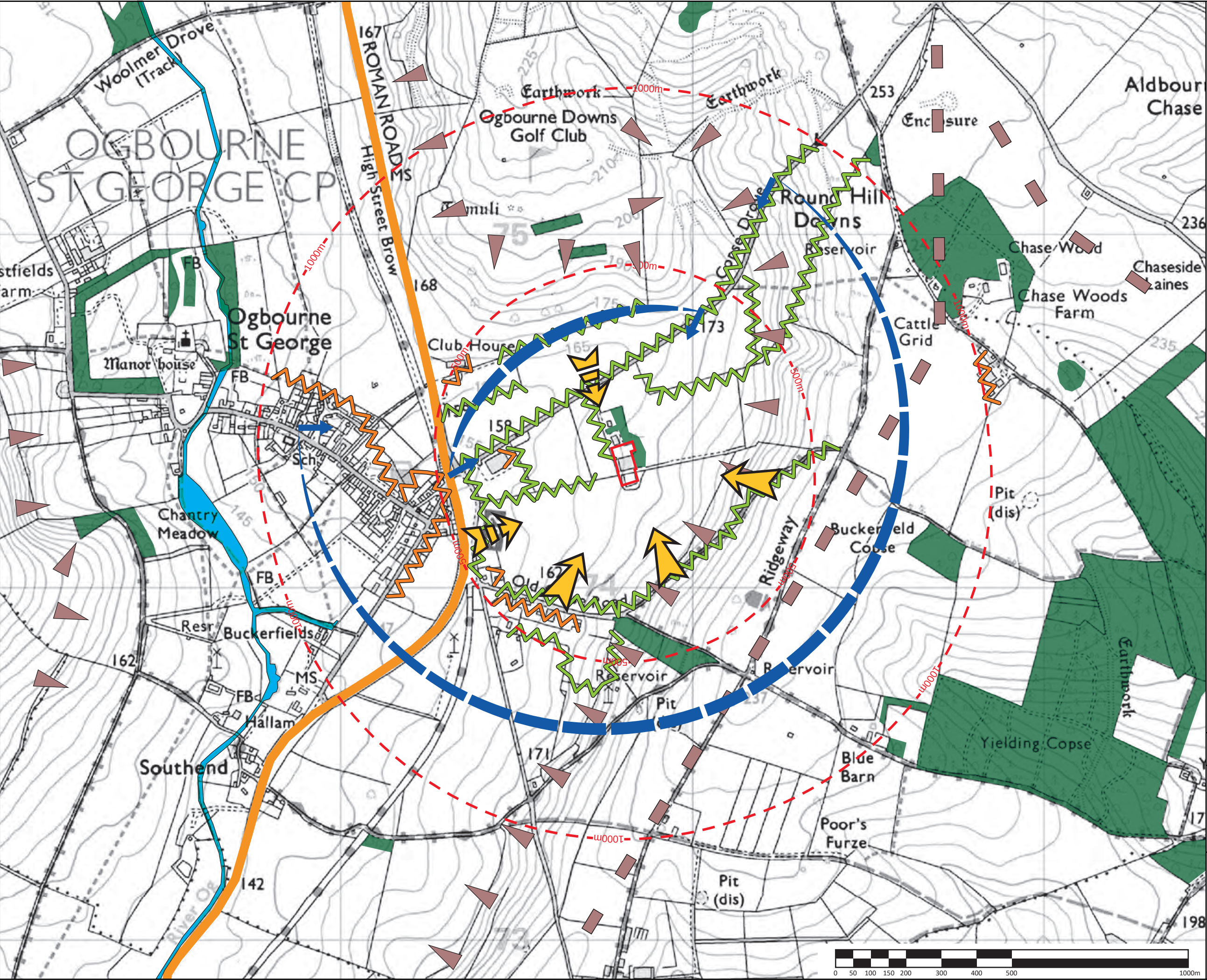
Drawing number:
WHL-2159-03

Scale:
1:10000 @ A3

Rev:
ES

Date:
July 26

CB:
WH



- KEY:**
- Site
 - Off-set from site boundary
 - Ridgeline
 - Downslope
 - Watercourse
 - Significant vegetation
 - Trees and hedgerows obscuring/filtering views
 - Notable development
 - Transport corridor (A346)
 - Open view
 - Partial view
 - Views obscured by landform and vegetation

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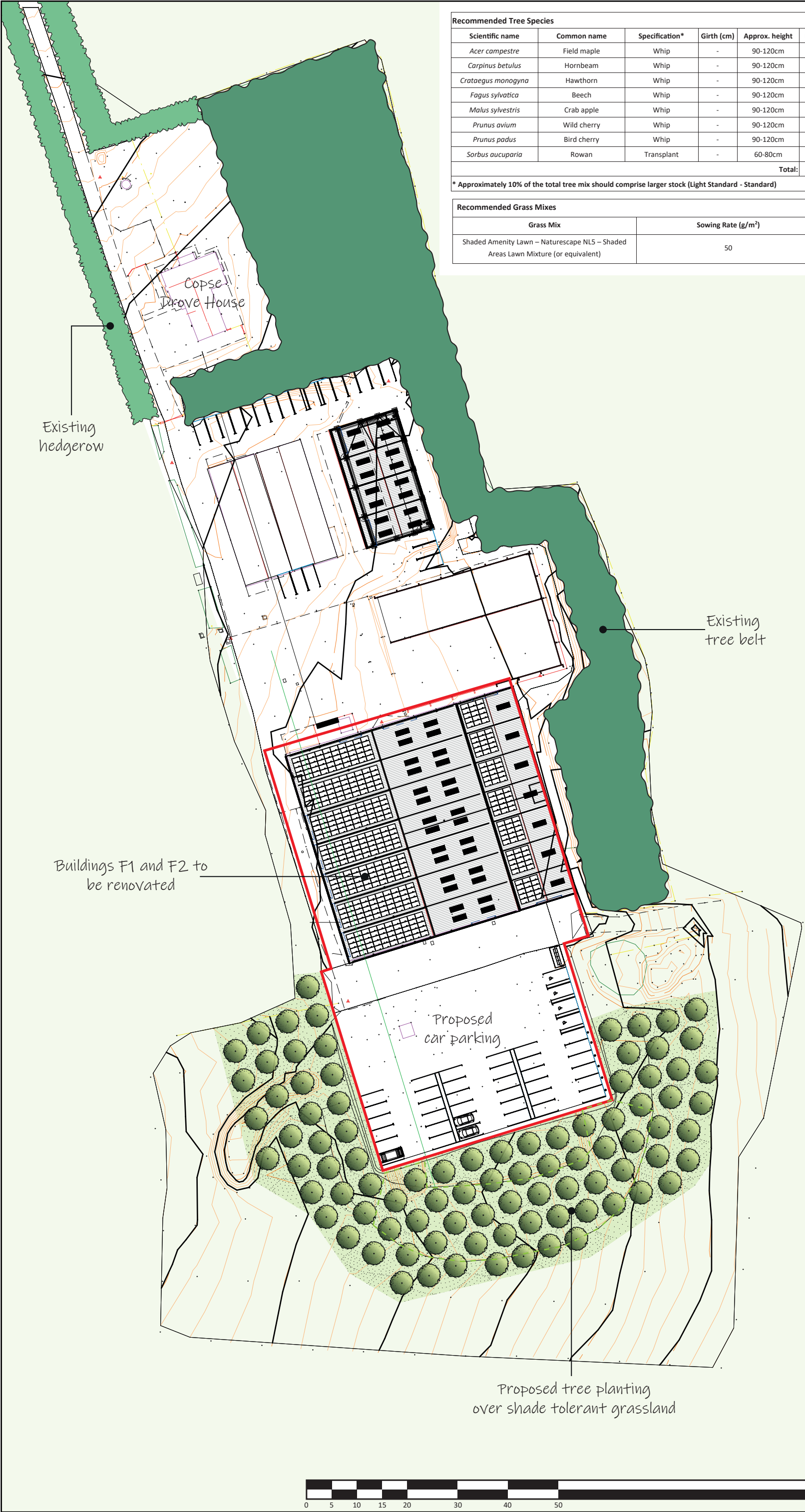
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Project:
Copsse Drove Dairy

On behalf of:
BK Grain Ltd

Drawing title:
Landscape and Visual Analysis

Drawing number: WHL-2159-04	Rev:	Date: July 26
Scale: 1:10000 @ A3	DB: ES	CB: WH



Recommended Tree Species					
Scientific name	Common name	Specification*	Girth (cm)	Approx. height	No.
<i>Acer campestre</i>	Field maple	Whip	-	90-120cm	13
<i>Carpinus betulus</i>	Hornbeam	Whip	-	90-120cm	9
<i>Crataegus monogyna</i>	Hawthorn	Whip	-	90-120cm	14
<i>Fagus sylvatica</i>	Beech	Whip	-	90-120cm	18
<i>Malus sylvestris</i>	Crab apple	Whip	-	90-120cm	13
<i>Prunus avium</i>	Wild cherry	Whip	-	90-120cm	9
<i>Prunus padus</i>	Bird cherry	Whip	-	90-120cm	9
<i>Sorbus aucuparia</i>	Rowan	Transplant	-	60-80cm	5
Total:					90
* Approximately 10% of the total tree mix should comprise larger stock (Light Standard - Standard)					
Recommended Grass Mixes					
Grass Mix		Sowing Rate (g/m ²)			
Shaded Amenity Lawn – Naturescape NLS – Shaded Areas Lawn Mixture (or equivalent)		50			

KEY:

- Site

Existing vegetation

- Tree belt

- Hedgerow

- Field

Proposed vegetation

- Tree

- Shade tolerant grassland

This drawing has been prepared in accordance with the scope of WHLandscape's appointment with its client and is subject to the terms and conditions of that appointment.

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If received electronically it is the recipient's responsibility to print this drawing to the correct scale. Refer to written dimensions where provided.

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Base plans provided by BK Grain.
Drawing Title: Block Plans. Drawing No: BK-2623-102-R2.

Sandcliffe House, Northgate Street,
Devizes, Wiltshire SN10 1JT
t: 01380 727539 e: info@whlandscape.co.uk

Project:
Copse Drove Dairy

On behalf of:
BK Grain Ltd

Drawing title:
Landscape Mitigation Strategy

Drawing number:
WHL-2159-05

Rev:
ES

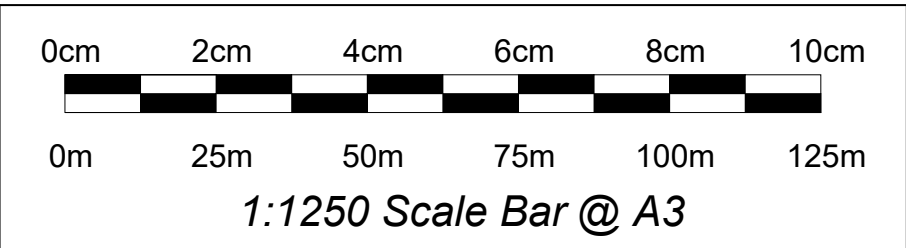
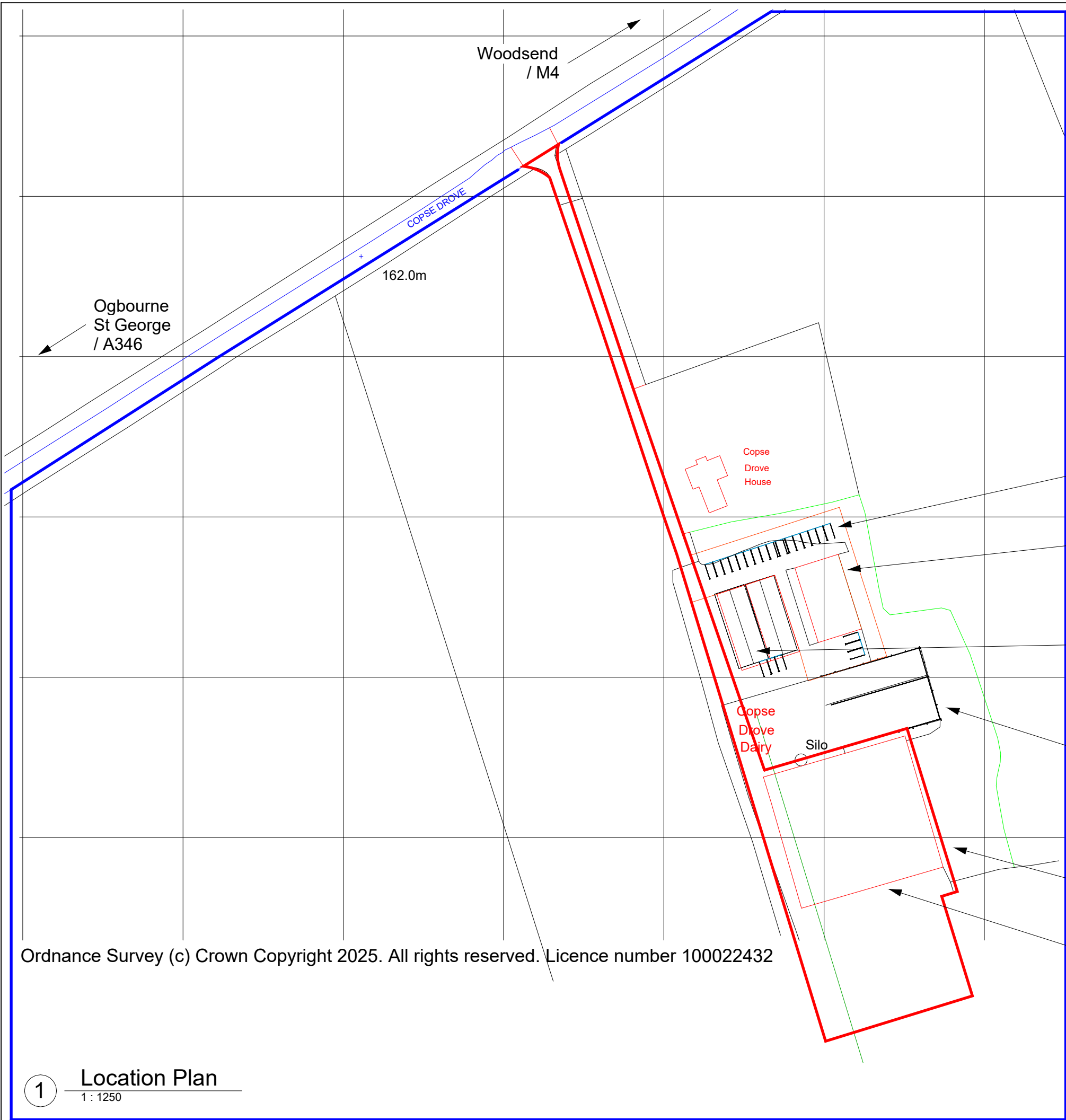
Date:
Aug 26

Scale:
1:750 @ A3

DB:
WH

APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS



- B1: Business** (50 spaces)
Offices, Research and development. Light industry appropriate in a residential area.
1 vehicle space per 30 sqm
1 cycle space per 100 sqm
- B2: General Industrial** (30 spaces)
1 vehicle space per 50 sqm
1 cycle space per 250 sqm
- B8: Storage and Distribution** (10 spaces)
1 vehicle space per 150 sqm
1 cycle space for 500 sqm

35.071 x 42.672 = 1,496.5
Site Area 5,800 sqm

Grid Reference (6 figure)
SU207744
X (Easting): 420771
Y (Northing): 174419

No.	Description	Date
R1	Red line revomed from around silage clamps.	29/7/26

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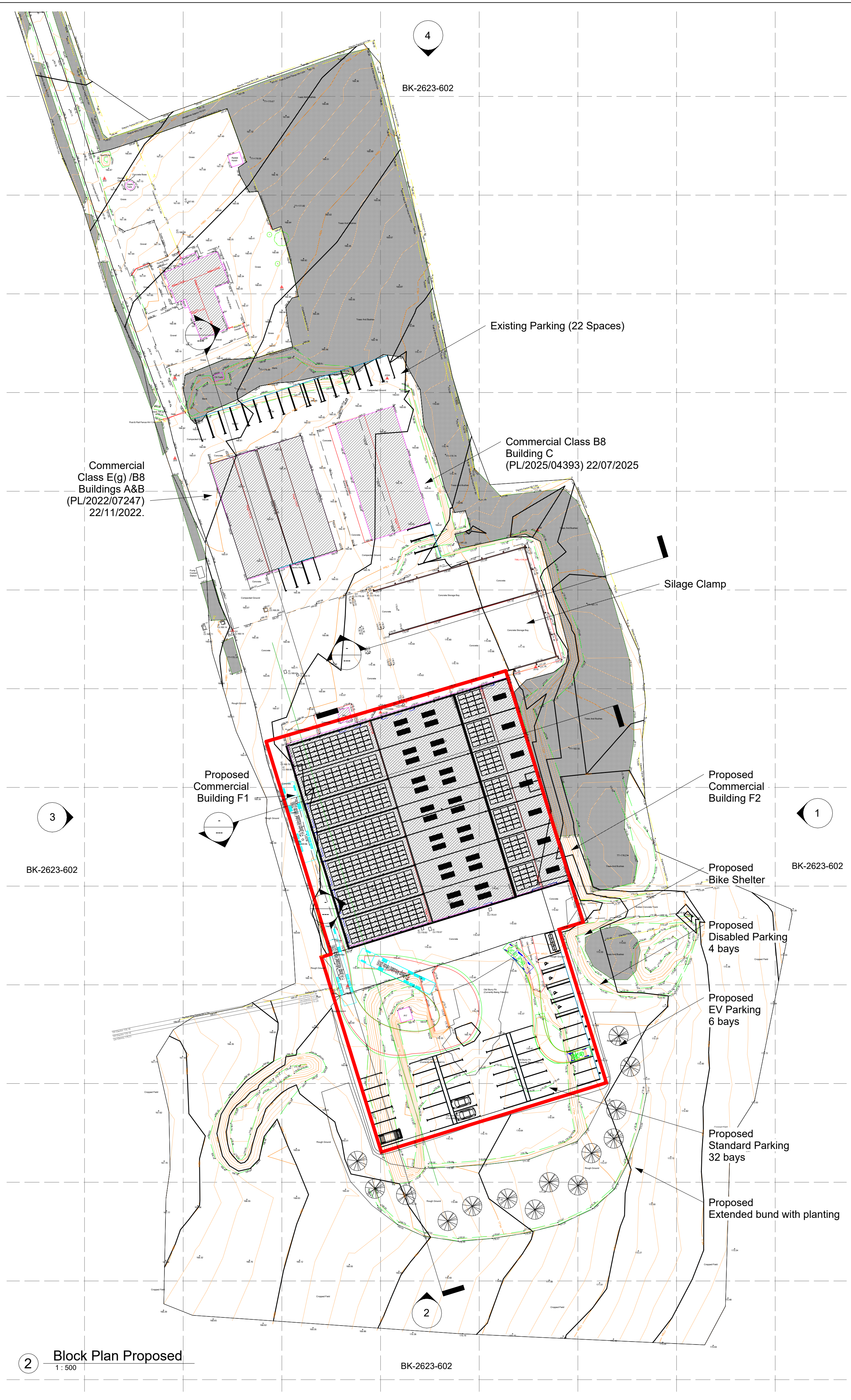
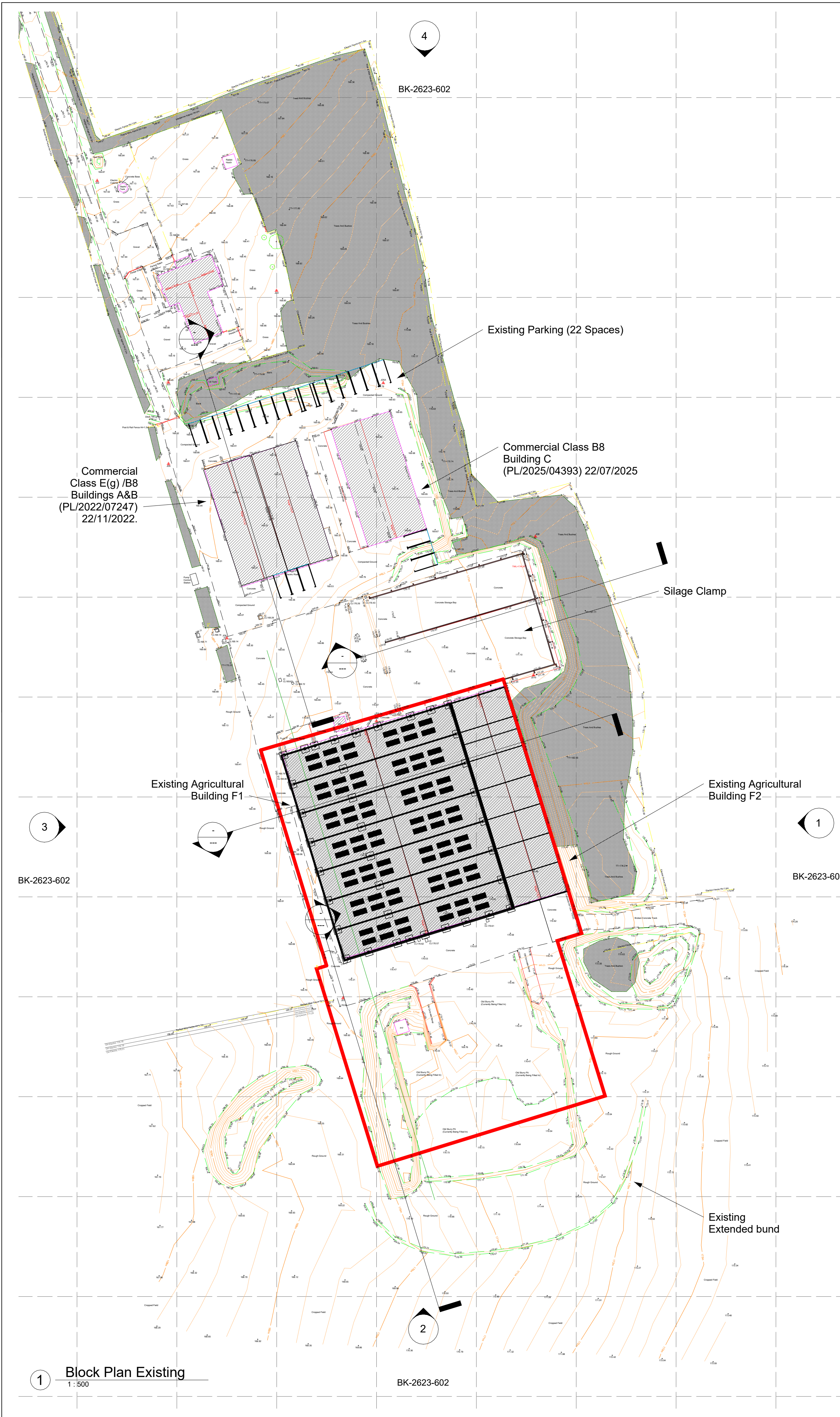
BK GRAIN
EST 1981

Littlecote Road
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Wiltshire
SN8 3JY

Specialist in Grain Handling and Milling Equipment
Tel: (01488) 684154
Email: info@bkgrain.co.uk
Website: bkgrain.co.uk

PROJECT	Existing Buildings A, B, C & F		
CUSTOMER	Reachswitch Ltd Copse Drove Dairy, Copse Drove, Ogbourne St George, Wiltshire, SN8 1RW		
SHEET	Location Plan		
SCALE	1 : 1250	DRAWING NO.	BK-2623-101-R1
DATE	13/07/2026	DWG BY	RD
		CHK BY	BB

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- B1: Business** (50 spaces)
Offices, Research and development. Light industry appropriate in a residential area.
1 vehicle space per 30 sqm
1 cycle space per 100 sqm
- B2: General Industrial** (30 spaces)
1 vehicle space per 50 sqm
1 cycle space per 250 sqm
- B8: Storage and Distribution** (10 spaces)
1 vehicle space per 150 sqm
1 cycle space for 500 sqm

35.071 x 42.672 = 1,496.5
Site Area 5,800 sqm

0cm2cm4cm6cm8cm10cm

0m2m4m6m8m10m

1:100 Scale Bar @ A1

No.	Description	Date
R1	'Silage clamp roof' typo removed.	24/07/26
R2	Red line removed from around silage clamp.	29/07/26

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PROJECT

Proposed Commercial Buildings (F1, F2)

CUSTOMER

Reachswitch Ltd
Copse Drove Dairy, Copse Drove, Ogbourne
St George, Wiltshire, SN8 1RW

SHEET

Block Plans

SCALE

1 : 500

DRAWING NO.

BK-2623-102-R2

DATE

10/07/2026

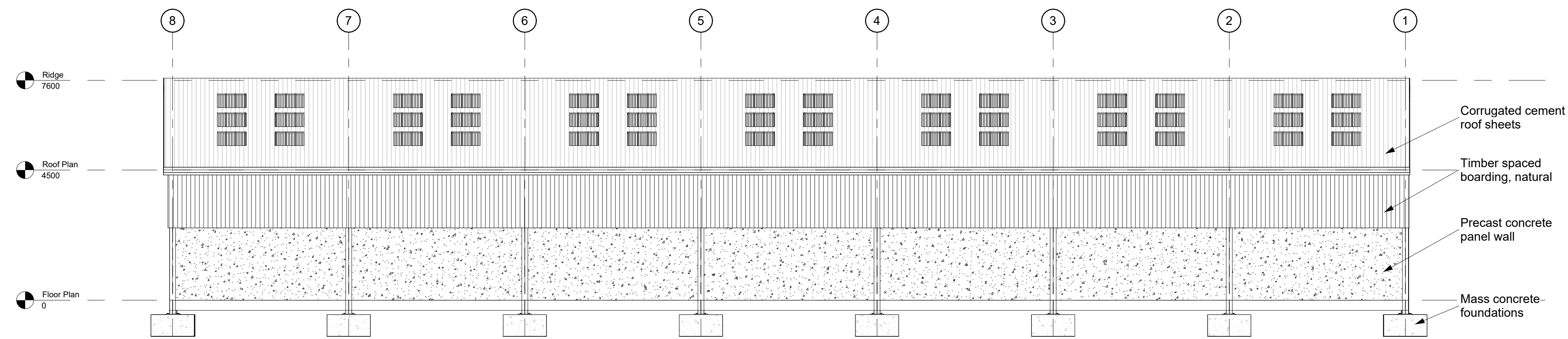
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RD

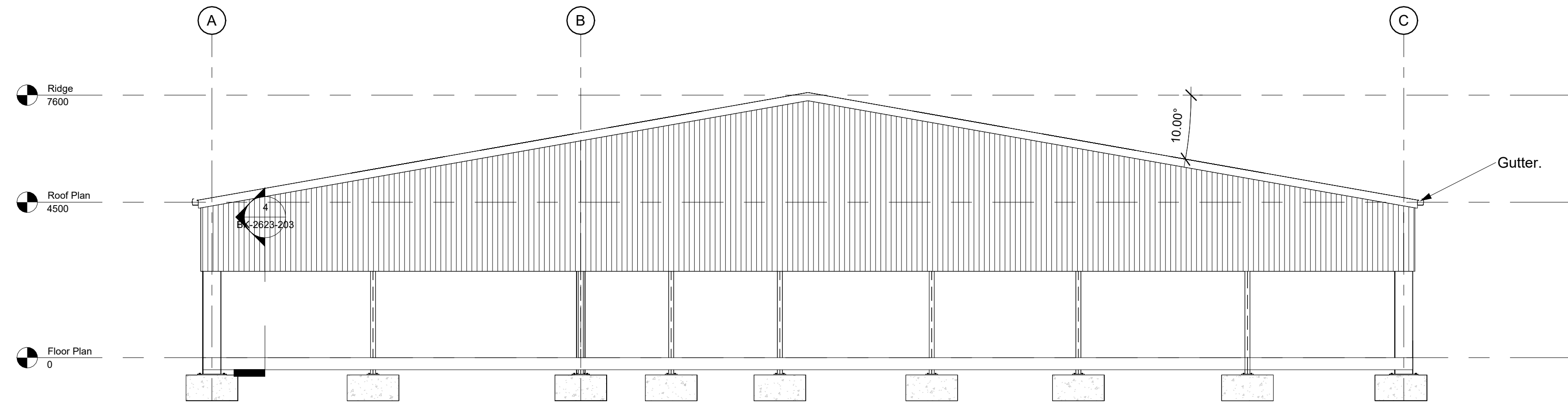
CHK BY

BB

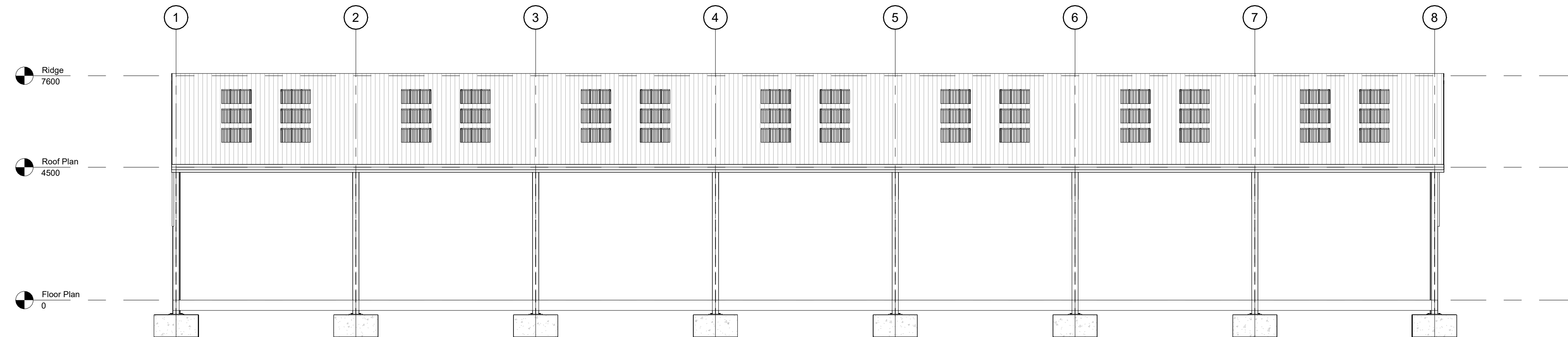
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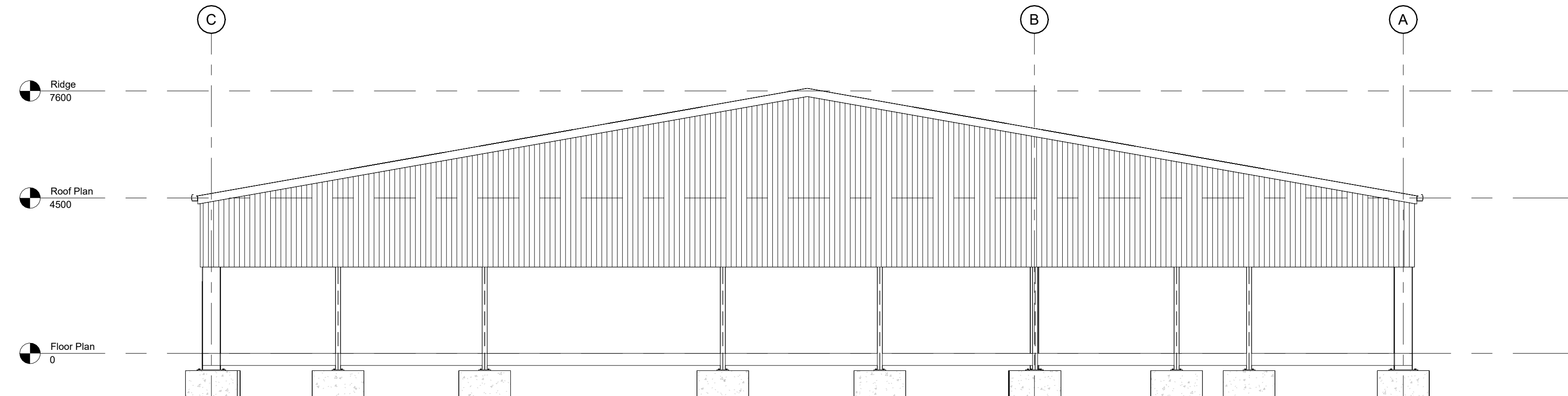
4 Elevation from west
1 : 100



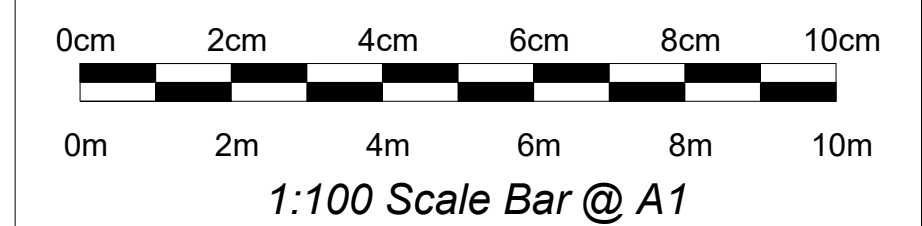
1 Elevation from north
1 : 100



2 Elevation from east
1 : 100



3 Elevation from south
1 : 100



No.	Description	Date
R1	Elevations re-labelled.	24/07/26

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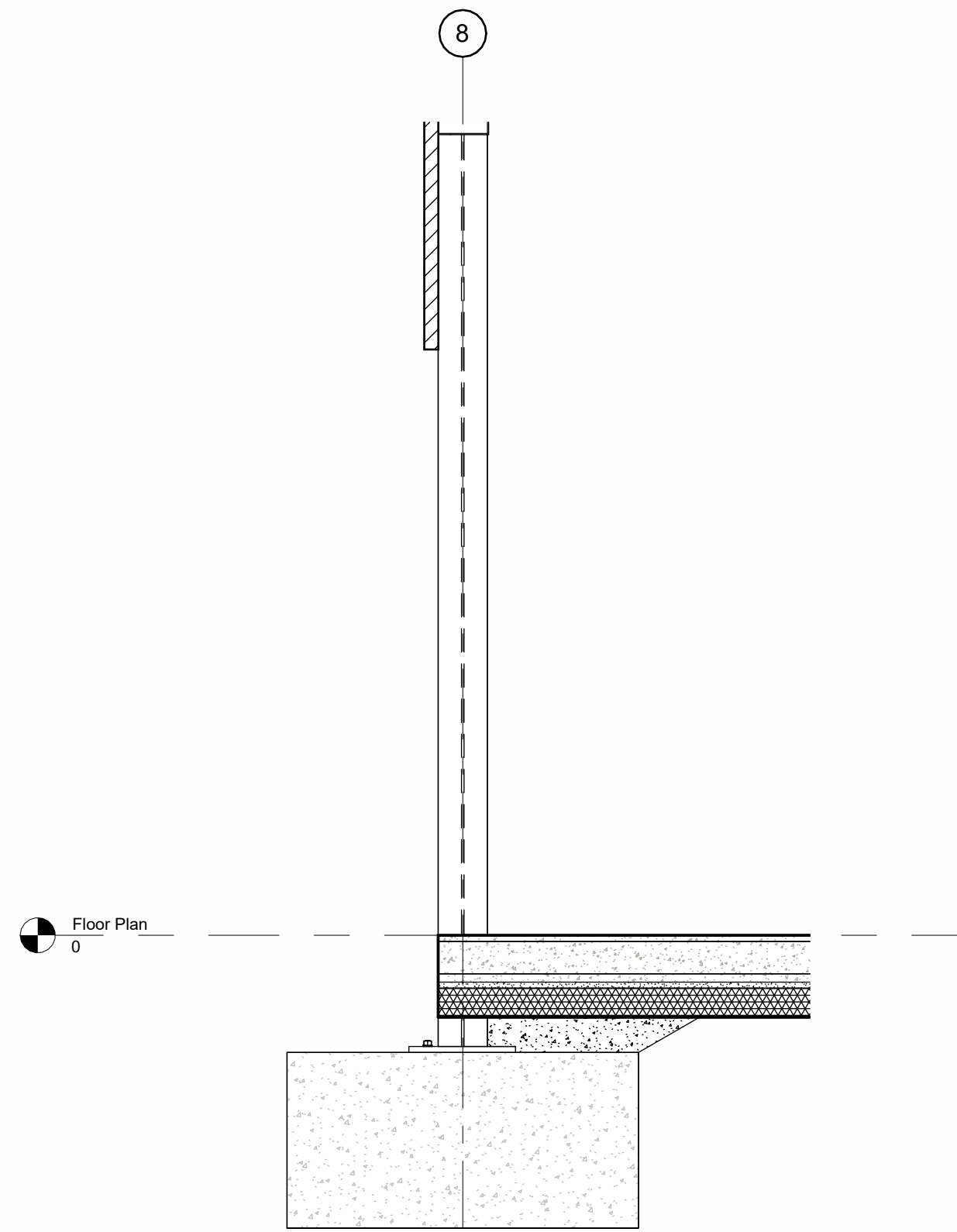


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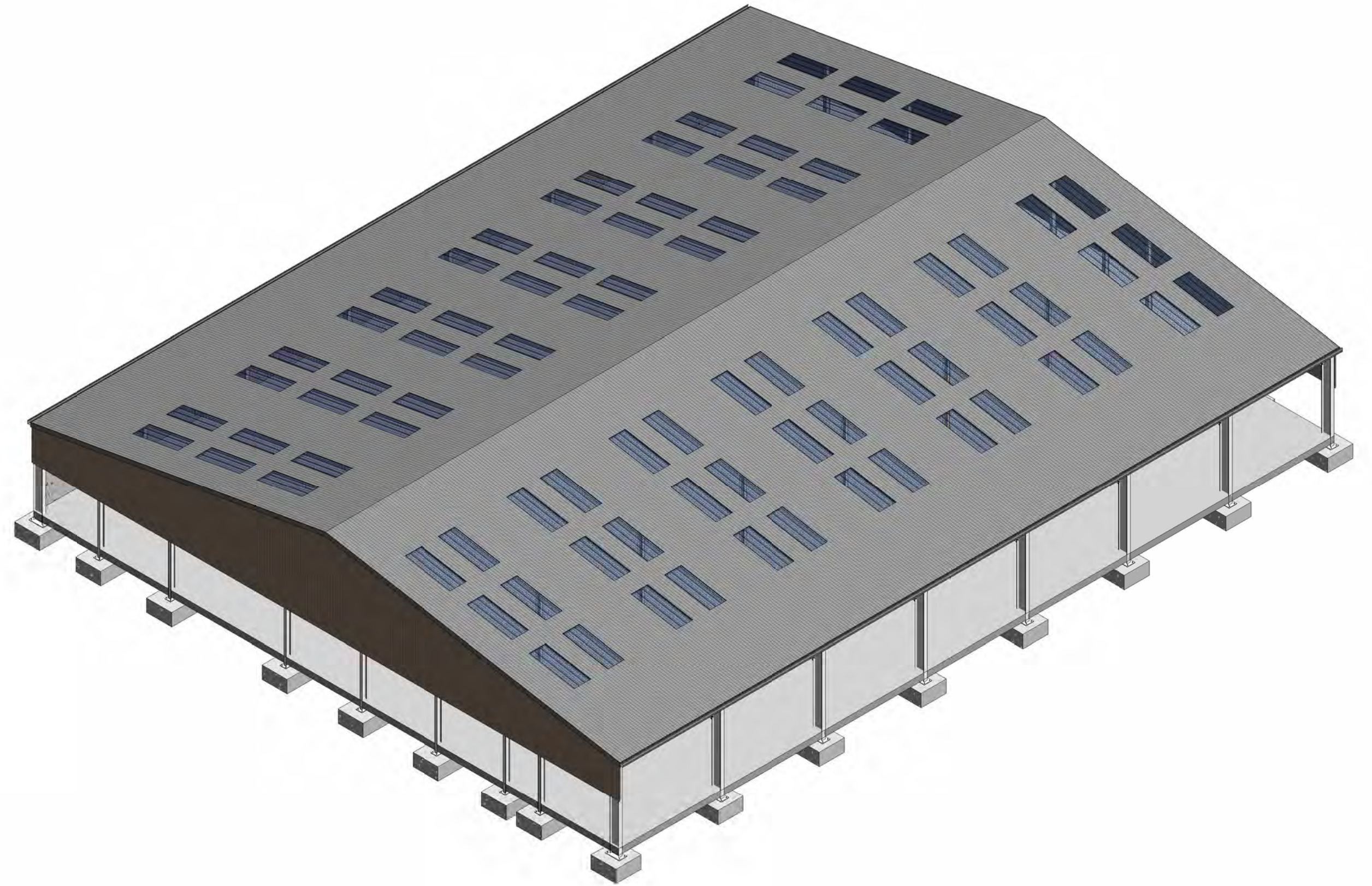
Littlecote Road
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Specialist in Grain Handling and Milling Equipment
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Email: info@bkgrain.co.uk
Website: bkgrain.co.uk

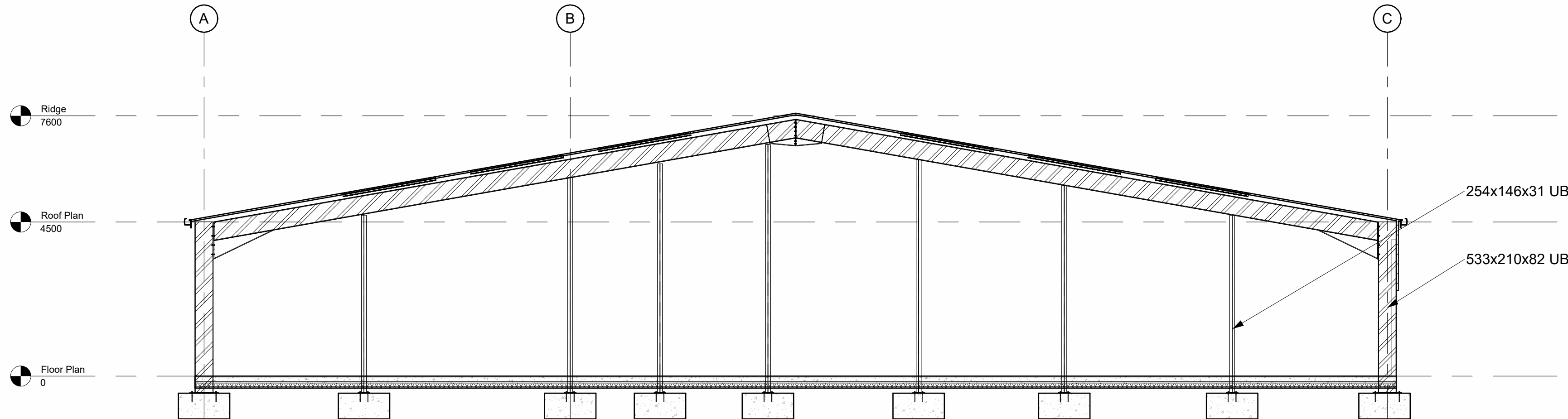
PROJECT		Existing Agricultural Building (F1)	
CUSTOMER		Reachswitch Ltd Copse Drive Dairy, Copse Drive, Ogbourne St George, Wiltshire, SN8 1RW	
SHEET		Elevations	
SCALE	1 : 100	DRAWING NO.	BK-2623-202-R1
DATE	23/03/2026	DWG BY	RD
		CHK BY	BB



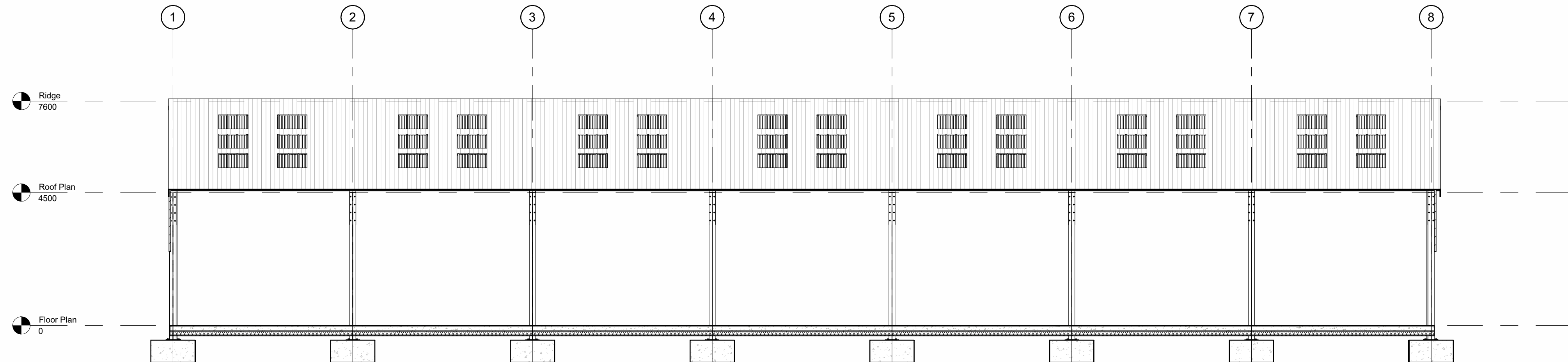
4 Typical Gable Wall Detail
1:25



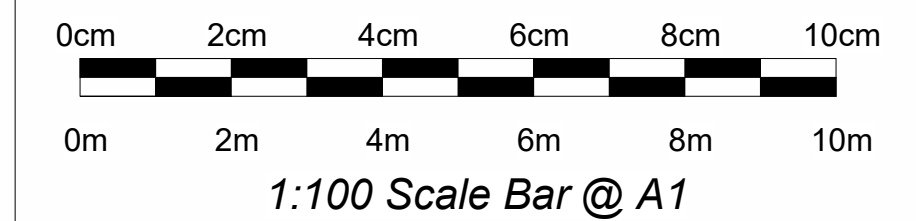
3 3D View



1 Typical Gable Section
1:100



2 Typical Cross Section
1:100



No.	Description	Date

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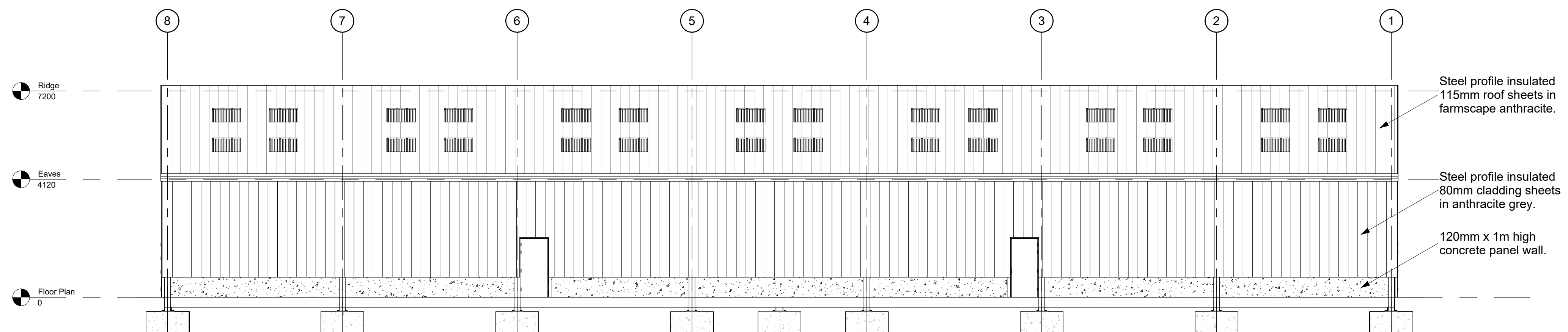


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EST 1981

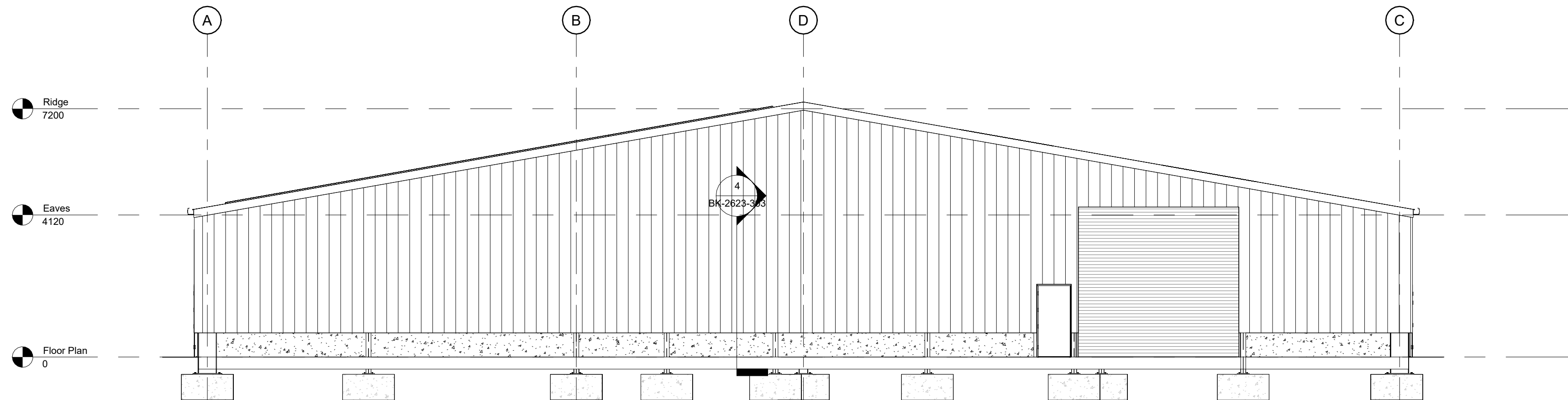
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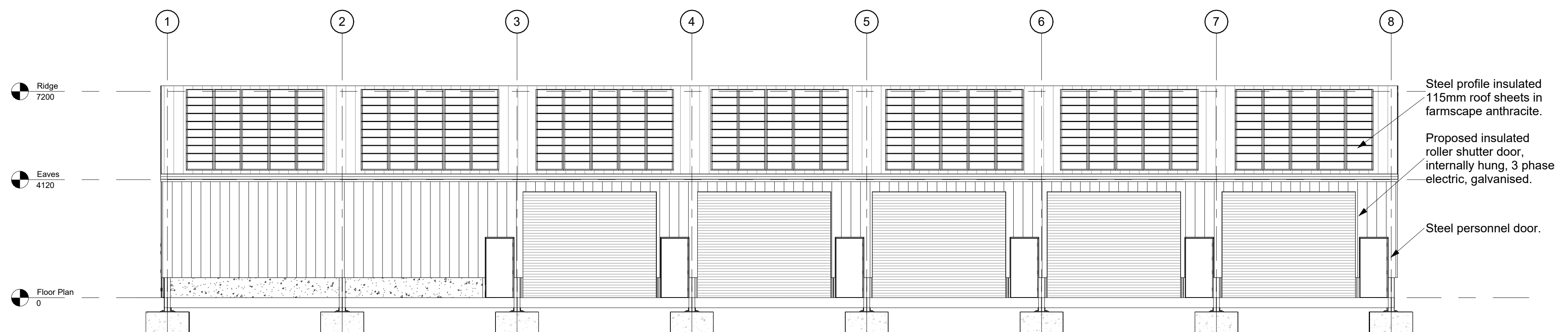
PROJECT		Existing Agricultural Building (F1)			
CUSTOMER		Reachswitch Ltd Copse Drive Dairy, Copse Drive, Ogbourne St George, Wiltshire, SN8 1RW			
SHEET		Sections and 3D View			
SCALE	As indicated	DRAWING NO.	BK-2623-203		
DATE	23/03/2026	DWG BY	RD	CHK BY	BB



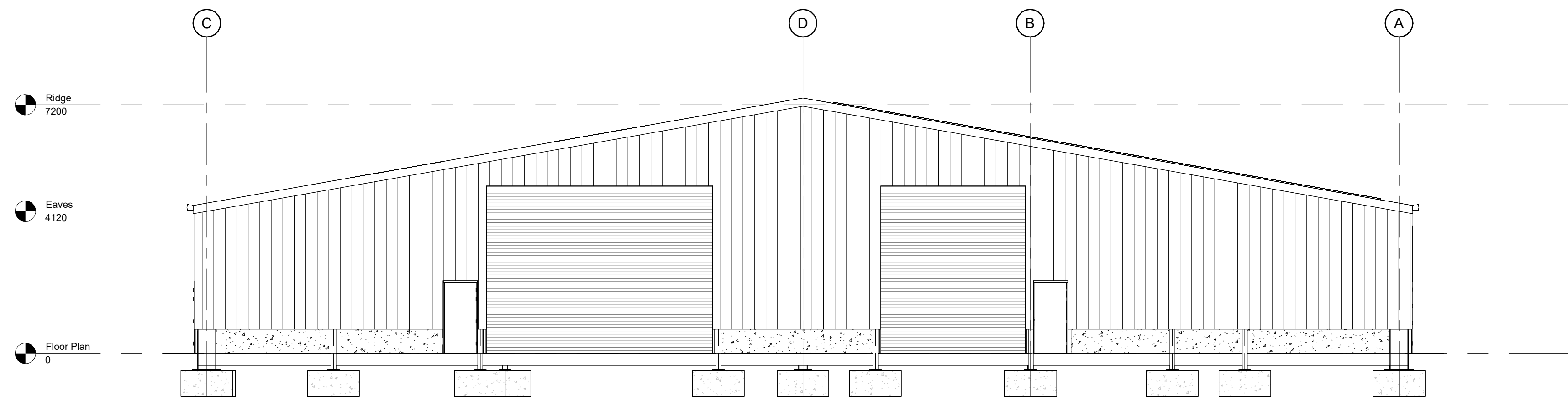
2 Elevation from east
1 : 100



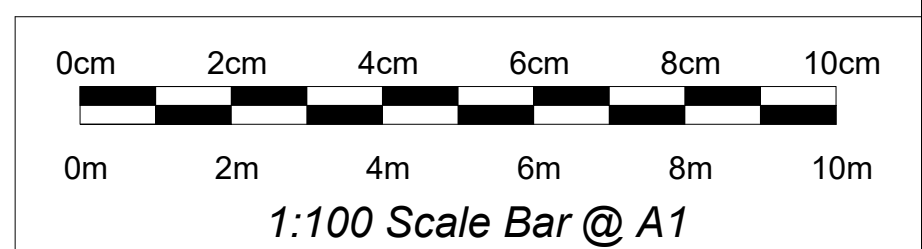
3 Elevation from south
1 : 100



4 Elevation from west
1 : 100



1 Elevation from north
1 : 100



No.	Description	Date
R1	Elevations re-labelled.	24/07/26

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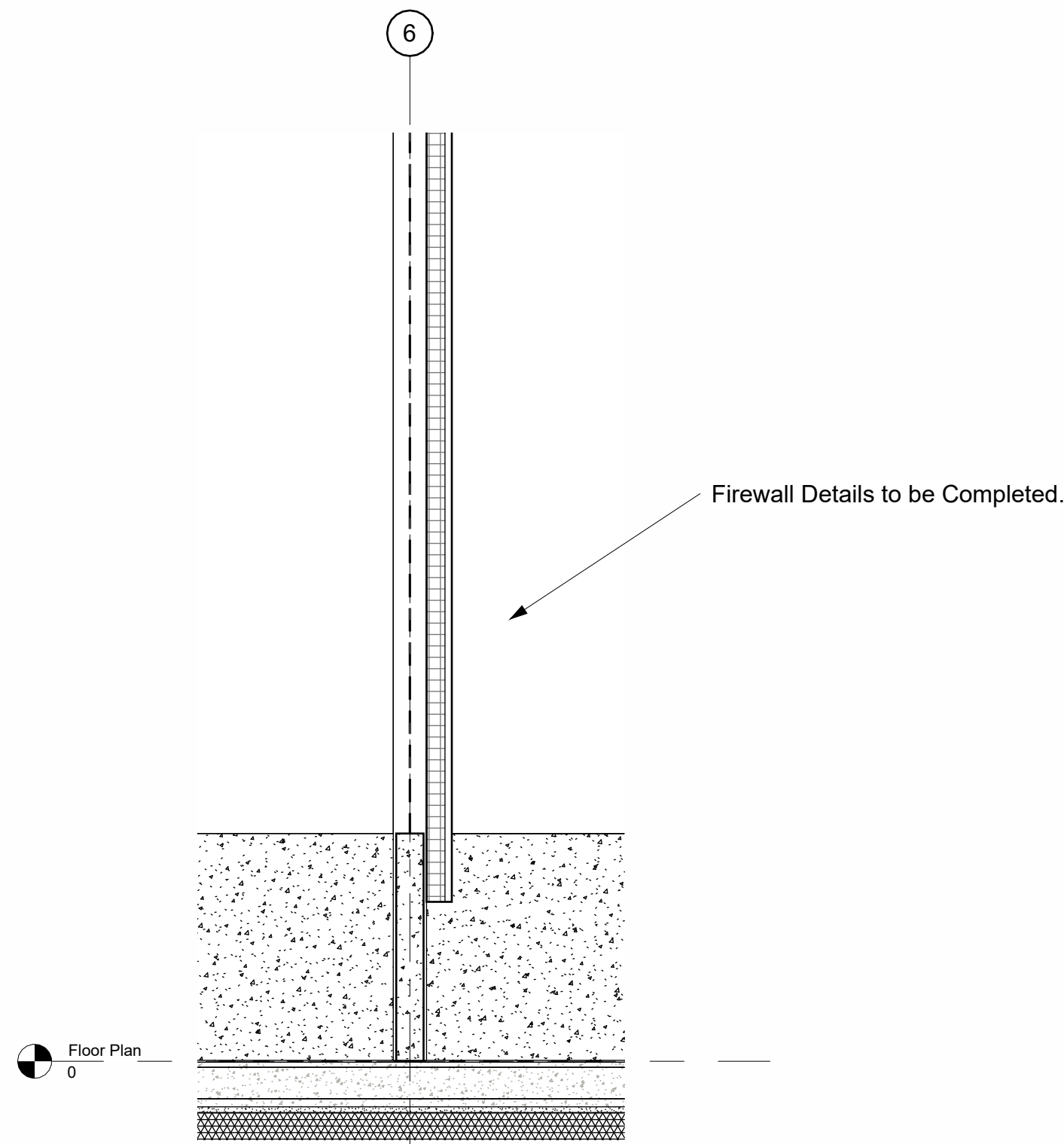


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EST 1981

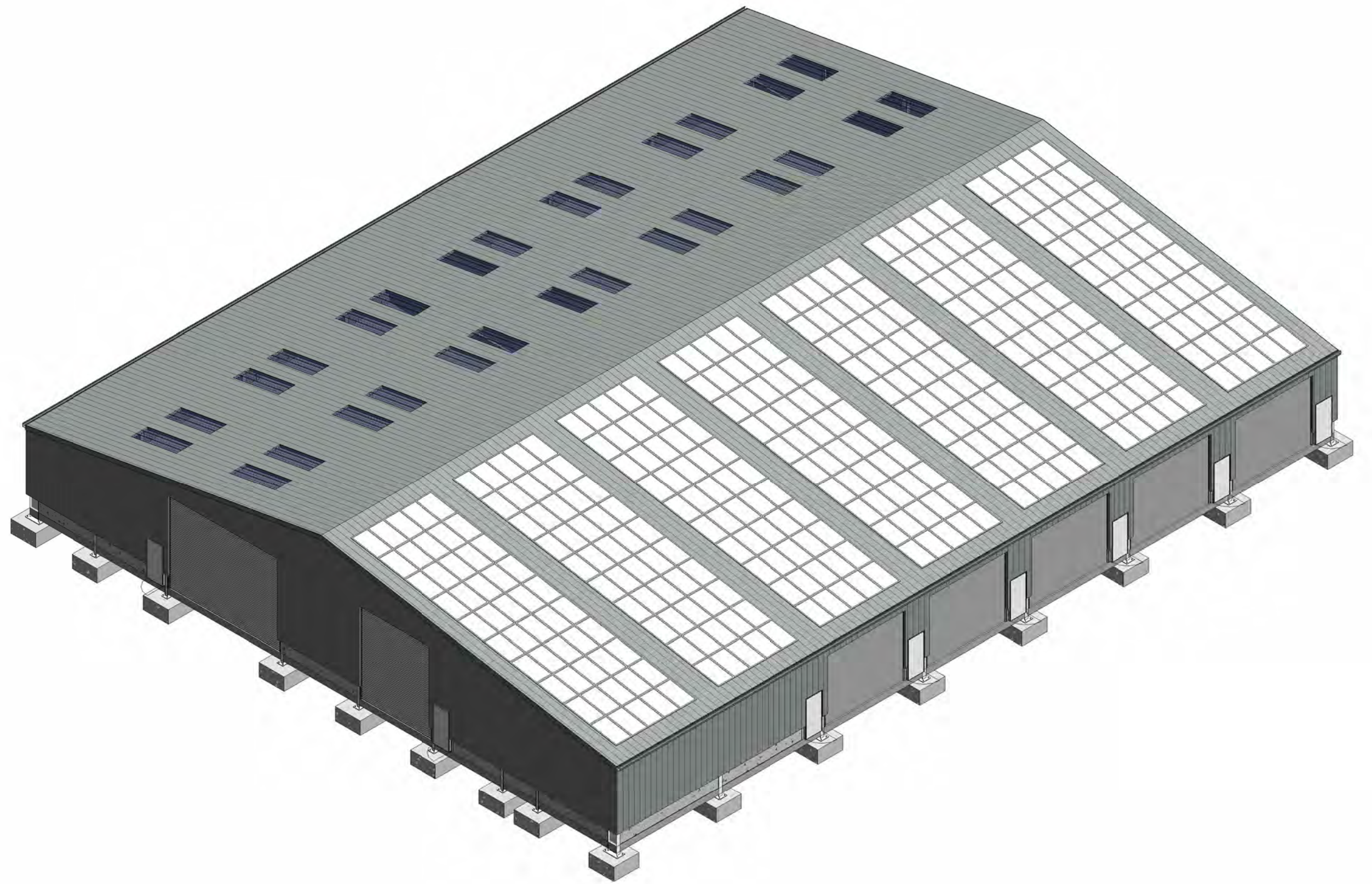
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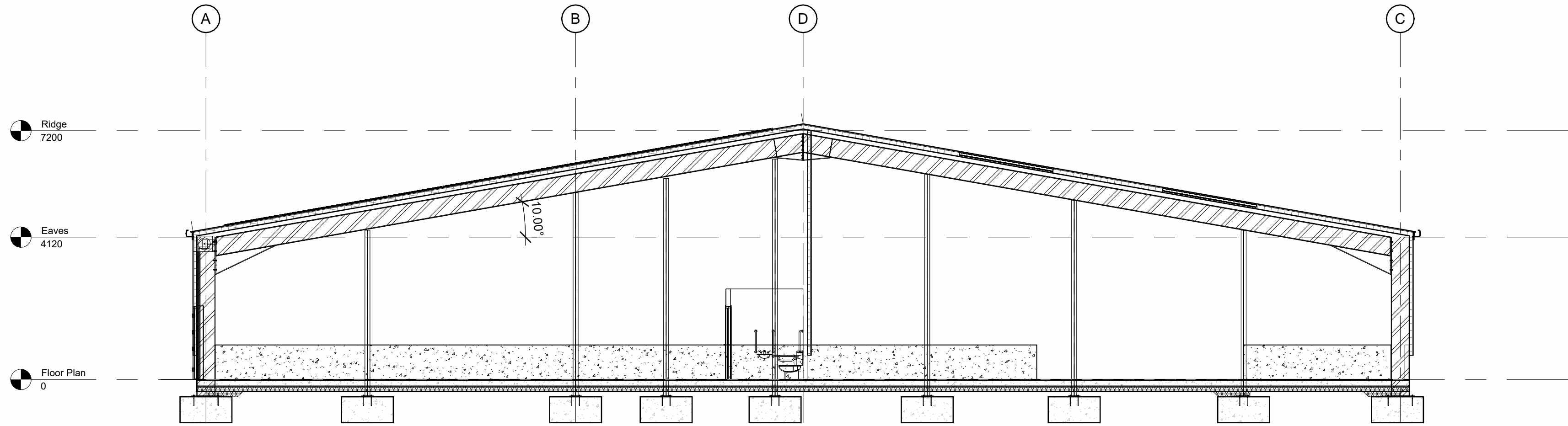
PROJECT	Proposed Commercial Building (F1)			
CUSTOMER	Reachswitch Ltd Copse Drive Dairy, Copse Drive, Ogbourne St George, Wiltshire, SN8 1RW			
SHEET	Elevations			
SCALE	1 : 100	DRAWING NO.	BK-2623-302-R1	
DATE	20/03/2026	DWG BY	RD	CHK BY BB



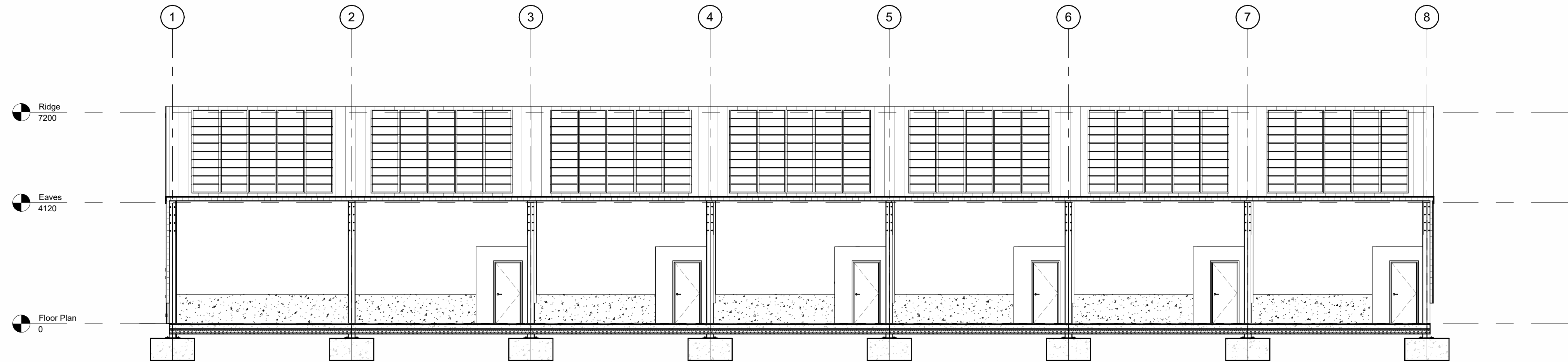
4 Typical Division Wall Detail
1:25



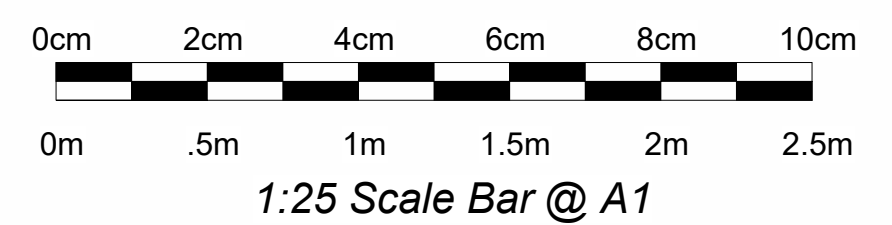
3 3D View



1 Typical Gable Section
1:100



2 Typical Cross Section
1:100



No.	Description	Date

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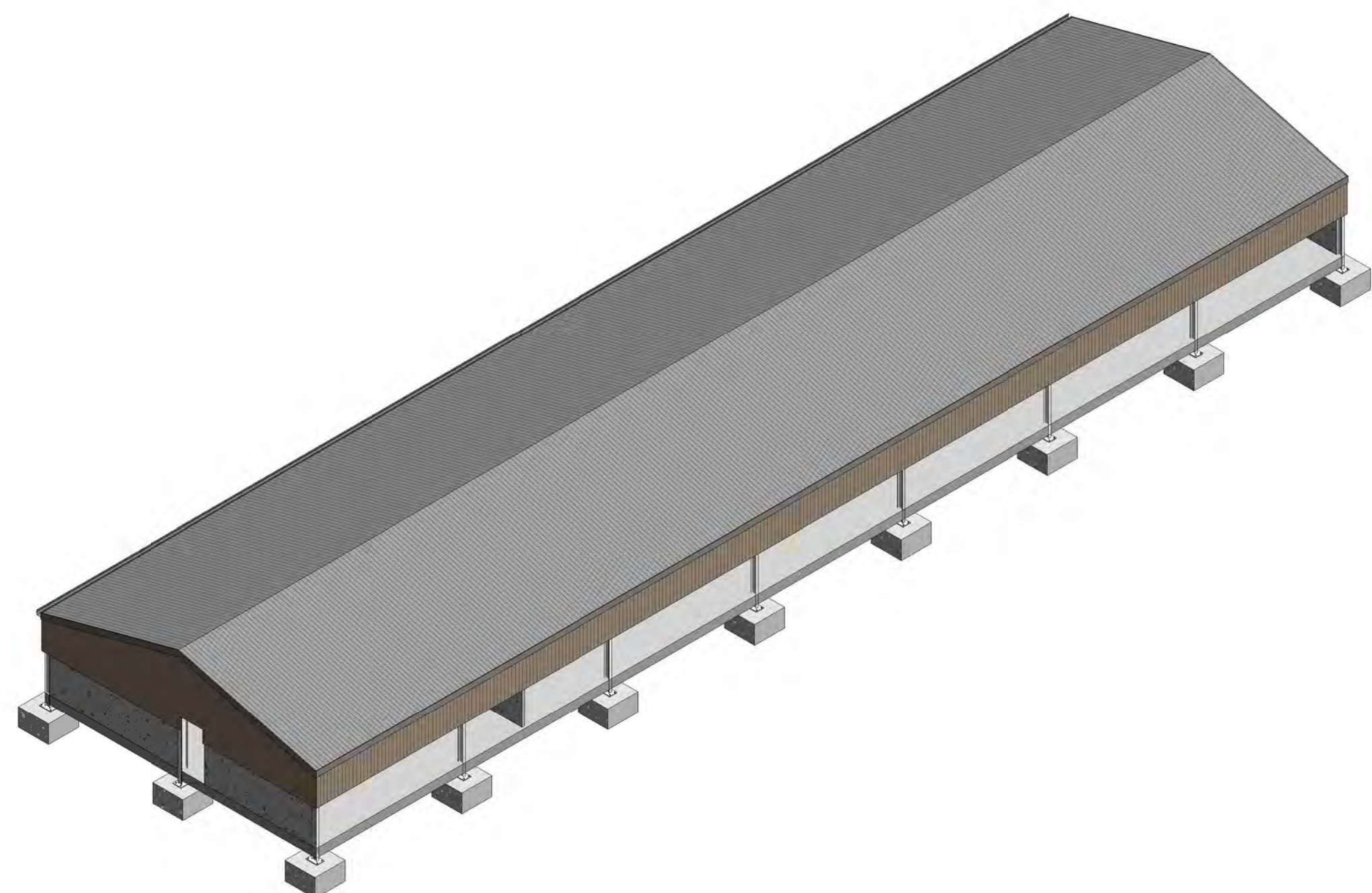
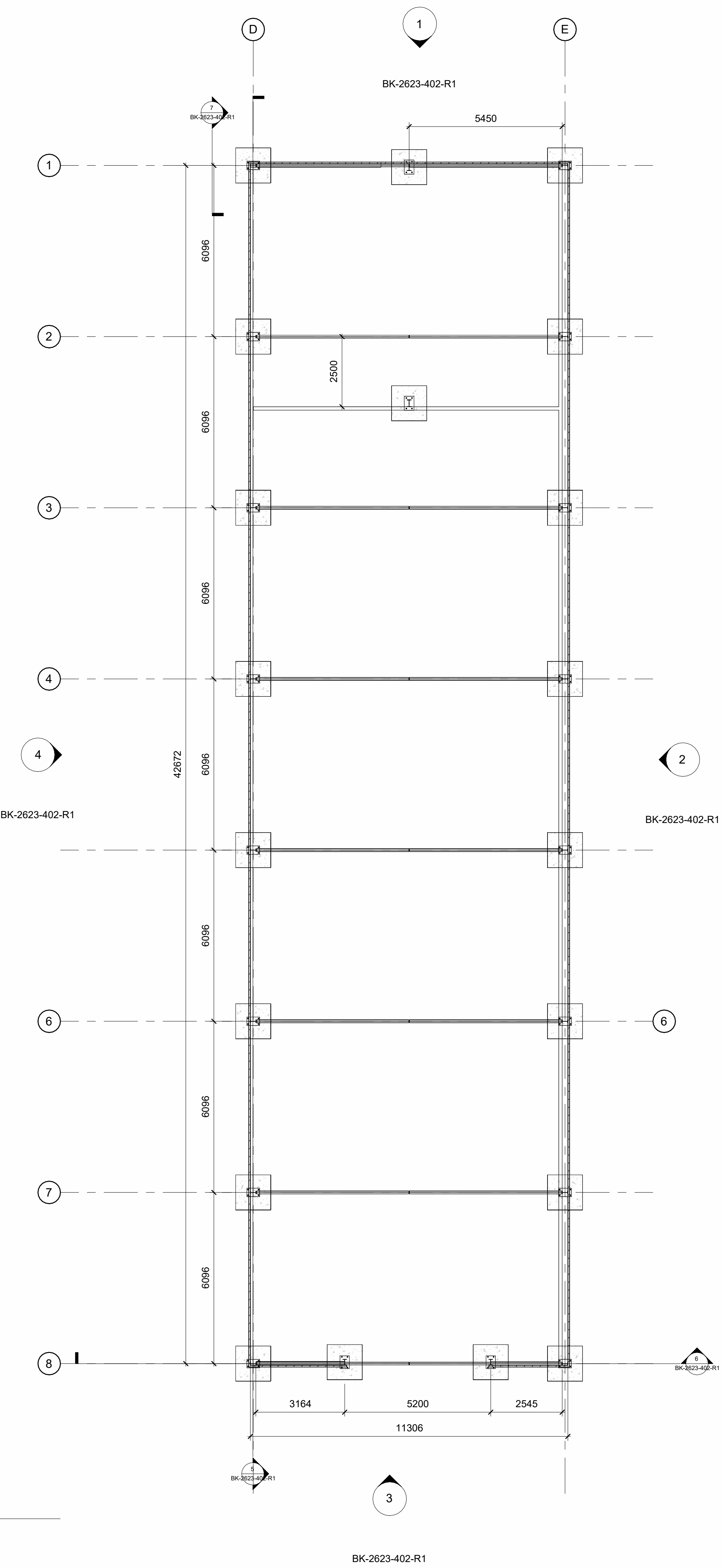
Specialist in Grain Handling and Milling Equipment
Tel: (01488) 684154
Email: info@bkgrain.co.uk
Website: bkgrain.co.uk

PROJECT
Proposed Commercial Building (F1)

CUSTOMER
Reachswitch Ltd
Copse Drive Dairy, Copse Drive, Ogbourne
St George, Wiltshire, SN8 1RW

SHEET
Sections and 3D View

SCALE	As indicated	DRAWING NO.	BK-2623-303
DATE	20/03/2026	DWG BY	RD
		CHK BY	BB



1 3D View

0cm2cm4cm6cm8cm10cm

0m2m4m6m8m10m

1:100 Scale Bar @ A1

No.	Description	Date
R1	Number sequencing amended and job # updated.	24/7/26

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Email: info@bkgrain.co.uk
Website: bkgrain.co.uk

PROJECT

Existing Agricultural Building (F2)

CUSTOMER

Reachswitch Ltd
Copse Drive Dairy, Copse Drive, Ogbourne
St George, Wiltshire, SN8 1RW

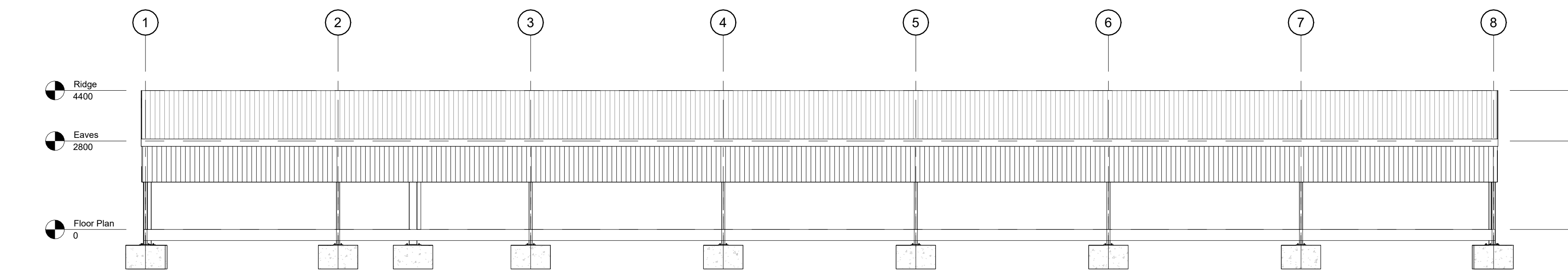
SHEET

Floor Plan and 3D View

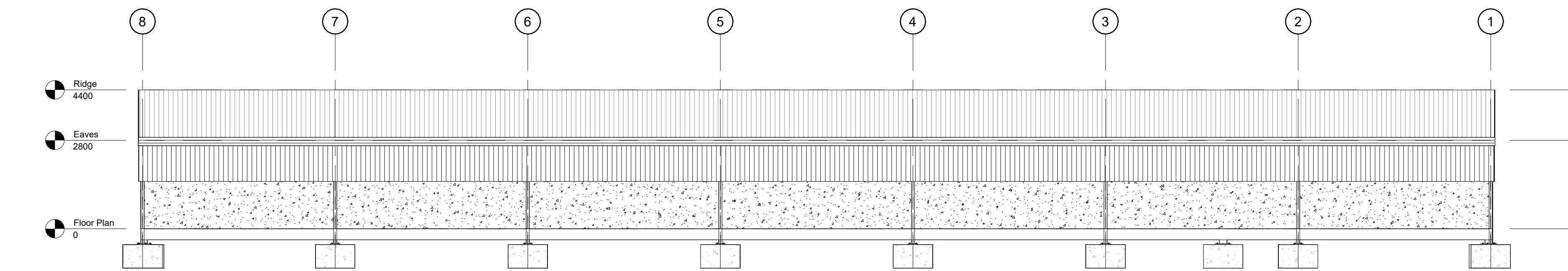
SCALE	1 : 100	DRAWING NO.	BK-2623-401-R1		
DATE	20/03/2026	DWG BY	RD	CHK BY	BB

2 Floor Plan
1 : 100

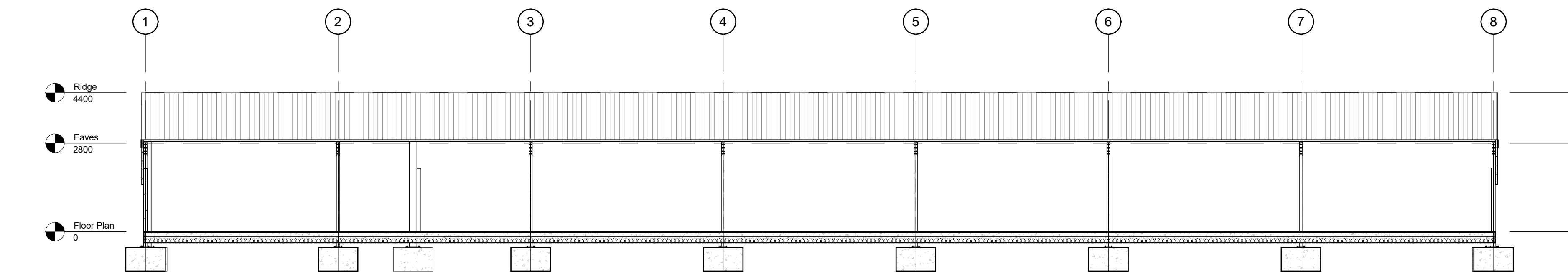
24/07/2026 10:19:39



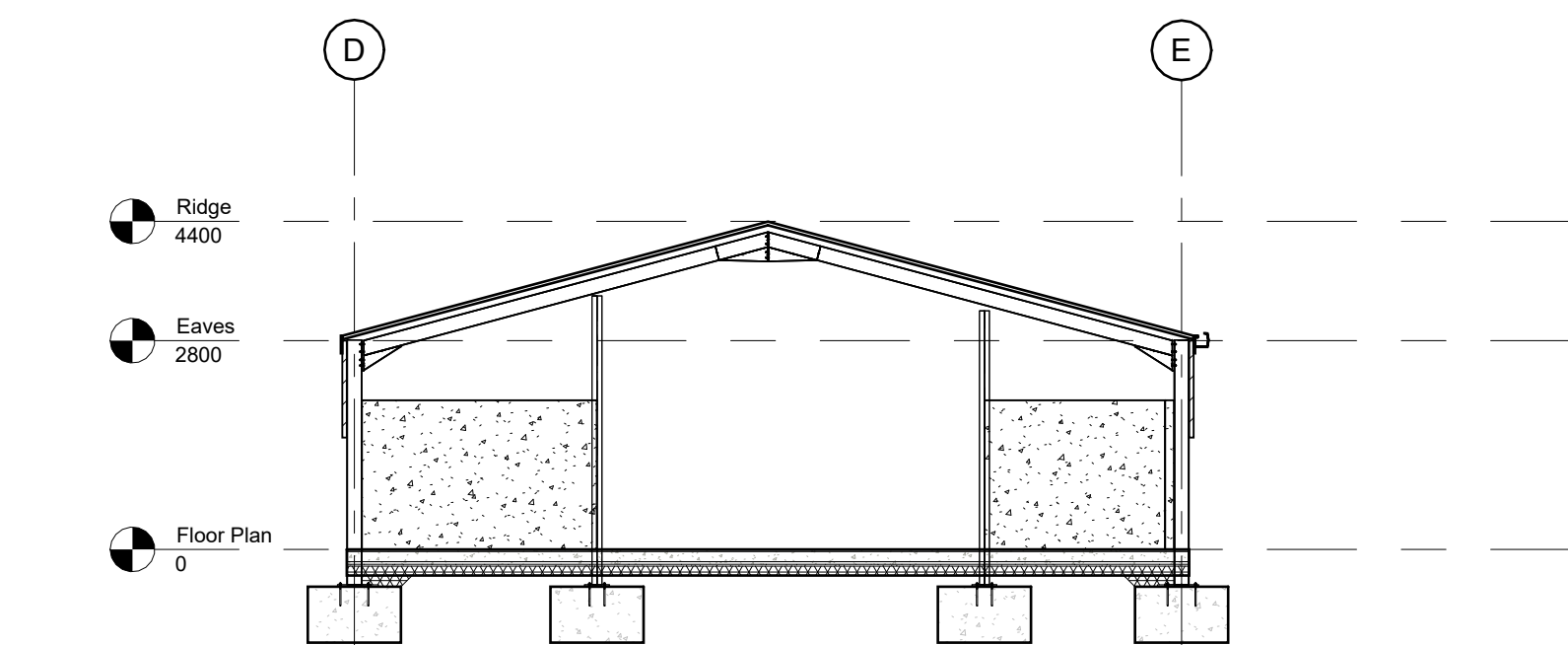
4 Elevation from west
1:100



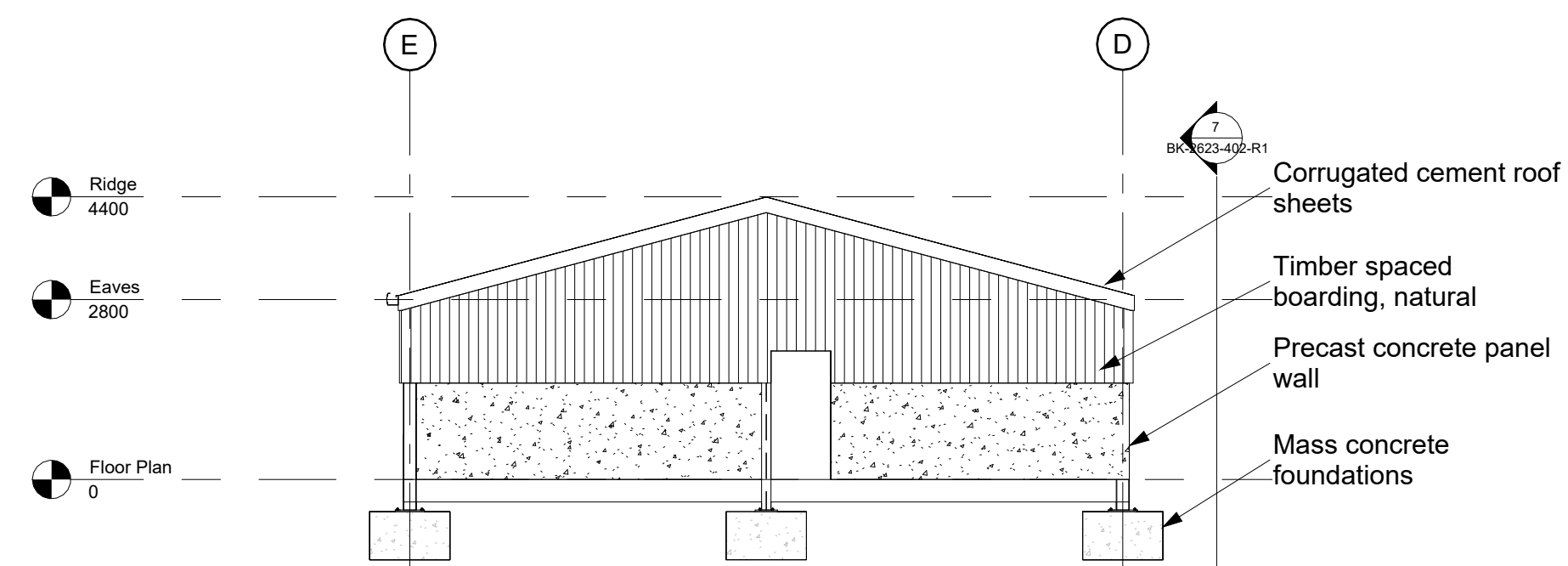
2 Elevation from east
1:100



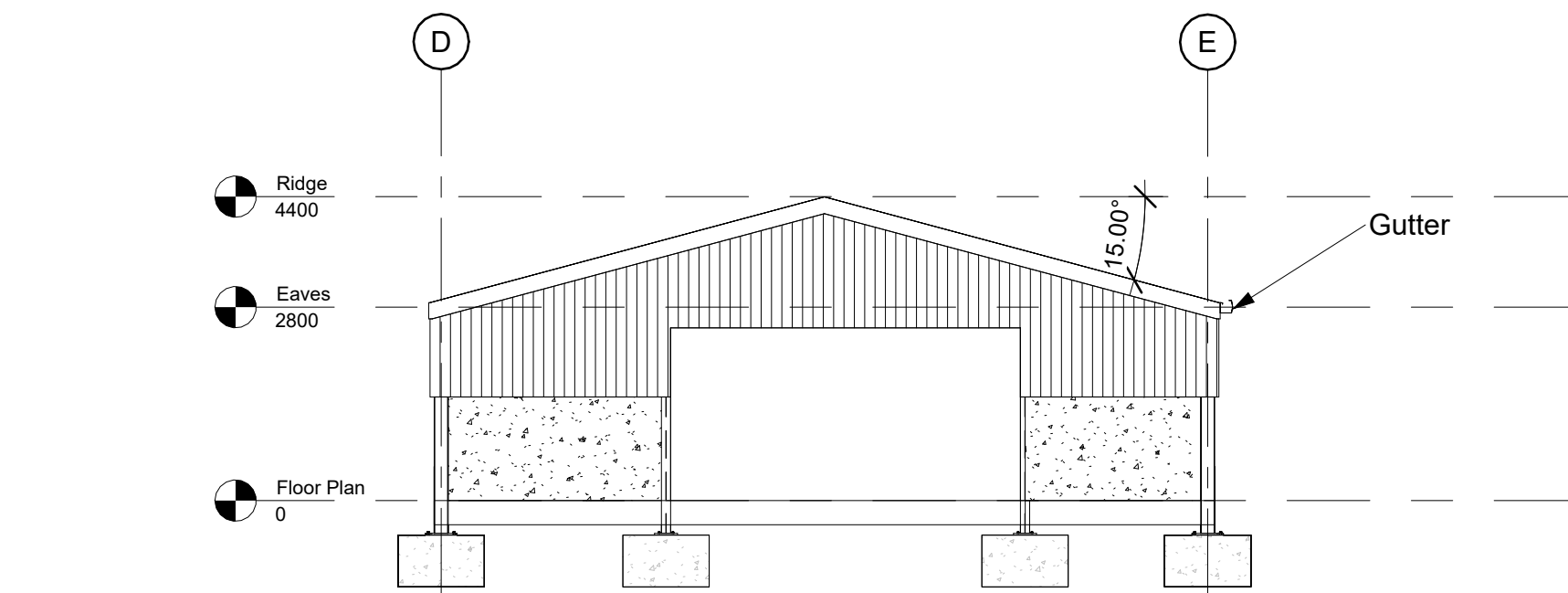
5 Typical Cross Section
1:100



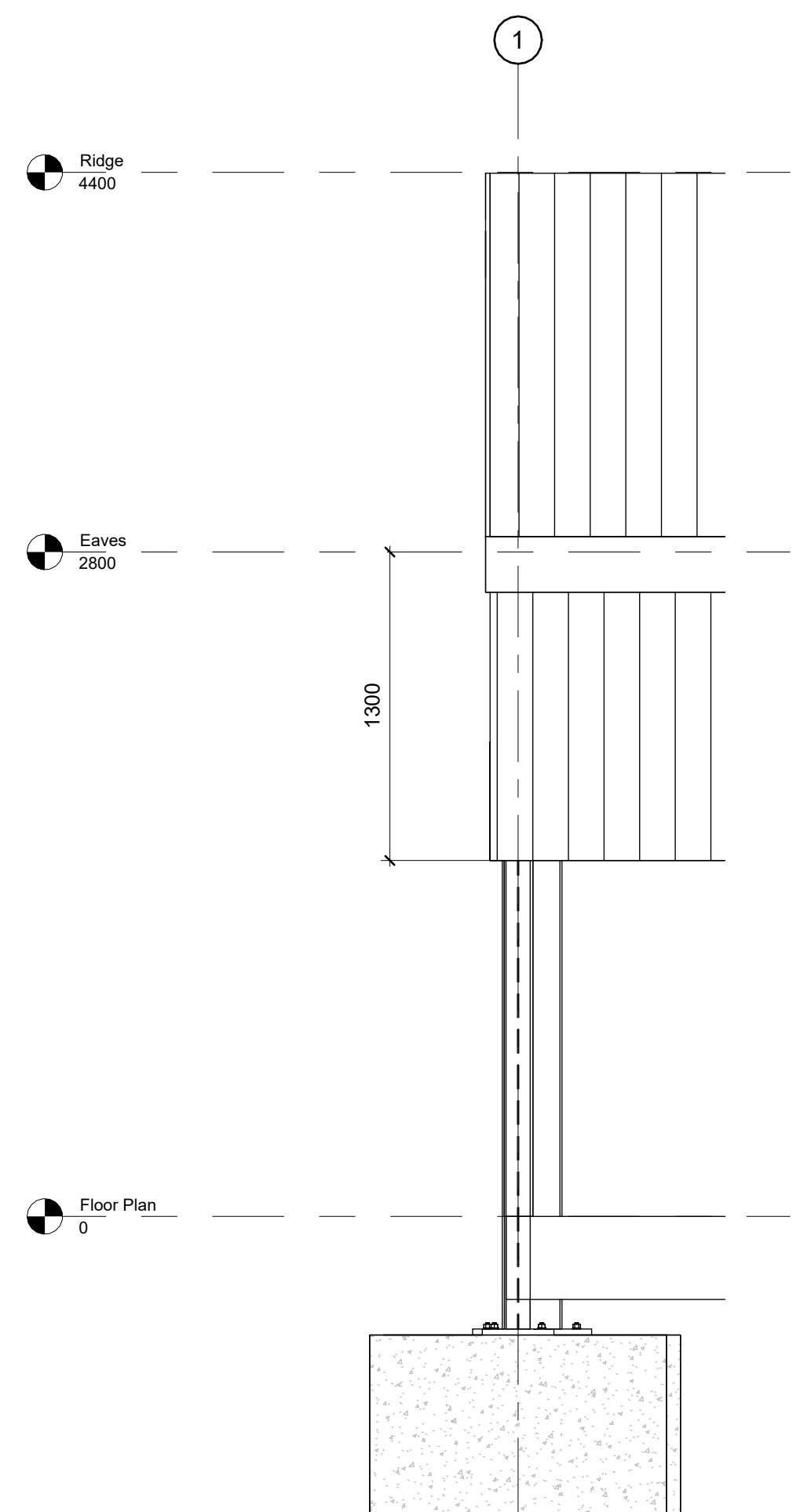
6 Typical Gable Section
1:100



1 Elevation from north
1:100



3 Elevation from south
1:100



7 Typical Gable Wall Detail
1:25



No.	Description	Date
R1	Elevations re-labelled and job number updated.	24/07/26

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Website: bkgrain.co.uk

PROJECT

Existing Agricultural Building (F2)

CUSTOMER

Reachswitch Ltd
Copse Drive Dairy, Copse Drive, Ogbourne
St George, Wiltshire, SN8 1RW

SHEET

Elevations

SCALE

As indicated

DRAWING NO.

BK-2623-402-R1

DATE

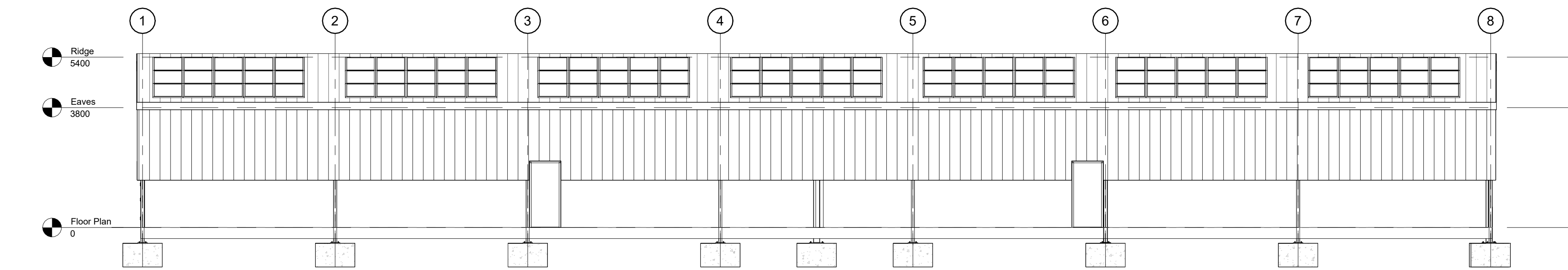
20/03/2026

DWG BY

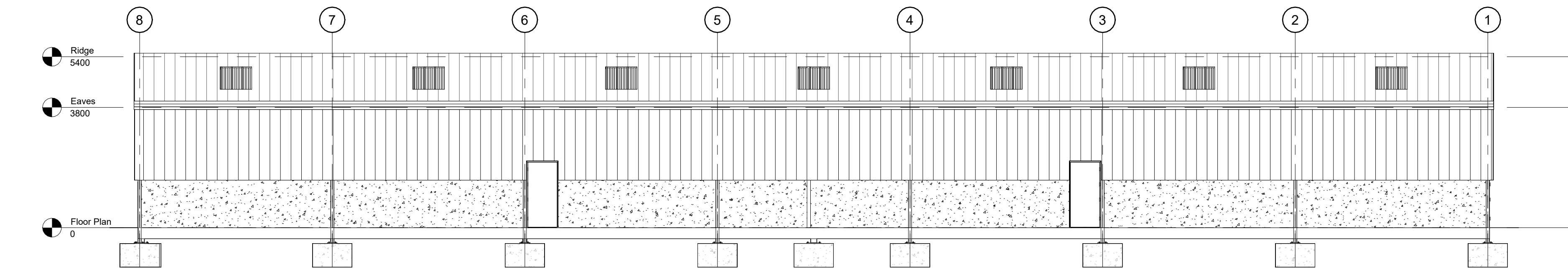
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CHK BY

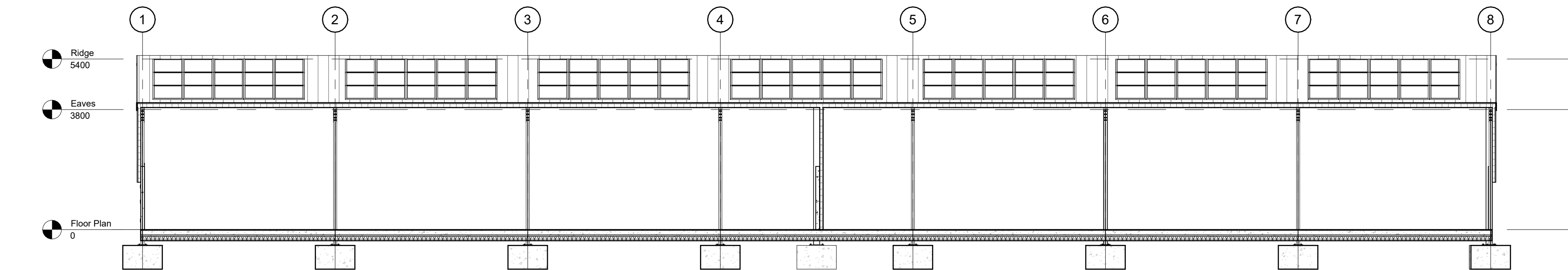
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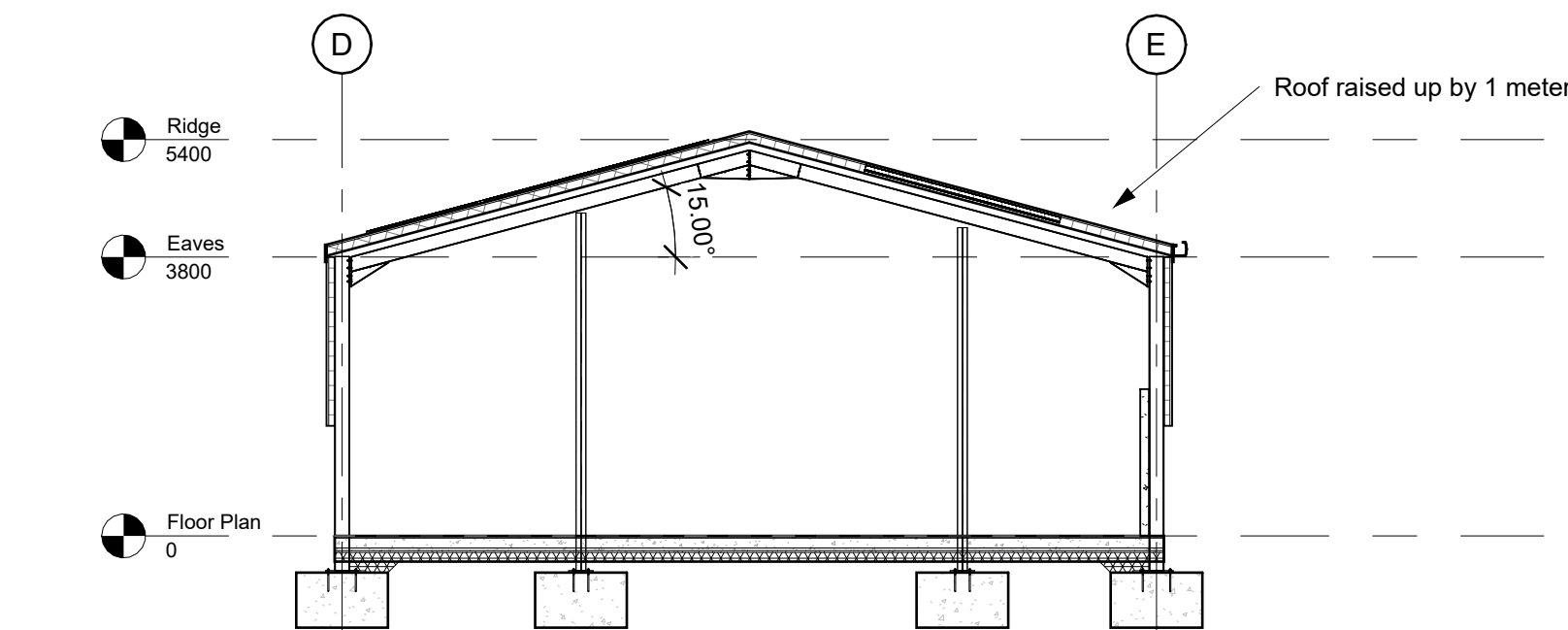
4 Elevation from west
1 : 100



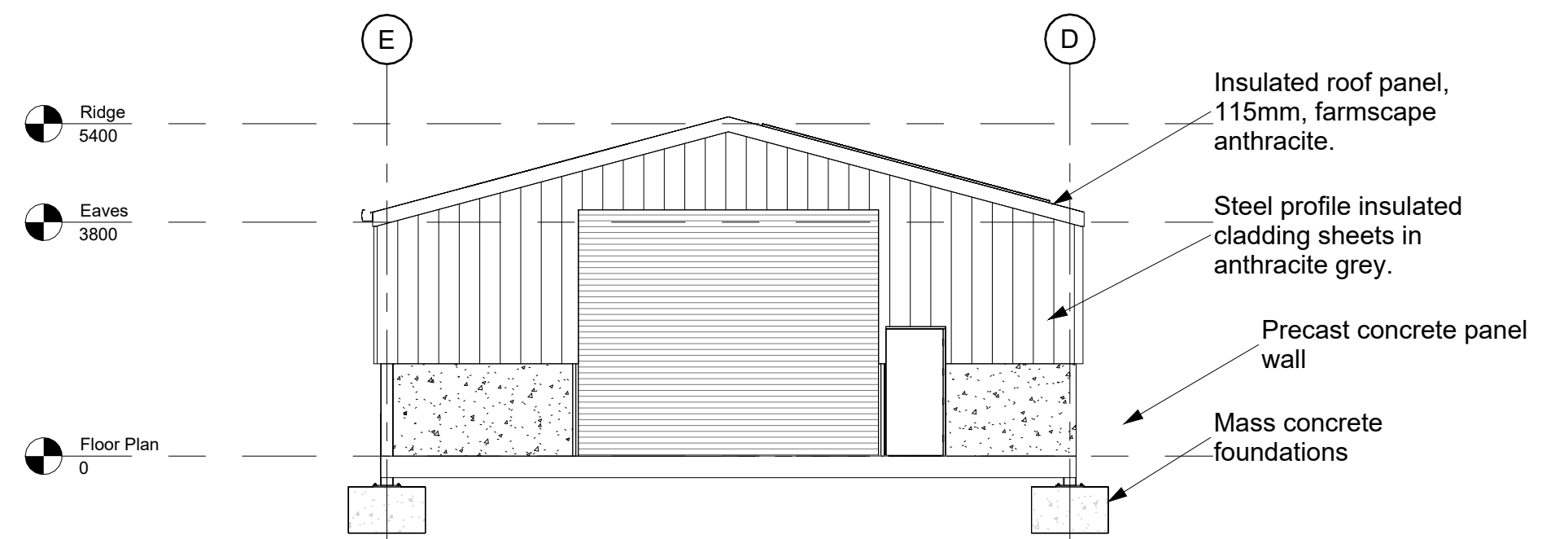
2 Elevation from east
1 : 100



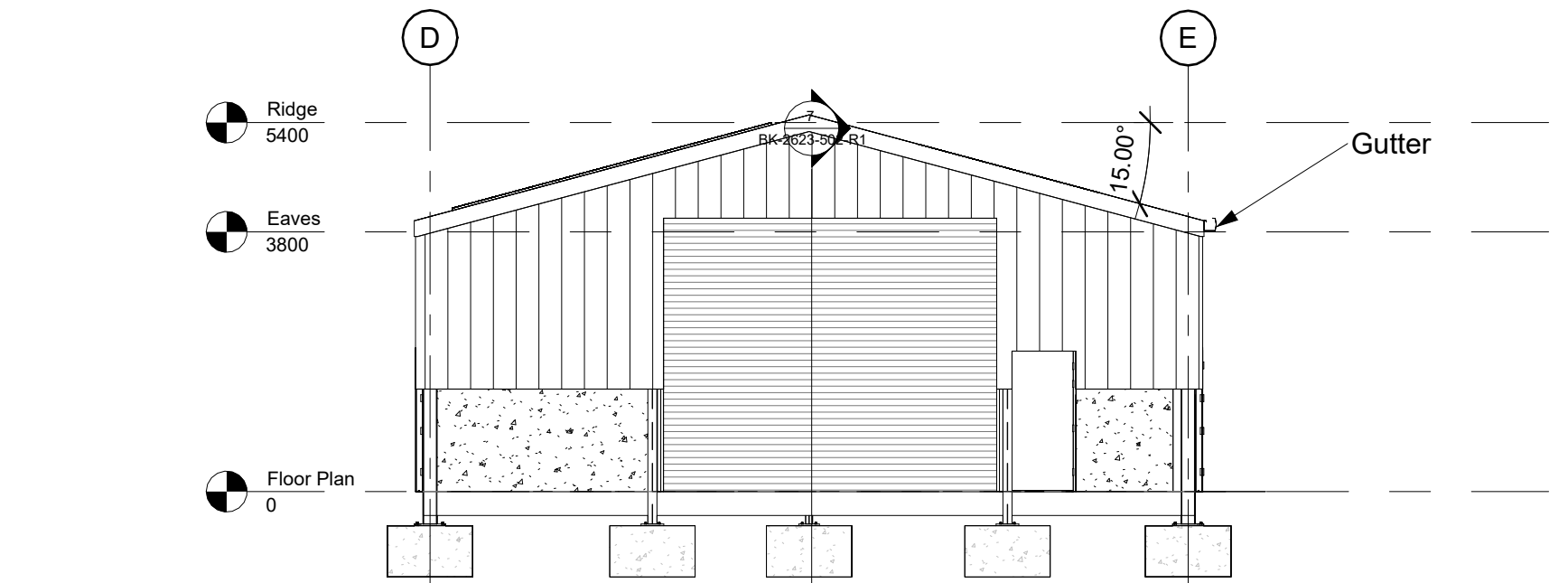
5 Typical Cross Section
1 : 100



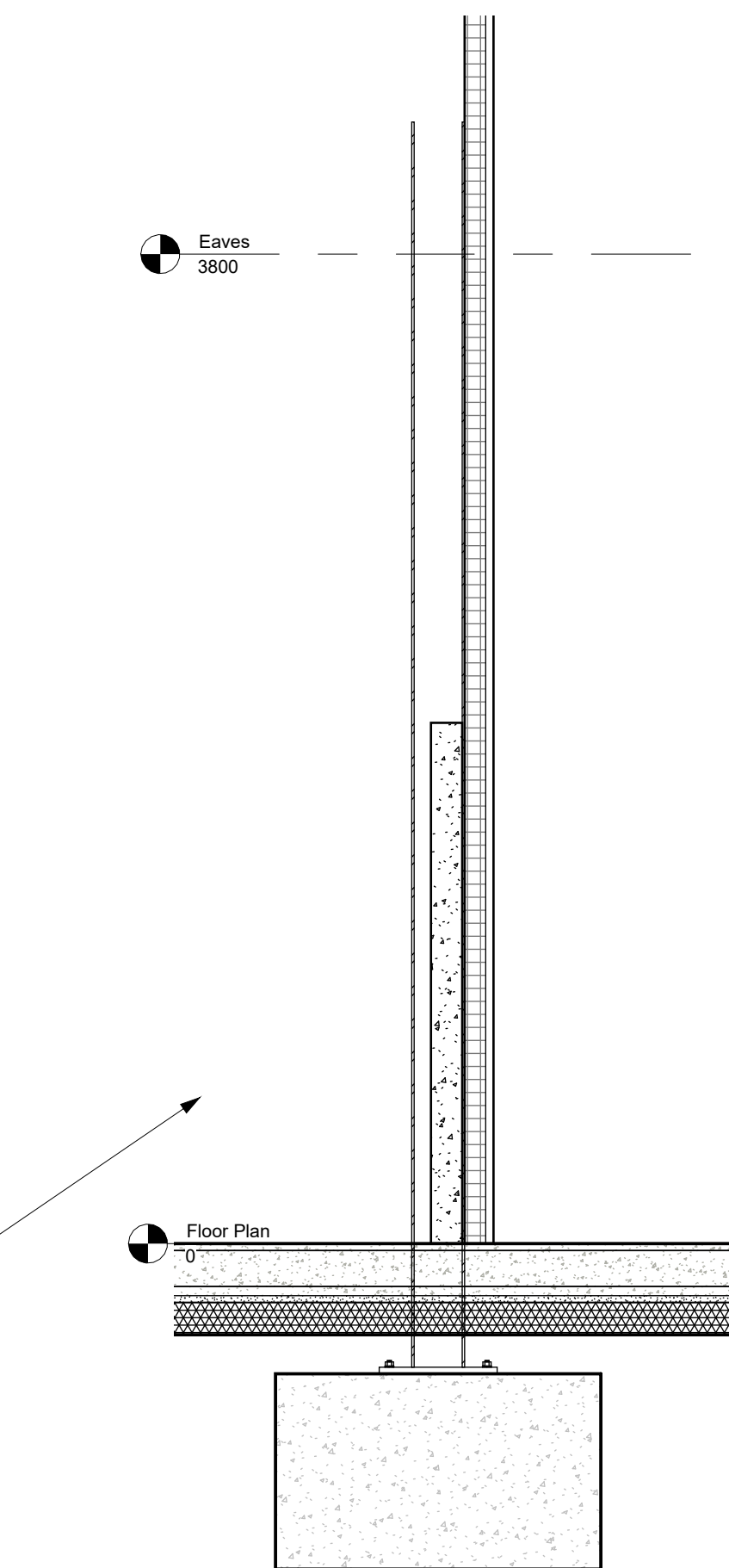
6 Typical Gable Section
1 : 100



1 Elevation from north
1 : 100



3 Elevation from south
1 : 100



7 Typical Wall Detail
1 : 25



No.	Description	Date
Rev b	Option to raise roof height by 1m	23/03/26
R1	Elevations re-labelled and job number updated.	24/07/26

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Enclosure to



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Specialist in Grain Handling and Milling Equipment
Tel: (01488) 684154
Email: info@bkgrain.co.uk
Website: bkgrain.co.uk

PROJECT
Commercial Building (F2)

CUSTOMER
Reachswitch Ltd
Copse Drove Dairy, Copse Drove, Ogbourne
St George, Wiltshire, SN8 1RW

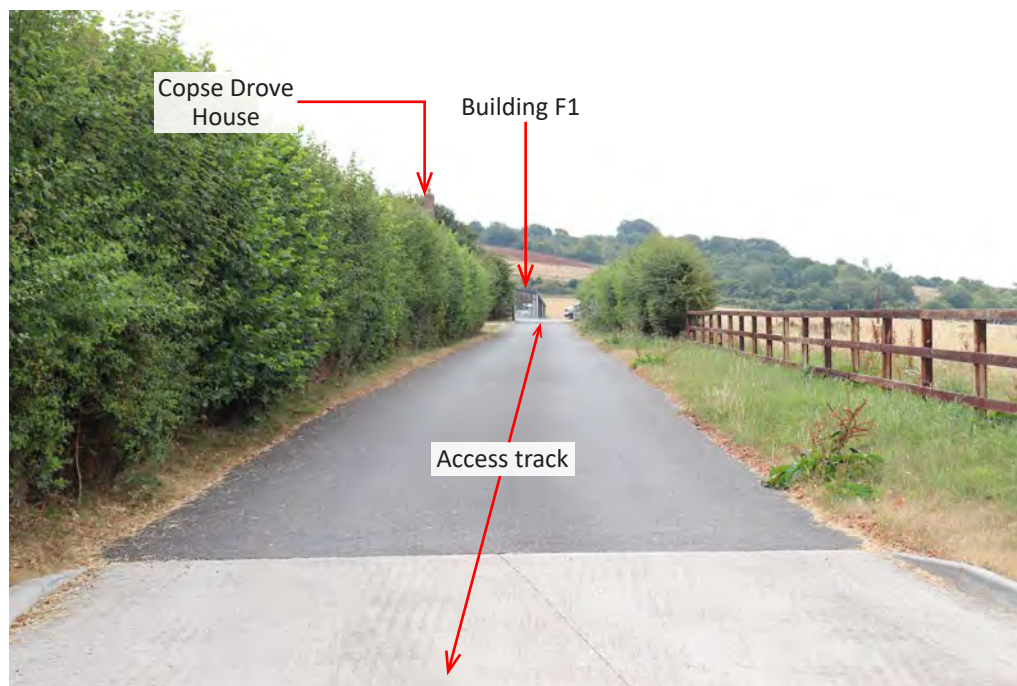
SHEET
Elevations and Sections

SCALE	As indicated	DRAWING NO.	BK-2623-502-R1
DATE	20/03/2026	DWG BY	RD
		CHK BY	BB

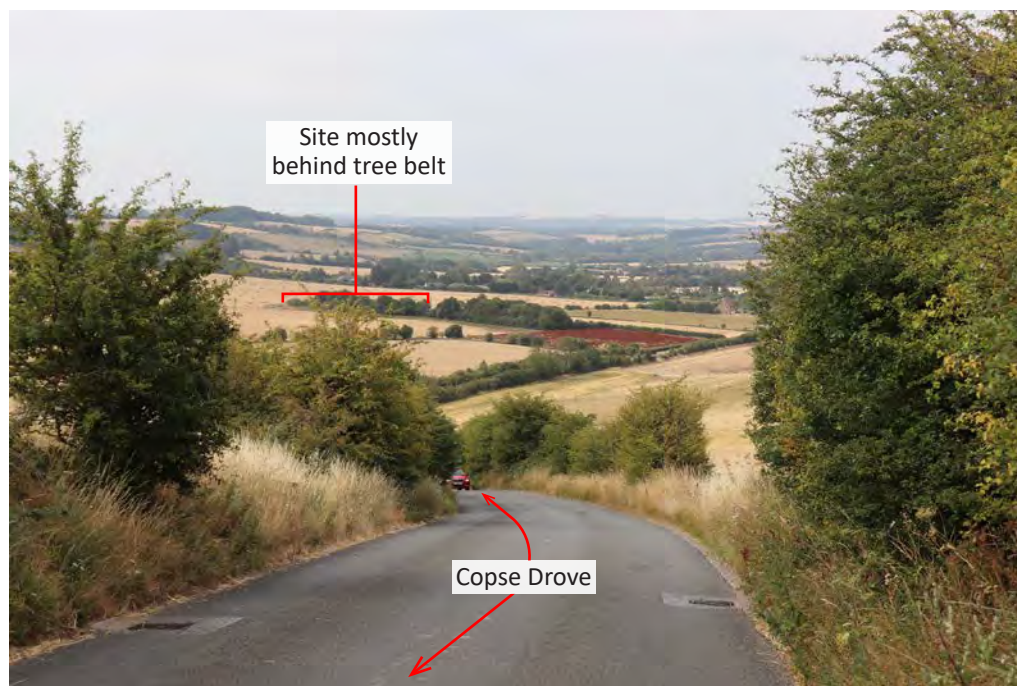
APPENDIX 2: VIEWPOINT PHOTOGRAPHS



VP: 1	Viewpoint direction: South-east	Approximate distance from site: 210m
Taken by: ES	Photograph date: July 2026	OS map elevation: Between 155-160m AOD



VP: 2	Viewpoint direction: South-east	Approximate distance from site: 180m
Taken by: ES	Photograph date: July 2026	OS map elevation: Between 160-165m AOD



VP: 3	Viewpoint direction: South-west	Approximate distance from site: 690m
Taken by: ES	Photograph date: July 2026	OS map elevation: Between 195-200m AOD



VP: 4

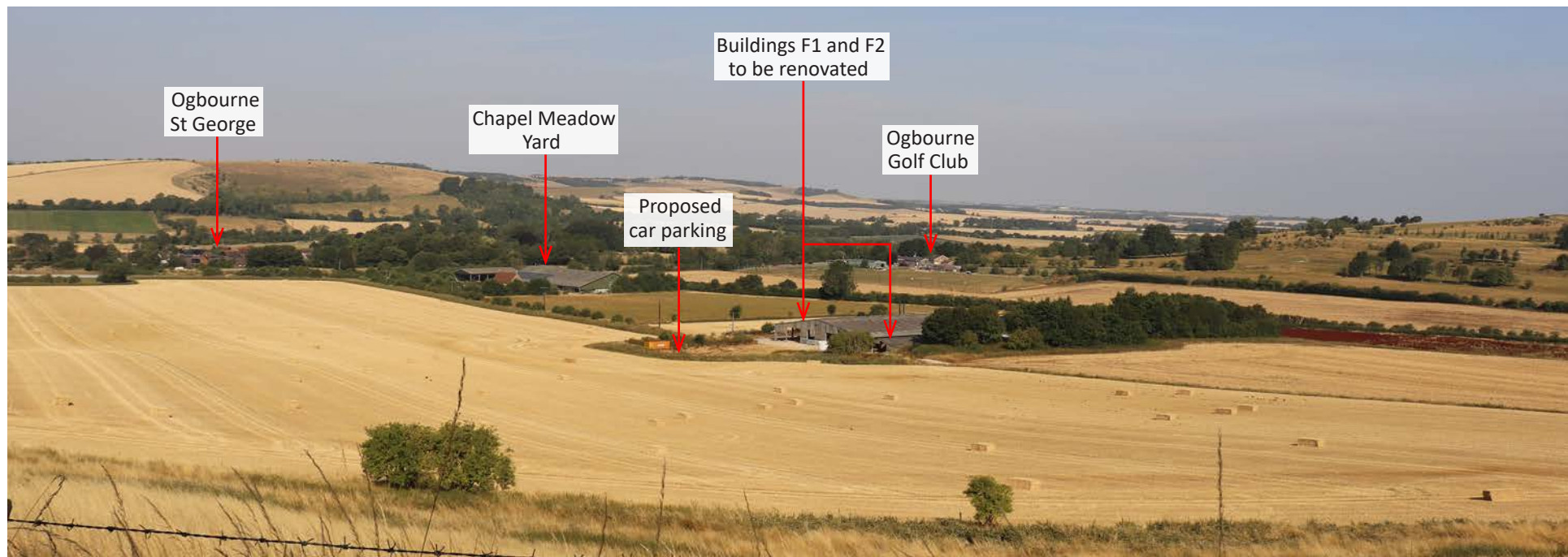
Viewpoint direction: West

Approximate distance from site: 500m

Taken by: ES

Photograph date: July 2026

OS map elevation: Between 230-235m AOD



VP: 5

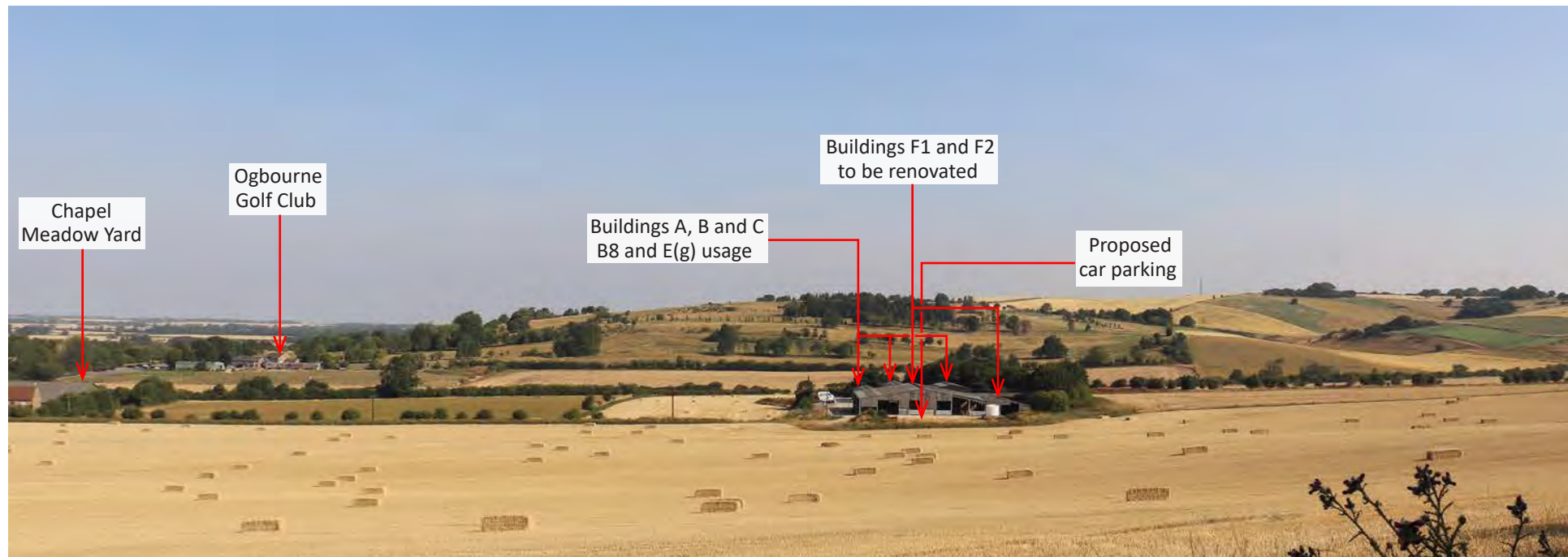
Viewpoint direction: West

Approximate distance from site: 330m

Taken by: ES

Photograph date: July 2026

OS map elevation: Between 215-220m AOD



VP: 6

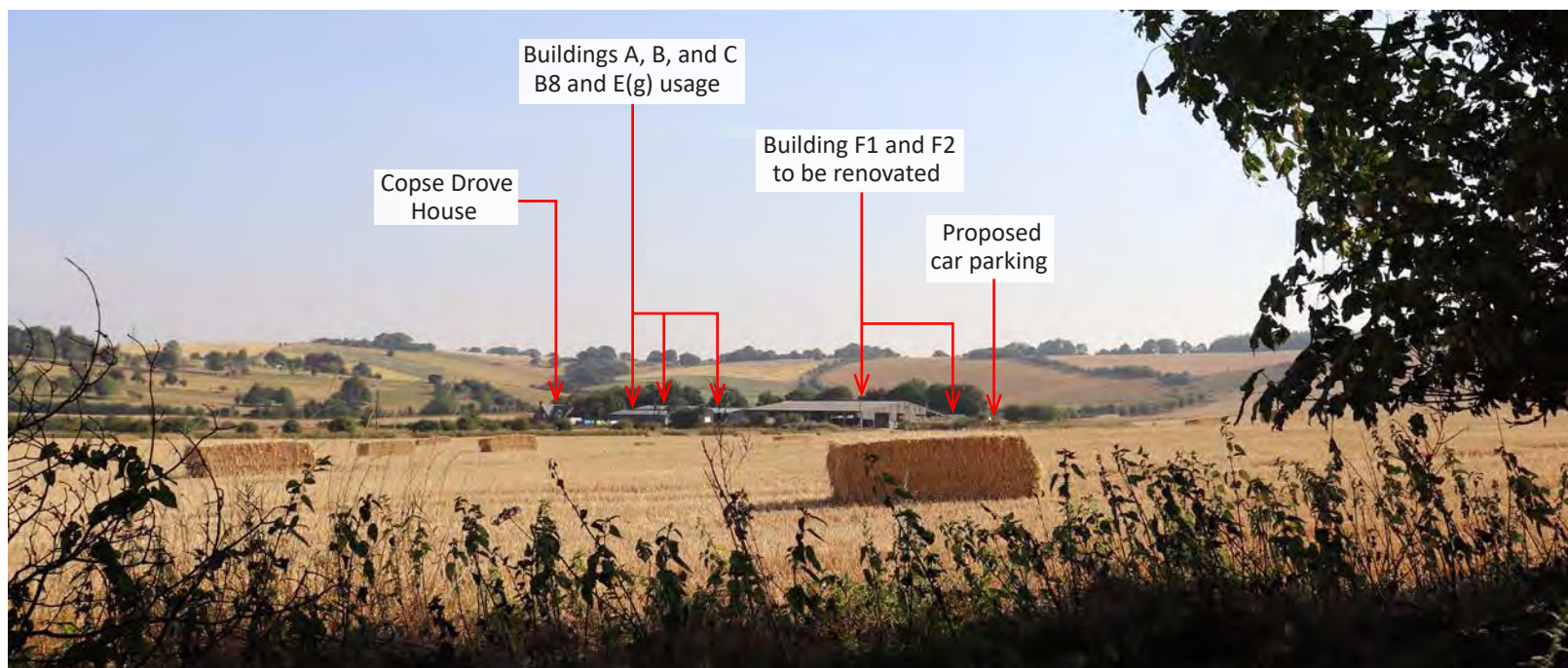
Viewpoint direction: North-west

Approximate distance from site: 280m

Taken by: ES

Photograph date: July 2026

OS map elevation: Between 195-200m AOD



VP: 7

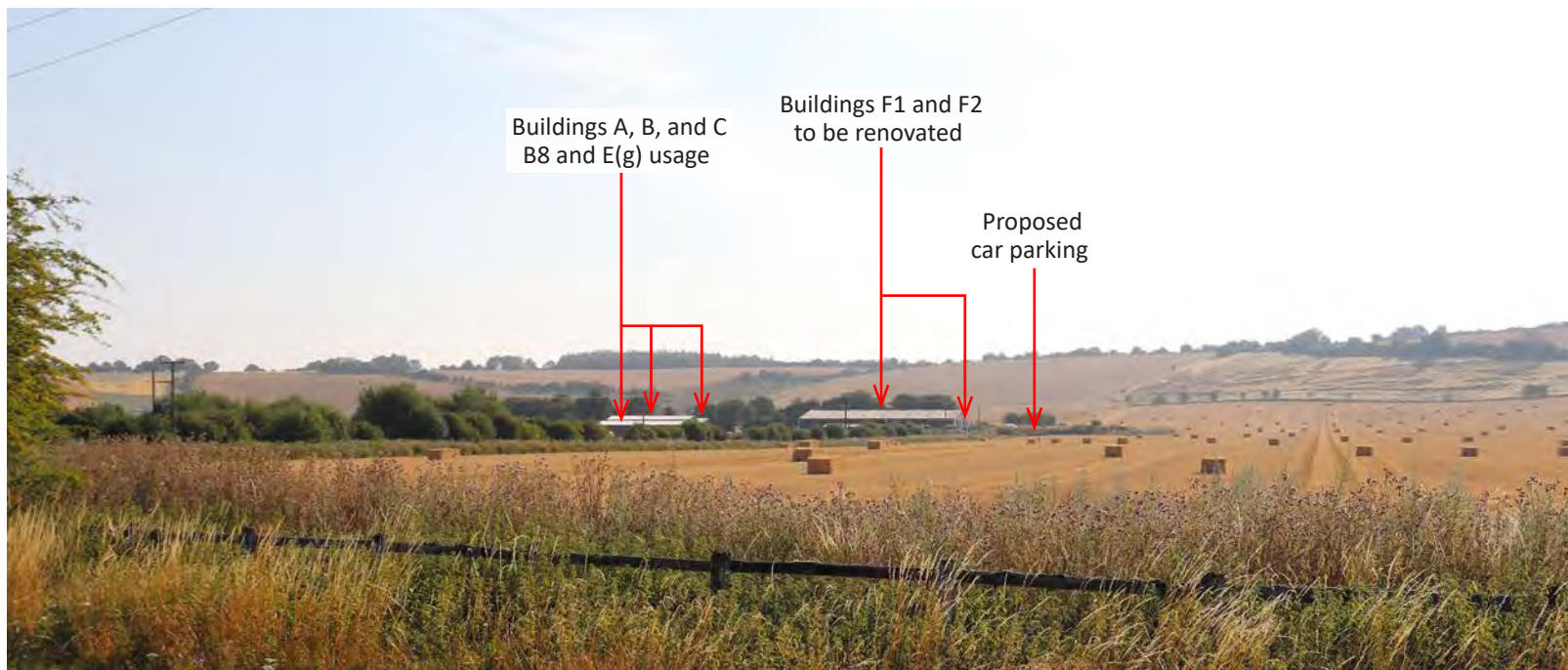
Viewpoint direction: North-east

Approximate distance from site: 390m

Taken by: ES

Photograph date: July 2026

OS map elevation: Between 160-165m AOD



VP: 8

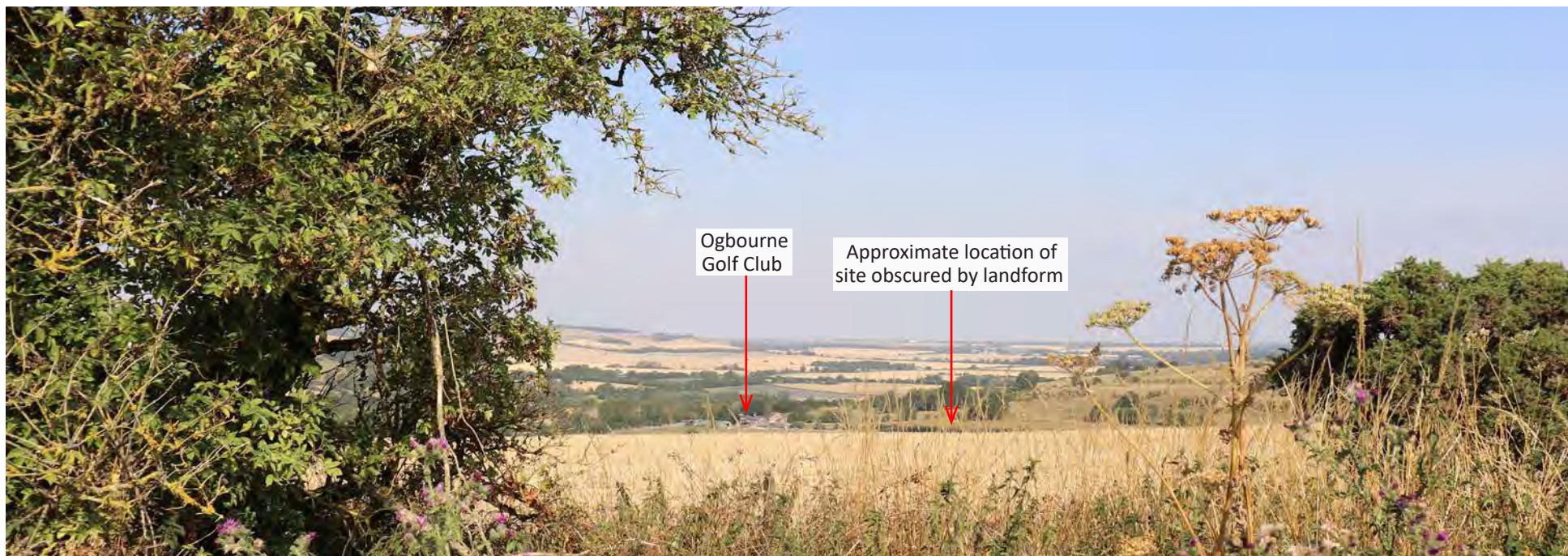
Viewpoint direction: North-east

Approximate distance from site: 425m

Taken by: ES

Photograph date: July 2026

OS map elevation: Between 155-160m AOD



VP: 9

Viewpoint direction: West

Approximate distance from site: 490m

Taken by: ES

Photograph date: July 2026

OS map elevation: Between 235-240m AOD



VP: 10

Viewpoint direction: West

Approximate distance from site: 700m

Taken by: ES

Photograph date: July 2026

OS map elevation: Between 235-240m AOD