



Landscape Appraisal

Chaldicotts Barns
Semley
Shaftesbury
Wiltshire

942 - 1 - R3

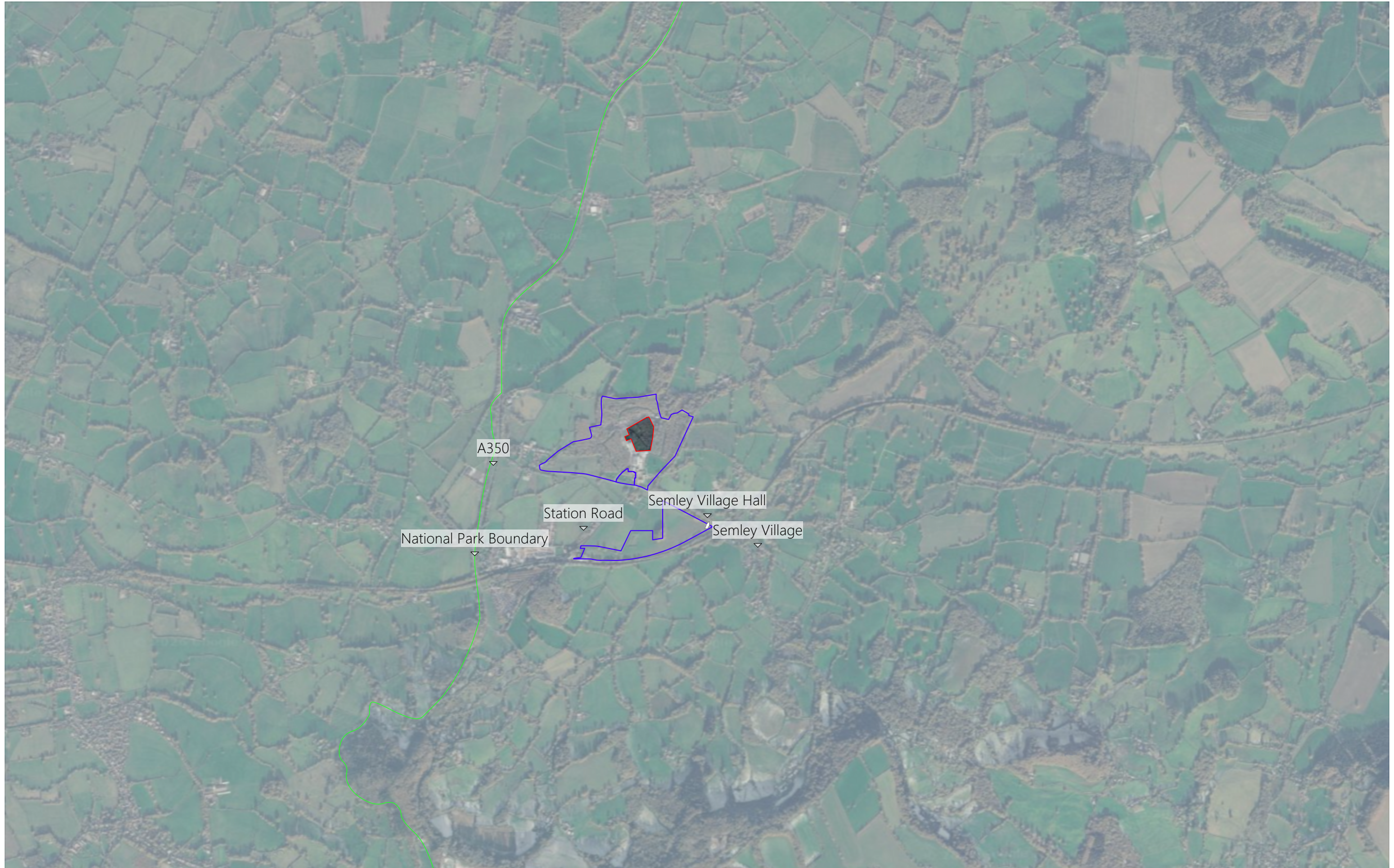
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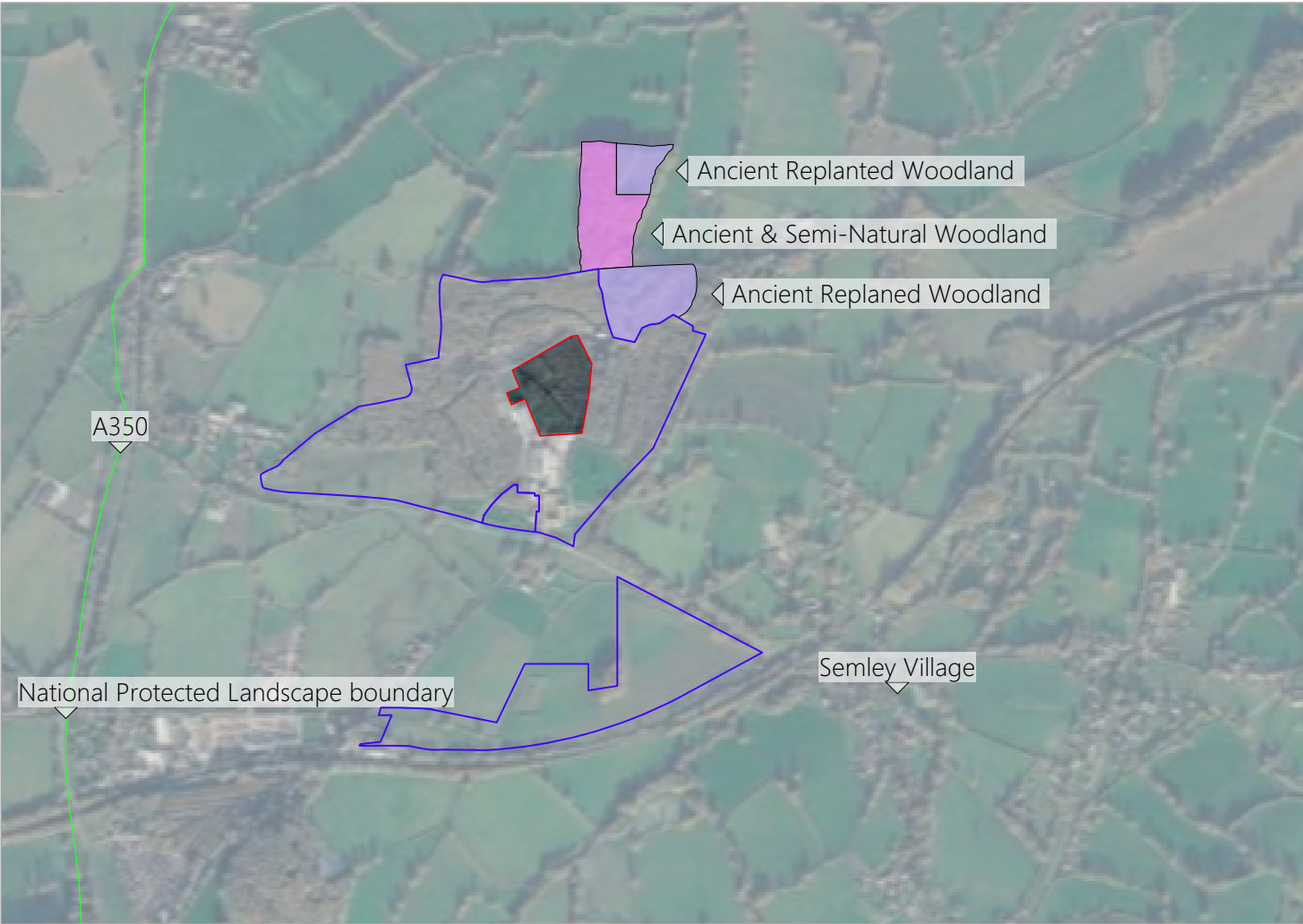
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Introduction

- 1 - This appraisal provides a description of the sites landscape character, its value and its susceptibility to the development in question and will include any opportunities for appropriate mitigation and/or enhancement. The appraisal is based on the proposals shown on the Masterplan Area plan no. 1624/950/1f, dated May 26.
 - 2 - It is to accompany a planning application for the development and in particular because the development lies within the Cranborne Chase & West Downs National Protected Landscape (NPL).
 - 3 - This is based on current best-practice principles as laid out in the GLVIA 3.
- See site Context / Photo viewpoint location plans.



1 Guidelines for Landscape & Visual Impact Assessment 3rd Edition as published by the Landscape Institute and the Institute of Environment Management & Assessment. 17.4.2013.

Site Context

- 4 - The proposed development site lies approximately 1.2km northwest of Semley village and approximately 500m east of the A350.
- 5 - The site lies within the Blackmoor Vale & Vale of Wardour National Character Area (Number 133; as defined by Natural England 2013) and within the far western edge of the Vale of Wardour Landscape Character Area (LCA Number 8A as defined in the Cranborne Chase & West Wiltshire Downs Landscape Character Assessment dated 2003).
- 6 - It also lies within the Vale of Wardour Landscape Character Area and the Caly Vale Landscape Type (LCA Number 13A as defined in the Wiltshire Landscape Character Assessment updated 2026).
- 7 - Within the above assessments the importance of conserving and enhancing the wooded landscape character and in particular to conserve and restore native hedgerows, woods, copses and standard trees are stated as key management objectives. The importance of safeguarding the character of rural lanes and the need to replant Planted Ancient Woodland sites, with broadleaved species, are also key objectives. The use of new woodland cover to buffer, extend and link Ancient Woodland is another management objective.
- 8 - Within the Cranborne Chase & West Wiltshire Downs Landscape Sensitivity Study (dated May 2007), the Vale of Wardour LCA is impacted adversely by the urbanisation of rural roads and the introduction of large-scale built elements. Its overall landscape character sensitivity is defined as moderate / high' and its visual sensitivity and sensitivity to change both defined as moderate / high'. See 'Landscape Susceptibility'
- 9 - Abutting the sites northeast edge lies areas of Ancient and Semi Natural Woodland, (ASNW; shown on the site context plan) called Broad Hay Copse. The development will not impact directly on these areas from a landscape/visual impact point of view, but they are important in terms of the wider context of the site and give clues to potential mitigation and/or enhancement. To the north west of the site lie areas of Ancient and Semi Natural Woodland called Copse Mead and Abbeys Wood. The development will not impact directly on these areas from a landscape/visual impact point of view, but they are important in terms of the wider context of the site

2 Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value such as changes to valued attributes of baseline landscape character and the visual resource. An approach to landscape sensitivity assessment to inform spatial planning and land management'. June 2019
Christine Tudor, Natural England.

3 Ancient and semi-natural woodland is an area that has had continuous tree cover since at least 1600 AD in England, Wales, and Northern Ireland and consists mainly of native trees and shrubs arising from natural regeneration.

Dark Skies Context

- 10 - The site lies on the periphery of the designated International Dark Skies Reserve, so any development must be aware of and address any impact on this area caused by light pollution. This may be in the form of sky glow, direct glare, light trespass/spill and/or light clutter.

Key Characteristics of the Site

- a. The mature vegetation (hedges and trees) along the sites eastern boundary, contributes significantly to the setting of the site, providing a distinctive green edge' along the sites boundary.
- b. An open flat and undeveloped site with limited key characteristics that contribute positively to landscape and visual character.
- c. Large industrial units along the western and southern boundaries dominate the site, defining its industrial and commercial character.
- d. The industrial/farmyard character of the land the immediate north of the site, also contributes to this industrial/urban fringe negative characteristic.
- e. This site has an isolated perception due to its location at the northern end of the surrounding industrial/commercial units.
- f. The lack of any public access and views of the site also contributes towards this isolated perception

Summary of Overall Character of the Site

11. It is a large, open and recently cleared undeveloped field with no features of particular interest so the site has few key positive characteristics which contribute towards landscape and visual character. The site has an overwhelming industrial/commercial character due to its location within the adjacent development. The surrounding farmyard/industrial storage areas along the northern fringes of the site contribute to this negative key characteristic. The adjacent mature vegetation along its eastern boundary is the key positive characteristic of the site area. It has an isolated perception due to its location at the northern end of the surrounding industrial/ commercial units. It has no public access or views into the site from public viewpoints which also contributes to this isolated perception. There are no direct or clear views out of the site area due to the surrounding trees and large industrial units which dominate the site

4 The Cranborne Chase National Landscape was designated an IDSR in October 2019 by the International Union for the Conservation of Nature (IUCN) in recognition of its dark skies.
5 A site or Landscape Character Areas' key characteristics are aspects of character which give an area its distinct sense of place. It can include key features of importance, which are elements of the landscape of particular prominence or those which catch the eye. If the key positive characteristics were to change or be lost there would be significant negative consequences for the character of the landscape. Equally if key negative characteristics were to be enhanced, this may result in positive consequences for the character and visual amenity of the landscape.

Landscape Value.

12 - The site has little scenic value due to its location within the industrial / commercial estate and because it has no features of scenic interest within it. The only features of value, the trees and hedges, are not on the side but along its eastern boundary. There are also no views into or out of the site. It has no known cultural or historic value or association and due to the lack of public access, it has no recreation or amenity value. There is no known wildlife or biodiversity value within the site area.

13 - The undeveloped nature of the site does provide some value as at present as it is not contributing to any light pollution which may impact on the International Dark Skies Reserve.

Visibility of the Landscape / Site.

14 - The wider area around the site, from up to approximately 2km from it, was assessed before drilling down' to assess the more immediate environs of the site. Following an assessment of potential viewpoints, the site is not seen clearly from any public viewpoints, close by or further afield. The only potential view towards the site area is from one of the estate entrances off Tokes Lane. See photo viewpoint 6.

15 - The main views of the site are from the surrounding private land within the estate. There are no views of the site from the main site entrance off the road to Semley which is approximately 250m south of the site. There are no views from Tokes Lane which runs to the east of the site approximately 200m from it.

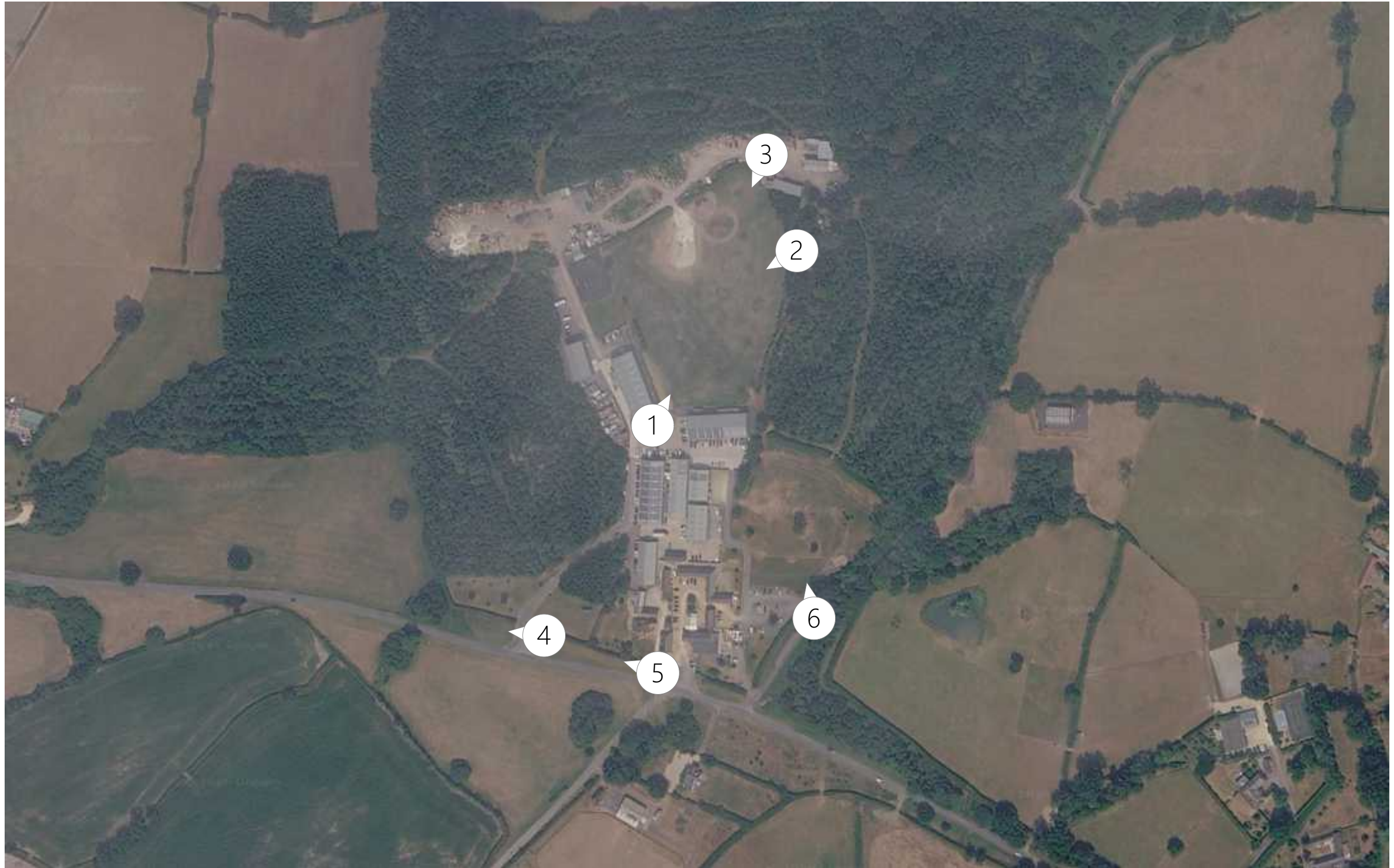
16 - The main group of people that require consideration are users of all outdoor recreational facilities, including rights of way, whose interest is mainly focused on the landscape and landscape scenery. In Landscape appraisal terms (see footnote 7) these are the most sensitive of users, especially in a NPL, as their attention is drawn primarily to the landscape setting, views and visual amenity. There are no residential or other properties which have any views towards or directly at the site.

6 This is based on Perceptual aspects such as scenic value, tranquillity, wildness, openness, views and remoteness; Cultural and historic associations; Amenity and recreational value; and Wildlife, geodiversity and biodiversity significance.

7 The degree to which people are susceptible to and concerned about changes in views and visual amenity is a function of:

- The occupation or activity of people experiencing the view at particular locations*
- The extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.*

The most sensitive receptors are: users of all outdoor recreational facilities including rights of way, whose interest may be focused on the landscape such as visitors to heritage assets, communities where the development results in changes in the landscape setting or values views enjoyed by that community and occupiers of residential properties with views affected by the development.



Viewpoint 1

- 17 - View looking northeast across the site towards the trees and another vegetation that run along the sites eastern boundary.
- 18 - This is a sought after, non-public view looking over the development site which will dominate this view when built. There will be a major alteration to the view, introducing prominent new elements that significantly change the scene's composition and character.
- 19 - Being a private location means it is not a sensitive viewpoint despite being in the NPL. Although the magnitude of change in the view will be high' as a result of the development, the overall significance of any landscape and visual impact on the wider area, will be negligible'.



Photos taken 28.08.2026

Viewpoint 2

- 20 - View looking southeast at the edge of the site and across it towards the large existing units that are around the sites southwest perimeter.
- 21 - This is a sought after, non-public view looking over the development site which will dominate this view when built. There will be a major alteration to the view, introducing prominent new elements that significantly change the scene's composition and character.
- 22 - Being a private location means it is not a sensitive viewpoint despite being in the NPL. Although the magnitude of change in the view will be high' as a result of the development, the overall significance of any landscape and visual impact on the wider area, will be negligible'.



Photos taken 28.08.2026

Viewpoint 3

- 23 - View looking south at the edge of the site and across it towards the large existing units that are around the sites southwest perimeter.
- 24 - This is a sought after, non-public view looking over the development site which will dominate this view when built. There will be a major alteration to the view, introducing prominent new elements that significantly change the scene's composition and character.
- 25 - Being a private location means it is not a sensitive viewpoint despite being in the NPL. Although the magnitude of change in the view will be high' as a result of the development, the overall significance of any landscape and visual impact on the wider area, will be negligible'.



Photos taken 28.08.2026

Viewpoint 4

- 26 - View looking west at the main entrance to the wider Chaldicotts Barns estate and the site, across the adjacent lane towards the A350 and part of Semley Common.
- 27 - The site is not visible from here, being 250m to the north and behind existing buildings. The photo was taken for context and to illustrate how the site visibility splays contribute to the open character of Semley Common.



Photos taken 28.08.2026

Viewpoint 5

- 28 - View looking west at the main entrance to the wider Chaldicotts Barns estate, across the adjacent lane towards the A350 and part of Semley Common.
- 29 - The site is not visible from here, being 250m to the north and behind existing buildings. The photo was taken for context and to illustrate how the site visibility splays contribute to the open character of Semley Common.



Photos taken 28.08.2026

Viewpoint 6

- 30 - View looking north from one of the Estate access points off Tokes Lane, approximately 190m from the site. The new units may be glimpsed just beyond the existing unit seen in this view, despite the fact that the new units will be approximately 1m lower at eves height than the existing.
- 31 - This is a 'sought after' and glimpsed viewpoint as you would have to stop your vehicle, stop walking or cycling to look at this view and most people would view the scene in the round' if they did stop. Also, most people's focus of attention would be generally drawn to the wider landscape to the south and to their journey through it, rather than to look at one specific view. For these reasons any potential impacts from this viewpoint are reduced. However, it is still a public viewpoint in the NPL so it is sensitive'.
- 32 - The magnitude of change in view as a result of the development would be negligible'.
- 33 - The overall level of significance is reduced primarily due to the 'sought after' and limited nature of the viewing experience and therefore the overall significance of any landscape and visual impact is also negligible'.



Photos taken 28.08.2026

Landscape Susceptibility to the Development in Question.

34 - Based on the site visit to the wider area, the photo viewpoint assessment of all viewpoints, including non-public ones for completeness and considering the sites value and sensitivity in the National Protected Landscape, it is felt the site has a low' level of susceptibility to the development in question.

35 - Development will add new large units but these are the characteristic feature of the wider estate.

36 - However, in terms of the scale of the wider landscape character area, the relative remoteness and isolation of the proposed development and its lack of direct visibility from public viewpoints, overall it would not create a significant adverse impact on landscape character and visual amenity. The impact on the scale, land use pattern, openness and visual amenity of the wider landscape character area is not felt to be significant.

37 - One area of potential susceptibility relates to the impact the development may have on the Cranborne Chase & West Wiltshire Downs International Dark Skies Reserve and this needs to be covered in the mitigation measures.

8 Landscape susceptibility is a product of landscape value and sensitivity. It is defined as the extent to which the landscape/site can accommodate the proposed development without undue consequences for the maintenance of any positive baseline situation and character.

It is based on judgments about the susceptibility of aspects most likely to be affected:

- *Natural factors- e.g., extent and pattern of semi-natural habitat*
- *Cultural factors- e.g. land use, enclosure pattern*
- *Landscape condition- e.g. representation of typical character*
- *Aesthetic factors- e.g. scale, enclosure, pattern, form/line, movement*
- *Landscape value*

9 Medium-Low susceptibility Few of the key characteristics and qualities of the landscape are vulnerable to change. The landscape is likely to be able to accommodate new development with limited change in character. Care is still needed when siting and designing the scheme to avoid adversely affecting local landscape and visual character. (Natural England June 2019 An Approach to Landscape Sensitivity Assessment).

Opportunities for Mitigation and / or Enhancement.

- The developments built in mitigation measures which include; reduced site formation levels, eve heights at approximately 1m below the existing buildings, nonreflective matt grey cladding & paint with differing shades of green to absorb its massing, anti-glare photovoltaic roof panels and the proposed tree planting in locations around the site; will all help to reduce the immediate impacts of the new units when viewed from the estate. Ridge height of proposed is no higher than the eaves of the nearest buildings and 3.5m lower than the highest building on site
- Ground level planting and hedging introduced to create a natrualistic screen and backdrop for the existing veteran tree to the south east of the propped development
- All external lighting must be IDSR compliant and as per this guidance: Recommendations for Dark-Sky compliant lighting on new builds & refurbishments, in and around the Protected Landscape area Developers Guide'. Lighting scheme from plan titled "1942-LB-EX-XX-DR-E-7080-21-P01 External Lighting" to be implemented in full
- All external lighting must be IDSR compliant and as per this guidance: Recommendations for Dark-Sky compliant lighting on new builds & refurbishments, in and around the Protected Landscape area Developers Guide'. Lighting scheme from plan titled "1942-LB-EX-XX-DR-E-7080-21-P01 External Lighting" to be implemented in full

<https://cranbornechase.org.uk/wp-content/uploads/2022/07/Feb-22-Developer-s-Guide-7ai.pdf>

38 - All of the above mitigation proposals will help to conserve and enhance landscape character and address the management objectives guidance stated in the various Landscape Character Assessments.

39 - This is in line with the Cranborne Chase & West Wiltshire Downs National Protected Landscapes Partnership Plan 2025-30 Policy LANB which states landscape character, tranquillity, and special qualities of the Cranborne Chase National Landscape and its settings are conserved and enhanced'.

40 - It is also in line with the Wiltshire Core Strategy January 2015 Policy 51 which states: Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

10 Opportunities and the scope to mitigate the potential adverse impacts will be outlined (the purpose of mitigation is to avoid, reduce and where possible remedy or offset any negative impacts).

About Us

The Landscape Service is an award-winning Landscape and Garden Design practice based in The New Forest, Hampshire. Founded in 2017, the practice consists of 3 landscape designers who design and deliver a variety of landscapes and gardens, handling every aspect of the process from initial design proposals to build coordination.

Our design studio based in The New Forest has a collaborative work environment where we design a wide variety of schemes for residential clients, commercial clients and various local authorities.

We work on a variety of schemes across Dorset, Hampshire, Surrey and other areas of the UK, working with the relevant local authorities to complete a variety of schemes with a design lead approach.

We have an extensive body of work including large commercial and residential schemes which are designed to integrate with the local character area, context and setting to have a distinctive sense of place.

Our services include Landscape & Garden Plans, Biodiversity Net Gain Appraisals, Landscape Assessments & Landscape Statements.

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