



**Ridgeway Farm
Phase 2,
Crudwell,
Wiltshire**

**Landscape and
Visual Appraisal**

Prepared by:
**The Environmental
Dimension
Partnership Ltd**

On behalf of:
**Edenstone Homes
Ltd**

May 2018
Report Reference
edp3874_r003d

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This version is intended for electronic viewing only

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Report no. edp3874_r003d

Author Dai Lewis

Peer Review Emma Baker

Formatted Fay Jenkins

Proofed Donna Kraven

Date 27 April 2018

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Section 1

Introduction, Purpose and Methodology

Introduction

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Edenstone Homes Ltd ('the applicant'), to undertake a Landscape and Visual Appraisal (LVA) of the proposals at Ridgeway Farm, Crudwell, Wiltshire ('the site'), to inform planning proposals and accompany a detailed planning application for the site.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Shrewsbury and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website www.edp-uk.co.uk.
- 1.3 The proposed development is for 39 new homes to be built as a second phase to the previously consented Phase 1 scheme which lies to the immediate south. The proposals are illustrated on the Planning Layout at **Appendix EDP 1**.
- 1.4 **Plan EDP L1** illustrates the location of the site and its boundaries. The site is located to the west of the village centre of Crudwell, to the north of Tetbury Lane, and is within the Wiltshire Local Planning Authority (LPA) area. The site comprises the eastern portion of a large pastoral field, lying to the immediate north of an existing (ongoing) Phase 1 development on the site of Ridgeway Farm.

Purpose

- 1.5 The purpose of this LVA is to identify the baseline conditions of the site and its surrounding area, to inform the design layout and appearance, and provide an assessment of the effects predicted to arise from the development on the landscape and visual baseline conditions.
- 1.6 In compiling the assessment, EDP has undertaken the following key tasks:
 - Undertaken a desktop study and web search of relevant background documents and maps. EDP's study included reviews of aerial photographs, web searches, Local Planning Authority (LPA) policies, publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), conservation areas and gardens and parks listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (RPG);

- Undertaken a field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a qualified landscape architect; and
- Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

Methodology Adopted for the Assessment

- 1.7 Landscape and visual assessment is comprised of a study of two separate but inter-linked issues:
- Landscape character is the physical make up and condition of the landscape itself, and arises from a distinct, recognisable and consistent pattern of physical and social elements, aesthetic factors and perceptual aspects; and
 - Visual amenity is the way in which the site is seen; views to and from the site, their direction, character and sensitivity to change.
- 1.8 **Section 2** addresses baseline landscape character issues, whilst visual amenity issues are addressed in **Section 3**. The potential landscape and visual effects of the development of the site are considered in **Section 5**.
- 1.9 This proposal is not subject to an Environmental Impact Assessment (EIA). The LVA has therefore been undertaken in accordance with the 'Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEEMA, 2013)' (GLVIA3), insofar as it is relevant to non EIA schemes. The criteria referred to, but not defined within the guidelines, have been defined by EDP as set out in **Appendix EDP 2**.

Study Area

- 1.10 To establish the baseline and potential limit of material effects the study area has been considered at two geographical scales.
- 1.11 A broad study area was adopted, as shown on **Plan EDP L1**, enabling the geographical scope of the assessment to be defined and provided the wider geographical context of the study. The search focussed on the local planning policy context, on identifying national and local landscape and other associated designations (e.g. AONB, historic parks and gardens) and providing a general geographical understanding of the site and its broader context (for example, in relation to landform, transport routes and the distribution and nature of settlement). Such contextual details are identified on **Plan EDP L2**.

Section 2

Baseline Conditions: Landscape Resource

- 2.1 EDP has undertaken a review of local landscape character, which included a site visit by an experienced, chartered landscape architect in July 2017. This section of the report provides a summary of the findings of that visit, plus the results of a desk based review of relevant policy and publications. Where necessary, the relevance of the published character assessments to the local landscape is commented on below. Extracts of key characteristics, to assist with understanding the Council's accepted baseline position, are contained in **Appendix EDP 3**.

Site Description

- 2.2 The site is located to the west of the established village centre of Crudwell and to the north of Tetbury Lane. The site will be accessed through Phase 1 development, in construction at the time of writing, located to its immediate south, on the site of Ridgeway Farm.
- 2.3 An aerial photograph of the site is provided as **Plan EDP L3**, and panoramic photographs of the site in its current form are provided at **Appendix EDP 4**.
- 2.4 The site is presently in pastoral use, with the potential for it to provide grazing for cattle. However, there was no evidence during the site visit that such use was still occurring and it seems possible that the presence of the active construction site to the south may have resulted in the discontinuance of grazing within this field.
- 2.5 The boundaries of the site are formed, to the north and east, by existing hedgerows of limited quality. Both have gaps in places and appear to be of fairly limited species diversity, with those to the east forming the rear boundary of adjacent housing in parts. The western boundary of the site is presently undefined, with this boundary following an arbitrary line across the existing field, while the southern boundary is presently defined by 'Heras' style fencing providing a secure compound to the construction site – eventually this is likely to be replaced with close board fencing defining property curtilages within the Phase 1 scheme.
- 2.6 The northern and eastern boundary hedges incorporate a number of mature trees, predominantly Chestnut and Ash species. A separate tree survey has been undertaken and the scheme designed to accommodate these specimens. No trees are expected to require removal to accommodate the proposals.
- 2.7 Overall, the site is relatively flat with no significant variations in on-site topography. The site, broadly, slopes from east to west (approximately 105m above Datum Ordnance (aOD) to 100m aOD respectively), though remnant ridge and furrow earthworks remain distinguishable on site providing minor local variation. Such earthworks are common throughout the Cotswolds and not, considered to be a constraint on development in

landscape terms. Heritage/archaeological assessment of the effects of the proposed development is being undertaken separately.

2.8 While the ongoing construction of the Phase 1 site was providing visual and audible distraction at the time of the site visit, this is otherwise a relatively quiet location, but well connected to the village – the village hall and associated laying fields being located further along Tetbury Lane to the west. EDP has not identified any cultural associations which suggests the site has any additional value.

2.9 There are no Public Rights of Way (PRoW) crossing the site, though a network exists to the north and north east and there is some potential for the scheme to connect its internal network to this. Views out from the site are generally foreshortened to the south and east by existing housing and to the west by vegetation while to the north, some middle-distance views are available towards Tuners Lane and parts of the countryside beyond.



Photo EDP 2.1: View outwards from the northern boundary towards settlement at Tuners Lane (right of shot) and countryside beyond.

2.10 The site is overlooked, from their rear elevations, by approximately eleven properties along Tetbury Lane (to the south) and The Dawneys to the east. Properties along Tetbury Lane are generally older in character, while the development of The Dawneys appears to date to the 1970's or 1980's and has a distinctly suburban character.



Photo EDP 2.2: Older properties along Tetbury Lane.



Photo EDP 2.3: Housing on The Dawneys with a suburban character.

- 2.11 It should also be noted that properties within Phase 1 of the Ridgeway Farm development will also experience views into the Phase 2 site area. Taken together, the influence of the adjacent existing and proposed housing is such that, it creates a distinctly 'edge of settlement' character to the site despite its greenfield condition at present.

National Character Assessment

- 2.12 At the national level, the site lies in the Cotswolds National Character Area (NCA 107). While the description is broadly representative of the wider landscape, it is too generic to provide specific characterisation of the site. This is unsurprising as the national characterisation provides a broad framework for more detailed landscape character assessments.

2.13 For the scale of the development proposed, it is considered that the description of landscape character undertaken at the sub-regional level is more relevant in establishing the landscape resource baseline. Accordingly, while NCA 107 has been used to inform this LVA it will not be carried forward to detailed assessment of effects, with the focus being on local landscape character areas.

Local Landscape Character Assessments

Wiltshire Landscape Character Assessment (2005)

2.14 A review of the Wiltshire Landscape Character Assessment (2005), finds that the site is located within the 16A: Malmesbury-Corsham Limestone Lowlands landscape type the location of which is illustrated on the image below.

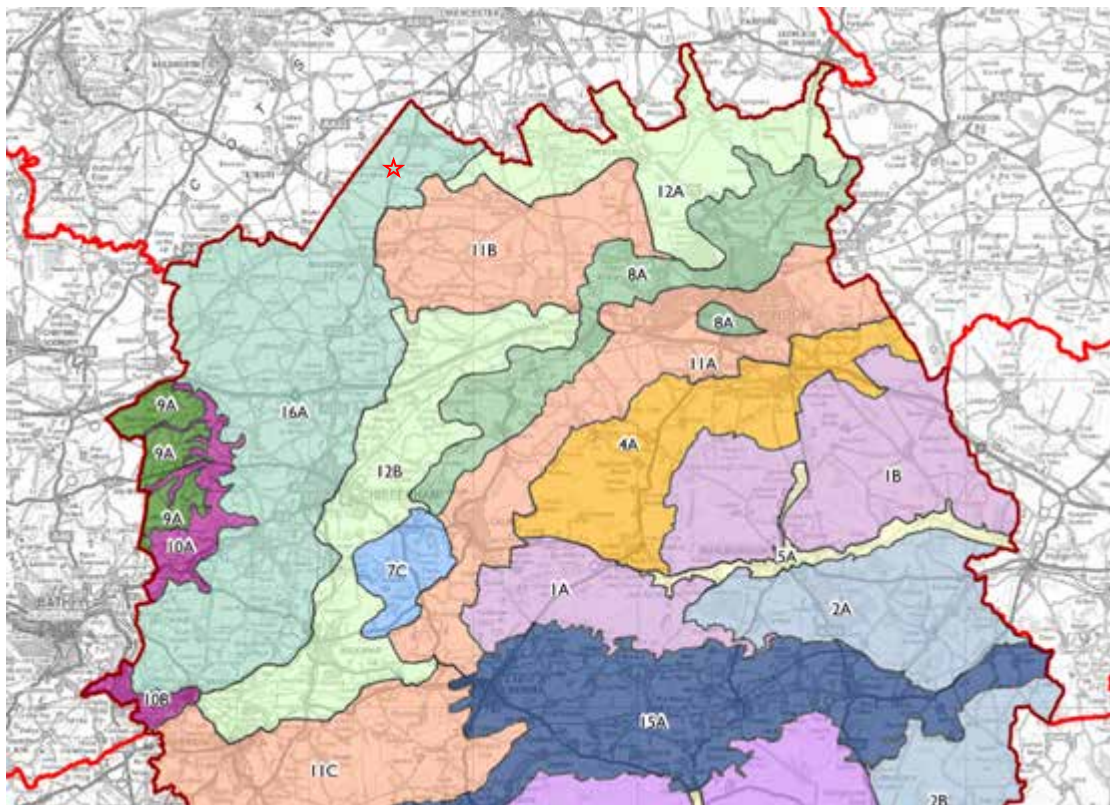


Figure EDP 2.1: Extract of Figure 19 of the Wiltshire Landscape Character Assessment (2005). The location of the site is identified within Landscape Type 16a by the red star.

2.15 Having reviewed the findings of the assessment, the following key characteristics described were found to be consistent with the area around the site:

- *“Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay.*
- *Mix of permanent pasture and arable farmland.*
- *Strong network of hedgerows with hedgerow trees.*

- *Field pattern predominantly large geometric field typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to close to settlement.*
- *Occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views.*
- *Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows.*
- *Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by network of rural roads.*
- *Traditional buildings of local limestone buildings an outstanding feature.”*

2.16 However, the following differences were recorded:

- The landscape type refers to ‘*a peaceful and rural landscape*’ – this is not entirely accurate in respect of the site as it lies adjacent to the ‘large village’ of Crudwell which itself lies along the A429, a busy route linking Cirencester with Malmesbury and the M4 to the south;
- ‘*Dry stone walls field boundaries in some areas and around settlements*’ – these are not present around the site, particularly not in its immediate vicinity;
- ‘*More open areas of higher ground to the west offer panoramic views over the type*’ – such views are limited in respect of the site; and
- ‘*Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues*’ – again, there is no obvious relationship between the site and such features.

North Wiltshire Landscape Character Assessment (2004)

2.17 Although the North Wiltshire Landscape Character Assessment is more focussed (on the north of the county) and was prepared by White Consultants on behalf of the planning authority (and as such gives further indication of the baseline position), the report is older than the Wiltshire assessment, dating to 2004.

2.18 A review of the document identifies that it defines a series of Landscape Character Types (LCTs) across the north of the county and then a series of Landscape Character Areas (LCAs). The site lies within the Lowland Limestone (Forest Marble) Farmland LCT and the Sherston Dipslope LCA. At 4.135 of the character assessment, the description of the LCA acknowledges that ‘*The remoteness and openness of much of this area means that only small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts*’.

Planning Policy and Designations

2.19 A review of local planning policy has identified that, the site is not subject to any local landscape designations and does not fall within nationally designated areas such as an Area of Outstanding Natural Beauty (AONB) or National Park. The Cotswolds AONB lies circa 1.5km to the west, however the distance and visual separation between the site

and this designated landscape means that it does not form part of the setting to this area and has therefore been screened out of this appraisal. Likewise, there is a Conservation Area designation on the historic core of Crudwell, but no intervisibility between this and the site. **Plan EDP L2** provides an illustration of designations within the vicinity of the site.

- 2.20 The adopted Wiltshire Core Strategy (2015) does however provide for general protection of landscape character via Core Policy 51. This states, in summary, that *‘Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character’* and *‘negative impacts must be mitigated as far as possible through sensitive design and landscape measures’*.
- 2.21 The policy goes on to suggest a range of *‘aspects of landscape character’* which should be conserved and enhance (where possible), as follows:
- i. *“The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
 - ii. *The locally distinctive character of settlements and their landscape settings.*
 - iii. *The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
 - iv. *Visually sensitive skylines, soils, geological and topographical features.*
 - v. *Landscape features of cultural, historic and heritage value.*
 - vi. *Important views and visual amenity.*
 - vii. *Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.*
 - viii. *Landscape functions including places to live, work, relax and recreate.*
 - ix. *Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park”* (these are not considered relevant here).
- 2.22 The core strategy also seeks the protection of the Green Infrastructure of the county via Policy 52: Green infrastructure which states, in summary, that *‘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’*. This, in many ways, overlaps with the requirements of Core Policy 51 to protect the various aspects of landscape character.
- 2.23 Beyond the Core Strategy however, a more recent Wiltshire development plan document - the *‘Wiltshire Housing Site Allocations Plan Pre-Submission Draft Plan’* (June 2017) – suggests that Crudwell, as a large village, *‘has the lowest rate of growth of all the Large Villages in the community area and there is an identified local need for housing’*. As a result, this document recommends the allocation of the majority of the combined Phase 1 and Phase 2 sites for approximately 50 dwellings. The report suggests (at paragraph 5.112) that *‘It is in a location that has the capacity to accommodate change from an environmental and landscape perspective’*.
- 2.24 The report also provides design guidance and suggest an acceptable level of landscape mitigation:

“The site forms part of a larger field encompassing the old farm buildings. There are no field boundaries on the site’s western boundary therefore a new visual boundary will need to be established. Additional screening at the site boundaries would be required to preserve and maintain the landscape’s quality, particularly on the northern and eastern boundaries. This would retain views of a wooded framework in longer distance views and minimise the visibility of the development in the wider landscape. Development along Tetbury Lane should be sensitively designed to ensure it integrates with the existing semi-rural frontage and supports the distinctiveness of the village”.

- 2.25 The draft allocation clearly establishes the Council’s own position in respect of the site – that it has the capacity to accommodate residential development of a significant scale, subject to a degree of mitigation through new planting and architectural treatment. Though the site steps slightly beyond the northern boundary of this allocation – abutting the physical hedgerow boundary rather than the arbitrary line of the allocation - in principle, EDP does not consider this slight difference makes any material difference to the effects of the scheme and thereby its acceptability.
- 2.26 This pre-submission draft plan is supported by a ‘Site Landscape Assessment’ within which a consideration of existing character and visual amenity (and effects upon these of potential development) is set out. The report was prepared by The Environment Partnership (TEP) and Wiltshire Council.
- 2.27 Within the assessment, the Ridgeway Farm site is considered on page 47 as ‘Site 3233 Crudwell’. This includes that *‘The site is on flat ground and visual prominence is limited by intervening built form to the south and east, by hedgerows bordering the site from the west and tree belts to the north. Public visual receptors are limited to those immediately surrounding the site including motorists, walkers and cyclists using Tetbury Lane and Tuners Lane, the residential road to the immediate east (The Dawneys) and users of the PRoW network to the north. There are no important views affected’.*
- 2.28 Furthermore, the assessment identifies that the development of the site is likely to have a ‘low adverse’ effect on Landscape Character and that the site has a ‘moderate-high’ capacity to accommodate the change. The assessment provides a clear, professional assessment of the perceived effects of the development of the site.

The Sensitivity of the Landscape Resource

- 2.29 GLVIA3 sets out the requirements for considering sensitivity of landscape resources at paragraphs 5.39 to 5.47, and states here that *‘Landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape’.* The ‘susceptibility’ and ‘value’ of those receptors identified above are therefore considered below.

Susceptibility of the Landscape

- 2.30 The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects), to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.
- 2.31 Given the current condition and character of the site, as described above, it is considered that the site has a **low susceptibility** to residential development, due to having such development to two sides and given that the council's own evidence base acknowledges that the effects of such development would be limited. Equally, the wider landscape context of the site is also of **low susceptibility**, given that residential form is a key feature in this area, albeit set within a wider rural landscape.

Value of the Landscape: Site and Local Context

- 2.32 When considering landscape value, GLVIA advocates that the starting point should be a review of existing landscape designations, including those at a local and national level, to identify if it is valued sufficiently to warrant a greater level of protection. In this instance the site is not within a designated landscape, as confirmed by the Local Plan Proposals Map and **Plan EDP L2**. It is however, also relevant to understand the extent to which the site has value based on its characteristics as described above. The GLVIA3 makes it clear that not being located within a designated landscape does not necessarily mean the site has no value in a landscape sense.
- 2.33 The process and criteria for understanding landscape value and the extent, is described within the assessment methodology at **Appendix EDP 2**. With reference to the criteria which indicate value as defined within Box 5.1 of GLVIA3, examination of the site's characteristics (with reference to the local context) has found no evidence to suggest that the site is of any 'unusual value':
- Landscape quality is relatively typical of such edge of settlement sites;
 - Views outwards are limited in scope and extent;
 - There are no rare features or features of particular conservation interest; and
 - No cultural associations have been identified which set the site apart.
- 2.34 In this sense, there is no reason to conclude the site is of any more than **low value**, both in respect of the site itself and its immediate environs.
- 2.35 Similarly, though the wider landscape within which Crudwell sits is rural in nature and extends into the Cotswold AONB just some 15km to the west, the area over which the site (and any future development) can be seen is very limited (further detail provided on this in **Section 3**). Within this area the settlement form of the village already plays a strong role in the character of the landscape. The more sensitive older core to the village has no visual or experiential relationship with the site and, on this basis, the value of the site context is also considered to be **medium**.

Value of the Landscape: Fabric

2.36 Earlier in this section, the site was reviewed for conformity against the key characteristics of the published landscape character assessments and in the context of the physical features it contains. This review shows that those key landscape features with the potential to be impacted by the proposals are as follows and are also shown on **Plan EDP L3**:

- Existing hedgerow boundaries;
- Mature trees;
- The agricultural field parcel; and
- The settlement context.

2.37 These landscape elements have been shown to be characteristic and present within the site and local context, and are considered to have a **low value** based upon their quality, condition and contribution to the wider value of the site as defined within the discussion above.

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Section 3 Baseline Conditions: Visual Amenity

Introduction

- 3.1 This section identifies those visual receptors that may be able to obtain views to the application site, their distribution, character and sensitivity to change.
- 3.2 Using landform data within a Geographical Information System (GIS), EDP has prepared a broad Zone of Theoretical Visibility (ZTV). The ZTV is generated using landform height data only and therefore it does not account for the screening effects of intervening buildings, structures or vegetation. The ZTV was then visited by walking and driving (as appropriate) local roads, rights of way and other publicly accessible viewpoints. Through this exercise, the main visual receptors predicted to have actual visibility to the site were identified and the Zone of Primary Visibility (ZPV) was established.

Zone of Primary Visibility

- 3.3 The Zone of Primary Visibility (ZPV) is where the proposed development would be visible to the casual observer on foot, cycling, driving or travelling by train, where the views would normally be close-ranging and open; the proposal would be an obvious element of the view. Beyond this area, there is a zone of visibility which is less open, being either partly-screened or filtered. Views from within this zone would include the proposal - it may not be immediately noticeable, but once recognised would be a perceptible addition to the view. The extent of the proposal within such views would vary and, in some cases, it would be almost indistinguishable as a consequence of both increasing distance and intervening visual screening.
- 3.4 The visual appraisal **Plan EDP L3**, illustrates the main determinants of visibility to the site:
- **North:** The site is bounded by a hedgerow here, which limits views out to those areas towards the eastern end where gaps are present. However, development (which will be taller than the hedge) will be visible from some public vantagepoints in this direction (though these are fairly limited in number/extent). The shallow valley to the north of the site limits views from within this area, while properties on Tuners Lane have an elevated position and so intervisibility with the site is likely.
 - **East:** The site here is bounded by hedgerow, over which existing properties on the Dawneys development have views into the site. This first line of development however effectively blocks visibility any further in this direction;
 - **South:** The construction of the Phase 1 development is ongoing to the south and, at the time of the site visit, groundworks were underway such that open views were

available between the site and Tetbury Lane. However, at such time as any development on this site was to be commenced, it is anticipated that Phase 1 would be complete and views in this direction would be curtailed to those available from the rear of new properties to the immediate south; and

- **West:** The western boundary of the site is open as it follows an arbitrary line across an existing field. However, the western boundary of that field comprises a robust hedgerow and a sequence of hedges. Wooded boundaries beyond serve to curtail views in that direction to within around 300-500m, within which there are no publicly accessible vantage points.

Representative Viewpoints

3.5 The main receptor groups have been identified and described below and are represented by the photoviewpoints (PVP) presented in **Table EDP 3.1** below.

3.6 Based on fieldwork observations and the findings of the data trawl, these photoviewpoints have been selected to represent the variety of views available from public vantage points towards the site. The locations of the photoviewpoints are shown on **Plan EDP L4**, while the views themselves are shown in **Photoviewpoints EDP 1** to **EDP 5**. Details of each view, and the reason for its selection as a 'representative viewpoint', are provided in the table below:

Table EDP 3.1: Summary of Representative Photoviewpoints

PVP. No.	Location	Distance and Direction of View	Reason(s) for selection & Sensitivity of Receptor
1	In the vicinity of the PROW to the east of the site, north of the Dawneys.	On the site boundary, looking west.	Potential viewpoint for users of local rights of way network which could be connected to the site at this point. Also representative of view from the rear of properties at the western edge of The Dawneys.
2	Rear boundary of The Dawneys.	On the site boundary, looking west.	Representative of view from rear of residential properties on the Dawneys.
3	PROW to the rear of The Ridgeway.	115m east of the site, looking west.	Representative of view of users of the PRoW in this location and for residents to rear of some properties on the Ridgeway and Tuners lane.
4	From field gate on Tuners Lane.	275m north east of the site, looking south west.	Representative of views available from upper floors of properties on Tuners Lane, though views from ground level are limited by hedgerows except in the location of this field gate.

VVP. No.	Location	Distance and Direction of View	Reason(s) for selection & Sensitivity of Receptor
5	From field gate off A429.	1.3km north east of the site, looking south west.	Representative of potential views from the north, though the great majority of the A429 is screened by roadside hedgerows. This viewpoint also gives an indication of views potentially available from PRow within this landscape area to the north, though these could not be identified/accessed during the site visit and are therefore presumed to be unused.

Visual Receptors

3.7 The main receptors identified as likely to experience a material effect as a result of the proposals are listed below.

PRow

3.8 Users of PRow close to the site are likely to be affected, to some degree, by the development of the site:

- Users on the 'triangular' footpath network to the east of the site between the Dawneys and Tuners Lane (represented by **Photoviewpoints 1, 2 and 3**); and
- Users of the footpath running from Tuners Lane to the north might experience views, though it was not possible to identify the access to the southern end of this route during the field survey and, as such, it is presumed to be inaccessible and/or little used. Were it to be available, **Photoviewpoints 4 and 5** are considered representative of the extent of effects which might occur along its route.

3.9 It should be noted that, in all the PRow locations considered to have the potential to be affected by the development, existing development (including that at the consented Phase 1 site) is already visible.

3.10 No other PRow locations are considered to have potential views towards the site, including those to the south and the route between Crudwell and Chedglow to the north. The former is screened by existing development and vegetation, while the latter lies in a shallow valley which provides topographic screening, which is further enhanced by intervening hedgerows and trees.

Main Roads

3.11 Users of the A429, will be extremely unlikely to notice the development which is screened by a combination of existing development and robust roadside vegetation. These users have been screened out from further consideration within this appraisal.

Minor Roads

- 3.12 Users of Tetbury Lane to the south of the site may notice additional development to the rear of the Phase 1 site, but otherwise views from that feature are limited. Glimpsed views at ground level from Tuners Lane may also be available, though these are limited to a small number of field gates, stiles and hedgerow gaps and are generally oblique to the direction of vehicle travel. Pedestrian users of this road may have more opportunity to obtain views in these isolated locations.

Residential Dwellings/Groups

- 3.13 This appraisal has focused on the assessment of views from publicly accessible locations. Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Good site masterplanning of the development site, however, has considered the visual amenity of domestic dwellings in close proximity to the proposals.
- 3.14 Houses to the western edge of The Dawneys, plus a small number of dwellings along Tetbury Road, will have close at hand views of the new development from the rear of their properties, in particular from upper floor windows.
- 3.15 Houses on Tuners Lane are slightly elevated and will have the potential for views towards the site, while houses on (and in the vicinity of) the Ridgeway may have some views from upper floors at the rear of the properties.

Wiltshire Housing Site Allocations Plan Pre-submission draft plan: Stage 4a Site Landscape Assessment

- 3.16 As with the baseline position in respect of landscape character, in this instance, the Council has already provided its own consideration of the potential effects of the development of the site via the 'Stage 4a Site Landscape Assessment' (Extract attached as **Appendix EDP 4**).
- 3.17 This includes a review of the potential visual effects of the site's development (it should be noted that this includes the effects of the Phase 1 development) and draws the following conclusions:
- *Overall Magnitude of effect on views: **Medium adverse**;*
 - *Description of impacts on public views within and surrounding the site:*
 - *"Tuners Lane to the north-east – There would be open, transient views from a short section of road into across adjacent field towards the site. The new properties would replace views of the pastoral field and agricultural sheds. Overall, there would be a small alteration to existing views. The magnitude of effect would be **low adverse**."*

- *“Tetbury Lane to the south – A short section of the fleeting view from Tetbury Lane would be affected and views of the derelict agricultural sheds would be replaced by a new access road and new houses. As a small proportion of the existing view would be affected and the nature of the view is fleeting and near. There would be a small but beneficial alteration to existing views. The magnitude of effect would be **low beneficial**.”; and,*
- *“PRoWs north and north-east of the site (Ref: CRUD8 & 9) - There would be close views towards the proposed development above and through gaps in the intervening hedgerow. The new properties would replace views of the agricultural field, agricultural sheds and detached properties along Tetbury Lane and properties on The Dawneys. There would be a partial alteration to existing views. The magnitude of effect would be **medium adverse**.”*
- *Description of private views surrounding the site:*
 - *“Properties on Tetbury Lane and the residential roads of The Dawneys – there would be rear and gable end direct close views towards the proposed development with some filtering by garden trees. There would be a moderate alteration to the existing view. The magnitude of effect would be **medium adverse**.”; and*
 - *“Properties on Tuners Lane – there are front and rear relatively distant views across the adjacent arable fields towards the proposed development. There would be a low alteration to the existing view. The magnitude of effect would be **low adverse**.”*

3.18 This provides a useful addition to the baseline information though it should be noted that, with Phase 1 already consented and in construction, the majority of the effects identified will have already been incurred e.g. effects on properties and pedestrians on Tetbury Lane. It should be acknowledged however that, the addition of the Phase 2 scheme would, cumulatively, take the situation back to that which the council considers above.

3.19 It should be noted that, despite the range of effects identified above, the council has continued to promote the allocation of the site – a clear indication that the changes identified are considered acceptable in the overall planning balance.

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Section 4

The Proposed Development and Mitigation

The Proposed Development

- 4.1 The Design and Access Statement supporting this application provides full details of the development proposals. It should be noted that the final proposals are the result of an iterative design process which has incorporated EDP's own recommendations alongside those resulting from consultation with the council (including comments from the landscape officer). As a result, the scheme has seen changes to its layout, density, number of dwellings proposed, the heights of those dwellings and the relationship between open space provision and the wider landscape.
- 4.2 With reference to the final illustrative masterplan (see **Appendix EDP 1**), the proposals comprise:
- 39 new homes including affordable housing;
 - Dwellings will not exceed two storeys with average ridge heights reduced by 0.4m (compared to Phase 1) as a result of feedback;
 - Existing access through Phase 1 site extended to provide access to Phase 2 site;
 - Provision of a new pedestrian connection to the PRow network to the east of the site, thereby providing safe pedestrian access between the core of the village, the site and the village hall to the south west; and
 - Public open space comprising a buffer area between the new development and the open countryside to the north, thereby providing transitional landscape between proposed development and the countryside beyond;
 - Protection, retention and enhancement of existing hedgerows and trees, with planting up of gaps in the northern boundary hedge, remedial arboricultural management of mature trees and new tree planting throughout the development;
 - Provision of a new hedgerow (of native species) on the western boundary to assist with mitigation of visual effects in that direction;
 - Additional landscaping within public open space areas including the creation of areas of wildflower meadow, wildlife friendly marginal planting to the attenuation pond and native shrub/hedgerow structural planting to soften/screen some of the built form in key locations;
 - A 5m landscape buffer between the rear of The Dawneys and the boundaries of new properties to mitigate effects on existing residents. This buffer strip will

comprise 4m of native tree and shrub planting and a 1m access strip for maintenance purposes; and

- Soft landscaping to frontages of dwellings and within street layout. The use of locally appropriate natural stone to property frontages is also recommended to complement local character.

4.3 Through the retention of the boundary vegetation; provision of buffer space to the east and north; implementation of a new hedgerow to the west; and, planting treatments throughout the layout, the proposed scheme design serves to reduce the magnitude of potential landscape and visual effects on the identified baseline receptors.

Proposed Landscape Enhancement

4.4 The enhancement of retained boundary vegetation, implementation of the new boundary hedges and the creation of the northern and eastern open space, is considered to offer an enhancement to both the existing landscape fabric of the site, but also to the recreational potential of the site (which is currently not publicly accessible). In particular, the provision of the pedestrian connection to the PRow network to the east is of great significance as it connects new and existing communities together and provides a safe alternative route between the village core, the village hall and sports fields.

Section 5

Assessment of Effects

Introduction

- 5.1 Within a full Landscape and Visual Impact Assessment (LVIA), predicted effects on receptors are assessed at construction and upon the first year following completion (year 1), these effects tending to be the ‘worst case’. Also provided is an assessment of effects at year 15, once mitigation has had time to mature and the proposals are settled in their context. Overall though, Year 15 (and beyond) is the timeframe over which the proposed development should really be judged for its acceptability, with landscape change properly measured over this longer term horizon.
- 5.2 On this basis, within more concise LVAs such as this, which seek to take a proportionate approach to the assessment of the scheme, the focus is on the long term, residual effects once mitigation (notably planting) has matured and the scheme has ‘weathered’ into its surroundings.
- 5.3 Therefore, for the development proposed at the site and under the terms set out above, it is considered that there is potential for effects on the receptors listed below:

Landscape

- Landscape features and fabric which contribute to the site and context;
- The landscape character of the local site context, as defined by the ZPV and the detailed study area; and
- Landscape setting to settlement and overall village form.

Visual

- PRow routes in the local area;
 - Road routes in close proximity to the site; and
 - Private residences adjoining the site, and within approximately 300m to the north east and 100m to the south west.
- 5.4 Each of these receptors is given more detailed consideration in the paragraphs below.

Effects on the Landscape Resource

Landscape features and fabric which contribute to the site and context;

- 5.5 The development of the site inevitably results in the loss of the pastoral character of the internal grassland, though this is considered to have relatively little value in itself in landscape terms. The wider features of the site – its boundary hedgerows and trees – will be enhanced by the proposals which seek to reinforce hedges (where gaps occur),

undertake remedial arboricultural works to existing trees (all of which are being retained) and, increase the stock of trees, hedgerows and shrubs across the site through a scheme of planting. The detail of these features/enhancements will follow any consent, in fulfilment of a suitably worded planning condition, but the key principles are set out on the Illustrative Landscape Strategy (**Appendix EDP 5**).

- 5.6 Overall, the effect on individual elements of the landscape fabric is limited and there are potentially beneficial effects from the retention and enhancement of existing features. However, overall, the site will of course undergo an inherent change in character from that of a greenfield site to that of an area of residential settlement.
- 5.7 Such a change in internal character is inevitable in the context of development of this kind and there are two key issues to be considered, first and foremost, is the character of the site of such value as to warrant its protection in its current form and, secondly, what are the effects on the wider context in which the site sits? In respect of the former issue, EDP has not identified any reason as to why the site is worthy of preservation in its current state. The baseline section of this report concluded that the site had low susceptibility to this change and low value, thereby implying a **low sensitivity**. This concurs with the Council's own evidence base in respect of the site, which states that the development of the site is likely to have a 'low adverse' effect on Landscape Character (overall, not just the site) and that the site has a 'moderate-high' capacity to accommodate the change.
- 5.8 EDP considers the effects on the character of the site to be mitigated by its baseline condition, being heavily influenced by existing development to the south west and east and new development underway on Phase 1. The proposed development will 'mesh' in with this existing settled character, simply adding further elements which are already present and characteristic within this landscape, however this is clearly a distinct change at the site level. EDP considers this to represent a high magnitude of change and the effects on the character of the site itself to be **moderate** and **adverse**.

The landscape character of the local site context, as defined by the ZPV and the detailed study area

- 5.9 The influence of the adjacent housing, and the limited ZPV, means that the majority of views towards the site are already characterised by settlement form, whether this be from close proximity views on the PRoW to the east or longer distance views from Tuners Lane. In all cases, to some extent or other, settlement is already visible and this proposal therefore doesn't introduce features or a character which aren't already present.
- 5.10 This strong association with the surrounding settled context, combined with the relatively small and enclosed development form and suitable landscape mitigation and planting, means that the magnitude of change resulting from the development is considered to be **low**. Overall, when combined with the **low-medium sensitivity** identified at the baseline stage, the effect on the landscape character of the wider context of the site is **minor** and **adverse**.

Landscape setting to settlement and village form

- 5.11 The site plays a negligible part in the overall setting of the village due to it being largely screened by existing settlement, vegetation and topography from most of the wider landscape around the village. Even when approaching or leaving Crudwell via Tetbury Lane, adjacent to the Phase 1 scheme, passing pedestrians and vehicle passengers will have very limited opportunity to experience/notice the Phase 2 development.
- 5.12 With respect to the form of the village, the older core of Crudwell is a somewhat linear settlement, focussed along the A429 and around a small green at the intersection between this and Tuners Lane. More modern development has however spread west of this form, along and indeed between Tuners Lane and Tetbury Lane. The proposed development is well associated with this form, with development located directly to the east and south (and further away to the north east).
- 5.13 Overall, the development is considered to integrate effectively with the village form and have a **negligible** effect on its setting.

Effects on Visual Amenity

- 5.14 Visual effects relate to changes that arise in the composition of available views as a result of changes to the landscape, to people's responses to the changes and, to the overall effects with respect to visual amenity. Effects upon these receptors are derived through the changes to the views experienced and, through this, the change to the overall visual amenity of the study area as brought about by the proposed development.
- 5.15 The photoviewpoints provided at the rear of this appraisal have been chosen to be representative of the range of views available of the site from within the surrounding study area. A consideration of the changes predicted to be experienced in those locations allows for conclusions to be drawn in respect of the effects on the receptors identified within the baseline section. These are as follows:

Users of the PRoW network

- 5.16 Receptors on the local rights of way network are considered to be of **high** sensitivity as, in part, they may be utilising the network to enjoy the countryside around the village, as well as for more practical functions such as dog walking etc. In this instance, the PRoW are not promoted routes nor are they within designated landscapes and, as such, a very high sensitivity is not warranted.
- 5.17 The magnitude of change experienced by users of the PRoW is likely to vary from **medium** in closer proximity to the development (such as in the field to the east of the site), to **very low** closer to Tuners Lane, where distance and intervening features limit effects significantly.

- 5.18 As a result, the effect of the proposed development on receptors on the PRoW network is considered to be **moderate** and **adverse** at close range, diminishing to **minor adverse** in the middle distance (beyond which the effect becomes negligible and then nil).

Users of the road network

- 5.19 The only road users identified as having potential views of the site are those on Tuners Lane and Tetbury Lane. In both instances, views will be heavily screened and filtered by existing vegetation and development such that, at most, only passing glimpses will be available and these will be oblique to the direction of travel.
- 5.20 Road users in these locations are already located within the context of built form and unlikely to be in this location to appreciate the view. On this basis, they are considered to have **low** sensitivity and, given they will experience a **very low** magnitude of change, the overall effect is considered to be **negligible**.

Residents within their homes and curtilage

- 5.21 Residents within their homes and gardens are generally considered to be of very high sensitivity. However, in this instance, homes immediately around the site, to the east and south west (and indeed those within Phase 1) will, to some extent, have been desensitised to the change by the Phase 1 development. On this basis, these residents are considered to have **high** sensitivity, while those around Tuners Lane remain **very high**.
- 5.22 The magnitude of change experienced by the neighbouring residents will be **very high** for properties on The Dawneys, **high** for those off Tetbury Lane (where the development only forms part of the view available from these properties) and **low** from houses on Tuners Lane.
- 5.23 As a result of this, the level of effect experienced by residents in their homes will vary from **minor** on Tuners Lane to **major** in the other locations. The effect is considered to be **adverse** in both instances.
- 5.24 Such major effects are not unusual for existing residential properties adjacent to development sites and, in this respect, should not prevent development. However, that is not to say that such effects should simply be considered acceptable – they instead require a focus on design which seeks to mitigate the effects and, in particular, ensure residential amenity in respect of light, privacy, noise etc. are not unacceptably affected.
- 5.25 In this instance, the scheme's design has incorporated a new hedgerow along the western flank to mitigate views from properties in that direction and an open space buffer at the east, to the rear of the Dawneys, to soften the view from those properties into the site and ensure privacy and amenity for those residents is protected. Furthermore, the scheme overall has sought to reduce ridge heights, provide an attractive architectural response to the site and includes for a strong landscape buffer to the northern edge to

assist in softening its appearance in wider views, e.g. from Tuners Lane. Overall, this is considered a sensitive and acceptable response to the site's development.

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Section 6

Discussion, Opinion and Conclusions

Conclusions

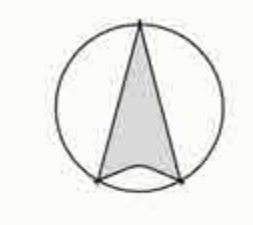
- 6.1 This appraisal has undertaken a review of the circumstances of the proposed development at Ridgeway Farm Phase 2, to the north of Tetbury Lane, Crudwell, in order that an assessment can be made of the potential effects on the underlying landscape and visual resource. A review of policy, landscape character and visual amenity has been undertaken, and the findings confirm that the site relates very well in both landscape and visual terms to the existing settlement, and that the site represents a logical development which could be easily assimilated into this part of the landscape.
- 6.2 The development of the site would inevitably result in a change in the baseline landscape character of the site and in some views available towards it. However, this appraisal has identified that such effects are very limited in their extent with perhaps the only noteworthy effect being on views for neighbouring residents, as is often the case. Such effects have not been ignored however and the scheme has been designed to respond sensitively to these private views with reduced ridge heights, additional planting and open space.
- 6.3 The scheme offers some opportunities to provide enhancement to the local hedgerow network and tree stock, including the management of existing features. It also offers a significant opportunity to connect to the adjacent PRow network, providing a safe walkable route between the village centre to the east and the village hall to the west.
- 6.4 For the reasons outlined within the report, the proposed development represents a small-scale extension to the existing settlement, which is entirely in keeping with the landscape character and would not therefore result in any material landscape or visual effects. Its allocation within the draft development plan is therefore both unsurprising and supported by EDP, and on that basis the proposal to bring forward an extension to the Phase 1 site is also considered to be acceptable in landscape and visual terms.

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Appendix EDP 1 Planning Layout

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EXTERNAL WORKS LEGEND	
19	PLOT NUMBERS
19	CAR PARKING ALLOCATION
●	SHARED OWNERSHIP
●	AFFORDABLE RENT
▲	ADDITIONAL SIDE ASPECT
▲	REAR PATIO POSITION & REAR ACCESS POINT
▲	GATE POSITION
—	0.9m STONE WALL NATURAL FRONT / BUFF BRICK REAR
—	1.8m CLOSE BOARD FENCE
—	1.8m STONE SCREEN WALL NATURAL FRONT / BUFF BRICK REAR
—	1.1m HOOP TOP RAILINGS
—	1.2m TIMBER POST & RAIL WITH NATIVE HEDGING
—	0.6m LOW LEVEL TIMBER BOLLARD
■	HARDSTANDING AREA FOR REFUSE STORAGE
■	BLOCK PAVING - PURBECK
⊗	SHARED BIN COLLECTION POINT
⊗	SINGLE BIN COLLECTION POINT
—	DRAINAGE EASEMENT
LANDSCAPING LEGEND	
●	INDICATIVE PROPOSED TREES REFER TO DETAILED LANDSCAPING DESIGN
■	PROPOSED HEDGE / SHRUBS PLANTING AREA
●	EXISTING TREES TO BE RETAINED
○	EXISTING TREES ROOT PROTECTION ZONE (RPZ)



HOUSE TYPE ACCOMMODATION SCHEDULE			
House Name	Ref.	Beds	Number
Faringdon	Far	05	6no
Kingsholm	Kin	05	3no
Oakhampton	Oak	04	2no
Bamford	Bam	04	3no
Broughton	Bro	03	5no
Burlington	Bu	03	2no
Alveston	Al	03	2no
Monnow	Mon	01	4no
Ogmore	Og	02	8no
Wye	Wye	03	4no
Site Total			39no



Rev	Date	By	Comment

Eden STONE HOMES
 1st Floor Building 102
 Wales 1 Business Park
 Magor NP26 3DG
 Tel - 01291 674800

Project Title
**Phase II
 Land at Ridgeway Farm
 Crudwell, Wiltshire**

Drawing Title
Planning Layout

Drawing Status

Drawn By: DA | Checked By: | Scales: 1:500 | A1 | Date: MAY 2018

Project No.: 1637 | Drawing No.: 100 | Rev.: |



SKETCH DESIGN OF CARPORT / DRIVETHROUGH - SCALE 1:100

Appendix EDP 2 Methodology

Recording the Baseline

Landscape Resource

- A2.1 A description of the baseline character and condition of the different landscape receptors (topography and hydrology; landscape fabric and habitats; cultural and historic landscape; perceptual and sensory), with comparison against adopted character assessment, other published characterisations or, in the absence of these, EDP's own landscape characterisation. Considerations on the value of the landscape are drawn from GLVIA v3 Box 5.1.
- A2.2 When considering landscape value, GLVIA advocates that the starting point should be a review of existing landscape designations, including those at a local and national level.
- A2.3 Not being located within a designated landscape does not mean the site has no value in a landscape sense, and the GLVIA makes this clear at paragraph 3.26 where it states *"The fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value"*.
- A2.4 Presence of such associations however do not automatically mean the landscape is valued, with site specific consideration and objective assessment required in every case to determine this.
- A2.5 In the absence of national or local designation, GLVIA suggests how value might be assessed, setting out at paragraph 5.27:
- "Where local designations are not in use a fresh approach may be needed. As a starting point reference to existing Landscape Character Assessments and associated planning policies and/or landscape strategies and guidelines may give an indication of which landscape types or areas, or individual elements or aesthetic or perceptual aspects of the landscape are particularly valued"*.
- A2.6 The GLVIA assists further in regard of assigning value. Box 5.1 on page 84 of GLVIA 3 identifies eight criteria relevant to the judgements about local value and which form the basis for objective landscape assessment. These criteria are reproduced in **Table EDP A2.1**.

Table EDP A2.1: Consideration of the Site against GLVIA Value Criteria

Value Driver
<p>Landscape Quality (condition)</p> <p>A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.</p>
<p>Scenic Quality</p> <p>The term used to describe landscapes which appeal primarily to the senses (primarily but not wholly to the visual senses).</p>
<p>Rarity</p> <p>The presence of rare features and elements in the landscape or the presence of a rare Landscape Character Type.</p>
<p>Representativeness</p> <p>Whether the landscape contains a particular character, and/or features and elements, which are considered particularly important examples.</p>
<p>Conservation Interests</p> <p>The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of a landscape as well as having value in their own right.</p>
<p>Recreation Value</p> <p>Evidence that the landscape is valued for recreational activity where experience of the landscape is important;</p>
<p>Perceptual Aspects</p> <p>A landscape may be valued for its perceptual qualities and/or tranquillity.</p>
<p>Associations</p> <p>Some landscapes are associated with particular people, such as artists or writers, or event in history that contribute to perceptions of natural beauty of the area.</p>

Visual Amenity

- A2.7 Visual receptors are identified through theoretical visibility testing, followed by site-based recording of actual views and visual amenity. Visual amenity is described from specific locations which may also be represented by photoviewpoints. Visual amenity may also be described for part or all of a route with reference made to viewpoints that do not have views.

The Proposed Development

- A2.8 Description of the proposed development including – but not limited to - its scale, siting, layout and characteristics. This description also includes landscape mitigation measures, derived from published landscape character guidelines and if available as an illustrated plan.

Mitigation

A2.9 Mitigation measures will be described, where relevant, to demonstrate how adverse effects can be prevented/avoided, offset or remedied. These may be primary i.e. embedded into the design; part of construction and/or long term operational management practices, and/or secondary measures.

EDP Assessment of Effects

Landscape

A2.10 Description of the interactions likely to be experienced by the individual dimensions of landscape character and how this affects overall landscape character.

Visual

A2.11 Description of the interactions likely to be experienced by visual receptors at a specific point and/or in the broader context or along a route.

Assessment Criteria

A2.12 The set of tables below set out the criteria for considering the sensitivity of the landscape receptor, the magnitude of change to that receptor, and considers this with respect to landscape and visual receptors separately. These criteria are reproduced in **Tables EDP A2.2 to A2.4**.

Table EDP A2.2: Consideration of the Overall Sensitivity of Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline - Overall Sensitivity	
Very High	Value: Nationally/Internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
	Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.

EDP Assessment Terminology and Definitions	
Landscape Baseline - Overall Sensitivity	
High	Value: Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled / degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

Table EDP A2.3: Consideration of the Overall Sensitivity of Visual Baseline

Visual Baseline - Overall Sensitivity	
Very High	Value/Susceptibility: view is designed/has intentional association with surroundings; is recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; national/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: may include views from residential properties, National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; Open Access Land.
High	Value/Susceptibility: view of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW
	Examples: may include from recreational locations where there is some appreciation of the visual context/landscape e.g. golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.

Medium	Value/Susceptibility: view is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: may include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g. pitch sports; views from minor road routes passing through rural or scenic areas.
Low	Value/Susceptibility: view of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: may include major road routes; rail routes; receptor is at a place of work but visual surroundings have limited relevance.
Very Low	Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

Table EDP A2.4: Consideration of the Magnitude of Change

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	Landscape: total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or integrate with the baseline.
	Visual: substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	Landscape: notable loss/alteration/addition to one or more key receptors/characteristics of the baseline; or, addition of prominent conflicting elements.
	Visual: additions are clearly noticeable and part of the view would be fundamentally altered.
Medium	Landscape: partial loss/alteration to one or more key receptors/characteristics; Addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.
	Visual: the proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Landscape: minor loss or alteration to one or more key landscape receptors/characteristics; Additional elements may not be uncharacteristic within existing landscape.
	Visual: proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Landscape: barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Visual: proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	<i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i>

Effects Matrix

A2.13 Based on the judgements above and the description of mitigation, the level of effect is assessed in the first year after completion of the development (year 1). This is 'the worst case' and, if necessary at 15+ years when landscape proposals function more effectively. Effects of moderate or higher may be a material consideration. The tables below set out the matrix for defining effects and also a brief description of the effect level.

Table EDP A2.5: Typical Level of Effects

Overall Sensitivity	Overall Magnitude of Change					
	Very High	High	Medium	Low	Very Low	Nil
Very High	Substantial	Major	Moderate	Minor	Minor	None
High	Major	Major	Moderate	Minor	Minor	None
Medium	Major	Moderate	Moderate	Minor	Negligible	None
Low	Moderate	Moderate	Minor	Minor	Negligible	None
Very Low	Minor	Minor	Negligible	Negligible	Negligible	None

A2.14 The level of effect may be varied from the typical level identified above, through professional judgement informed by a consideration of specific circumstances. Such consideration will be provided within the body of text of the report.

Table EDP A2.6: Definition of Effects

Definition of Effects	
Substantial:	Changes resulting in a complete variance with the landscape resource or visual amenity.
Major:	Changes resulting in a fundamental change to the landscape resource or visual amenity.
Moderate:	A material but non-fundamental change to the landscape resource or visual amenity.
Minor:	A slight but non-material change to the landscape resource or visual amenity.
Negligible:	A detectable but non-material change to the landscape resource of visual amenity.
None:	No detectable change to the landscape resource or visual amenity.
Consequence:	Effects can be positive, adverse or neutral i.e. if no change arises
Duration:	Long term (20+ years); Medium-long term (10-20 years); Medium term (5-10 years); Short term (1 – 5 years); Temporary (>12 months); Construction.

Appendix EDP 3

Relevant Extracts from Landscape Character Assessments

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10. THE LANDSCAPE CHARACTER OF WILTSHIRE

Introduction

The physical and cultural influences described in the previous chapters have combined to create the unique and distinctive character of Wiltshire. The area is characterised by a diversity of landscapes and these variations and differences are represented by sixteen **landscape types**.

Type 1: Open Downland

Type 2: Wooded Downland

Type 3: High Chalk Plain

Type 4: Low Chalk Plain

Type 5: Chalk River Valley

Type 6: Greensand Terrace

Type 7: Wooded Greensand Hills

Type 8: Limestone Ridge

Type 9: Limestone Wold

Type 10: Limestone Valleys

Type 11: Rolling Clay Lowland

Type 12: Open Clay Vale

Type 13: Wooded Clay Vale

Type 14: Forest-Heathland Mosaic

Type 15: Greensand Vale

Type 16: Limestone Lowlands

Each of the generic landscape types has a distinct and relatively homogenous character with similar physical and cultural attributes, including geology, landform, land cover, biodiversity and historical evolution. The landscape types can be further sub-divided into component **landscape character areas**.

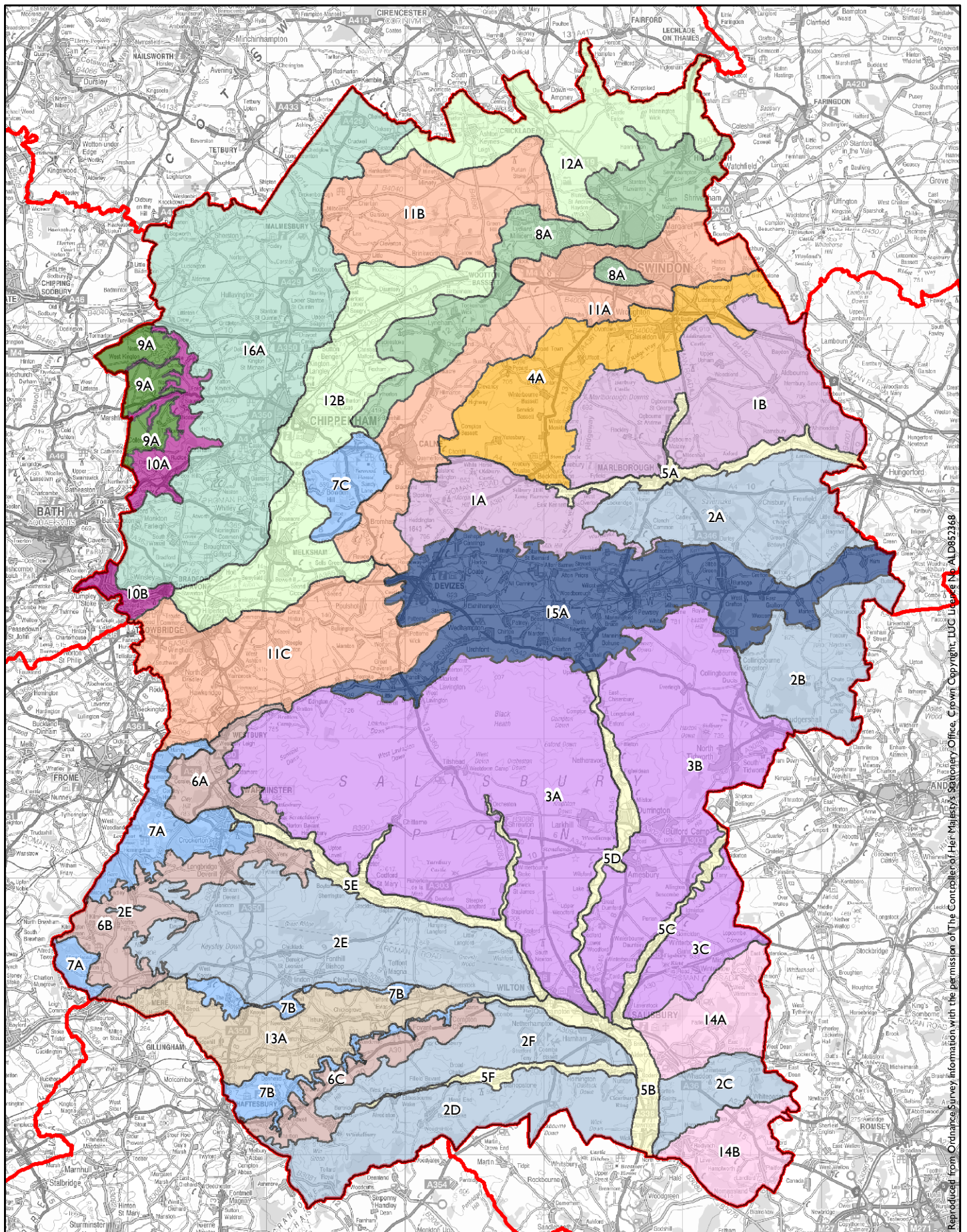
These are discrete geographic areas that possess the common characteristics described for the landscape type. Each character area has a distinct and recognisable local identity.

The landscape classification for the District is set out in the table below and illustrated on **Figure 19**. **Figure 19** has been prepared on a Geographic Information System (GIS), with mapping undertaken at a scale of 1:50,000. It should however be noted that there are subtle differences between and within the individual landscape types and character areas. The boundaries illustrated therefore usually indicate transitions rather than marked changes on the ground.

Landscape classification

Landscape Character Types	Landscape Character Areas
Type 1: Open Downland	
	1A: Horton Downs
	1B: Marlborough Downs
Type 2: Wooded Downland	
	2A: Savernake Plateau
	2B: Chute Forest
	2C: Witherington Wooded Downland
	2D: Cranborne Chase Wooded Downland

	2E: West Wiltshire Downs Wooded Downland
	2F: Fovant Down Wooded Downland
Type 3: High Chalk Plain	
	3A: Salisbury Plain West
	3B: Salisbury Plain East
	3C: Porton Down
Type 4: Low Chalk Plain and Scarp	
	4A: Avebury Plain
Type 5: Chalk River Valley	
	5A: Kennet Chalk River Valley
	5B: Lower Avon Chalk River Valley
	5C: Bourne Chalk River Valley
	5D: Upper Avon Chalk River Valley
	5E: Wylde Chalk River Valley
	5F: Ebbel Avon Chalk River Valley
Type 6: Greensand Terrace	
	6A: Warminster Terrace
	6B: Kilmington Terrace
	6C: Fovant Terrace
Type 7: Wooded Greensand Hills	
	7A: Longleat-Stourhead Greensand Hills
	7B: Donhead-Fovant Greensand Hills
	7C: Bowood Greensand Hills
Type 8: Limestone Ridge	
	8A: Swindon-Lyneham Limestone Ridge
Type 9: Limestone Wold	
	9A: Cotswolds Dip Slope
Type 10: Limestone Valleys	
	10A: By Brook Limestone Valley
	10B: Avon Limestone Valley
Type 11: Rolling Clay Lowland	
	11A: Calne Rolling Clay Lowland
	11B: Minety Rolling Clay Lowland
	11C: Trowbridge Rolling Clay Lowland
Type 12: Open Clay Vale	
	12A: Thames Open Clay Vale
	12B: Avon Open Clay Vale
Type 13: Wooded Clay Vale	
	13A: The Vale of Wardour
Type 14: Forest Heathland Mosaic	
	14A: Farley Forest
	14B: Landford Forest
Type 15: Greensand Vale	
	15A: The Vale of Pewsey
Type 16: Limestone Lowland	
	16A: Malmesbury-Corsham Limestone Lowlands



WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

Figure 19:

Landscape Character Areas

Key County Boundaries

Landscape Character Types

- | | | | |
|---------------------------|--------------------------|-------------------------|----------------------------|
| 1 Open Downland | 5 Chalk River Valley | 9 Limestone Wold | 13 Wooded Clay Vale |
| 2 Wooded Downland | 6 Greensand Terrace | 10 Limestone Valleys | 14 Forest-Heathland Mosaic |
| 3 High Chalk Plain | 7 Wooded Greensand Hills | 11 Rolling Clay Lowland | 15 Greensand Vale |
| 4 Low Chalk Plain & Scrap | 8 Limestone Ridge | 12 Open Clay Vale | 16 Limestone Lowland |

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LAND USE CONSULTANTS
43 Chalton Street
London, NW1 1JD
Ph: 020 7383 5784
Fax: 020 7383 4798
www.landuse.co.uk

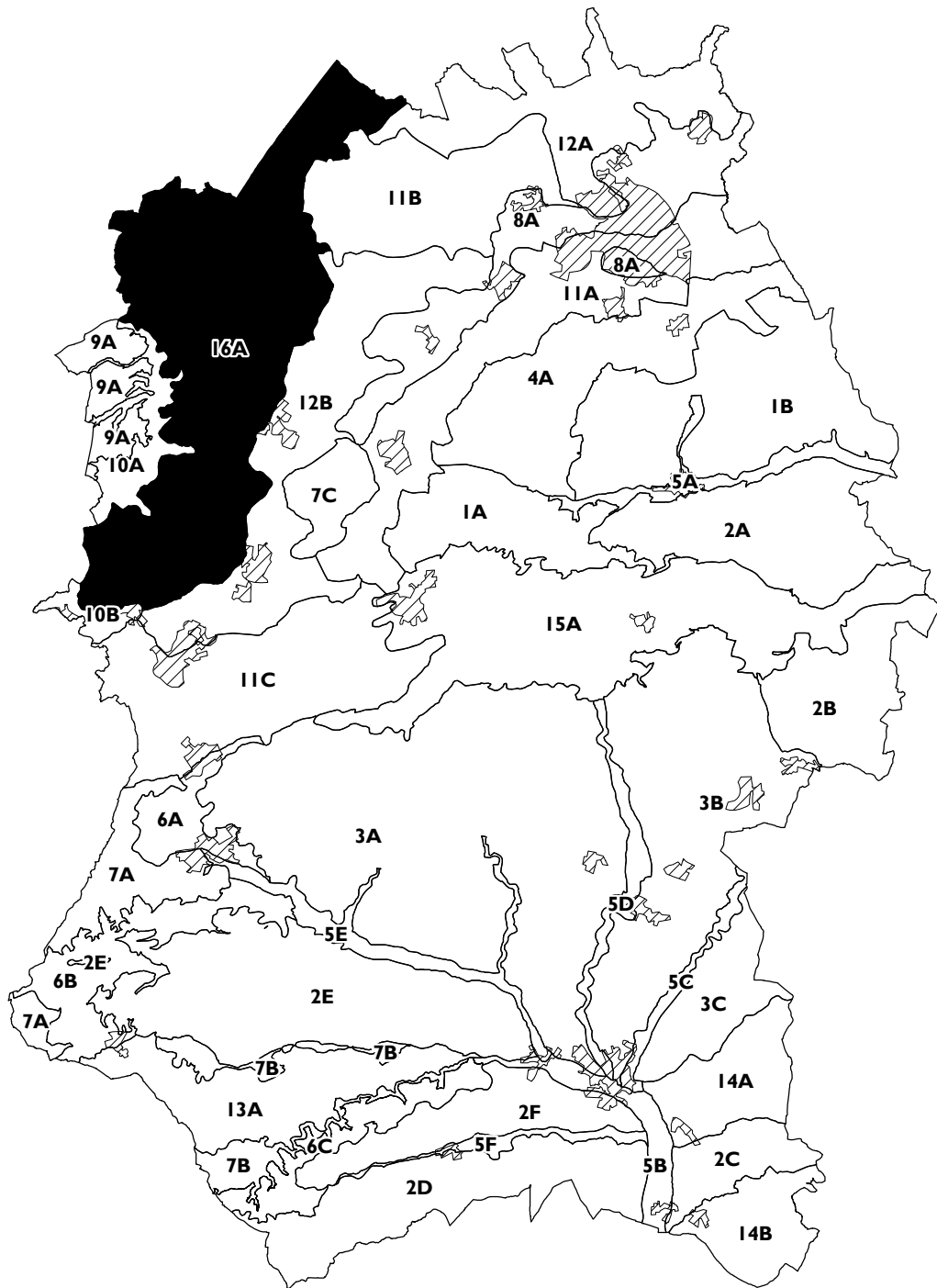


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LANDSCAPE TYPE 16: LIMESTONE LOWLAND



16: LIMESTONE LOWLAND



LANDSCAPE CHARACTER AREAS

16A Malmesbury-Corsham Limestone Lowland

 **Urban Area**

TYPE 16: LIMESTONE LOWLAND

DESCRIPTION

Location and Boundaries

The *Limestone Lowland* Landscape Type covers a large swathe of northwest Wiltshire. The area extends from Bradford-on-Avon in the south to the Kemble Airfield in the far north. The county border constrains the area to the north and west. The boundary to the east is a less distinct transition, occurring with the change in underlying geology from limestone to clay. There is only one character area within the *Limestone Lowland* Landscape Type, 16A: *Malmesbury-Corsham Limestone Lowlands*.

The western edge of the *Limestone Lowlands* Landscape Type forms part of the Cotswolds AONB.

Key Characteristics

- Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay.
- A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses.
- Mix of permanent pasture and arable farmland.
- Strong network of hedgerows with hedgerow trees.
- Dry stone walls field boundaries in some areas and around settlements.
- Field pattern predominantly large geometric field typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to close to settlement.
- More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views.
- Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows.
- Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by network of rural roads.
- Traditional buildings of local limestone buildings an outstanding feature.
- Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.

Physical Influences

The underlying geology of the *Limestone Lowland* Landscape Type is from the Great Oolite Groups, formed in the Mid Jurassic Period. A parallel band of Forest Marble mudstone and Cornbrash limestone underlie most of the area. The boundary between these formations is irregular and intermittent occurrences of Forest Marble limestone and Kellaways clay are also apparent, to the west and east respectively. This fragmentation in underlying geology gives rise to the subtle variations in land cover and character over the type in a gradual transition from the west which is dominated by limestone to the eastern borders of Kellaways clay.

There are two SSSIs designated for their geological interest. Corsham Railway Cutting exposes an area of Forest Marble Mudstone revealing important coral 'reef knolls' of palaeontological interest and inter-reef oolitic sediment. Stanton St Quintin Quarry SSSI provides one of the country's few complete exposures of cornbrash, yielded ammonites of biostratigraphic importance.

The landform undulates, rising from around 60m to 130m AOD with an overall slope from higher ground in the west to the lower clay land to the east. Some flatter areas occur on higher ground and localised valleys associated with the numerous rivers are also evident throughout.

Biodiversity

The landscape as a whole is a valuable habitat for bats, in particular Box Hill Mine (SSSI and part of the Bradford on Avon SAC). There are several areas of ecological interest in the *Limestone Lowland* Landscape Type including three nationally important SSSIs (one of which is also a SAC) and numerous Country Wildlife Sites, often where ancient woodland or pockets of chalk grassland are present. There is also a strong network of hedgerows and frequent hedgerow and standard trees including veteran oaks, ash and willow along water courses.

Inwood SSSI is an area calcareous ash-wych elm and dry maple woodland with an extremely rich ground flora including species of plant that are nationally rare. The area also includes an area of unimproved neutral hay meadow. Harries Ground SSSI at Rodbourne is also an area of species rich neutral lowland hay meadow on an area of clay in the Avon vale.

Box Hill Mine is designated as a SSSI and as a SAC. It comprises a network of man-made tunnels which is used by bats for hibernation, mating and as a staging post prior to dispersal. Box mine seasonally supports up to 10% of the total British population of greater horseshoe bats.

County Wildlife Sites include: Stanton Park, an ancient woodland on the site of a Roman villa with a very rich ground flora including wood millet, wood spurge and woodruff in the semi-natural areas; Hazelton Wood, a small ancient semi-natural woodland site which, although is now mixed plantation, retains much of the understorey and ground flora of interest including bath asparagus; and Hebden Leaze House Meadows, species-rich meadows of limestone grassland adjacent to Luckington Brook - upright brome is abundant and also present are burnet saxifrage, cowslip and dwarf thistle.

Historic environment

Prehistoric sites include two chambered long mounds near Luckington plus a Neolithic chambered long barrow at Lanhill and a Bronze Age bowl barrow at Barrow Farm. The area became more heavily settled in the Roman period with Easton Grey, to the north of the area, dating from the first century A.D. There are also a number of Roman roads in the area.

The Domesday Book shows that a large part of the *Limestone Lowlands* Landscape Type was at one time owned by the Bishop of Glastonbury. The boundaries of royal forests lying to the west of Chippenham were declared in 1228, although these were largely felled and enclosed in the 17th century. Evidence of small and irregular medieval field patterns are still apparent, particularly close to settlement, although most of the fields are larger and more regular indicating more recent enclosure.

There are a number of imposing houses set in historic parkland, such as Luckington Court, notable for its tree collection, and Corsham Court where Lancelot 'Capability' Brown and Humphrey Repton worked on the grounds.

Settlement and built character

Settlement in the *Limestone Lowland* Landscape Type is in the form of scattered villages and farmsteads, connected by a network of rural roads, and constructed almost universally of limestone to the west of the area with occasional use of brick on the eastern edges of the type. Villages are peaceful and rural, often centred around a village green, pond or area of common land. Buildings are traditional in style, with many dating from the 17th and 18th centuries. Large stately homes and manor houses also occur throughout the landscape, often with large parkland estates. Dry stone walls occur more frequently around and close to villages in western areas but are less common as field boundaries elsewhere. This distinctive pattern and style of settlement within the *Limestone Lowland* Landscape Type is a key element of its character.

Larger stone settlements are Corsham and the ancient market town of Malmesbury. Chippenham however, is the largest settlement in the area, expanding considerably since the 1950s. More recent housing development is visible from the A350, which defines the western edge of the town and acts as a main north/south route through the area.

Other developments that have an impact on the landscape include two air fields, on areas of higher and flatter ground Kemble and Hullavington. Most of the roads in the type are modest rural roads however the M4 motorway passes through from east to west with an increased sense of movement and localised noise.

CHARACTER AREAS

16A: Malmesbury-Corsham Limestone Lowlands

Malmesbury-Corsham Limestone Lowlands is the only area within of the *Limestone Lowlands* Landscape Type. It covers a large area of northwest Wiltshire occurring between areas of limestone valleys and higher limestone wold to the west (outside the county) and clay to the east.

The area is predominantly rolling mixed pastoral and arable farmland, in a pattern of large fields bounded by hedgerows with hedgerow trees. The hedgerows vary in condition with some gappy and low flailed hedges in evidence for example around Grittleton.

Changes in the underlying geology and land use cause subtle localised variations throughout the area within an overall graduation from higher ground founded on limestone to the west to lower ground on clay to the east. On the higher and steeper ground of the Forest Marble Limestone to the west, and particularly to the south of Corsham, hedgerows are less prominent with dry stone walls dividing the fields. With less visual obstruction, there are panoramic and distant views the farmland as it falls away gently to the east. There are also some more open areas around Biddestone and to the north of the area. Here a comparative scarcity of tree cover creates a greater sense of exposure. Shallow valleys along the numerous springs and brooks in the area have a more intimate and enclosed feeling. The most prominent of these is along the River Avon where the locally steep valley sides give a sense of containment, and the rich vegetation including willows line the river bank. There are also areas of estate and historic parkland, often associated with large houses. Areas of open pastoral land with numerous standard trees can be found throughout the area, some contain more designed element such as the large avenue near Monkton Farleigh.

A key element in the area is the distinctive limestone villages and towns, connected by a network of winding rural lanes and straight Roman roads. Some brick built dwellings and farmhouses appear to the east of the area reflecting the changing geology. Traditional buildings are frequently centred around village greens and ponds or form a more linear settlement forming a main street along one of the rural roads.

EVALUATION

Positive landscape features of significance

- Peaceful rural landscape.
- Panoramic views from higher ground.
- Strong network of hedgerows, hedgerow trees and occasional woodland copses.
- Dry stone walls.
- Remaining areas with medieval field pattern.
- Historic parklands.
- Remaining areas of ancient woodland, chalk grassland and other areas of ecological diversity.
- Distinctive traditional limestone villages.
- Network of rural road.

Forces for change

- Continued amalgamation and enlargement of fields.
- Some hedgerow field boundaries have been intensively flailed.
- Some dry stone wall field boundaries are becoming overgrown.
- Increasing traffic on narrow rural lane network leading to urbanisation through kerbing, additional lighting and signage.
- Pressure for new development along rural lanes and around existing settlements.

Condition

The condition of the *Limestone Lowland* Landscape type is generally **good** with intact hedgerows, traditional villages of vernacular stone dwellings, village greens and stone walls. In some sections of the areas there are elements in poorer condition such as gappy and flailed hedgerows, overgrown stone walls and encroaching horse pasture close to some of the larger settlement.

Strength of character

The *Limestone Lowland* Landscape Type is united by the strong character of its traditional stone built settlements however, other elements such as land use, topography and field boundaries vary subtly across the type making it less distinctive and cohesive and therefore the strength of character overall is judged as **moderate**.

Inherent landscape sensitivities

- The peaceful rural nature of the area.
- Areas of ecological importance including ancient woodland and chalk grassland.
- The setting, containment and scale of the limestone villages.
- The remaining medieval field patterns and dry stone walls around and close to settlement.
- Historic parkland.

Strategy

The strategy for the *Limestone Lowland* Landscape Type is to **conserve** those elements intrinsic to the type's character or important in their own right, such as the distinctive stone villages, the areas of ecological importance and the historic parkland and to **strengthen** locally degraded elements such as the flailed hedgerows and overgrown stone walls.

Broad Management Objectives

- Conserve the network of hedgerows, hedgerow trees and woodland copses and take opportunities for new planting where this will strengthen local character (for instance

avoiding planting that will affect the open views in the high ground at the west of the area).

- Encourage conservation and rebuilding of dry stone wall field boundaries, particularly close to settlement.
- Conserve the remaining areas of ecological interest such as those with statutory designations, areas of ancient woodland, veteran hedgerow trees and chalk grassland.
- Maintain the subtle variations that occur throughout the landscape, encouraging local distinctiveness for instance in the variation in field boundaries from hedgerows to stone walls.
- Encourage management and restoration of the historic parkland landscapes that are characteristic of the area.
- Retain the distinctive character of the villages; ensuring any change respects the traditional stone built character and vernacular form.
- Resist urbanisation of the country lanes through addition of road markings and concrete kerbs or lamp posts or excessive signage that detracts from the rural character of the area.

LANDSCAPE CHARACTER CONTEXT

The character of the Wiltshire landscape has already been investigated in a number of studies as detailed above in Appendices 1 and 2.

The *Limestone Lowland* landscape type is largely within the area covered by the North Wiltshire Landscape Character Assessment (2004). The type broadly covers the same area as the Limestone Lowland Farmland Landscape Type from the North Wiltshire study, and includes areas of the following North Wiltshire character areas: Sherston Dipslope Lowland, Minety and Malmesbury Rolling Lowland, Hullavington Rolling Lowland, Corsham Rolling Lowland and Upper Avon Valley.

The western part of the type is also covered in the Landscape Character Assessment and Guidelines for Cotswolds AONB (2004). Areas of the Dip Slope Lowland and Cornbrash Lowlands Landscape Types are encompassed in the *Limestone Lowland*.

Character Area 7

Sherston Dipslope Lowlands

General description

4.115 This area lies on gently undulating land underlain by the Forest Marble limestone. The land rises from an average of around 90m to 125m AOD towards the Cotswolds in the west, with some localised higher ground. There are a number of shallow river valleys and associated alluvial soils, and some dry valleys especially towards the south. Some of the river valleys have locally steeper and more enclosed valley forms. Towards the south of the area the area becomes segmented, divided by steep valleys.



4.116 The area has a number of prehistoric remains, including two long mounds with possible chambered tombs lying a few hundred metres apart near Luckington. Roman occupation is also evident, with the Fosse Way running through the area towards Cirencester.

4.117 It is in most places a fairly open landscape of large fields with low hedges or dry stone walls. There are broad panoramas and distant views to the hills and large woodlands to the west, although in places the landscape is more intimate and views are contained by hedgerows and mature trees. Some field boundaries west of Sherston include great numbers of stately veteran oak trees, some of which are ancient pollards. Close to the rivers, groups of mature willows are also a feature.

4.118 Agriculture is a mix of permanent pasture and arable, with a field pattern that varies from an irregular medieval layout, especially close to villages, to the more regular shaped and more recently enclosed larger fields.

4.119 Woodland cover varies, with many areas quite bare except for shelterbelts, although there are a number of small woodlands in the north of the area, and large parkland woods to the immediate west of the District boundary, including the Westonbirt Arboretum.

4.120 The area includes unimproved limestone grassland characterised by upright brome and tor grass, which in the wider area of the Cotswolds is a nationally significant resource. The limestone grasslands are rich in plants and invertebrates, particularly butterflies. Many of these grassland areas are fragmented and no larger than 1 ha in extent, and as a result, are ecologically isolated.

4.121 Settlement on the area is confined to dispersed small villages, hamlets and farmsteads. The villages are mainly located adjacent to the Avon and its tributaries, and include some fine stone buildings in the local stone. The Oolitic limestone is most notably used for the finely crafted stone slates for roofing. Luckington Court is one such stately home, Queen Anne for the most part, which was famed as the Bennet's home in *Pride and Prejudice*. It has a three-acre garden, whose mature ornamental trees can be seen from several locations near the village.

4.122 A number of important footpaths cross the area, including the Macmillan Way. This is a network of routes linking the south coast, Bristol Channel and North Sea coast of England, taking in the Cotswolds. It also forms part of the Cross-Cotswold Pathway, an 86-mile walk linking public transport interchanges at Banbury and Bath.

4.123 Kemble Airfield lies at the extreme north of the area, with associated hangars and related buildings; and in the extreme south the presence of Colerne and its neighbouring airfield have a significant detracting visual impact on the character of the area. The M4 motorway also crosses the area and with nearby Castle Combe racing circuit, forms a contrast to the tranquil rural character of the rest of the area.

Main characteristics

- 4.124 The main characteristics of the area can be defined as follows:
- Gently undulating, broad low hills and shallow river valleys.
 - Locally steeper and more enclosed valley forms.
 - Rich heritage of human settlement and archaeological sites.
 - Broad panoramas and distant views.
 - Continuity of hedgerows and veteran oak trees.
 - Dry stone walls as field boundaries and in relation to larger properties and village houses.
 - Variation in field sizes and shapes, from small irregular medieval, to larger fields enclosed or amalgamated in the modern period.
 - Variation in woodland cover, with many areas devoid of woodland cover, and other areas with small woods or copses.
 - Small areas of unimproved calcareous grassland.
 - Dispersed settlement and few villages.

- Fine stone buildings, and use of undressed limestone to walls, ashlar quoins, lintels and mullions, and stone slates.
- Long distance footpaths.
- Localised developments such as Castle Combe circuit and Colerne airfield.



Management guidelines

4.125 The overall objectives for the area are to enhance the character of the area through strengthening the landscape elements which contribute to its distinctiveness, and conserve the ecological heritage and unspoilt character. The diversity of the area's landscape features, relating to the topography, broad views, mature trees, dry stone walls and fine stone buildings, will require care and good stewardship.

4.126 The veteran hedgerow trees are features of high local significance, and a programme of long term replanting should be established.

4.127 Good practice in the management of both agricultural systems and built form will be a priority in this area.

4.128 Particular care will be needed in areas of historical or archaeological significance.

Management strategy: actions

4.129 The following actions are recommended to help realise the overall objectives for the area:

Short term

- Conserve hedgerows and mature trees, including planting new trees in existing hedges and planting specimen trees in field corners.
- Enhance biodiversity through good practice in woodland management and by encouraging farming practice which supports good environmental management .
- Encourage wetland habitat creation and planting of willow and alder by waterside areas in enclosed river valleys.
- Ensure development reinforces the locally distinctive character and respects the vernacular. The use of traditional building materials including limestone are important in this area.

- Discourage development in the rural hinterland.

Key views management strategy

4.130 Much of the area is remote and is crossed by few main roads. However, the openness of the views where there is little woodland cover, and the broad shallow hills, offer wide views from many locations. The M4 crosses the area and is afforded broad views as is the A429 north of Malmesbury.

4.131 Indicators of change from chosen viewpoints within this character area might include:

- Loss of hedgerows and mature oak trees.
- Loss of or deterioration of dry stone walls.
- Use of traditional stone materials and detailing in new built form.

Landscape sensitivity

4.132 The area is within the Cotswold AONB which is an indication of its value. It has a distinctive character at the edge of the Cotswolds, with its gently rolling hills and remoteness, matched by mature landscape features such as veteran trees and old dry stone walls. Although settlement is dispersed, there are some fine stone villages and intimate valley landscapes associated with the upper reaches of tributaries of the Avon.

4.133 The area is generally tranquil and has little through traffic. In this sense there may be relatively few members of the public regularly viewing the area, but these may include visitors and local people for whom the unspoilt nature of the landscape is an important resource and of national significance as part of the AONB.

4.134 The sensitivity of the landscape to change is predominantly an issue of agricultural management. The use of the area for sheep grazing in particular may be uncertain. This affects the pasture and on-going management of hedgerows and dry stone walls for stock control.

4.135 The remoteness and openness of much of this area means that only small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts.

Appendix EDP 4
Extract of 'Wiltshire Housing Site Allocations Plan Pre-submission draft
plan: Stage 4a Site Landscape Assessment' - Site:3233 Crudwell

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Site: 3233 Crudwell



View A from Tetbury Lane looking north across site

Element	Assessment
Key features of landscape character area	<p>The site is in 16A Limestone Lowland. (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> • Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay. • A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and watercourses. • Mix of permanent pasture and arable farmland. • Strong network of hedgerows with hedgerow trees. • Dry stone wall field boundaries in some areas and around settlements. • Field pattern predominantly large geometric fields typical of eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to the settlement. • Open areas of higher ground to the west offer panoramic views over the landscape, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views. • Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows. • Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the landscape linked by a network of rural roads. • Traditional buildings of local limestone are an outstanding feature. • Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.
National/Local Designations	None
Site description	<p>The site is relatively flat, lying between 100 and 105 m AOD on the north side of Tetbury Lane and on the western edge of the village of Crudwell. It occupies 3.58 hectares and is a single medium sized pastoral field, which wraps around the rear of detached properties along Tetbury Lane. The site is partly brownfield site that includes three large derelict agricultural sheds surrounded by hard surfacing. The site's southern boundary is defined by a mix of field boundary hedgerow, post & wire fencing and belts of mature trees particularly along the rear of the agricultural sheds and private gardens. Rear gardens, agricultural sheds and a small field are to the immediate south of the site. Mature continuous hedgerows form the sites northern and western boundaries. Beyond this in the immediate landscape are linear woodland belts along the field boundaries to the north-west. The site's eastern boundary comprises a hedgerow with hedgerow trees that separates the site from The Dawneys residential area.</p>
Landscape Character	
Landscape character 'attractiveness'	Highly attractive /Attractive/ Pleasant /Common place
Consistency with wider character judgement	Highly consistent /Mostly consistent/ Some key characteristics present /Not representative of wider character
Settlement edge and settlement setting	Integral part of settlement setting /Some features contributing to settlement setting/ Limited association with settlement setting /Not associated with settlement setting
Remoteness and tranquillity judgement	Remote /Peaceful/ Some interruption /Not tranquil
Evaluation of landscape character of site and surrounding area	<p>The site is mostly consistent with the characteristics of the wider landscape character area. The presence of large-scale rectangular fields adjacent to the site, the general intactness of the site and the hedgerow boundaries (with some fencing and sparse hedgerow trees) sloping down to a small watercourse to the north and the linear tree belts combine to form an attractive landscape that retains a rural character on the edge of the settlement. However, it does not form an integral part of the settlement setting or approach into the village. The site contains features typical of a landscape in close proximity to a settlement edge such as the allotments adjacent to the eastern boundary and residential areas immediately adjacent to the eastern and southern boundaries. Tetbury Lane is a rural road</p>

	connecting the village to the smaller settlement of Chedglow and the site is relatively peaceful.
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Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low adverse
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is on flat ground and visual prominence is limited by intervening built form to the south and east, by hedgerows bordering the site from the west and tree belts to the north. . Public visual receptors are limited to those immediately surrounding the site including motorists, walkers and cyclists using Tetbury Lane and Tuners Lane, the residential road to the immediate east (The Dawneys) and users of the PRoW network to the north. There are no important views affected.

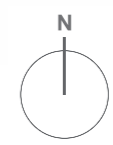
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High The site is visually separated from the wider landscape by intervening built form, continuous field boundary hedgerows and belts of mature trees. Although the hedgerows and field pattern is typical of the wider rolling clay lowland landscape, mitigation is feasible through conserving the existing hedgerow network and supplementing this with additional hedgerow trees and linear woodland belts, particularly on the northern and eastern boundaries with the adjacent farmland and properties. There is a moderate-high potential for mitigating effects on landscape character and views.




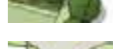



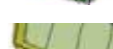

Impact Assessment	
Overall Magnitude of effect on landscape character	High adverse/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	The site benefits from its relatively discreet location on this lowland landscape. Development is a characteristic of this western edge of Crudwell and exerts an urban influence on the site. A residential development would alter the landscape character of the site, however the localised rolling landform and the presence of existing built form means the effects would be localised and generally limited to the site, the edges of the settlement close to the site and farmland to the north. Overall the magnitude of effect would be low adverse as there would be a small alteration to key features and the introduction of features which are already present in the landscape..
Overall Magnitude of effect on views	High/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	Tuners Lane to the north-east – There would be open, transient views from a short section of road into across adjacent field towards the site. The new properties would replace views of the pastoral field and agricultural sheds. Overall, there would be a small alteration to existing views. The magnitude of effect would be low adverse . Tetbury Lane to the south – A short section of the fleeting view from Tetbury Lane would be affected and views of the derelict agricultural sheds would be replaced by a new access road and new houses. As a small proportion of the existing view would be affected and the nature of the view is fleeting and near. There would be a small but beneficial alteration to existing views. The magnitude of effect would be low beneficial . PRoWs north and north-east of the site (Ref: CRUD8 & 9) - There would be close views towards the proposed development above and through gaps in the intervening hedgerow. The new properties would replace views of the agricultural field, agricultural sheds and detached properties along Tetbury Lane and properties on The Dawneys. There would be a partial alteration to existing views. The magnitude of effect would be medium adverse .
Description of private views surrounding the site	Properties on Tetbury Lane and the residential roads of The Dawneys – there would be rear and gable end direct close views towards the proposed development with some filtering by garden trees. There would be a moderate alteration to the existing view. The magnitude of effect would be medium adverse . Properties on Tuners Lane – there are front and rear relatively distant views across the adjacent arable fields towards the proposed development. There would be a low alteration to the existing view. The magnitude of effect would be low adverse .

Mitigation Measures and Capacity to Accommodate Change	
Capacity to accommodate change	Low/Moderate-low/Moderate-high/High As previously mentioned the site is visually separated from the wider landscape by intervening built form, continuous field boundary hedgerows and belts of mature trees and given that it is partly brownfield it is considered that the landscape within site has a moderate-high capacity to accommodate a low-density residential development (30 units per hectare). Mitigation by way of reinforcing hedgerows and hedgerow trees, and the planting of linear woodland belts would be appropriate given the existing landscape character of the surrounding area. Planting should be concentrated along the northern and eastern boundaries to retain views of a wooded framework in longer distance views and minimise the visibility of the development in the wider landscape. Development along Tetbury Lane should be carefully designed to integrate with the existing semi-rural frontage.

Appendix EDP 5
Illustrative Landscape Strategy
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-  Site Boundary
-  Existing Trees to Remain
-  Native Tree Planting
-  Street Trees
-  Community Orchard
-  Retained and Enhanced Hedge
-  Proposed Hedge
-  Meadow Grassland
-  Amphibian Friendly Marginal Planting

Planting Palettes	
Open Space Trees	
Acer campestre - Field Maple	
Betula pendula - Silver Birch	
Quercus robur - Oak	
Fagus sylvatica - Beech	
Populus tremula - Aspen	
Prunus avium - Wild Cherry	
Street Trees	
Carpinus betulus Fastigiata Frans Fontaine - Fastigate Hornbeam	
Betula pendula fastigiata - Upright Birch	
Betula utilis jacquemontii - Himalayan Birch	
Liriodendron tulipifera Fastigiatum - Upright Tulip Tree	
Orchard Trees	
Malus Cox's Orange Pippin - Desert Apple 'Cox's Orange Pippin'	
Malus Bramley Seedling - Cooking Apple 'Bramley Seedling'	
Malus Egremont Russet - Desert Apple 'Egremont Russet'	
Pyrus Beurre Hardy - Pear 'Beurre Hardy'	
Pyrus Communis Conference - Pear 'Conference'	
Prunus avium Kordia - Edible Cherry 'Kordia'	
Prunus domestica Early Rivers - Edible Cherry 'Early Rivers'	
Prunus domestica Victoria - Victoria Plum	
Hedgerows	
Berberis vulgaris - Barberry	
Prunus spinosa - Blackthorn	
Rosa canina - Dog Rose	
Viburnum Davidii - Guelder Rose	
Buxus sempervirens - Box	
Cornus sanguinea - Dogwood	
Corylus Avellana - Hazel	
Crataegus monogyna - Hawthorn	
Marginal Pond Plants	
Typha latifolia - Common Reedmace	
Glyceria maxima - Reed Sweet-Grass	
Nasturtium officinale - Water Cress	
Iris pseudacorus - Yellow Flag	
Butomis umbellatus - Flowering Rush	
Hydrocharis morsus-ranae - Frogbit	
Nymphoides peltata - Fringed Water Lily	
Polygonum amphibium - Amphibious Bistort	
Wildflower Meadow Species	
Such as 'Wiltshire Meadow Seed Mix' available from Britishwildflowermeadowseeds.co.uk and comprising grasses plus:	
Centaurea nigra - Common knapweed	
Daucus carota - Wild Carrot	
Euphrasia nemerosa - Eyebright	
Galium verum - Lady's Bedstraw	
Knautia arvensis - Field Scabious	
Plantago lanceolata - Ribwort Plantain	
Plantago media - Hairy Plantain	
Prunella vulgaris - Self-heal	
Ranunculus acris - Meadow Buttercup	
Rhinanthus minor - Yellow Rattle	
Scabiosa columbaria - Small Scabious	
Stellaria holostea - Greater Stitchwort	
Trifolium pratense - Wild Red Clover	
Note: front gardens would be treated with a more ornamental mix of shrubs, perennials and bulbs to provide seasonal interest, colour and additional habitat/foraging opportunities for wildlife	

client
Edenstone Homes

project title
Ridgeway Farm, Crudwell, Wiltshire

drawing title
Illustrative Landscape Strategy

date 04 JUNE 2018 drawn by PD
drawing number edj3574_0008b checked DL
scale Refer to scale bar QA JTF

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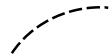
info@edp-uk.co.uk www.edp-uk.co.uk
Cirencester 01285 740427 Cardiff 02921 671900 Shrewsbury 01939 211190

Plans

- Plan EDP L1** Site Location & Site Boundaries
(EDP3874/03 22 August 2017 JH/DL)
- Plan EDP L2** Site Context & Designation
(EDP3874/04 22 August 2017 JH/DL)
- Plan EDP L3** Site Character & Context
(EDP3874/06 22 August 2017 JH/DL)
- Plan EDP L4** Findings of the Visual Appraisal
(EDP3874/07 22 August 2017 JH/DL)

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 Site Boundary
 Range Rings (at 1km intervals)

client
 Edenstone Homes Ltd

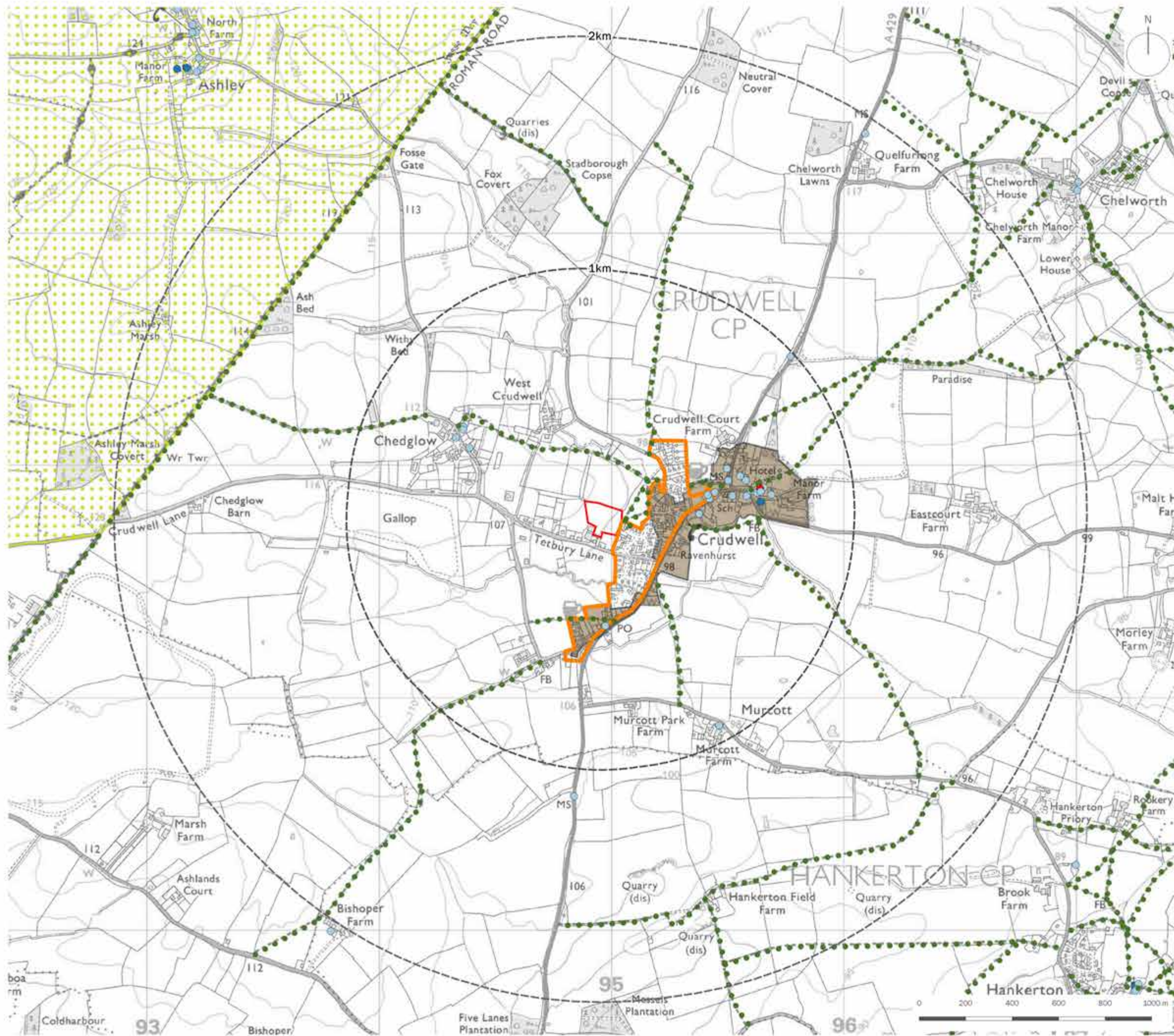
project title
 Ridgeway Farm, Crudwell, Wiltshire


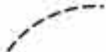






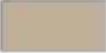
drawing title
 Plan EDP L1: Site Location & Boundaries

date 22 AUGUST 2017 **drawn by** JH
drawing number EDP3874/03 **checked** DL
scale Refer to scale bar **QA** LH

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info@edp-uk.co.uk www.edp-uk.co.uk
 Cirencester 01286 740427 Cardiff 02921 671900 Stroud 01990 211190



-  Site Boundary
 -  Range Rings (at 1km intervals)
 -  Settlement Zone
 -  Public Rights of Way (PRoW)
 -  Area of Outstanding Natural Beauty
- Listed Buildings**
-  Grade I
 -  Grade II*
 -  Grade II
 -  Conservation Area

client
Edenstone Homes Ltd

project title
Ridgeway Farm, Crudwell, Wiltshire

drawing title
Plan EDP L2: Site Context & Designation

date	22 AUGUST 2017	drawn by	JH
drawing number	EDP3374/04	checked	DL
scale	Refer to scale bar	QA	L11



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 Cirencester 01285 740427 Camliff 02921 671960 Shrewsbury 01939 211190



 Site Boundary

client
Edenstone Homes Ltd

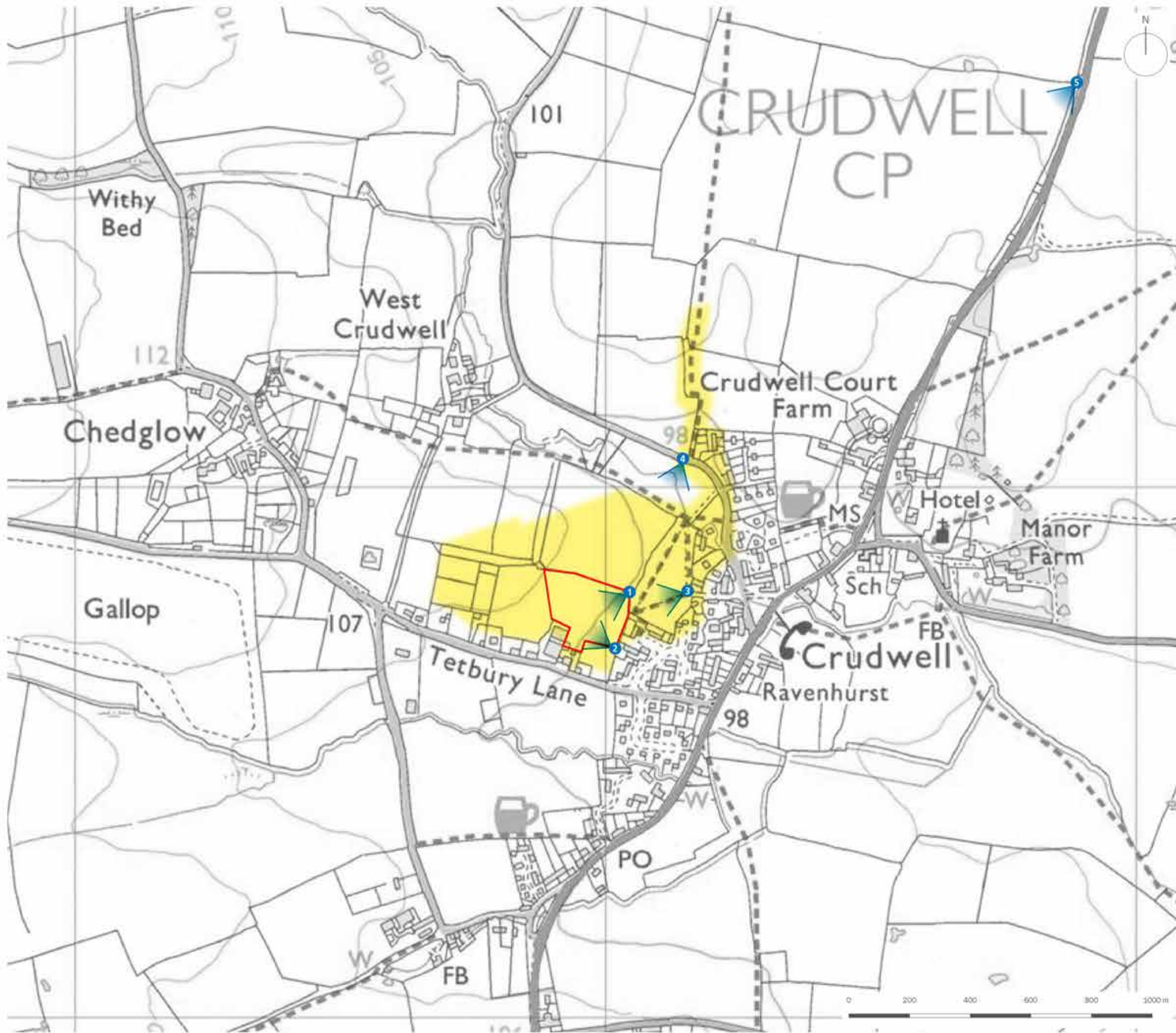
project title
Ridgeway Farm, Crudwell, Wiltshire

drawing title
Plan EDP L3: Site Character & Context

date 22 AUGUST 2017 drawn by JH
drawing number EDP3874/06 checked DL
scale 1:7000 @ A3 QA LH



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Cirencester 01285 740427 Cardiff 02921 671900 Shrewsbury 01939 211190



- Site Boundary
- Primary Zone of Visibility
- Photoviewpoint Locations

client	Edenstone Homes Ltd	
project title	Ridgeway Farm, Crudwell, Wiltshire	
drawing title	Plan EDP L4: Findings of Visual Appraisal	
date	22 AUGUST 2017	drawn by JH
drawing number	EDP33374/07	checked DL
scale	Refer to Scale Bar	QA LH



info@edp-uk.co.uk www.edp-uk.co.uk
 Cirencester 01285 740427 Camliff 02921 673900 Shrewsbury 01958 311100

Photoviewpoints (EDP3874/05 22 August 2017 JH/DL)

- Photoviewpoint EDP 1** View from the vicinity of the PRoW to the east of the site, north of The Dawneys
- Photoviewpoint EDP 2** View from the rear boundary of The Dawneys
- Photoviewpoint EDP 3** View from PRoW to the rear of The Ridgeway
- Photoviewpoint EDP 4** View from field gate on Tuners Lane
- Photoviewpoint EDP 5** View from field gate off A429

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Photoviewpoint EDP 1: View from the vicinity of the PRow to the east of the site, north of The Dawneys

Rear boundary of properties on 'The Dawneys'



Photoviewpoint EDP 2: View from the rear boundary of The Dawneys



Photoviewpoint EDP 3: View from PRoW to the rear of The Ridgeway



Photoviewpoint EDP 4: View from field gate on Tuners Lane





Housing at Tuners
Lane screens the site

CIRENCESTER
Tithe Barn,
Barnsley Park Estate,
Barnsley, Cirencester,
Gloucestershire GL7 5EG
01285 740427

CARDIFF
First Floor,
The Bonded Warehouse,
Atlantic Wharf,
Cardiff CF10 4HF
02921 671900

SHREWSBURY
The Stables,
Sansaw Business Park,
Hadnall, Shrewsbury,
Shropshire SY4 4AS
01939 211190

info@edp-uk.co.uk
www.edp-uk.co.uk

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