Proposed site at One Tree Hill, Potterne

Landscape and Visual Impact Assessment (LVIA)

July 2024

MHP DESIGN LTD – CHARTERED LANDSCAPE ARCHITECTS - MASTERPLANNERS - ARBORICULTURALISTS

MHP Project number:	24001
Project name:	One Tree Hill Potterne
Client:	Potterne Solar Action Group
Issue number:	V3
Date:	July 2024
Author:	AH
Checked by:	AT

1 INTRODUCTION

1.1.1 MHP Design Ltd are Chartered landscape architects and a registered practice of the Landscape Institute. MHP have been appointed on behalf of the Potterne Solar Action Group to undertake a Landscape and Visual Impact Assessment (LVIA) for a solar farm (being proposed by others) at One Tree Hill, Potterne.

1.2 Aims and Scope of Assessment

1.2.1 The aim of this assessment is to identify the likely landscape and visual effects of a solar farm at One Tree Hill. These potential effects are then considered in the context of national and local landscape policies and guidance.

1.2.2 The following published resources have also been consulted for guidance and background information within the baseline of this assessment:

- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA)
- National Character Areas NCA 1117: Avon Vales
- Wiltshire Landscape Character Assessment
- East Wiltshire Landscape Character Assessment
- North Wessex Downs Landscape Character Assessment
- North Wessex Downs National Landscape Management Plan (2019-2024)
- North Wessex Downs AONB Position Statement Renewable Energy (2012)
- The North Wessex Downs AONB Position Statement Setting (2019)
- Wiltshire Core Strategy (2015)
- Wiltshire Council Renewable Energy Study: Landscape Sensitivity Assessment (2023)

1.2.3 The scope of assessment has been informed by the digital ZTV which identifies views within a 5km area around the site. The following receptors have been included for assessment:

- The scenic qualities of the North Wessex Area of Outstanding Natural Beauty and its setting, including views from national walking trails and local footpath networks.
- Character and appearance of the Avon Vales National Character Areas.

- Character and appearance of the Vale of Pewsey Character Area.

1.3 Location

1.3.1 The site is located within Wiltshire within the parish of Potterne. Potterne village is situated approximately 1km southwest of the study site. The study site is located within an agricultural field east of Potterne at the top of the western slopes of One Tree Hill.

1.4 Landscape and Visual Appraisal Methodology

1.4.1 The LVIA has been undertaken following best practice:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)
- TGN 02-21: Assessing landscape value outside national designations
- GLVIA Statements of Clarification 1/13 – Landscape Institute website
- An Approach to Landscape Character Assessment – Natural England October 2014

1.4.2 The landscape appraisal work has been undertaken in two phases; desk top studies followed by site studies involving visiting the site and the surrounding areas.

1.4.3 The desktop study involves gathering baseline data from published Landscape Character Assessment documents, Planning Documents, GIS mapping, OS maps and aerial photographs to identify existing landscape features and context including:

- Topography
- Settlement boundaries
- Flood Zones
- Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and Gardens
- Local Plan designations relating to landscape.
- Ancient Woodland
- Areas of Outstanding Natural Beauty
- National Character Areas

- District Landscape Character Types and Areas
- Public rights of way

1.4.4 The field assessment involves a chartered landscape architect visiting the site and local area to identify key characteristics and key receptors including:

- Natural features and elements such as topography, hydrology, land cover
- Cultural and social aspects such as land use, historic landscape features and relationship to settlement and built structures.
- Aesthetic and Perceptual aspects such as scale, openness, tranquillity, naturalness, and remoteness
- Condition of the landscape elements and features
- Visual characteristics such as scenic quality, intervisibility, characteristic views, focal points, visual detractors
- Visual receptors; People at scenic viewing locations, walkers, Cyclists, Road users, Occupants of houses, People at their place of work, People using indoor/outdoor community facilities.

1.5 Landscape and Visual Assessment Criteria

1.5.1 Landscape and visual **sensitivity** are determined by combining judgements of the **susceptibility** of the receptor to the proposed change and the **value** of the receptor. The assessment criteria for each are based on a scale of High, Medium-high, Medium, Medium-Low, Low or Negligible.

1.5.2 Landscape and visual **effects** are then judged by assessing the overall **sensitivity** (susceptibility to change and value of receptor) of the existing landscape/views and the **magnitude** of change predicted as a result of the development (size/scale, geographical extent, duration and reversibility of effect). The assessment criteria for landscape and visual effects are based on a scale of High, Medium-high, Medium, Medium-Low, Low or Negligible.

1.5.3 Professional judgements regarding the **significance of effects** are then made, taking into account the proposed landscape mitigation and enhancements. The significance of effects is

based on a scale of; Major beneficial, Moderate beneficial, Minor beneficial, Negligible, Slight adverse, Moderate adverse, Major adverse.

1.6 The Study Site

1.6.1 The site comprises a portion of a larger agricultural field. It is located east of Potterne at an elevated location on One Tree Hill. Two public rights of way run through the study site.

Figure 1 Study Site

1.6.2 The site slopes from approximately 145 m AOD down to approximately 125m AOD. Vehicular access is gained from Gander Lane off the eastern site boundary.

1.6.3 Please refer to Appendix B Figure 3 for site location, contextual features, and designations.

1.7 The Proposed Development

1.7.1 The development proposes a solar farm covering approximately 27.76 hectares with new hedge and tree planting.

Figure 2 Development Proposals

2 LANDSCAPE POLICY CONTEXT

2.1 European Landscape Convention

2.1.1 The European Landscape Convention (ELC)[1] promotes the protection, management and planning of European landscapes. The convention was adopted on 20th October 2000 and came into force on 1 March 2004. The ELC is designed to achieve improved approaches to the planning, management and protection of landscapes and organises cooperation on landscape issues. The convention defines landscape as:

"...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."

2.1.2 The importance of this definition is that it focuses on landscape as a resource in its own right and moves beyond the idea that landscapes are only a matter of aesthetics and visual amenity.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The revised National Planning Policy Framework (NPPF)[2] was published by the Ministry of Housing, Communities and Local Government (MHCLG), now called the Ministry for Levelling Up, Housing and Communities (MLUHC) in July 2018 (with further minor revisions including December 2023), setting out the Government's planning policies for England and providing a framework within which local planning authorities (LPAs) can produce local plans. The NPPF is a material consideration in planning decisions.

2.2.2 The NPPF sets out three overarching objectives, one of which relates to specifically to the environment:

"...to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising

[1] Council of Europe (2000) *European Landscape Convention*

[2] Ministry of Housing, Communities and Local Government (2018) *National Planning Policy Framework*

waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

2.2.3 These objectives are intended to guide and influence local authorities developing their local plans, demonstrating Government commitment to ensure the planning system does everything it can to support sustainable economic growth. The NPPF goes on to note that sustainable solutions should take account of local circumstances and reflect the character of each area. This underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.

2.2.4 The environmental role of the NPPF states that sustainable development should be achieved by:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:
a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland…"

2.3 National Planning Policy Guidance

2.3.1 In March 2014 the Ministry of Housing, Communities & Local Government (MHCLG), now called the Ministry for Levelling Up, Housing and Communities (MLUHC) launched a web-based resource of Planning Practice Guidance documents (PPG)3; these effectively supersede series of previous advice and guidance documents. The website notes that the PPG will be updated as required.

[3] Ministry of Housing, Communities and Local Government (accessed online 2020) *Planning Practice Guidance*

2.3.2 Matters pertaining to 'landscape' are covered under the guidance for the Natural Environment. Paragraph 001 addresses how the character of landscapes can be assessed to inform plan-making and planning decisions. It states that:

"The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.

"Where appropriate, landscape character assessments can be prepared to complement Natural England's National Character Area profiles".

2.3.3 This LVIA includes reference to landscape character assessments prepared at a national and county levels, and also addresses local character by reference to the key characteristics of the Site and its immediate context.

2.4 Local Planning Policy

2.4.1 The following documents have been referred to for landscape policies and designations:

- Wiltshire Core Strategy (2015)
- North Wessex Downs National Landscape Management Plan (2019-2024)
- North Wessex Downs AONB Position Statement Renewable Energy (2012)
- The North Wessex Downs AONB Position Statement Setting (2019)

Wiltshire Core Strategy (2015):

Core Policy 42 Standalone renewable energy installations

2.4.2 This policy states that Proposals for standalone renewable energy schemes will be supported subject to satisfactory resolution of all site specific constraints. In particular, proposals will need to demonstrate how impacts on the following factors have been satisfactorily assessed, including any cumulative effects, and taken into account:

- The landscape, particularly in and around AONBs
- The Western Wiltshire Green Belt

- The New Forest National Park
- Biodiversity
- The historic environment including the Stonehenge and Avebury World Heritage Site and its setting
- Use of the local transport network
- Residential amenity, including noise, odour, visual amenity and safety
- Best and most versatile agricultural land.

Core Policy 50 Biodiversity and geodiversity

2.4.3 This policy states that development proposals must demonstrate how they protect features of nature conservation and geological value. Such features should be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where they cannot impacts should be mitigated to ensure no net loss of the local biodiversity resource. All development should seek opportunities to enhance biodiversity.

Core Policy 51 Landscape

2.4.4 This policy states that development should protect, conserve and where possible enhance landscape character and must not be harmful impact to landscape character, any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas. proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced:

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

- Landscape functions including places to live, work, relax and recreate.
- Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park

Core Policy 52 Green Infrastructure

2.4.5 This policy states 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. Where development is permitted developers will be required to:

- retain and enhance existing on site green infrastructure
- make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards
- put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
- provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
- identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

Core Policy 57 Ensure High Quality Design and Place Shaping

2.4.6 This policy states that a high standard of design is required in all new developments. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.
- the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses)
- being sympathetic to and conserving historic buildings and historic landscapes

- the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources
- making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
- the use of high standards of landscaping.

North Wessex Downs National Landscape Management Plan (2019-2024):

LA 03

2.4.7 Use the North Wessex Downs Integrated Landscape Character Assessment to inform policy and decision making across the AONB and its setting.

LA 06

2.4.8 Ensure that all development in or affecting the setting of the AONB conserves and enhances the character, qualities and heritage of the North Wessex Downs landscape.

DE 01

2.4.9 Encourage all proposals for new development, redevelopment and re-use to conserve and enhance the natural beauty of the North Wessex Downs. Oppose forms of development that fail to conserve and enhance the character and quality of the AONB and its setting and to make reference to the AONB's published guidance.

DE 05

2.4.10 Encourage the consideration of landscape, including historic landscape, impacts at the earliest opportunity in the planning process through preparation of Landscape and Visual

Impact Assessment, Landscape and Visual Appraisal and Environmental Impact Assessment reports as appropriate to the location.

North Wessex Downs AONB Position Statement Renewable Energy (2012):

2.4.11 The purpose behind the Position Statement is to inform local planning authorities, landowners, applicants, and other interested parties regarding the provision of new renewable energy projects within, or likely to affect, the North Wessex Downs AONB or its setting. The position statement is intended to guide policy makers, to assist in the preparation of planning applications and to assist in the decision-making process. The guidance within the position statement forms an extension of the principles laid out within the North Wessex Downs AONB Management Plan.

2.4.12 The guidance on Solar Farms is that if free standing proposals were to come forward (above 1 hectare in area), this would be considered to be major development. If schemes above 1 ha are forthcoming on the basis of exceptional circumstances then the North Wessex Downs AONB will use a criteria based approach, if sufficient reason is given as to why a site has to be developed for PV then sites on or around existing buildings and previously developed land should be considered first.

2.4.13 Once other options have been explored and if greenfield sites are to be considered then this should be on a criteria-led basis. These criteria include:

- that solar / PV farms should not result in the loss of the best agricultural land (Grades 1,2 3a) or land of ecological value;
- that sites are visually very well contained by hedgerows and trees;
- that no new access or power cables need to be constructed above ground to serve the site and that equipment and fencing on the site is also well designed, sympathetic to the setting and screened;
- that existing contours are used without the need for site levelling;
- that consent is given on a temporary basis of 25 years so the equipment can be removed if no longer required (if the land has been restored to grassland then subsequent reversion back to arable should be discouraged);

- that measures are taken within the site to improve ecology in line with local BAP/LNP objectives; consideration given to grazing options, agricultural production and sward management of land between and around the PV arrays; to improve boundary landscaping where required in accordance with the AONB Management Plan and agree suitable management of the land e.g. through grazing; and
- a clear commitment to community gain, this may come in the form of free or discounted energy to a local public building where applicable, so the local AONB community can also benefit from the proposal (as is already offered by some PV providers in line with Government guidance).

2.4.14 The guidance notes that just as wind turbines may be exposed and harmful in the landscape so too could solar /PV farms in the wrong location. Therefore hillside, open vale, open valley and open downland areas are the landscapes where it is least likely development of this nature could be accommodated without causing real harm to the AONB. Any applications for large scale solar/PV farms will need to be supported by a Landscape and Visual Impact Assessment (as part of an Environmental Impact Assessment) including appropriate mitigation measures.

North Wessex Downs AONB Position Statement Setting (2019):

2.4.15 The purpose behind this Position Statement is to inform local planning authorities, landowners, applicants and other interested parties regarding development outside but within the setting of the North Wessex Downs National Landscape. The setting of the North Wessex Downs does not have a defined geographical boundary but it should be addressed as the area within which development and land management proposals, by virtue of their nature, size, scale, siting, materials or design can be considered to have an impact, either positive or negative, on the natural beauty and special qualities of the North Wessex Downs AONB.

2.4.16 Some stated examples of adverse impacts on the setting of the North Wessex Downs AONB could include:

- development which would have a significant visual impact on views in or out of the AONB;

- breaking the skyline
- loss of tranquillity through the introduction or increase of lighting, noise, or traffic movement or other environmental impact like dust, vibration, spatial association and historic relationships;
- introduction of abrupt change of landscape character;
- loss of features of historic and natural landscape interest, particularly if these are contiguous with the AONB;
- change of use of land such that to cause harm to landscape character.

2.4.17 The Wiltshire Council Renewable Energy Study Landscape Sensitivity Study (2023) considers the sensitivity of the Wiltshire landscape to energy developments including solar farm developments. It is a broad brush assessment but helpful in that it provides an assessment criteria which the site can be considered against. The table below sets out the 5 assessment criteria against which the site is reviewed:

Assessment Criteria	**Review of site against assessment criteria**
Landform and Scale (including sense of openness/ enclosure)	Moderate High
Landcover (including field and settlement patterns)	Moderate
Historic Landscape Character	Moderate
Visual Character (including skylines)	Moderate High
Perceptual and Scenic Qualities	Moderate

2.4.18 Overall, the landscape is assessed to have a high sensitivity level to large scale solar PV development.

2.5 Summary of landscape policy, designations and evidence documents

2.5.1 In summary the relevant policies are as follows:

- Core Policy 42 Standalone renewable energy installations
- Core Policy 50 Biodiversity and geodiversity
- Core Policy 51 Landscape
- Core Policy 52 Green Infrastructure
- Core Policy 57 Ensure High Quality Design and Place Shaping
- LA 03 (Landscape Character)
- LA 06 (Setting of the AONB)
- DE 01 (Conservation and enhancement of the AONB and it's setting)
- DE 05 (Landscape Assessment)

2.5.2 The site is outside of the AONB nationally protected landscape but within its visual setting (refer to ZTV), therefore policy DE01, LA06 and criteria within The North Wessex Downs AONB Position Statement Renewable Energy (2012) applies.

2.5.3 Core Policy 51 (landscape) requires proposals to protect, conserve and where possible enhance landscape character and must not be harmful impact to landscape character. Due to the sites hilltop location points 4 and 5 are particularly relevant to the site:

- Visually sensitive skylines, soils, geological and topographical features.
- Landscape features of cultural, historic and heritage value. vi. Important views and visual amenity.

2.5.4 Following guidance by the AONB (National Landscape) Management working group and Council of Partners proposals are over 1ha in size and therefore may consist of major development and the effects of the proposal on the AONB should be considered. The site area measures 27.766 hectares.

2.5.5 Development of the site should be consistent with local plan policies that seek development to be sympathetic to local visual amenity and the character of the area; and retain features of

value. Local policy provides a framework that ensures proposals conserve and enhance the landscape, respecting, safeguarding, and enhancing landscape features and elements. Policy ensures that proposals respond to the local environment and have regard to local character and distinctiveness.

3 LANDSCAPE BASELINE

3.1 Scope of Assessment

3.1.1 A study area of 5km has been considered and informed by the ZTV. The following landscape receptors have been included for assessment:

- National Character Areas: NCA 117 Avon Vales
- Wiltshire Landscape Character Assessment (2005): 15 A Vale of Pewsey
- East Wiltshire (Kennet District Council) Landscape Character Assessment: 9 Vale of Pewsey
- North Wessex Downs Landscape Character Assessment: 1C Horton Downs & 6 A Vale of Pewsey

3.2 National Character Area 117 Avon Vales:

3.2.1 Key characteristics of the Character Area include the following:

- An undulating clay vale with a mix of arable and pasture.
- Small- and medium-sized fields with mostly hedgerow boundaries with few hedgerow trees, varying in shape from irregular piecemeal enclosure to rectilinear planned enclosure.
- Numerous low ridges with local views over towns and villages.
- Wide River Avon corridor, with an ancient pattern of flood meadows and closely associated settlements and more recent development.
- Transport corridors along roads and watercourses, heavily influential on all development in the NCA.
- Large historic parks and mansions, often established from former monastic establishments.
- Attractive stone-built centres to market towns that reflect the former agricultural productivity and wealth of the area.
- Wide views across whole area from higher areas of surrounding chalk downs.

3.2.2 The NCA identifies the following landscape opportunities which are relevant to the site:

- SEO 1: Protect, manage and enhance the semi-natural habitats, including the pastoral waterside landscape of permanent pasture and wet grassland, calcareous and neutral grasslands, and (as site appropriate) ponds, and investigate and pursue opportunities to create such habitats, to increase resilience to climate change, reduce soil erosion and provide benefits to the water environment and biodiversity in general.
- SEO 4: Protect and manage the varied rural landscape of small urban areas amid gently rolling arable and pasture, and thick hedges interspersed with small woods, securing wide-ranging views, reinforcing landscape character, preventing soil erosion, promoting sense of place and tranquillity, and providing recreational benefits.

3.3 Wiltshire Landscape Character Assessment: Vale of Pewsey

3.3.1 The study site falls within the Greensand Vale (15) Landscape Character Type and within the Vale of Pewsey Landscape Character Area (15A).

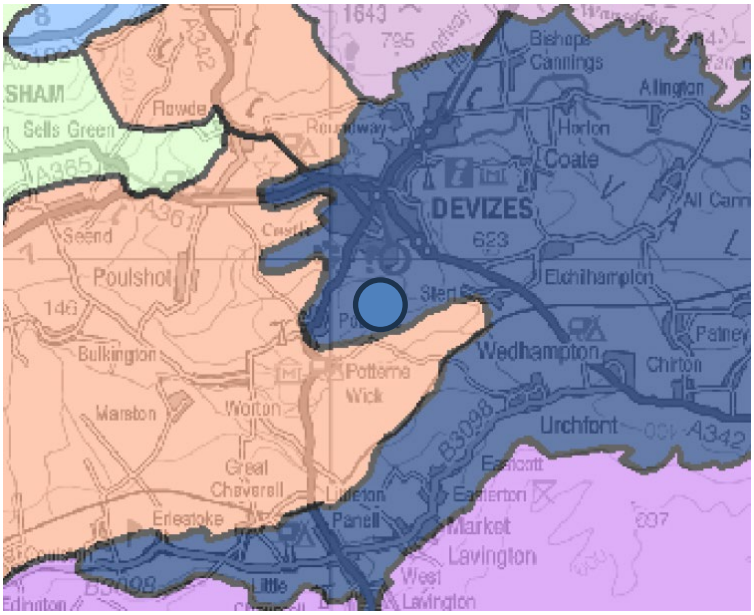


Figure 3 Extract from Wiltshire Landscape Character Assessment Map (Blue dot indicates approximate position of study site)

3.3.2 Key characteristics of the Pewsey vale include:

- An Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides.
- Broad, low lying, level vale, becoming gently undulating as it narrows to the east.
- Contained and enclosed by the dramatic escarpments of chalk upland to either side.
- Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows.
- Chalk foothills in arable land use with very open large scale fields.
- Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing.
- Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland.
- A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings.
- Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile.

3.3.3 Inherent Landscape sensitivities of the Pewsey vale include:

- Remnant pastures and meadows along the vale floor.
- Views across the open vale landscape to the scarp slopes of the adjacent chalk downlands.

3.3.4 Broad Management Objectives of the Pewsey vale include:

- Retain and manage areas of permanent pasture, wet grassland and meadows within the vale floor.
- Encourage repair, replanting and extension of the hedgerow network, improved maintenance of the existing hedgerows

- Restore hedgerow treescape by nurturing new hedgerow trees.
- Monitor road engineering to safeguard the rural character of the lanes. Wiltshire Landscape Character Assessment 146 Land Use Consultants Final Report December 2005
- Consider developing guidance for built development to ensure both future construction and changes to existing buildings are designed to integrate with the existing character and structure of settlements.

3.4 West Wiltshire (Kennet District) Landscape Character Assessment: Vale of Pewsey

3.4.1 The study site falls within the Greensand Vale (9) Landscape Character Type and within the Vale of Pewsey Landscape Character Area (15A).

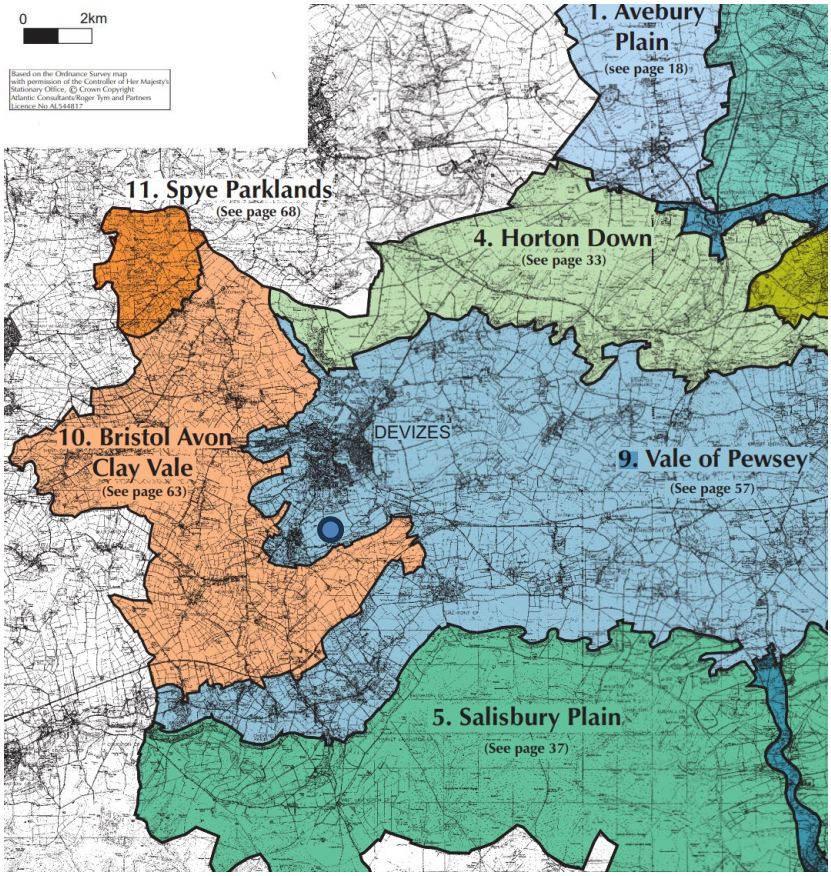


Figure 4 Extract from Kennet District Landscape Character Assessment Map (Blue dot indicates approximate position of study site)

3.4.2 Key characteristics of the Pewsey vale include:

- The Vale of Pewsey forms a broad, low-lying landscape unit separating the two main chalk upland blocks of the Marlborough Downs and Salisbury Plain to the north and south. It is dominated by intensive agriculture. And characterised by a mixed pattern of farmland, woodland and hedgerows.
- The flanks of the Vale retain the wide open character found on many of the upland chalk areas, where intensive arable farming dominates. These create long views east and west along the Vale, while views north-south, except from more elevated positions, are interrupted by hedgerow trees and small blocks of woodland.
- The Vale of Pewsey is generally attractive countryside with a strong agrarian character. Some parts of the area, however, do give the impression of being a little 'tired' partly as a result of modern agricultural management regimes.

3.4.3 The principal threats and issues important to landscape quality in this character area are:

- agricultural intensification, particularly drainage and cultivation of vale floor pasture, and the widespread loss of hedgerows and trees through removal, neglect or Dutch Elm disease;
- the localised intrusion of roads and overhead power lines and the influence of built development on the fringes of Devizes and other settlements within the Vale;

3.4.4 Enhancement priorities include:

- encourage repair, replanting and widespread extension of hedgerow network and development of mature hedgerow trees, using native species typical of the locality
- maintain existing roadside hedgerows and trees, including avenues, and replace where these have been removed or weakened through neglect or Dutch Elm Disease
- improve landscape structure and land management on the fringes of settlements and along main roads, to mitigate adverse impacts on the landscape
- maintain and where necessary restore parkland landscapes, including distinctive elements such as parkland trees, avenues, woods, copses, boundary walls and structures

3.4.5 Development sensitivities include:

- the whole area has an essentially rural, agricultural character within which only smallscale, sensitively-designed development, associated with existing built form, could be successfully accommodated without adverse impacts;
- the open arable landscapes along the Vale fringes and which appear as higher ground or ridges within the Vale are particularly visually sensitive and built development would be highly prominent and exposed;
- areas of parkland or estate landscape have particularly distinctive and attractive qualities and are sensitive to development;
- the Greensand scarps, which are very visually prominent from the clay vale to the west, are also of high landscape quality and sensitive to development;

3.5 North Wessex Downs Landscape Character Assessment:

3.5.1 The study site falls outside of but shares theoretical visibility with several Landscape Character Areas of the North Wessex Downs AONB including Horton Downs (1C) and Vale of Pewsey (6A). The key issues and guidelines of these character areas have been reviewed for relevant guidance.

3.5.2 Key issues of the Horton Downs include:

- visual impact of radio masts at Morgan's Hill plus future demand for further masts or wind turbines that could have a major effect on the remoteness of the Horton Downs;
- cumulative impact of small-scale incremental change, (e.g. signage, fencing, kerbing of rural lanes) on the remote qualities of the chalk upland landscape.

3.5.3 Management Guidelines of the Horton Downs include:

- The overall management requirement is to conserve the character of the Horton Downs with their special qualities of remoteness, isolation and openness. The sparse settlement pattern and general absence of development should be maintained with clear ridges and skylines.

3.5.4 Key issues of the Vale of Pewsey include:

- Localised intrusion of roads, overhead power lines and pylons all of which are highly visible in the context of this flat low lying landscape;
- vulnerability to the impact development on the 'borrowed' landscape of the scarps that tower to either side of the Vale.

3.5.5 Forces for change in the Vale of Pewsey include:

Renewable Energy

- The AONB management plan will have an important role in influencing these regional studies to ensure that the pursuit of renewable energy targets maintains and enhances the character of the North Wessex Downs.

3.6 Study Site Landscape Resources:

3.6.1 In addition to a review of the National and Local Landscape Character Assessments, site specific work has been undertaken to identify individual landscape elements and their patterns across the site. The findings are as follows:

Natural Features & Elements:

3.6.2 The site consists of a small part of a larger agricultural field currently in arable use. A hedgerow bounds the site to the south and an approximately 0.5 m mounded path bounds the site to the east, but the northern and western boundaries are open.

3.6.3 The site forms part of a locally distinctive landform feature, punctuated by a single tree at the centre and highest point. The standard tree sits within the site towards the eastern boundary and is documented as being known locally as 'Little Tree'.

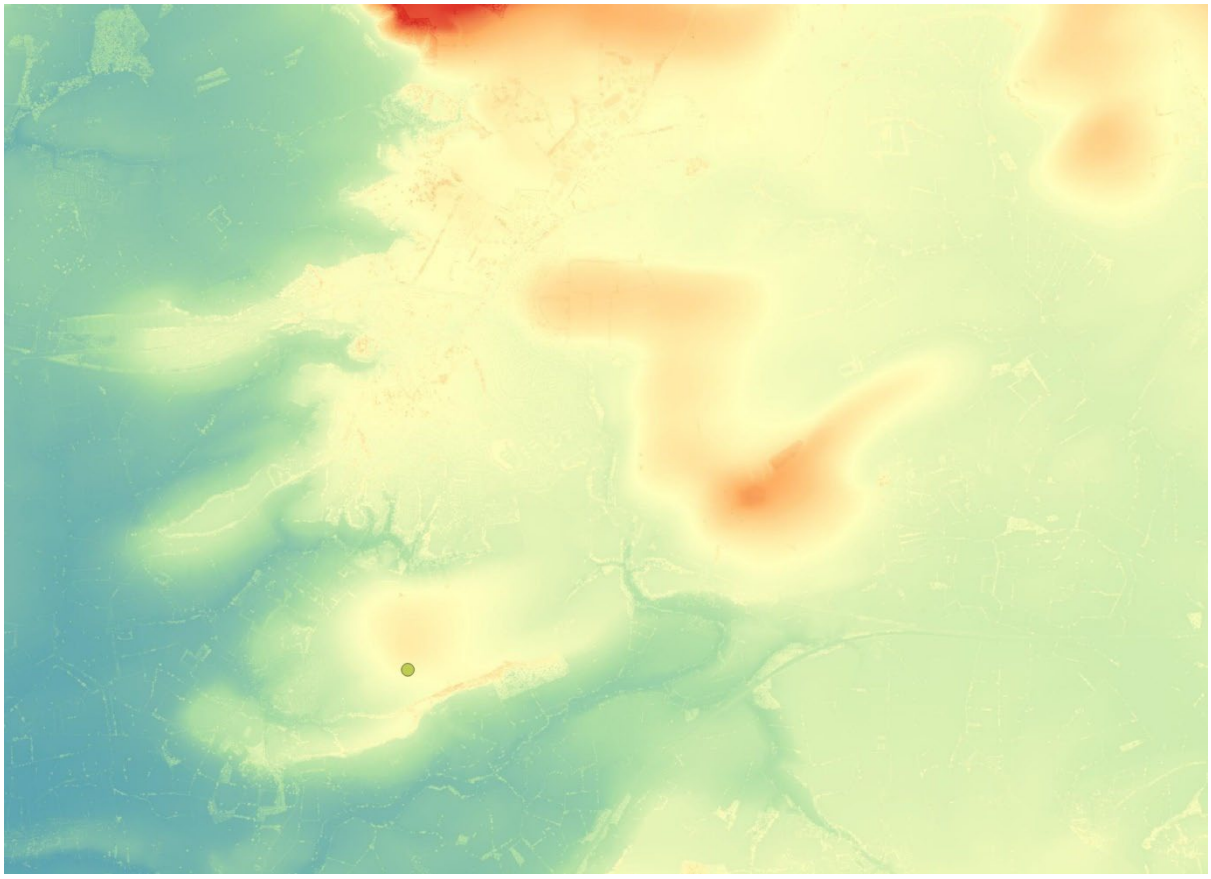


Figure 5 Topography map – site indicated as green dot.

3.6.4 The Hill is situated on a bed of Greensand which is clearly visible along the cuttings of the adjacent Holloway (byway) which runs along the southern site boundary, topped by chalk.

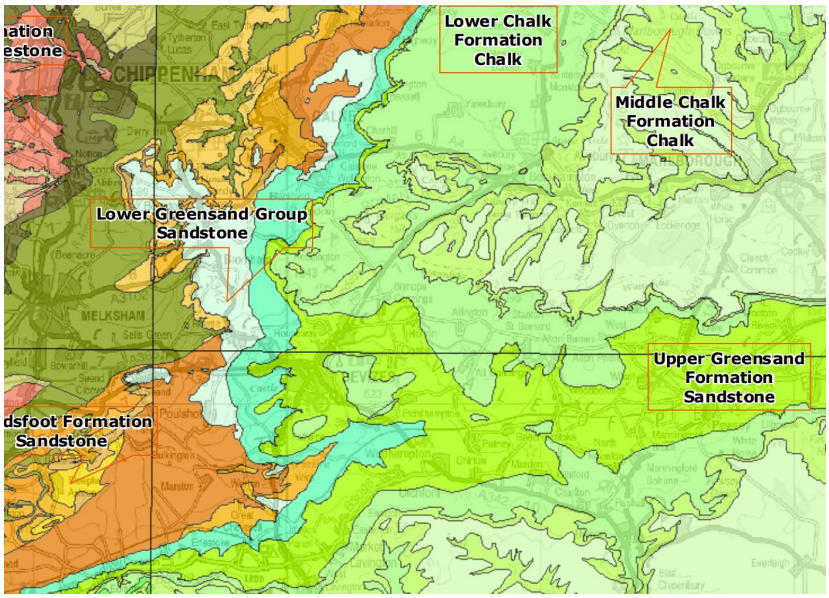
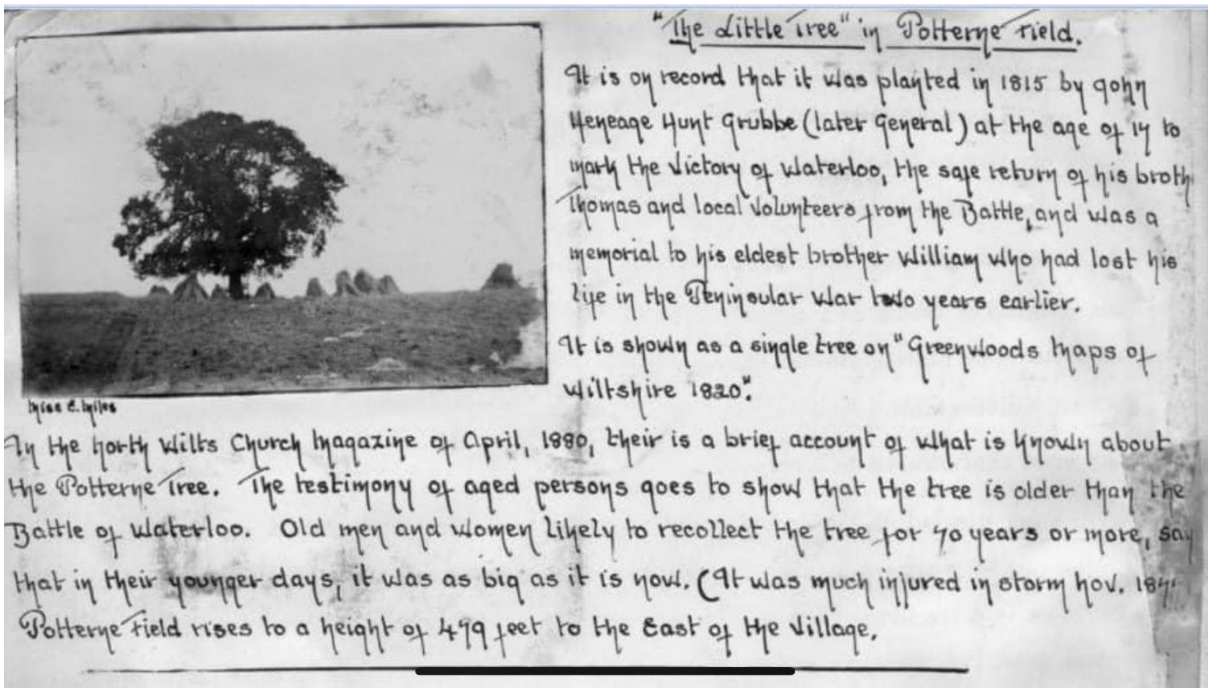


Figure 6 Extract from Wiltshire Landscape character assessment figure 9 illustrating one tree hill topped with chalk with surrounding slopes formed from Upper Greensand

Cultural and Social Aspects:

3.6.5 The standard tree atop of the hill forms a local landmark that defines 'One Tree Hill' and is identifiable from over 6km away. It is locally known as "Little Tree" and is said to have been planted originally in 1815 to commemorate the Battle of Waterloo. Anecdotal evidence suggests the tree has cultural significance in local folklore, appearing in maps as far back as 1857. It is understood that the original Elm stood until the 1970's when it was felled and replaced with the current tree due to the impact of disease. The tree contributes to a distinctive sense of place and makes an important contribution to local character and identity.


"The Little Tree" in Potterne Field.

It is on record that it was planted in 1815 by John Heneage Hunt Grubbe (later General) at the age of 14 to mark the Victory of Waterloo, the safe return of his broth Thomas and local Volunteers from the Battle, and was a memorial to his eldest brother William who had lost his life in the Peninsular War two years earlier.

It is shown as a single tree on "Greenwoods Maps of Wiltshire 1830".

Miss E. Miles

In the North Wilts Church Magazine of April, 1880, their is a brief account of what is known about the Potterne Tree. The testimony of aged persons goes to show that the tree is older than the Battle of Waterloo. Old men and women likely to recollect the tree for 70 years or more, say that in their younger days, it was as big as it is now. (It was much injured in storm Nov. 18

Potterne field rises to a height of 479 feet to the East of the Village.

Figure 7 An account of the history of One Tree Hill by Miss E. Miles

Figure 8 Newspaper Extract from Wiltshire Gazette and Herald, Dec 21 1978 illustrating the felling of the diseased tree

Figure 9 Painting of original Elm Tree.

Figure 10 Extract from Great Britain Board of Ordinance Devises (14) Map depicting tree on One Tree Hill Potterne Field in 1857 (Published 1870)

Figure 11 Extract from Great Britain Ordinance Survey Office Devises (14) Map depicting tree on One Tree Hill Potterne Field in 1882 (Published 1899)

3.6.6 A network of footpaths, bridleways and byways cross and bound the site creating a well-used recreational resource easily accessible by residents of Potterne, Devizes and visitors and residents of the adjacent North Wessex Downs National Landscape with far reaching views across the county.

3.6.7 The site and its adjacent fields have had numerous occurrences of crop circles appearing within the fields, including one centred on the standard tree on at least one occasion supporting its position as a landmark feature of distinction with strong associations with notable events, traditions and arts. Depictions of the tree and hill can be found in numerous paintings and photographs.

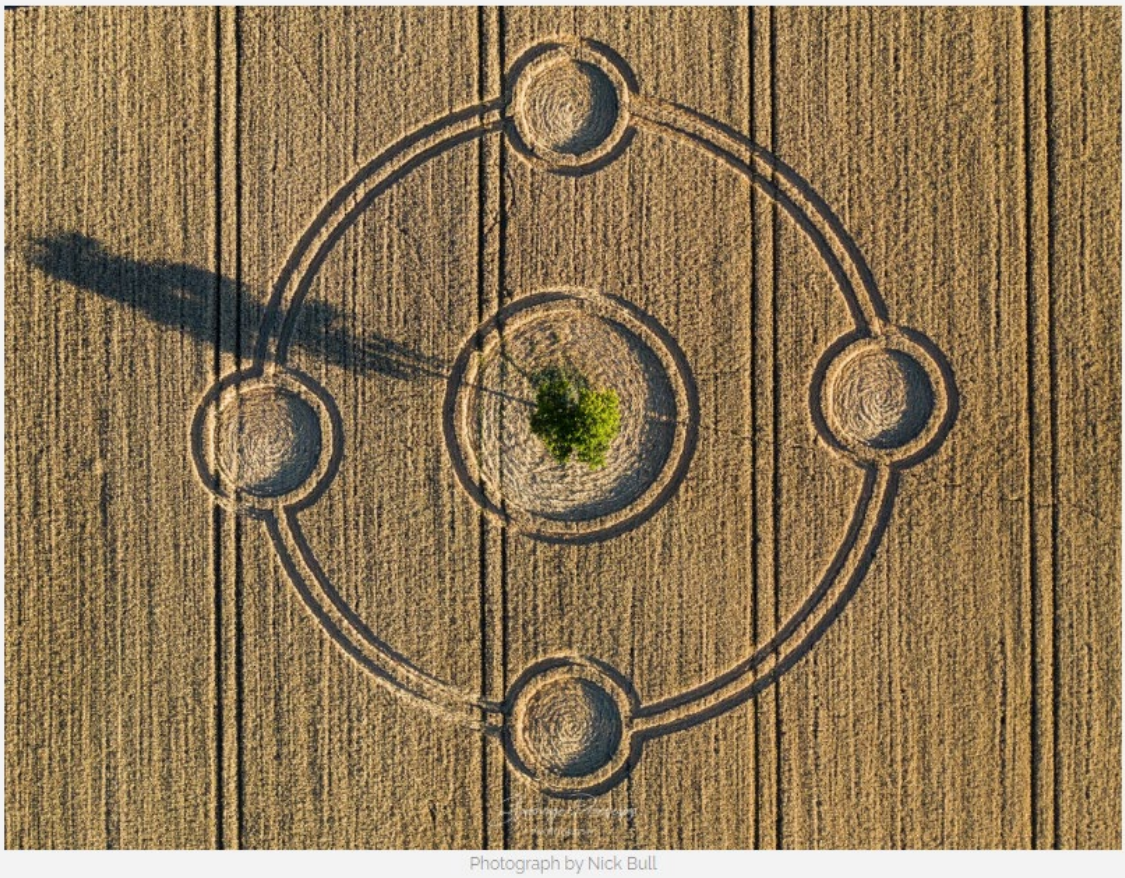


Figure 12 Photographs by Nick Bull of 2020 Crop Circle centred on 'Little Tree' of One Tree Hill Potterne

Figure 12 Photographs by Nick Bull of 2020 Crop Circle centred on 'Little Tree' of One Tree Hill Potterne

Aesthetic and Perceptual:

3.6.8 The site landscape with singular tree on top of a hill forms a dramatic and striking landscape with strong aesthetic qualities. It is a distinctive landmark with memorable views across the surrounding vales and towards the North Wessex Downs National Landscape afforded from within it. The site forms part of a sparse and exposed landscape where far stretching views form a distinctive feature. There is a strong sense of openness.

Condition of Landscape:

3.6.9 The landscape is in active agricultural use with predominantly open boundaries the southern boundary hedgerow is in moderate to good condition the standard tree in good condition. The grade of the agricultural land is predominantly Grade II with some Grade 1 and Grade 3.

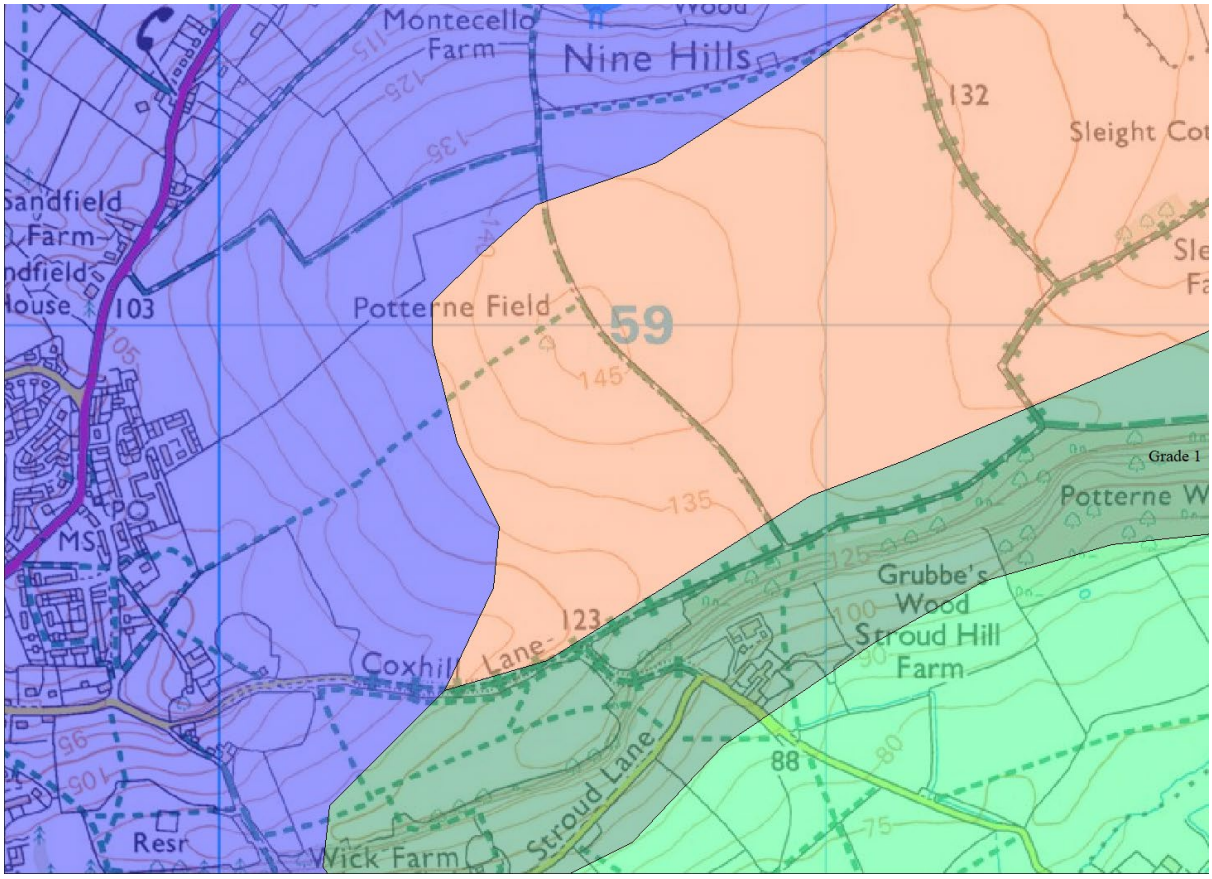


Figure 13 GIS extract of Agricultural Land Classification Pre 1988, Peach = Grade 2, Purple = Grade 3 and Dark Green = Grade 1.

3.7 Summary of Landscape Baseline

3.7.1 The published character assessments identify key areas of landscape sensitivity. These areas of sensitivity do apply to the site (refer to paragraph 3.4.5) in that the site is of rural agricultural character where only small-scale sensitivity designed development could be accommodated without adverse impacts. The site reflects sensitive features such as open arable landscapes along vale fringes which appear as higher ground or ridges making them particularly visually sensitive and where development would be highly prominent. The site comprises the area described in the published assessment as greensand scarps which are very visually prominent and are of high landscape quality and sensitive to development.

3.7.2 The character of the study site is one of an exposed sparse landscape with far reaching views. The standard tree at the top of the hill provides a distinctive feature that through historical documents, artwork, large scale artistic installations and anecdotal evidence contributes notably to local cultural heritage, traditions and folklore. It is a well-used landscape with

footpaths byways and bridleways crossing and bordering the site that is easily accessible from several local population centres of notable size and the adjacent national landscape providing a valuable recreational resource for local populations. It's strong aesthetic qualities and distinctive features ensure it acts as a landmark feature from the surrounding vales and scarps clearly identifiable at considerable distance providing a sense of legibility and orientation from sizable distance. The land of the study site is predominantly Grade 2 with some Grade 1 and 3 providing a valuable agricultural resource.

3.7.3 The wider agricultural landscape forms a continuation of the adjacent National Landscape and forms the setting of the National landscape particularly at elevated locations where intervisibility is most notable.

3.7.4 Due to the distinctive physical landform features, visual prominence, and aesthetic attributes of the site along with the historic and cultural associations from the tree and hill feature combined, it is judged that the site forms part of a **Valued landscape**, as defined by the NPPF and with reference to NPPF paragraph 180 a) when tested using TGN 02-21: Assessing landscape value outside national designations. A summary is provided in the table below.

Landscape Quality	Good quality. Moderate value.
Scenic Value	High scenic value. High value
Rarity	Distinct because of association and land form. Moderate to high value.
Representativeness	Representative of landscape character area. Moderate value.
Conservation Interest	Low value
Recreational Value	High. Public right of way provides direct access close to settlement. High value.

Perceptual Aspects	Open, scenic with long views associated with the site. High value.
Associations	Strong cultural association with the tree and the hill in this location. High value.

3.7.5 TGN 02-21: Assessing landscape value outside national designations does not require a high value in each assessment category but it can be seen that the site can be considered to have a high value both on cumulative values and on the cultural and historic association with the site in isolation of all other criteria.

3.7.6 The site currently makes a contribution to the wider and local landscape character and subsequent setting of Potterne and the adjacent AONB Nationally Protected Landscape. It has distinctive features and attributes that make it appealing, inspirational and rare. Overall, it is assessed to have **high susceptibility** and have **medium high value**. Overall, the landscape of the site is assessed to have **medium high landscape sensitivity** to change.

3.7.7 The confirmed landscape receptors most affected by solar development on the study site are set out below. The sensitivity of each receptor is assessed by considering their susceptibility to change created by the development and the value given to that receptor.

Table A Landscape Sensitivity			
Landscape receptor	**Susceptibility**	**Value**	**Overall sensitivity**
NCA 117 Avon Vales	Low	Medium	Medium Low
Vale of Pewsey LCA (15A)	High	Medium	Medium High
Vale of Pewsey LCA (6A) North Wessex Downs	Medium	High	Medium High
Horton Downs LCA (1C) North Wessex Downs	Medium High	High	High
Village of Potterne	Medium High	Medium	Medium
Standard Tree	Low	Medium High	Medium

Cultural and Social Aspects	Medium High	High	High
Aesthetic and Perceptual	High	Medium	Medium High
Landscape Condition	Medium	Medium High	Medium

4 VISUAL BASELINE

4.1 Scope of Study Area

4.1.1 A combination of desktop assessment of maps and digital ZTV (zone of theoretical visibility) followed by a site survey by Chartered Landscape Architect identified the potential visual envelope of the site and confirmed the nature of potentially sensitive visual receptors. The study area has been set between 0 and 5km.

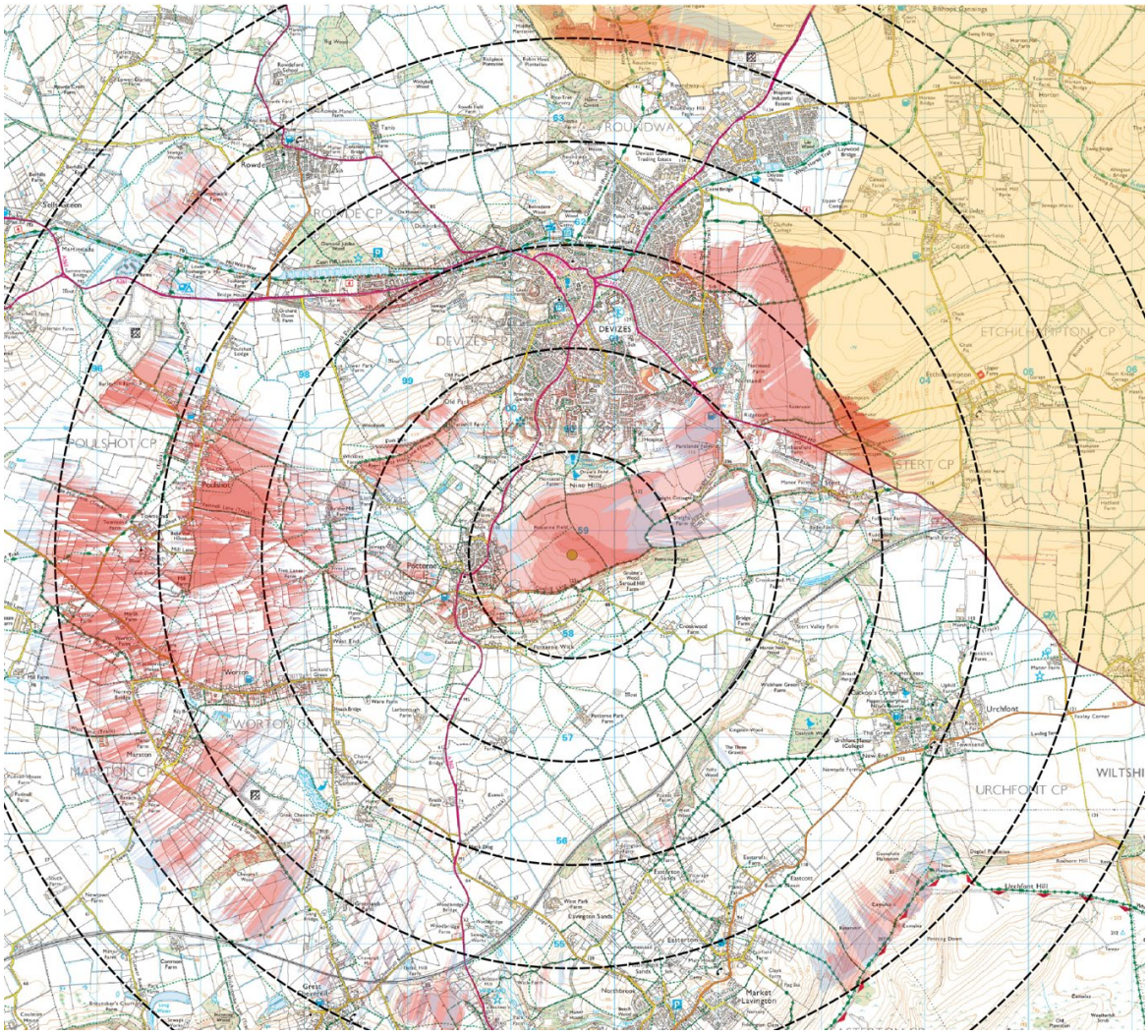


Figure 14 Extract of Zone Theoretical Visibility found in Appendix B, Figure 1

4.2 Visual Envelope

4.2.1 An analysis of digital several ZTV's (zone of theoretical visibility) was undertaken to help inform the potential visibility of the site and identify visual receptors. Locations across the site, within the site boundary were chosen to generate several ZTV's (combined onto one plan) over an area of 5km and a solar panel height of 3m. Refer to Appendix B Figure 1 for full ZTV. There are slightly different colour shades on the ZTV – these represent the different points selected across the site on which to base the ZTV.

4.2.2 The ZTV shows the general pattern of visibility with most clear, open views within the immediately local area around the site (within 2km). The effect from rolling landform and woodland on the southern boundary creates a middle ground around the site where views are limited due to the hill and valley formation (further screened to the south by woodland) before visibility being afforded from vale landscape to the south and west and higher ground of the national landscape escarpment to the north and east.

4.3 Visual Receptors, Viewpoints and Views generally

4.3.1 The site lies on a hilltop adjacent to Potterne village and the town of Devises. Overall, the site is and exposed elevated location with containment to the south by woodland vegetation but is otherwise visible from numerous publicly accessible locations immediately surrounding the site, at distance within the Vale and from elevated locations within the national landscape.

4.3.2 Potential visual receptors were identified and visited as follows:

- Walkers using the public right of way running through the study site.
- Walkers and horse riders using the bridleway along the eastern site boundary.
- Walkers and horse riders using the bridleway adjacent to the northern site boundary.
- Walkers using the public right of way between the bridleway and byway.
- Walkers, horse riders and road users using Coxhill Lane byway to the south and east.
- Walkers, horse riders and road users using Wessex Ridgeway long distance walking trail and byway within the North Wessex Downs National Landscape to the east.

- Walkers, horse riders and road users using White Horse Trail long distance walking trail and byway at the White Horse Hill Figure within the North Wessex Downs National Landscape to the north.
- Walkers, horse riders and road users using the byway along Furze Hill Lane to the west.
- Walkers and horse riders using the bridleway along Hay Lane at Poulshot to the west.

4.4 Description of views

Users of the White Horse Trail long distance walking route and byway at the White Horse Figure (DEVI 58) to the north (Viewpoint 1).

4.4.1 At this point receptors on the White Horse Trail and visitors to the White Horse figure experience wide expansive views of the surrounding landscape. From this point the north eastern side of the study site is visible, identifiable by the standard tree situated on top of the hill. The site is viewed at some distance forming a moderate portion of the view. Within this view settlement and man-made structures are present in the foreground at low elevations, hill tops are rural and clear of any visible development.

Walkers using the public right of way (POTT 34) running through the study site (Viewpoints 2-5).

4.4.2 Walkers using public right of way POTT 34 travel from the village of Potterne through the study site before meeting the bridleway along the eastern site boundary. The site is visible along the length of the footpath generally forming the focus of the view and in particular forms a large portion of the view when travelling though the site. At more elevated positions of this footpath expansive views are afforded across the surrounding landscape towards the North Wessex Downs National Landscape to the north and east and surrounding hills and vale landscape to the south and west.

Users of the public bridleway (POTT 45) running east of the study site (Viewpoints 6 & 7).

4.4.3 There is a small strip of land between the bridleway and the study site, however the site forms a major portion of the view from this bridleway. Beyond the site to the site views are

afforded over Potterne and the surrounding vale landscape. As the bridleway turns northwards down the slope of the hillside views become lost behind the intervening landform.

Users of the public bridleway (POTT 46) running north of the study site (Viewpoints 8 & 9).

4.4.4 The view experienced to the west of this bridleway is almost entirely taken up by views of the study site for the length of the bridleway with long distance hills, vale and sky beyond. Large expansive panoramic views of the surrounding landscape are experienced from this bridleway.

Walkers using the public right of way (POTT 47) between the bridleway and byway (Viewpoints 10 & 11).

4.4.5 From these viewpoints the study site itself is obscured behind landform but objects on the study site such as the standard tree remain visible as do walkers walking along the northern site boundary. Wide panoramic views of the foreground are experienced towards the study site with the site boundary extending across the majority of the view.

Users of the Coxhill Lane byway (POTT 50) to the south and east (Viewpoints 12-14).

4.4.6 As users move westwards along the byway the study site becomes more visible. With the north eastern portion of the study site visible when in proximity to the site and whilst adjacent before becoming lost behind landform as the byway sinks into a Holloway adjacent to the study site. At all times whilst east of the study site walkers along the eastern site boundary are visible.

Users of the Wessex Ridgeway long distance walking trail and byway (POTT 50) to east (Viewpoint 15).

4.4.7 From this viewpoint the study site is identifiable by the standard tee which is clearly visible on the hilltop. The majority of the study site itself is obscured behind landform but objects within the study site such as the standard tree are identifiable within this view. The site extends across a moderate to large portion of the wide panoramic view afforded from this viewpoint.

Users of the Furze Hill Lane byway (POTT 84) to the west (Viewpoint 16).

4.4.8 Clear view of the study site are afforded from this viewpoint. Along the southern portion of the byway at lower elevations the study site is obscured behind intervening built form and vegetation. As receptors travel north along the byway to higher elevations clear views are afforded of the study site over intervening hedgerow. The majority of the site is visible forming a large part of the view.

Users of the Hay Lane bridleway (POUL 5) at Poulshot to the west (Viewpoint 17).

4.4.9 At the start of the bridleway views are obscured behind intervening vegetation. As users travel eastwards towards the study site open view are afforded of the majority of the study site forming a large portion of the overall view. It is likely that views experienced by horse riders will be even clearer due to their elevated position.

4.5 Summary of Visual Baseline Analysis

4.5.1 Views of the study site are expansive and experienced across a wide area from local, medium and long distance viewpoints. Views afforded from both within the outside of the North Wessex Downs National Landscape. The site is easily identifiable in views by the land mark feature of the standard tree that gives the tree its name. Receptors in the west experience predominantly full views of the study site with receptors experiencing views within the study site and along three site boundaries. Public rights of way surrounding the study site are well used and large number of receptors experience full views of the study site. Receptors in the west tend to experience partial views and views of object within the study site as the site boundary reaches the brow of the hill.

4.5.2 The published landscape character assessment (refer to paragraph 2.3.4) identifies development sensitivities which include the visual prominence and visual sensitivity of the landscape in this area. This visual sensitivity is reflected in the survey work and viewpoint photographs. The digital ZTV and site survey work also identified that the site and the hill features it occupies forms part of the visual setting of the AONB. Therefore the nationally protected AONB landscape has been considered a visual receptor which will, to some extent, be affected by the development proposals.

4.5.3 Viewpoint locations and viewpoint photographs are illustrated in **Appendix B Figure 2 to Figure 35**.

4.5.4 The overall combined sensitivity of the views in relation to the proposal is judged as **medium-high.**

Table B Visual Sensitivity			
Visual receptor	Susceptibility	Value	Overall sensitivity
Users of the White Horse Trail (DEVI 58) to the north (Viewpoint 1).	High	High	High
Walkers using the public right of way (POTT 34) running through the study site (Viewpoints 2-5).	High	Medium	Medium High

Users of the public bridleway (POTT 45) running east of the study site (Viewpoints 6 & 7).	High	Medium	Medium High
Users of the public bridleway (POTT 46) running north of the study site (Viewpoints 8 & 9).	High	Low	Medium
Walkers using the public right of way (POTT 47) between the bridleway and byway (Viewpoints 10 & 11).	High	Low	Medium
Users of the Coxhill Lane byway (POTT 50) to the south and east (Viewpoints 12-14).	High	Low	Medium
Users of the Wessex Ridgeway long distance walking trail and byway (POTT 50) to east (Viewpoint 15).	High	High	High
Users of the Furze Hill Lane byway (POTT 84) to the west (Viewpoint 16).	High	Low	Medium
Users of the Hay Lane bridleway (POUL 5) at Poulshot to the west (Viewpoint 17).	High	Low	Medium

5 LANDSCAPE AND VISUAL EFFECTS

5.1 Effects on Landscape Receptors

5.1.1 The assessment of landscape effects utilises information established through the initial desktop assessment of published assessments and other relevant information sources. The site survey considers this background information in the context of the features and characteristics identified on the ground and considers the potential effects that would arise by the introduction of the development proposals, before and after mitigation measures.

5.1.2 The assessment of potential effects on landscape receptors is set out below for each confirmed landscape receptor.

1. NCA 117 Avon Vales (Operational Phase)				
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Direct or indirect**	**Landscape effect**
Medium-Low	Medium to large scale proposal with a lifespan of 40+ years over an overall relatively small geographical area within this large character area	Some effects may be reversible no precedent exists to show the effectiveness of reversion to agricultural land use over such a period	Direct	Minor adverse
Justification		The proposals are relatively small in scale compared to the landscape character area however are likely to have an overall adverse impact.		

2. Vale of Pewsey LCA (15A) (Operational Phase)				
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Direct or indirect**	**Landscape effect**
Medium High	Large scale proposal with a lifespan of 40+ years	Some effects may be reversible no precedent exists to show the effectiveness of reversion to	Direct	Moderate substantial adverse

		agricultural land use over such a period		
Justification		The district landscape character assessment notes that the Greensand Scarps are visually prominent from the vale and of high quality landscape sensitive to development. Development sensitivities are stated to include “open arable landscapes along the Vale fringes and which appear as higher ground or ridges within the Vale are particularly visually sensitive and built development would be highly prominent and exposed”. The development will occur on this highly sensitive slope which has been deemed inappropriate for development		

3. Vale of Pewsey LCA (6A) North Wessex Downs (Operational Phase)				
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Direct or indirect**	**Landscape effect**
Medium High	Medium/ large scale proposal with a lifespan of 40+ years	Temporary	Indirect	Moderate adverse
Justification		The landscape assessment highlights vulnerability to the impact of development on the borrowed landscape of the scarps that tower to the side of the vale and notes the notes the need to ensure that renewable		

	energy proposals maintain and enhance this landscape. Due to its prominent location at high elevation on this borrowed landscape adjacent, and proposals that do not conform to desirable local character, there is likely to be an adverse impact this sensitive adjacent character area.

4. Horton Downs LCA (1C) North Wessex Downs (Operational Phase)				
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Direct or indirect**	**Landscape effect**
High	Relatively small scale change experienced at distance on skyline.	Temporary	Indirect	Moderate adverse
Justification		The landscape assessment highlights the qualities of remoteness, isolation and openness within this landscape and the need for a general absence of development to be maintained along with clear ridges and skylines. Due to its prominent location at high elevation on this borrowed landscape adjacent that is likely to break the skyline and be visible along the ridge line there is likely to be an adverse impact this sensitive adjacent character area. Proposals that do not conform to desirable local character.		

5. Village of Potterne (Operational Phase)				
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Direct or indirect**	**Landscape effect**
Medium	Large scale change experienced on eastern edge of village over 40+ years	Change would last for several generations	Direct/ Indirect	Moderate Substantial adverse
Justification		This is a large scale change that would alter the character of the village including key landmark features that help to define the identity of the village and be experienced several generations. Whilst the proposals are not situated within the settlement boundary of the village but is situated within the neighbourhood plan area and has strong associations with the village. The character of the village will be changed by development of this site.		

6. Standard Tree (Operational Phase)				
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Direct or indirect**	**Landscape effect**
Medium	Whilst the tree is retained within the proposals the	Change would last for several generations	Direct	Moderate adverse

	context of the tree will experience considerable change			
Justification		The tree will be retained but the character of the tree as isolated landmark feature on brow of the hill will change once it is no longer situated within a rural agricultural setting but surrounding by industrialised features and security fencing. This change will be experienced for several generations.		

7. Site cultural and social aspects (Operational Phase)				
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Direct or indirect**	**Landscape effect**
High	A fundamental change of character will be experienced over large distance due to the prominent location.	Change would last for several generations	Direct	Substantial adverse
Justification		The distinctive sense of place create by Little Tree on One Tree Hill would be diluted by the surrounding industrialised features and high security fencing. The change would effect and be notable over a large geographical area.		

8. Aesthetic and Perceptual (Operational Phase)				
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Direct or indirect**	**Landscape effect**
Medium High	A fundamental change of character will be experienced over large distance due to the prominent location.	Change would last for several generations	Direct	Moderate Substantial adverse
Justification		The dramatic and striking aesthetic quality of the singular tree on top of the hill would that creates a landmark feature would be significantly diluted by high security fencing and the industrial character introduced by rows of solar panel surrounding. The change would effect a large geographical area.		

9. Landscape Condition (Operational Phase)				
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Direct or indirect**	**Landscape effect**
Medium	A field of medium size, of predominantly grade 2 agricultural land	Change would last for several generations	Direct	Moderate adverse

	will be out of productive use for 40 + years there is no precedent to decide if soil quality will be retained over this time period.			
Justification		The best and most valuable land would be out of agricultural production for 40 + years and it is unknown whether soil quality would be retained over this period.		

5.1.3 The introduction of new built form to the study site, combined with additional green infrastructure would introduce change to the immediate landscape that would fundamentally change the character from an open exposed landscape valued for its views to an enclosed one. Whilst this change has the potential to improve local green infrastructure connectivity introducing additional landscape features such as wildflower grass and hedge planting this would fundamentally change local character to an enclosed character and would introduce striking uncharacteristic features such as high fencing and industrialised features.

5.1.4 In summary, landscape effects have been assessed to be extensive resulting in adverse effects to landscape character not only locally but at some distance due to the prominent hill top location of the proposals surrounding a local landmark feature of notable cultural and historic value that has inspired place names. The greatest impact will be on the site's cultural and social aspects due to the cultural significance of the site in local history, artworks and folklore. The proposed change is uncharacteristic of the wider character areas and goes against published landscape character guidelines by situating the proposals at a ridge top and prominent location using the best and most valuable land. Overall, moderate substantial adverse landscape effects are initially assessed from the changes to the site itself. The adverse effects impact not just the local landscape but nationally protected North Wessex

Downs National Landscape and the valued landscape of the site itself assessed using TGN 02-Assessing landscape value outside national designations.

5.1.5 The overall impact on landscape receptors is **moderate substantial adverse.**

5.2 Effects on Visual Receptors

5.2.1 The assessment of visual effects on the baseline visual receptors is set out below.

1. Views experienced by users of the White Horse Trail (DEVI 58) to the north (Viewpoint 1) (Operational Phase)			
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Visual effect**
High	Taking up a moderate portion of the view but experienced at distance	40+ years lasting for several generations	Moderate Minor Adverse
Justification		Receptors experience an overall moderate nature of change	

2. Views experienced by walkers using the public right of way (POTT 34) running through the study site (Viewpoints 2-5). (Operational Phase)			
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Visual effect**
Medium High	Taking up a major portion/ entirety of the view, breaking the skyline and encompassing receptors as they walk through the	40+ years lasting for several generations	Substantial adverse

	site experienced at moderate to short distance.		
Justification		Receptors experience an overall high nature of change	

3. Views experienced by users of the public bridleway (POTT 45) running east of the study site (Viewpoints 6 & 7). (Operational Phase)			
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Visual effect**
Medium High	Taking up a major portion/ entirety of the view, breaking the skyline experienced at close proximity.	40+ years lasting for several generations	Substantial Adverse
Justification		Receptors experience an overall high nature of change	

4. Views experienced by users of the public bridleway (POTT 46) running north of the study site (Viewpoints 8 & 9). (Operational Phase)			
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Visual effect**
Medium	Taking up a major portion of the view, breaking the skyline experienced at close proximity.	40+ years lasting for several generations	Substantial – Moderate Adverse
Justification		Receptors experience an overall medium high nature of change	

5. Views experienced by walkers using the public right of way (POTT 47) between the bridleway and byway (Viewpoints 10 & 11). (Operational Phase)

Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Visual effect**
Medium	Taking up a major portion of the view, breaking the skyline experienced at close to medium distance.	40+ years lasting for several generations	Substantial Moderate adverse
Justification		Receptors experience an overall medium high nature of change	

6. Views experienced by users of the Coxhill Lane byway (POTT 50) to the south and east (Viewpoints 12-14). (Operational Phase)			
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Visual effect**
Medium	Taking up a major to moderate portion of the view, for a section of the lane breaking the skyline experienced at close to medium distance.	40+ years lasting for several generations	Moderate adverse
Justification		Receptors experience an overall medium nature of change	

7. Views experienced by users of the Wessex Ridgeway long distance walking trail and byway (POTT 50) to east (Viewpoint 15). (Operational Phase)			
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Visual effect**
High	Taking up a major to moderate portion of the view, breaking the	40+ years lasting for several generations	Substantial adverse

	skyline experienced at medium distance.		
Justification		Receptors experience an overall medium high nature of change	

8. Views experienced by users of the Furze Hill Lane byway (POTT 84) to the west (Viewpoint 16). (Operational Phase)			
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Visual effect**
Medium	Taking up a major portion of the view, breaking the skyline experienced at medium distance.	40+ years lasting for several generations	Substantial Moderate adverse
Justification		Receptors experience an overall medium high nature of change	

9. Views experienced by users of the Hay Lane bridleway (POUL 5) at Poulshot to the west (Viewpoint 17). (Operational Phase)			
Sensitivity (susceptibility + value)	**Nature of Change** (size, scale, extent, duration or reversibility)	**Permanent or temporary**	**Visual effect**
Medium	Taking up a moderate portion of the view, breaking the skyline experienced at medium distance.	40+ years lasting for several generations	Moderate adverse
Justification		Receptors experience an overall medium high nature of change	

5.2.2 In summary, visual effects have been assessed to be sizable. Long/mid distance views and visual effects on the AONB have been found to have moderate to substantial adverse effects on receptors. Receptors from local footpaths outside of the AONB are moderate to substantially adversely affected by the proposals. Overall, most receptors will experience

moderate substantial adverse effects on their views before mitigation is established, experienced both within the local vicinity and at distance.

5.2.3 The overall impact on visual receptors is **moderate substantial adverse.**

5.3 CONSTRUCTION EFFECTS

5.3.1 Construction effects will be temporary. The effects are have similar impacts to the site in operation with the additional impact of increased movement and noise. They will predominately consist of activity and vehicle movements seen against an existing rural agricultural landscape. Within this rural, agricultural landscape, associated noise and movement already experienced is limited and therefore the existing tranquillity of the area and the majority of receptors are likely to be effected to some extent. The likely effects of the construction phase will comprise:

- Construction compound for delivery and storage of materials introduced to the present existing fields
- Temporary parking
- Introduction of spoil heaps and temporary earthworks
- Temporary buildings such as storage containers
- Security fencing such as hoarding and 'Heras' fencing
- Noise and movement associated with vehicles and machinery
- Large machinery such as excavation plant
- Construction traffic using the local lanes

5.3.2 The overall landscape and visual effects of the construction phase will affect groups of receptors in different ways. Dwellings and footpaths near the Application Site will experience more significant effects. These effects are rated as follows:

5.3.3 Medium and low sensitivity landscape receptors may experience overall moderate to substantial adverse temporary landscape effects.

5.3.4 Distant visual receptors such as from public rights of way to the north west of the Application Site may experience to moderate significant adverse temporary visual effects.

6 MITIGATION AND ENHANCEMENTS

Landscape Mitigation

6.1.1 The EIA screening request for the development states the following mitigation measures:

- Providing a tree belt along the western flank
- Providing hedgerows/tree planting along the peripheries of the site
- Providing wildflower meadow planting between the tree belt and western fence line
- Incorporating the PROW through the site, screening the footpath with hedgerows and providing access to Potterne Little Tree.
- Achieve biodiversity net gain
- Construction Traffic Management Plan
- Following best practice in environmental construction management
- Materials stored away from watercourses
- Best practical means of noise control applied during construction

Landscape Enhancement

6.1.2 The ADAS Greenfield Blounts Court Proposed Solar Development Masterplan shows species rich grassland planting along the western boundary and PROW corridor and general layout drawing UK-WT191291-11 shows tree planting along the western boundary.

7 SIGNIFICANCE OF RESIDUAL EFFECTS

7.1 Significance of Landscape Effects (after Mitigation)

NCA 117 Avon Vales:

Operational Phase

7.1.1 The significance of landscape effects after mitigation on the Severn and Avon Vales National Character area is assessed to be **Minor Moderate Adverse**.

Justification and summary

7.1.2 The proposed mitigation is uncharacteristic of this national character area a tree line contrasts with the identified characteristic of the Avon Vales of fields with mostly hedgerow boundaries and few hedgerow trees. It further limits existing desirable character of local views over towns and villages from low ridges by restricting views experienced from rights of way on the ridge both through the obstruction by the proposed development and obstruction of views by the proposed mitigation from public rights of way on the ridge. The North Wessex Downs AONB Position Statement on Renewable Energy states that solar farms could be harmful in the wrong location therefore hillside, open vale, open valley and open downland areas are the landscapes where it is least likely development of this nature could be accommodated without causing real harm to the AONB. A prominent hillside location is not only one of the most harmful locations but minimises the impact of proposed mitigation that will be planted approximately 15m below the ridgeline and highest elevation of the proposed development ensuring that the time taken to potentially screen views of this uncharacteristic development is significantly extended. This is further reinforced by core strategy 51 of the Wiltshire Core strategy that highlights the need to conserve and enhance visually sensitive skylines, landscape features of cultural historic and heritage value and important views and visual amenity. The AONB Position Statement on Renewable Energy also states that if greenfield sites are to be considered then this should be led by the criteria that solar / PV farms should not result in the loss of the best agricultural land (Grades 1,2 3a); (the proposed development site covers an area of grade 2 and 1 agricultural land) that sites are visually very well contained by hedgerows and trees (the site is currently very exposed and proposed mitigation will not successfully screen the proposed development for a significant period of time due to the rising elevation of the site above the proposed line of mitigation); that

equipment and fencing on the site is also well designed, sympathetic to the setting and screened (the existing public right of way running through the site and to the north allows users to experience long distance views characteristic of this character area mitigation proposals will screen these views, mitigation of fencing will introduce uncharacteristic field boundaries and field patterns); that consent is given on a temporary basis of 25 years so the equipment can be removed if no longer required (consent is sought for an extended period of 40 years).

Vale of Pewsey LCA (15A):

Operational Phase

7.1.3 The significance of landscape effects after mitigation on the Vale of Pewsey LCA (15A) Character area is assessed to be **Moderate Substantial Adverse**.

Justification and summary

7.1.4 The proposed mitigation is uncharacteristic of this district character area a tree line contrasts with the identified characteristic of the Vale of Pewsey (15a) of medium to large fields enclosed by hedgerows and of chalk foothills in arable land use with very open large scale fields. The character assessment further identifies a prevailing characteristic of the area is having few hedgerow trees and within the West Wiltshire Landscape Character assessment the flanks of the Vale are identified as having a wide open character which creates long views east and west along the Vale whilst views north south, except in more elevated positions, are interrupted by hedgerow trees and small blocks of woodland. Focusing screening on the east and western boundaries is uncharacteristic of this LCA. The North Wessex Downs AONB Position Statement on Renewable Energy states that solar farms could be harmful in the wrong location therefore hillside, open vale, open valley and open downland areas are the landscapes where it is least likely development of this nature could be accommodated without causing real harm to the AONB. A prominent hillside location is not only one of the most harmful locations but minimises the impact of proposed mitigation that will be planted approximately 15m below the ridgeline and highest elevation of the proposed development ensuring that the time taken to potentially screen views of this uncharacteristic development is significantly extended. This is further reinforced by core strategy 51 of the Wiltshire Core strategy that highlights the need to conserve and enhance visually sensitive skylines, landscape features of cultural historic and heritage value and important views and visual

amenity. The AONB Position Statement on Renewable Energy also states that if greenfield sites are to be considered then this should be led by the criteria that solar / PV farms should not result in the loss of the best agricultural land (Grades 1,2 3a); (the proposed development site covers an area of grade 2, 3a and 1 agricultural land) that sites are visually very well contained by hedgerows and trees (the site is currently very exposed and proposed mitigation will not successfully screen the proposed development for a significant period of time due to the rising elevation of the site above the proposed line of mitigation and the lack of proposed screening along the eastern and northern boundaries); that equipment and fencing on the site is also well designed, sympathetic to the setting and screened (the existing public right of way is proposed to be fenced in on both sides with fencing that runs along the eastern and northern boundaries adjacent to further public rights of way screening is proposed by screening 3-5m high hedges which create an uncharacteristic field pattern and obscure across the open vale landscape which has been identified as an inherent landscape sensitivity of the Vale of Pewsey within the Wiltshire LCA,); that consent is given on a temporary basis of 25 years so the equipment can be removed if no longer required (consent is sought for an extended period of 40 years). The west Wiltshire Landscape Character assessment further identifies the following sensitivities to development: the open arable landscapes along the Vale fringes and which appear as higher ground or ridges within the Vale are particularly visually sensitive and built development would be highly prominent and exposed; the Greensand scarps, which are very visually prominent from the clay vale to the west, are also of high landscape quality and sensitive to development.

Vale of Pewsey LCA (6A) North Wessex Downs:

Operational Phase

7.1.5 The significance of landscape effects after mitigation on the Vale of Pewsey LCA (6A) Character area is assessed to be **Minor Moderate Adverse**.

Justification and summary

7.1.6 The proposed mitigation is likely to reduce the intervisibility with this sensitive character area but not entirely obscure it for some years and introduce some uncharacteristic landscape features within views afforded from this character area. The North Wessex Downs AONB Position Statement on Renewable Energy states that solar farms could be harmful in the wrong location therefore hillside, open vale, open valley and open downland areas are the

landscapes where it is least likely development of this nature could be accommodated without causing real harm to the AONB. A prominent hillside location is one of the most harmful locations. This is further reinforced by core strategy 51 of the Wiltshire Core strategy that highlights the need to conserve and enhance visually sensitive skylines, landscape features of cultural historic and heritage value and important views and visual amenity. The AONB Position Statement on Renewable Energy also states that if greenfield sites are to be considered then this should be led by the criteria that solar / PV farms should not result in the loss of the best agricultural land (Grades 1,2 3a); (the proposed development site covers an area of grade 2 and 1 agricultural land) that sites are visually very well contained by hedgerows and trees (the site is currently very exposed and proposed mitigation will not successfully screen the proposed development in particular the security fencing for a some years); that equipment and fencing on the site is also well designed, sympathetic to the setting and screened (the proposals are situated in a hill top location the breaks the skyline and filters views towards landmark features, security fencing and hedgerow planting on this skyline location is uncharacteristic of views experienced from this sensitive character area); that consent is given on a temporary basis of 25 years so the equipment can be removed if no longer required (consent is sought for an extended period of 40 years). Overall although the proposed mitigation will likely reduce the intervisibility between these character areas its prominent location ensures intervisibility and impact on character will remain until mitigation has established and proposed mitigation measures will bring uncharacteristic features into the landscape adverse landscape effects are likely to remain.

Horton Downs LCA (1C) North Wessex Downs:

Operational Phase

7.1.7 The significance of landscape effects after mitigation on the Horton Downs LCA (1C) North Wessex Downs Character area is assessed to be **Minor Moderate Adverse**.

Justification and summary

7.1.8 The proposed mitigation is likely to reduce the intervisibility with this highly sensitive character area but not entirely obscure it and will introduce some uncharacteristic landscape features within views afforded from this character area. The North Wessex Downs AONB Position Statement on Renewable Energy states that solar farms could be harmful in the wrong location therefore hillside, open vale, open valley and open downland areas are the

landscapes where it is least likely development of this nature could be accommodated without causing real harm to the AONB. Core strategy 51 of the Wiltshire Core strategy highlights the need to conserve and enhance visually sensitive skylines, landscape features of cultural historic and heritage value and important views and visual amenity. The AONB Position Statement on Renewable Energy also states that if greenfield sites are to be considered then this should be led by the criteria that solar / PV farms should not result in the loss of the best agricultural land (Grades 1,2 3a); (the proposed development site covers an area of grade 2 and 1 agricultural land) that sites are visually very well contained by hedgerows and trees (the site is currently very exposed and proposed mitigation will not successfully screen the proposed development for a notable period of time); that equipment and fencing on the site is also well designed, sympathetic to the setting and screened (the proposals are situated in a hill top location the breaks the skyline and filters views towards landmark features, security fencing and hedgerow planting on this skyline location is uncharacteristic of views experienced from this sensitive character area); that consent is given on a temporary basis of 25 years so the equipment can be removed if no longer required (consent is sought for an extended period of 40 years). Overall, despite mitigation efforts impacts will still be experienced within this highly sensitive landscape.

Village of Potterne:

Operational Phase

7.1.9 The significance of landscape effects after mitigation on the Vale of Pewsey LCA (15A) Character area is assessed to be **Moderate Substantial Adverse**.

Justification and summary

The proposed mitigation is uncharacteristic of the local character of the setting of Potterne which includes features such as of medium to large fields enclosed by hedgerows with few hedgerow trees, chalk foothills in arable land use with very open large scale fields, a wide open character on elevated land which creates long views east and west. A prominent hillside location is not only one of the most harmful locations for development but minimises the impact of proposed mitigation that will be planted approximately 15m below the ridgeline and highest elevation of the proposed development ensuring that the time taken to potentially screen views of this uncharacteristic development is significantly extended. Core strategy 51 of the Wiltshire Core strategy highlights the need to conserve and enhance

visually sensitive skylines, landscape features of cultural historic and heritage value and important views and visual amenity. The mitigation will not only significantly change the character of the setting of Potterne breaking the skyline, but it will also obscure views towards the landmark feature of the standard tree on One Tree Hill that has cultural significance for the history and identity of the village of Potterne. The proposed mitigation will not sufficiently minimise the effects of the proposed development and will introduce uncharacteristic landscape field patterns and tree planting that breaks the skyline obscures landmark features of significant cultural and historic value for the local community and will deteriorate the quality of the landscape setting of Potterne.

Standard Tree:

Operational Phase

7.1.10 The significance of landscape effects after mitigation on the Vale of Pewsey LCA (15A) Character area is assessed to be **Moderate Adverse**.

Justification and summary

Although the standard tree is proposed to be retained within the proposals additional tree planting as part of mitigation proposals will dilute the significance of " The Little Tree " on One Tree Hill. It will no longer be the landmark feature it once was and the landscape character of its setting will alter significantly both due to the proposed development and the proposed mitigation. Core strategy 51 of the Wiltshire Core strategy highlights the need to conserve and enhance visually sensitive skylines, landscape features of cultural historic and heritage value and important views and visual amenity. The mitigation will not only significantly change the character of the setting of "The Little Tree" breaking the skyline, it will interrupt clear views between the standard tree on One Tree Hill and village of Potterne. The proposed mitigation will not sufficiently minimise the effects of the proposed development and will introduce uncharacteristic landscape features that will deteriorate the quality of the landscape setting of Potterne.

Cultural and Social Aspects:

Operational Phase

7.1.11 The significance of landscape effects after mitigation on the Vale of Pewsey LCA (15A)

Character area is assessed to be **Substantial Adverse**.

Justification and summary

Although the standard tree is proposed to be retained within the proposals additional tree planting as part of mitigation proposals will dilute the significance of "The Little Tree " on One Tree Hill. It will no longer be the landmark feature it once was and the landscape character of its setting will alter significantly both due to the proposed development and the proposed mitigation. Core strategy 51 of the Wiltshire Core strategy highlights the need to conserve and enhance visually sensitive skylines, landscape features of cultural historic and heritage value and important views and visual amenity. The mitigation will not only significantly change the character of the setting of "The Little Tree" breaking the skyline, it will interrupt clear views between the standard tree on One Tree Hill and village of Potterne. The proposed mitigation will not sufficiently minimise the effects of the proposed development and will introduce uncharacteristic landscape features that will dilute the strong sense of place created by the isolate standard tree atop One Tree Hill and in significance that plays in the cultural history and identity of the local community.

Aesthetic and Perceptual:

Operational Phase

7.1.12 The significance of landscape effects after mitigation on the Vale of Pewsey LCA (15A) Character area is assessed to be **Substantial Adverse**.

Justification and summary

The proposed mitigation will further dilute the dramatic and striking aesthetic quality of the singular tree on top of the hill introducing a line of trees below it and breaking up the large expansive field pattern with uncharacteristic field boundaries. Core strategy 51 of the Wiltshire Core strategy highlights the need to conserve and enhance visually sensitive skylines, landscape features of cultural historic and heritage value and important views and visual amenity. The mitigation will not only significantly change the character of the setting of the hill breaking the skyline, it will interrupt clear views between the standard tree on One Tree Hill and the surrounding landscape. The proposed mitigation will not sufficiently minimise the effects of the proposed development and will introduce uncharacteristic landscape features that will dilute the strong sense of place created by the isolate standard

tree atop One Tree Hill and in the role it plays in creating a unique aesthetic that contributes strongly to a distinct sense of place.

Landscape Condition:

Operational Phase

7.1.13 The significance of landscape effects after mitigation on the Vale of Pewsey LCA (15A) Character area is assessed to be **Moderate Minor Adverse**.

Justification and summary

The proposed mitigation will provide biodiversity enhancements but introduce uncharacteristic field boundaries with no historical precedent and break up the established field patterns. The mitigation will result in improved connectivity between landscape features but use uncharacteristic landscape features to achieve this and use the most valuable agricultural land as a result of development.

7.1.14 Overall, with the establishment of additional green infrastructure mitigation a residual level of harm remains at overall moderate substantial adverse effect on landscape resources. This is largely due to mitigation proposals providing green infrastructure enhancements but being not adhering to the desirable local character of the area and detracting from local heritage/landmark features of the site.

7.2 Significance of Visual Effects (after Mitigation)

Views experienced by users of the White Horse Trail (DEVI 58) to the north:

Operational Phase

7.2.1 The significance of visual effects after mitigation on users of the White Horse Trail (DEVI 58) is assessed to be **Minor adverse.**

Justification and summary

7.2.2 Hedge planting along the eastern boundary may limit visibility of the proposed development.

Views experienced by walkers using the public right of way (POTT 34) running through the study site:

Operational Phase

7.2.3 The significance of visual effects after mitigation on walkers using the public right of way (POTT 34) is assessed to be **Substantial adverse.**

Justification and summary

7.2.4 Due to the sloping nature of the site tree planting along the western boundary will take a substantial amount of time to mature to a level where it screens the highest portion of the site due to the approx. 15m difference in elevation. Whilst hedge planting along the fencing may somewhat screen the proposals the experience of walkers along this public right of way will fundamentally change from one of an open expansive one with far reaching views across the vale and/or towards "Little Tree" to an enclosed one inconsistent with the valued character of the area.

Views experienced by users of the public bridleway (POTT 45) running east of the study site:

Operational Phase

7.2.5 The significance of visual effects after mitigation on users of the public bridleway (POTT 45) is assessed to be **Substantial adverse.**

Justification and summary

7.2.6 Walkers and Horse riders on this public bridleway are raised above the site on a mound. Due to this it will take a significant period of the lifespan of this project to adequately screen proposals from these receptors. Furthermore, the experience of users will fundamentally change from expansive views over the surrounding vale on this hilltop location to uncharacteristically being hemmed in on one side and a much greater sense of containment.

Views experienced by users of the public bridleway (POTT 46) running north of the study site:

Operational Phase

7.2.7 The significance of visual effects after mitigation on users of the public bridleway (POTT 46) is assessed to be **Moderate Adverse.**

Justification and summary

Proposed hedge planting along the boundary fence will to some degree screen proposals but due to the height of fencing it will take a notable period of the lifespan of this project to adequately screen proposals from these receptors.

Views experienced by walkers using the public right of way (POTT 47) between the bridleway and byway:

Operational Phase

7.2.8 The significance of visual effects after mitigation on walkers using the public right of way (POTT 47) is assessed to be **Moderate Adverse.**

Justification and summary

Proposed hedge planting along the boundary fence will to some degree screen proposals but due to the height of fencing it will take a notable period of the lifespan of this project to adequately screen proposals from these receptors. Proposals and hedgerow will break the skyline in a manner uncharacteristic of this character area.

Views experienced by users of the Coxhill Lane byway (POTT 50) to the south and east:

Operational Phase

7.2.9 The significance of visual effects after mitigation on users of the Coxhill Lane byway (POTT 50) is assessed to be **Moderate Adverse.**

Justification and summary

Proposed hedge planting along the boundary fence will to some degree screen proposals but due to the height of fencing it will take a notable period of the lifespan of this project to adequately screen proposals from these receptors and due to the undulating landform is unlikely to adequately screen proposals at all on approach from the east. Proposals and hedgerow will break the skyline in a manner uncharacteristic of this character area.

Views experienced by users of the Wessex Ridgeway long distance walking trail and byway:

Operational Phase

7.2.10 The significance of visual effects after mitigation on users of the Wessex Ridgeway long distance walking trail and byway is assessed to be **Moderate Adverse.**

Justification and summary

Proposed hedge planting along the boundary fence will to some degree screen proposals but due to the height of fencing it will take a notable period of the lifespan of this project to adequately screen proposals from these receptors Proposals and hedgerow will break the skyline in a manner uncharacteristic of this character area and interrupt views towards the landmark feature of "Little Tree" on One Tree Hill.

Views experienced by users of the Furze Hill Lane byway (POTT 84) to the west:

Operational Phase

7.2.11 The significance of visual effects after mitigation on users of the Furze Hill Lane byway (POTT 84) is assessed to be **Substantial Moderate adverse.**

Justification and summary

7.2.12 Due to the sloping nature of the site tree planting along the western boundary will take a substantial amount of time to mature to a level where it screens the highest portion of the site due to the approx. 15m difference in elevation. Whilst hedge planting along the fencing will introduce an uncharacteristic field pattern clearly visible from this vantage point which will do little to screen proposals on a site with such an eastward facing slope.

Views experienced by users of the Hay Lane bridleway (POUL 5) at Poulshot to the west:

Operational Phase

7.2.13 The significance of visual effects after mitigation on users of the Furze Hill Lane byway (POTT 84) is assessed to be **Moderate adverse.**

Justification and summary

7.2.14 Due to the sloping nature of the site tree planting along the western boundary will take a substantial amount of time to mature to a level where it screens the highest portion of the site due to the approx. 15m difference in elevation. Whilst hedge planting along the fencing will introduce an uncharacteristic field pattern clearly visible from this vantage point which will do little to screen proposals on a site with such an eastward facing slope.

7.2.15 Overall, despite the establishment of additional green infrastructure mitigation, substantial to moderate residual visual harm has been assessed during the operation phase of this development this is largely due to the limited screening properties of the proposed mitigation due to the undulating and sloping nature of the site combined with the uncharacteristic landscape features proposed as mitigation degrading the quality of the view.

8 SUMMARY AND CONCLUSION

Landscape Policy Summary

8.1.1 In summary the relevant policies are as follows:

Wiltshire Core Strategy (2015) – Core Policy 42 Standalone renewable energy installations	The proposals impact adversely on the North Wessex Downs AONB and receptors within this protected landscape, they also impact adversely on residential and visual amenity using the best and most versatile agricultural land
Wiltshire Core Strategy (2015) – Core Policy 50 Biodiversity and geodiversity	Mitigation proposals are likely to increase biodiversity of the study site
Wiltshire Core Strategy (2015) – Core Policy 51 Landscape	Proposals will be harmful to landscape character and situated in a prominent and visually sensitive location. Proposed mitigation will introduce further uncharacteristic features into this landscape disrupting locally distinctive field and vegetation patterns and the landscape setting of landmark of historical and cultural value as well as the landscape setting of Potterne and the North Wessex Downs AONB. A visually sensitive landmark skyline will be disrupted by both the development proposals and the proposed mitigation.
Wiltshire Core Strategy (2015) – Core Policy 52 Green Infrastructure	Mitigation proposals are likely to enhance green infrastructure connectivity however this will be as a result of introducing locally uncharacteristic landscape features that will degrade the local landscape character.

Wiltshire Core Strategy (2015) – Core Policy 57 Ensure High Quality Design and Place Shaping	The proposals do not draw on local context and are uncomplimentary to the locality diluting local landmark features and introducing uncharacteristic features into a visually prominent landmark location with notable cultural and heritage value. Proposals will obscure key views into and out of the site and does not take appropriate consideration of the local context in its siting and design.
North Wessex Downs Management Plan (2019-2024) – LA 03	The North Wessex Downs landscape character assessment highlights the importance of clear ridges and skylines and the vulnerability of the impact of development on the 'borrowed' landscape of the scarps. The Proposals break a landmark skyline visible by receptors within the North Wessex Downs National Landscape.
North Wessex Downs Management Plan (2019-2024) – LA 06	The North Wessex Downs landscape character assessment highlights the importance of clear ridges and skylines and the vulnerability of the impact of development on the 'borrowed' landscape of the scarps. The Proposals break a landmark skyline visible by receptors within the North Wessex Downs National Landscape and fail to conserve and enhance the setting of the National Landscape.
North Wessex Downs Management Plan (2019-2024) – DE 01	Current proposals fail to conserve and enhance the character and quality of the AONB and its setting.
North Wessex Downs Management Plan (2019-2024) – DE 05	Current proposals do not take due consideration of the landscape and have not been informed by a comprehensive LVIA.

North Wessex Downs AONB Position Statement on Renewable Energy (2012)	The proposals use the best and most versatile agricultural land, it is visually exposed, situated on an iconic hilltop and breaking the skyline; Consent is sought for an extended period of 40 years; Biodiversity is likely to improve with mitigation measures; the proposals are situated on a hillside.
North Wessex Downs AONB Position Statement on Setting (2019)	Proposals constitute a change of land use that causes harm to landscape character and features of historic interest. Proposals positioned in a sensitive location that breaks the skyline and has an impact on views into and out of the National Landscape (AONB)

8.1.2 The site is situated outside of but in proximity to a nationally protected landscape and therefore the effects of the proposal must have regard to the scenic qualities of the AONB landscape and in particular conserve views into and out of the AONB landscape. The AONB Position Statement on renewable energy provides guidance on how best to achieve this. Policy ensures development must contribute to conserving and enhancing the landscape and scenic beauty.

8.1.3 Following guidance by the AONB (National Landscape) Management working group and Council of Partners proposals are over 1ha in size and therefore may consist of major development and the effects of the proposal on the AONB should be considered. Development of the site should be consistent with local plan policies that seek development to be sympathetic to local visual amenity and the character of the area; and retain features of value. Local policy provides a framework that ensures proposals conserve and enhance the landscape, respecting, safeguarding, and enhancing landscape features and elements. Policy ensures that proposals respond to the local environment and have regard to local character and distinctiveness.

8.1.4 The site comprises a portion of an agricultural field. It is located east of Potterne at an elevated location on One Tree Hill. A public right of way runs through the study site, with one

bordering the study site and several in proximity. The site slopes from approximately 145 m AOD down to approximately 140m AOD. Vehicular access is gained from Gander Lane off the eastern site boundary. The study site is situated on a hillside approximately 2.3km west of the North Wessex Downs National Landscape and incorporates a variety of features that contribute to cultural heritage has strong historic and cultural associations, has a strong sense of identity offers a recreational resource, distinctive views a strong sense of openness which all attribute value according to TGN 02-21: Assessing landscape value outside national designations.

Baseline Landscape Summary

8.1.5 The character of the study site is one of an exposed sparse landscape with far reaching views. The standard tree at the top of the hill provides a distinctive feature that through historical documents, artwork, large scale artistic installations and anecdotal evidence contributes notably to local cultural heritage, traditions, and folklore. It is a well-used landscape with footpaths byways and bridleways crossing and bordering the site that is easily accessible from several local population centres of notable size and the adjacent national landscape providing a valuable recreational resource for local populations. It's strong aesthetic qualities and distinctive features ensure it acts as a landmark feature from the surrounding vales and scarps clearly identifiable at considerable distance providing a sense of legibility and orientation from sizable distance. The land of the study site is predominantly Grade 2 with some Grade 1 and 3 providing a valuable agricultural resource.

8.1.6 The study site and immediate surroundings Is therefore assessed to be a 'Valued' landscape with reference to NPPF paragraph 174 a) when tested using TGN 02-21: Assessing landscape value outside national designations.

8.1.7 The wider agricultural landscape forms a continuation of the adjacent National Landscape and forms the setting of the National Landscape particularly at elevated locations where intervisibility is most notable.

8.1.8 The introduction of new built form to the study site, combined with additional green infrastructure would introduce change to the immediate landscape that would fundamentally change the character from an open exposed landscape valued for its views and landmark tree

set on an open exposed hill that lends its name to the hill, to an enclosed one with additional tree and hedgerow planting, built structures, access tracks and security fencing. Whilst this change has the potential to improve local green infrastructure connectivity introducing additional landscape features such as wildflower grass and hedge planting this would fundamentally change local character to an enclosed character and would introduce striking uncharacteristic features such as high fencing and industrialised features and disrupting the perception of the hill as a distinctive landmark feature valued for its views, recreation, strong sense of place, cultural interest and associations.

8.1.9 The site currently contributes to the wider and local landscape character and subsequent setting of Potterne and the adjacent National Landscape. It has distinctive features and attributes that make it appealing, inspirational and rare. Overall, it is assessed to have high susceptibility and have medium high value. **Overall, the landscape of the site has a medium high landscape sensitivity to change.**

Baseline Visual Summary

8.1.10 Views of the study site are expansive and experienced across a wide area from local, medium and long distance viewpoints. Views afforded from both within the outside of the North Wessex Downs National Landscape. The site is easily identifiable in views by the land mark feature of the standard tree that gives the tree its name. Receptors in the west experience predominantly full views of the study site with receptors experiencing views within the study site and along three site boundaries. Public rights of way surrounding the study site are well used and large number of receptors experience full views of the study site. Receptors in the west tend to experience partial views and views of object within the study site as the site boundary reaches the brow of the hill.

8.1.11 The published landscape character assessment (refer to paragraph 2.3.4) identifies development sensitivities which include the visual prominence and visual sensitivity of the landscape in this area. This visual sensitivity is reflected in the survey work and viewpoint photographs. The digital ZTV and site survey work also identified that the site and the hill features it occupies forms part of the visual setting of the AONB. Therefore the nationally protected AONB landscape has been considered a visual receptor which will, to some extent,

be affected by the development proposals. **The overall combined sensitivity of the visual receptors in relation to the proposal is judged as medium-high.**

Landscape Summary

8.1.12 In summary, landscape effects have been assessed to be extensive resulting in adverse effects to landscape character not only locally but at some distance due to the prominent hill top location of the proposals surrounding a local landmark feature of notable cultural and historic value that has inspired place names. The greatest impact will be on the site's cultural and social aspects due to the cultural significance of the site in local history, artworks and folklore. The proposed change is uncharacteristic of the wider character areas and goes against published landscape character guidelines by situating the proposals at a ridge top and prominent location using the best and most valuable land. The adverse effects impact not just the local landscape but nationally protected North Wessex Downs National Landscape and the valued landscape of the site itself assessed using TGN 02-Assessing landscape value outside national designations.

8.1.13 The overall impact on landscape receptors is **moderate substantial adverse.**

Visual Summary

8.1.14 In summary, visual effects have been assessed to be sizable. Long/ mid distance views and visual effects on the AONB have been found to have moderate to substantial adverse effects on receptors. Receptors from local footpaths outside of the AONB are moderate to substantially adversely affected by the proposals. Overall, most receptors will experience moderate substantial adverse effects on their views before mitigation is established, experienced both within the local vicinity and at distance.

8.1.15 **Overall, the level of harm assessed to local and longer distance views from the development proposals is identified to be a moderate substantial adverse effect**.

Conclusion

8.1.16 The study site is set on a prominent hillside location approximately 250m east of the village of Potterne comprises a portion of a large scale, open agricultural field with a singular standard tree situated centrally on the ridgeline creating a distinctive skyline feature that gives the hill its name of One Tree Hill. Although approximately 2.3km outside of the North Wessex Downs National Landscape, the site is assessed to be valuable landscape as defined by the NPPF and TGN 02-21: Assessing landscape value outside national designations whilst also forming the setting of the North Wessex Downs National Landscape.

8.1.17 Landscape effects have been assessed to be extensive resulting in adverse effects to landscape character not only locally but at some distance due to the prominent hill top location of the proposals at surrounding a local landmark feature. The greatest impact will be on the sites cultural and social aspects due to the cultural significance of the site in local history, artworks and folklore. The proposed change is uncharacteristic of the wider character areas and goes against published landscape character guidelines by situating the proposals at a ridge top and prominent location using the best and most versatile agricultural land over a prolonged period of time. The overall impact on landscape receptors is moderate substantial adverse.

8.1.18 Visual effects have been assessed to be sizable. Long/ mid distance views and visual effects on the AONB have been found to have moderate to substantial adverse effects on receptors. Receptors from local footpaths outside of the AONB are moderate to substantially adversely affected by the proposals. Overall, receptors will experience moderate substantial adverse effects on their views before mitigation is established, experienced both within the local vicinity and at distance.

8.1.19 Proposed mitigation and enhancement includes:

- Providing a tree belt along the western flank
- Providing hedgerows/tree planting along the peripheries of the site
- Providing wildflower meadow planting between the tree belt and western fence line
- Incorporating the PROW through the site, screening the footpath with hedgerows and providing access to Potterne Little Tree.
- Achieve biodiversity net gain
- Construction Traffic Management Plan
- Following best practice in environmental construction management

- Materials stored away from watercourses
- Best practical means of noise control applied during construction
- Species rich grassland planting along the western boundary and PROW corridor

8.1.20 Overall, with the establishment of additional green infrastructure mitigation, a residual level of harm remains at moderate substantial adverse effect on landscape resources. This is largely due to mitigation proposals providing green infrastructure enhancements but not adhering to the desirable local character of the area and detracting from local heritage/landmark features of the site.

8.1.21 Despite the establishment of additional green infrastructure mitigation, substantial to moderate residual visual harm has been assessed during the operation phase of this development this is largely due to the limited screening properties of the proposed mitigation due to the undulating and sloping nature of the site combined with the uncharacteristic landscape features proposed as mitigation degrading the quality of the view.

8.1.22 In summary, the development would result in moderate to substantial adverse landscape and visual impacts.

9 APPENDIX A – ASSESSMENT METHODOLOGY

9.1 Assessment Guidelines

9.1.1 The assessment of potential effects on landscape receptors is set out below for each confirmed landscape receptor.

9.1.2 The methodology used to identify and assess the landscape and visual effects of proposed development and their scale is based on the following recognised guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) – Landscape Institute/IEMA (2013)
- Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals – Landscape Institute (2019)
- Landscape Institute Technical Guidance Note 02/ 21 Assessing landscape value outside national designations;
- GLVIA Statements of Clarification 1/13 – Landscape Institute website
- An Approach to Landscape Character Assessment – Natural England October 2014

9.2 LVIA Methodology

9.2.1 The Landscape and Visual Impact Assessment is a tool used to identify and assess the effects of change resulting from a proposed development on the landscape as a resource, and people's views and visual amenity. It is an iterative process intended to inform design decisions so that new development can avoid or reduce notable negative (adverse) effects on the landscape and visual environment.

9.2.2 It is recognised as important to draw distinctions between landscape and visual effects during the assessment; treating them independently although related. GLVIA sets out the recommended process for assessing the scale of effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from proposed development.

9.2.3 The GLVIA states that the assessment should cover the following stages:

- Project description: description of the proposed development for the purpose of assessment; main features of proposals and establish parameters
- Baseline studies: establishes existing nature of landscape and visual environment in the study area, includes information of the value attached to different resources
- Identification and description of effects that are likely to occur, including whether they are adverse or beneficial
- Assess scale of effects: systematic assessment of the likely scale of the effects identified
- Mitigation: proposes measures designed to avoid/prevent, reduce or offset (or compensate for) any notable negative (adverse) effects

Method of Desk Study

9.2.4 Assessment of Ordnance Survey map data, aerial photographs, landscape designations and landscape planning policies are undertaken at the outset to inform the extent of the study area and identify sensitive visual receptors and likely sensitivity of the landscape. Liaison with the Local Planning Authority landscape officer is also undertaken to agree landscape resources and visual receptors of potential sensitivity to be included within the assessment.

Method of Field Work

9.2.5 Site surveys are undertaken by at least one chartered landscape architect. Visual and landscape receptors are checked and refined initially from the study site. Visual receptors are then visited from the nearest publicly accessible location, to select the most suitable and representative viewpoint. Assessment is undertaken on site; locations and notes recorded on maps and photographs taken from viewpoints. Photographs are taken using a digital SLR set to the equivalent of a 50mm SLR lens; which best represents the view experienced by the human eye.

9.3 Method for Assessing Landscape

Landscape Character and Characterisation

9.3.1 Landscape Character Assessment Guidance defines ‘landscape’ as consisting of the following elements:

- Natural: geology, landform, air and climate, soils, flora and fauna
- Cultural/Social: land use, settlement, enclosure
- Perceptual and Aesthetic: memories, associations, preferences, touch and feel, smells, sounds and sight

9.3.2 Landscape Character Assessment Guidance encourages assessment at different scales that fit together as a hierarchy of landscape character areas and types so that each level can provide more detail to the one above. Identifying the existing landscape character is part of establishing the baseline conditions of a study site and its study area.

National Character Assessment
Establishes broad pattern of the landscape of the wider countryside
↓
District Character Assessment
Establishes pattern of the landscape of the district/county countryside
↓
Local Character Assessment
Establishes pattern of the landscape at a local level
↓
Site elements and features
Establishes landscape resources on the site, such as trees, hedges, etc.

Value of the landscape receptor

9.3.3 Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. Value is determined by some or all of the following aspects:

- Importance applied to landscape by designation or planning policy and the level of this importance in terms of local, regional or national importance
- The views of the local consultees, including the local planning authority, members of the public, special interest groups such as Parish Council, wildlife or walking groups
- The rarity, importance and condition of the landscape resource as judged objectively by the landscape professional.

9.3.4 International and Nationally designated landscapes tend to be of the highest value, locally designated landscapes are most likely to be of moderate value and undesignated landscapes can either be of lower to moderate value depending on an assessment taking into account

the following factors:

- Condition of the local landscape
- Scenic quality
- Rarity
- Representativeness
- Conservation interests
- Recreation value
- Perceptual aspects
- Associations

9.3.5 The definitions of value used are as follows:

- **Very High**: such as World Heritage Sites
- **High:** such as National Parks, AONB, Conservation Areas, Listed Buildings
- **Medium:** such as Special Landscape Areas, Areas of Great Landscape Value, several protected features such as Tree Preservation Orders, site may be mentioned in literature, art, tourism or in district/county landscape character assessments or sensitivity assessments
- **Medium Low:** generally undesignated, may have value at a community level by tourism, literature, art, village greens or allotments, may have a small number of protected features
- **Low:** no designated features or landscape, limited value, no protected features

Susceptibility of the landscape receptor to the proposed change

9.3.6 This relates to the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of the of landscape planning policies.

9.3.7 The definitions of susceptibility of the proposed change to landscape used are as follows:

- **High**: elements, features or whole landscapes that are susceptible to change, with limited opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Medium**: elements, features or whole landscapes that are partially susceptible to change, with some opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity
- **Low**: elements, features or whole landscapes that have limited susceptibility to change, with opportunities to accommodate change based on the strength of the existing landform, land use pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity

Definition of Landscape Sensitivity

9.3.8 Landscape sensitivity is determined by combining judgements of the susceptibility to the proposed change and the value of the receptor. Refer to Table A.

Table A: Definition of Landscape Sensitivity:	
Sensitivity	Definition
High	- High susceptibility to proposed change - May be a designated landscape valued at a National or International level - Landscape characteristics are vulnerable and unable to accommodate change - Development may result in notable changes to landscape character
Medium-High	- Medium or high susceptibility to proposed change - May be a designated landscape valued at a local or national level - Landscape characteristics are vulnerable with limited ability to accommodate change - Development may result in moderate changes to landscape character
Medium	- Medium susceptibility to proposed change - Some designated features and/or valued at a local level - Landscape characteristics are able to accommodate some change - Development may not result in notable changes to landscape character
Medium-Low	- Low or medium susceptibility to proposed change - Likely to be an undesignated landscape but possibly some designated features and/or valued at a local level - Landscape characteristics are resilient to accommodating change - Development may not result in notable changes to landscape character
Low	- Low susceptibility to proposed change - Undesignated landscape and/or valued at a community level - Landscape characteristics are robust and able to accommodate change - Development may not result in notable changes to landscape character

Negligible	- No susceptibility to proposed change - Undesignated, valued at a site level - Landscape characteristics that are degraded or discordant with landscape character - Development may result in an improvement to landscape character

Landscape Receptor – Overall Magnitude of Effect

9.3.9 The magnitude of the effect is determined by combining the professional judgements about the size or scale of the landscape effect, the geographical extent over the area which the effect occurs, its reversibility and its duration. Refer to Table B:

- The scale of the effect – for example, whether there is complete loss of a particular element/feature/characteristic or partial loss or no loss; proportion of key elements or features of the baseline that will be lost, the value/importance of these elements to the landscape character and the degree of contrast between the development and the landscape character
- The geographical extent of the area affected relative to the receptor; this will range from the site itself, a short distance comprising the immediate local area, a medium distance comprising the local and middle landscape and long distance comprising the wider landscape
- The duration of the effect; 0-1 year for the construction period is considered short-term duration, 1-10 years for mitigation to establish is considered medium-term duration, 10 years and beyond is considered long-term duration
- Reversibility; the extent to which the development could be removed and the land reinstated. Reversible and temporary development would include solar farms and wind turbines. Other development such as housing would be considered irreversible and permanent

Table B: Definition of Landscape Magnitude of Change:	
Magnitude of Change:	Definition:
High	Very substantial loss of landscape elements of the landscape, and/or the lost elements make a substantial contribution to landscape character, and/or change affects a large geographical area, and/or the development introduces a dominating and contrasting characteristic to the landscape
Medium-High	Substantial loss of landscape elements of the landscape, and/or the lost elements make a large contribution to landscape character, and/or change affects a moderate to large geographical area, and/or the development

	introduces a prominent and partially uncharacteristic feature to the landscape
Medium	Moderate loss of landscape elements of the landscape, and/or the lost elements make a moderate contribution to landscape character, and/or change affects a moderate geographical area, and/or the development becomes an identifiable feature but not wholly uncharacteristic to the landscape
Medium-Low	Partial loss of landscape elements of the landscape, and/or the lost elements make a moderate to small contribution to landscape character, and/or change affects a small to moderate geographical area, and/or the development is perceptible but not wholly uncharacteristic to the landscape
Low	Minor loss of landscape elements of the landscape, and/or the lost elements make a small contribution to landscape character, and/or change affects a small geographical area, and/or the development introduces elements not uncharacteristic to the landscape
Negligible	Negligible or no loss of landscape elements of the landscape, and/or the lost elements make a limited contribution to landscape character, and/or change affects a very small geographical area, and/or the development introduces characteristics that are consistent with or enhance the landscape, and/or effects may be short term, temporary or reversible

Assessment criteria used to assess landscape effects

9.3.10 Receptor sensitivity and magnitude of change arising from the Proposed Development are combined using a combination of professional judgement and experience. Refer to Table C.

Table C: Scale of Effects

		Sensitivity					
		High	Medium-High	Medium	Medium-Low	Low	Negligible
Nature of Change	High	Very Substantial	Substantial	Substantial	Substantial-Moderate	Moderate	Negligible
	Medium-High	Substantial	Substantial	Substantial-Moderate	Moderate	Moderate	Negligible
	Medium	Substantial	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Negligible
	Medium-Low	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Minor	Negligible
	Low	Moderate	Moderate	Minor-Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

9.4 Method for Assessing Views

9.4.1 A preliminary ZTV has been used to inform the extent of the study area based on the theoretical visibility of the development. The ZTV illustrates the extent to which the proposed development site as a whole is potentially visible from the surrounding area. The ZTV was prepared using GIS software (QGIS) by carrying out an analysis of the visibility of the site from the surrounding area up to 5km using a digital terrain model from OS Landform DTM profile and OS Panorama DTM data and LiDAR data where coverage allows. Calculations are based on bare earth survey OS height data with a viewer height set at 1.7m. The digital terrain model and subsequent output are based on bare earth modelling and as such do not take into account any screening from land cover such as buildings, hedgerows and trees. ZTV mapping therefore represents a 'worst case' scenario assuming 100% visibility, where the actual extents of visibility are likely to be less extensive. The ZTV was used to determine where there may be potential views of the development which are then further verified with site visits. The ZTV is used to identify potential key views of the development which are then verified by field work to further identify visual receptors.

9.4.2 Viewpoints selected for inclusion in the assessment and for illustration of the visual effects fall broadly into three groups:

- **Representative viewpoints**, selected to represent the experience of different types of visual receptor, where larger numbers of viewpoints cannot all be included individually and where the notable effects are unlikely to differ – for example, certain points may be chosen to represent the views of particular public footpaths and bridleways
- **Specific viewpoints**, chosen because they are key and sometimes promote viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscapes with statutory landscape designations, or viewpoints with particular cultural landscape associations
- **Illustrative viewpoints**, chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be restricted visibility at certain locations

9.4.3 Visual effects are determined through a process of identifying which visual receptors are

likely to experience notable visual effects. The process of identifying effects involves determining the sensitivity of each visual receptor and magnitude of change experienced at each which leads to a professional judgement of the visual effects.

Value attached to views

9.4.4 Visual sensitivity is partially determined by judgements made attributing value to views. Judgements take account of:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and reference to them in literature or art

9.4.5 The value of views is defined as follows:

- **High**; recognition of the view by its relation to a heritage asset or national planning designation (AONB, National Park, National Trail). Appearance in guide books, tourist maps or featured in well-known art works. Provision of facilities such as interpretation panels, parking places and signage. Views enjoyed at a local or national level.
- **Medium**; local planning designation (Country Park, Area of Great Landscape Value) or valued locally by village design statement or sensitivity assessment. May be some detractor elements, views enjoyed at a local level.
- **Low**; no specific value placed by designation or publication, may be a large proportion of detractor elements within the view, views enjoyed at a community or site level.

Susceptibility of visual receptors to change

9.4.6 Visual sensitivity is partly determined by the susceptibility to change of each visual receptor. The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- The occupation or activity of people experiencing the view at particular locations

- The extent to which their attention is focussed on the views and visual amenity they experience at particular locations

9.4.7 The susceptibility of visual receptors to change in views and visual amenity is defined broadly as follows:

- **High**: residents at home (generally rooms occupied during daylight hours), people engaged in outdoor recreation (PRoWs or where attention is focussed on the landscape or particular views), visitors to heritage assets or other attractions where the surroundings are important to the experience, communities where views contribute to the landscape setting enjoyed by residents in the area
- **Medium**: travellers on roads (except main roads and motorways), trains or other transport modes such as cyclists.
- **Low**: people travelling on main roads and motorways, people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity.

9.4.8 Combining judgements regarding the susceptibility of change with the value attached to views leads to a professional judgement of sensitivity of each visual receptor. Refer to Table D.

Table D: Definition of Visual Sensitivity	
Sensitivity rating:	Definition:
High	Receptor may have high susceptibility to changes in view/visual amenity, views experienced may be of a high value designated landscape or at a defined publicised viewing point/attraction, receptors may include residents at home (from rooms generally occupied in daylight hours), users of national or long distance trails or visitors to listed parks/gardens.
Medium-High	Receptor may have medium or high susceptibility to changes in view, views experienced may be of a high or medium value designated landscape, receptors may include travellers on scenic road routes, residents at home (from rooms not facing the development or generally not occupied in daylight hours), users of public rights of way.
Medium	Receptors may have medium susceptibility to changes in view/visual amenity, views experienced may be within medium value locally designated landscape, receptors may include travellers on roads, pedestrians or cyclists.
Medium-Low	Receptors may have with low or medium susceptibility to changes in view/visual amenity, views experienced may be of a medium or low value locally designated landscape where there maybe be some detractors,

	receptors may include commuters on busy roads such as motorways or urban roads, users may be involved in passive outdoor sport such as golf.
Low	Receptors may have low susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape with several detractors, receptors may include people at work, people engaged in outdoor sport or recreation which does not depend on landscape as a setting.
Negligible	Receptors may have low or negligible susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape dominated by detractors where there are low numbers of receptors engaged in indoor active work.

Visual Receptor – Overall Magnitude of Effect

9.4.9 The magnitude of the effect is determined by combining the professional judgements about the size or scale of the visual effect, the geographical extent over the area which the effect occurs, its reversibility and its duration. Refer to Table E.

Table E: Definition of Visual Magnitude of Change	
Magnitude of Change:	Definition:
High	Total loss or very substantial alteration of key views, and/or site may form a very large proportion of the view, and/or all of the site may be visible, and/or views of the site may be experienced over a long distance by high numbers of receptors, and/or views may be permanent and irreversible.
Medium-High	Substantial alteration of key views, and/or site may form a medium to large proportion of the view, and/or most of the site may be visible, and/or views of the site may be experienced over a moderate to long distance by moderate to high numbers of receptors, and/or views may be permanent and irreversible.
Medium	Moderate alteration of key views, and/or site may form moderate proportion of the view, and/or around half of the site may be visible, and/or views of the site may be experienced over a moderate distance by moderate numbers of receptors, and/or views may be permanent and irreversible.
Medium-Low	Moderate to minor alteration of key views, and/or site may form moderate to minor proportion of the view, and/or partial views of the site, and/or views of the site may be experienced over a moderate to short distance by moderate to low numbers of receptors, and/or views may be permanent and irreversible.
Low	Minor alteration of key views, and/or site may form small proportion of the view, and/or partial or obscured views of the site, and/or views of the site may be experienced over a short/local distance by low numbers of receptors, and/or views may be permanent and irreversible.
Negligible	Limited alteration of key views, and/or site may form very small proportion of the view, and/or limited views of the site, and/or views of

	the site may be experienced over a very short distance by a limited number of receptors, and/or views may be temporary, reversible, permanent or irreversible.

Assessment criteria used to assess visual effects

9.4.10 Receptor sensitivity and magnitude of change arising from the proposed development are combined using a combination of professional judgement and experience. Refer to Table F.

Table F: Scale of Effects

		Sensitivity					
		High	Medium-High	Medium	Medium-Low	Low	Negligible
Nature of Change	High	Very Substantial	Substantial	Substantial	Substantial-Moderate	Moderate	Negligible
	Medium-High	Substantial	Substantial	Substantial-Moderate	Moderate	Moderate	Negligible
	Medium	Substantial	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Negligible
	Medium-Low	Substantial-Moderate	Moderate	Minor-Moderate	Minor-Moderate	Minor	Negligible
	Low	Moderate	Moderate	Minor-Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

Assessment criteria used to assess scale of effects

9.4.11 Following identification of the sensitivity, extent and scale of the individual landscape and visual effects, the overall effects are combined with each other. A judgement is then made by identifying the most notable effects, after mitigation, resulting in the likely impacts of the proposed development. The definitions of the final statement of scale of effects are shown in Table G.

Table G: Definition of Scale of Effects	
Scale of impact:	Definition of predicted effects:
Substantial beneficial (positive) effect	The proposals would result in: • The scheme causing a notable improvement to the existing view • Successful mitigation providing notable improvements to landscape quality and character • Fitting in very well with the scale, landform and pattern of the existing landscape
Moderate beneficial (positive) effect	The proposals would result in:

	• The scheme causing a noticeable improvement to the existing view • Successful mitigation providing noticeable improvements to landscape quality and character • Fitting in well with the scale, landform and pattern of the existing landscape
Slight beneficial (positive) effect	The proposals would result in: • The scheme causing perceptible improvement in the existing view • Successful mitigation providing slight improvements to landscape quality and character • Fitting in with the scale, landform and pattern of the existing landscape
Neutral	The proposals would result in: • The scheme causing no discernible deterioration or improvement to the existing view • Mitigation that neither deteriorates or improves landscape • The scale, landform and pattern of the current landscape is broadly retained
Slight adverse (negative) effect	The proposals would result in: • The scheme causing a slight perceptible deterioration to the existing view • Almost wholly success in mitigating adverse effects • Not quite fitting the landform and scale of the landscape
Moderate adverse (negative) effect	The proposals would result in: • The scheme causing a noticeable deterioration to the existing view • Only partial mitigation of adverse effects • Variance to the existing landscape, out of scale or at odds with the local pattern and landform
Substantial adverse (negative) effect	The proposals would result in: • The scheme being immediately apparent causing notable deterioration to the existing view • No way of fully mitigating adverse effects • Considerable variance to the existing landscape, degrading the integrity of its overall character

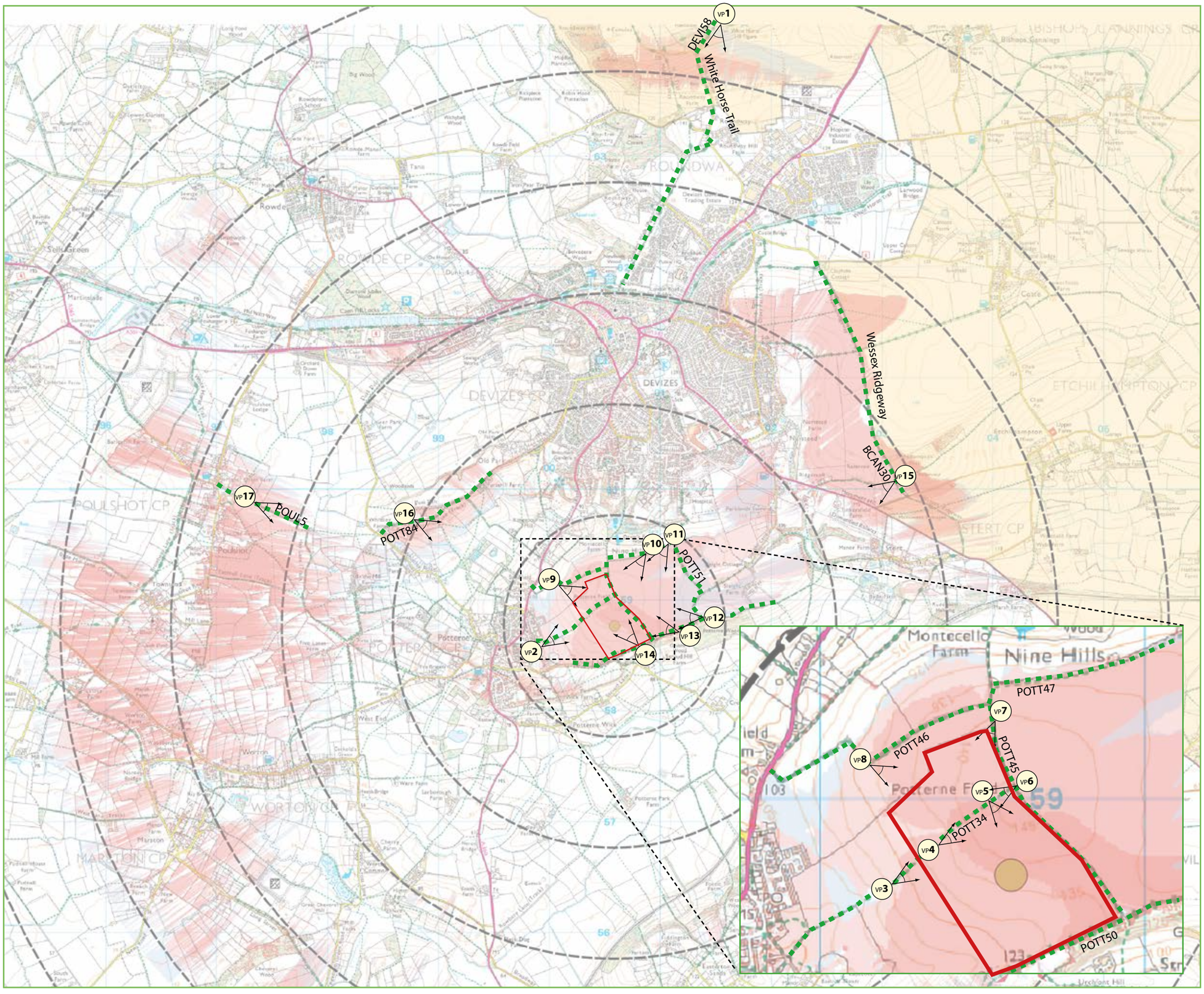
9.5 GLOSSARY OF TERMS

Characterisation	The process of identifying areas of similar landscape character, classifying and mapping them and describing their character.
Designated landscape	Areas of landscape identified as being of importance at international, national or local levels, either defined by statute or identified in development plans or other documents.
Elements	Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.
Geographical Information System (GIS)	A system that captures, stores, analyses, manages and presents data linked to location. It links spatial information to a digital database.
Green Infrastructure (GI)	Network of green spaces and watercourses and water bodies that connect rural areas, villages, towns and cities.
Indirect effects	Effects that result indirectly from the proposed project as a consequence of the direct effects, often occurring away from the site, or as a result of a sequence of interrelationships or a complex pathway. They may be separated by distance or in time from the source of the effects.
Iterative design process	The process by which project design is amended and improved by successive stages of refinement which respond to growing understanding of environmental issues.
Key characteristics	Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.
Land use	What land is used for, based on broad categories of functional land cover, such as urban and industrial use and the different types of agriculture and forestry.
Landform	An area, as perceived by people, the character of which is the result of the action and interaction of natural and /or human factors.
Landscape and Visual Impact Assessment (LVIA)	A tool used to identify and assess the likely significance or scale of the effects of change resulting from development both on the landscape as an environmental resource in its own right and on people's views and visual amenity.
Landscape Character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape Character Areas (LCA's)	These are single unique areas which are the discrete geographical areas of a particular landscape type.
Landscape Character Assessment	The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscape distinctive. The process results in the production of a Landscape Characterisation Assessment.
Landscape Effects	Effects on the landscape as a resource in its own right.
Landscape quality (condition)	A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas,

	the intactness of the landscape and the condition of individual elements.
Landscape receptors	Defined aspects of the landscape resource that have the potential to be affected by a proposal.
Landscape value	The relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons.
Magnitude (of effect)	A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.
Photomontage	A visualisation which superimposes an image of a proposed development upon a photograph or series of photographs.
Scoping	The process of identifying the issues to be addressed by an EIA. It is a method of ensuring that an EIA focuses on the important issues and avoids those that are considered to be less significant.
Sensitivity	A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.
Significance	A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic. Only applicable to Proposed Developments screened as requiring a full Environmental Impact Assessment.
Susceptibility (or vulnerability)	How susceptible or vulnerable the landscape receptor is to accommodate the proposed development without undue negative consequences for the maintenance of the baseline situation
Time depth	Historical layering – the idea of a landscape as a 'palimpsest, a much written –over manuscript.
Tranquillity	A state of calm and quietude associated with peace, considered to be an important asset of landscape.
Visual amenity	The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.
Visual effects	Effects on specific views and on the general visual amenity experienced by people.
Visual receptors	Individuals and/or defined groups of people who have the potential to be affected by a proposal.
Visualisation	A computer simulation, photomontage or other technique illustrating the predicted appearance of a development
Zone of Theoretical Visibility (ZTV)	A map, usually digitally produced, showing areas of land within which a development is theoretically visible.

10 APPENDIX B - FIGURES

Figures



KEY

- Study Site
- Public Rights of Way (PRoW)
- Viewpoint Location/Direction
- AONB/ National Landscape

Zone of theoretical Visibility (ZTV) generated using 1m Digital Surface Model (DSM) LiDAR data

Areas coloured red demonstrate theoretical visibility of proposed residential dwellings modelled at a height of 3m above ground level, with an observer height of 1.6m up to 6km radius from the site.

- Zone of theoretical visibility - Modelled at 3 metres to top of solar panels height
- Km radii from study point
- Assessment point centred on proposed built form
- Central site point for Km Radii

N

SCALE: **NTS**

Project Name:
One Tree Hill, Potterne

MHP Reference:
24001

Revision:	Status:	Date:
	V1	15/04/2024

Figure 1 Site Location, Designations, Viewpoint Locations and Context
24001 One Tree Hill, Potterne

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

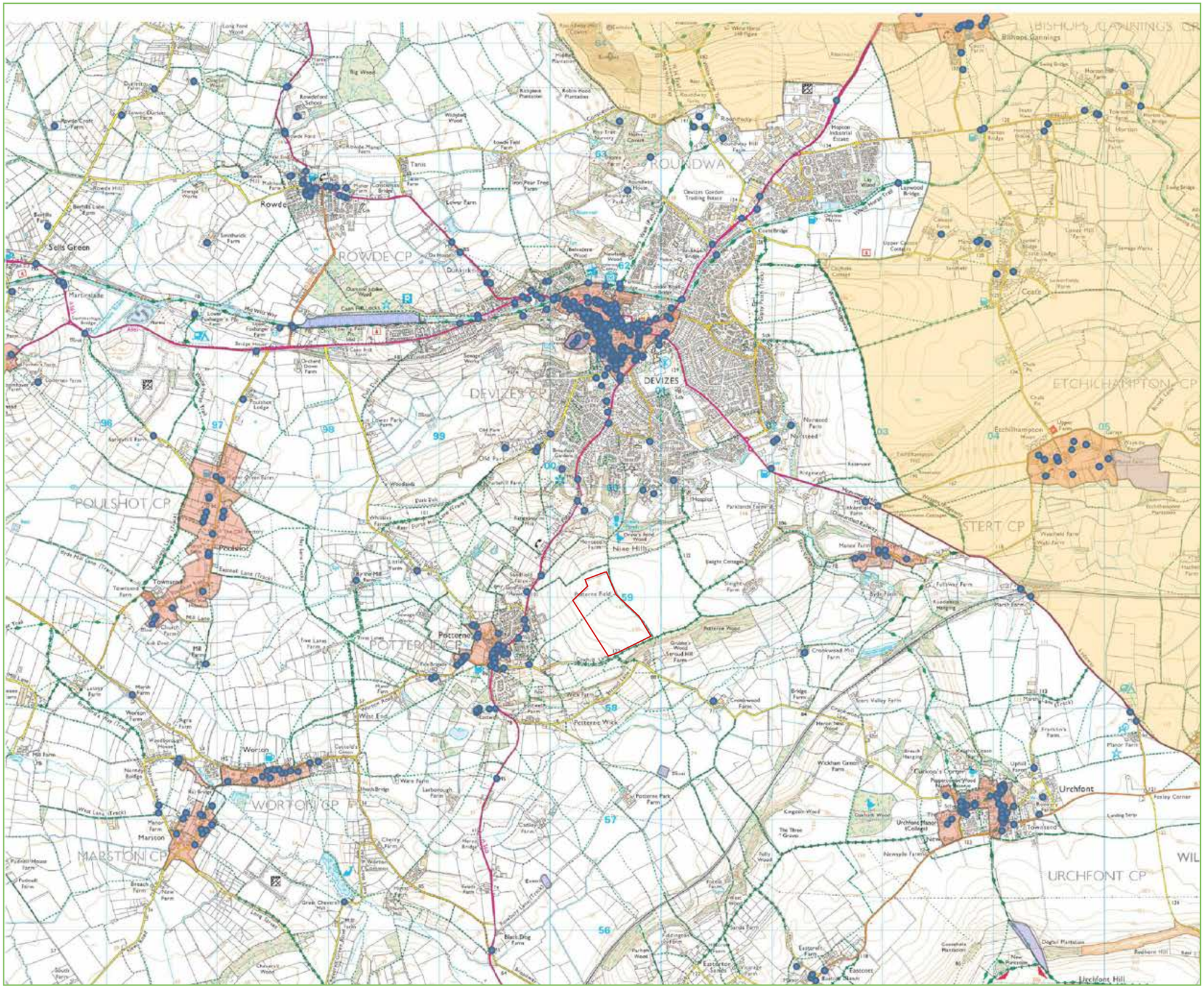


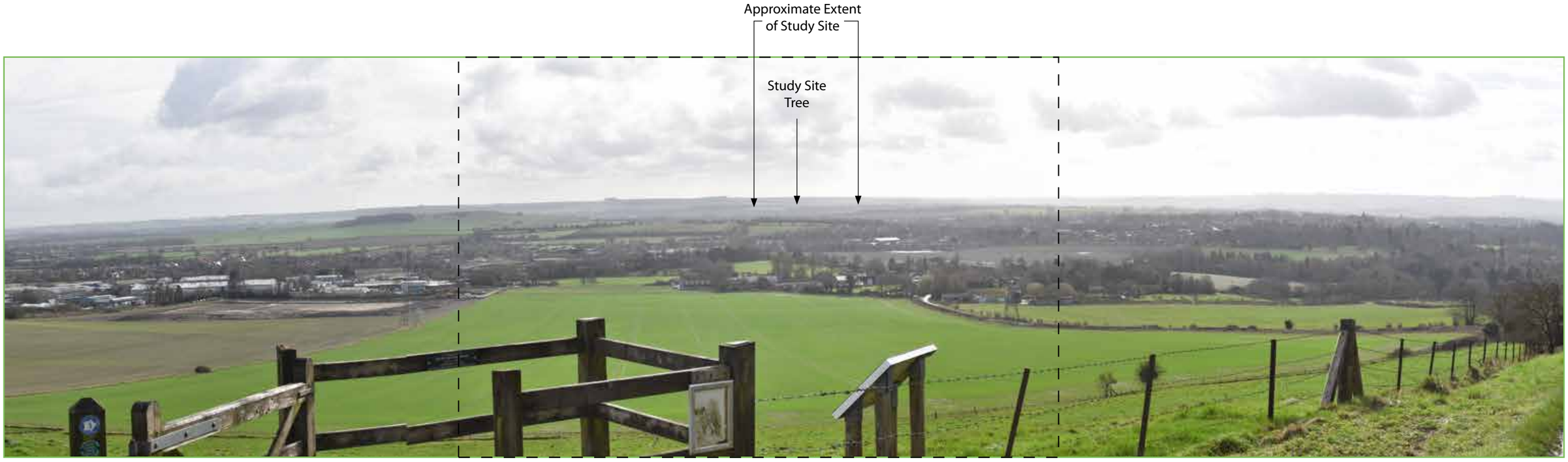
Figure 2 Site Location, Designations and Context
24001 One Tree Hill, Potterne

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Figure 3 Viewpoint Photograph 1 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking south

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp



Extent of Single Frame View

Figure 4 Viewpoint Photograph 1 - Panoramic for Context

24001 One Tree Hill, Potterne

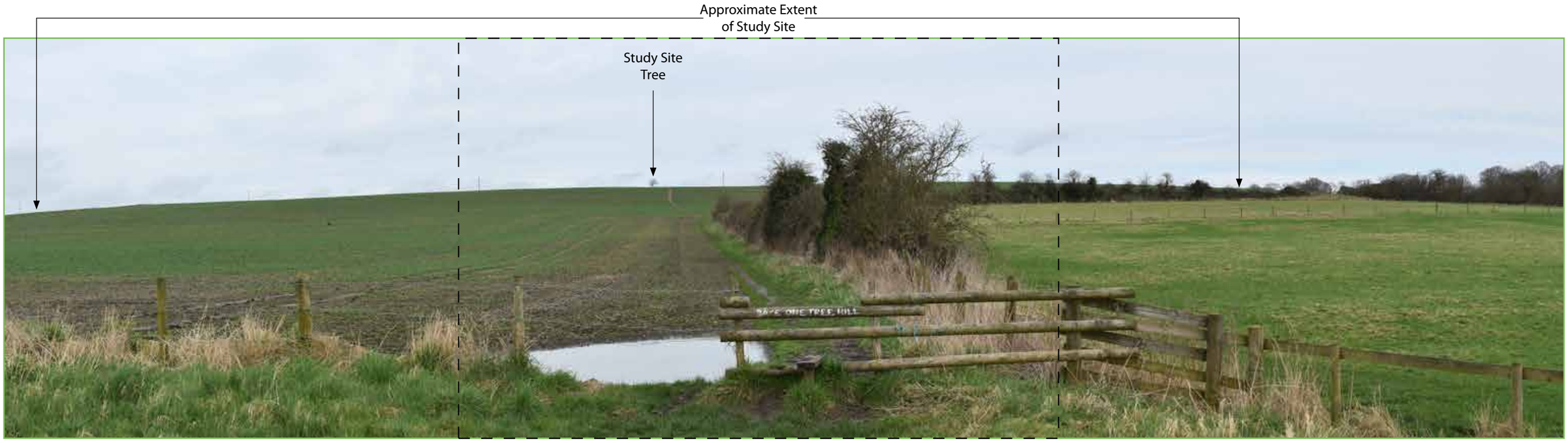
Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking south

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE

Figure 5 Viewpoint Photograph 2 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking north east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp



Extent of Single Frame View

Figure 6 Viewpoint Photograph 2 - Panoramic for Context

24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking north east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE

Figure 7 Viewpoint Photograph 3 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking north east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Approximate Extent of Study Site

Extent of Single Frame View

Approximate Extent of Study Site

Extent of Single Frame View

Figure 8 Viewpoint Photograph 3 - Panoramic for Context
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking north east

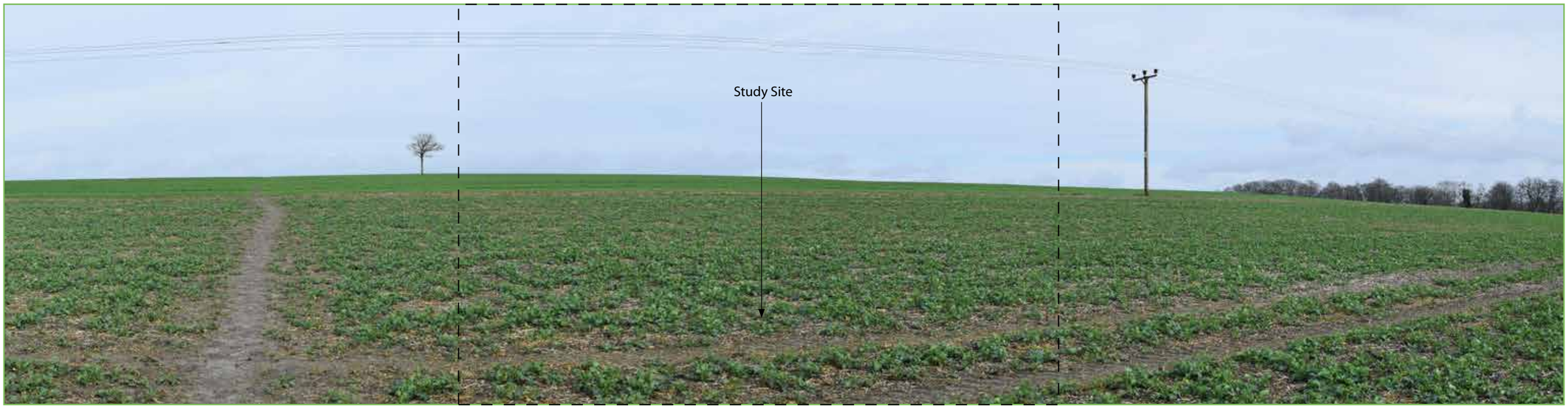
LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Figure 9 Viewpoint Photograph 4 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking north east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Study Site



Extent of Single Frame View

Study Site

Extent of Single Frame View

Figure 10 Viewpoint Photograph 4 - Panoramic for Context
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking north east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Figure 11 Viewpoint Photograph 5 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking south east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Study Site

Study Site

Study Site

Study Site

Extent of Single Frame View

Figure 12 Viewpoint Photograph 5 - Panoramic for Context
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking south east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Figure 13 Viewpoint Photograph 6 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Extent of Single Frame View

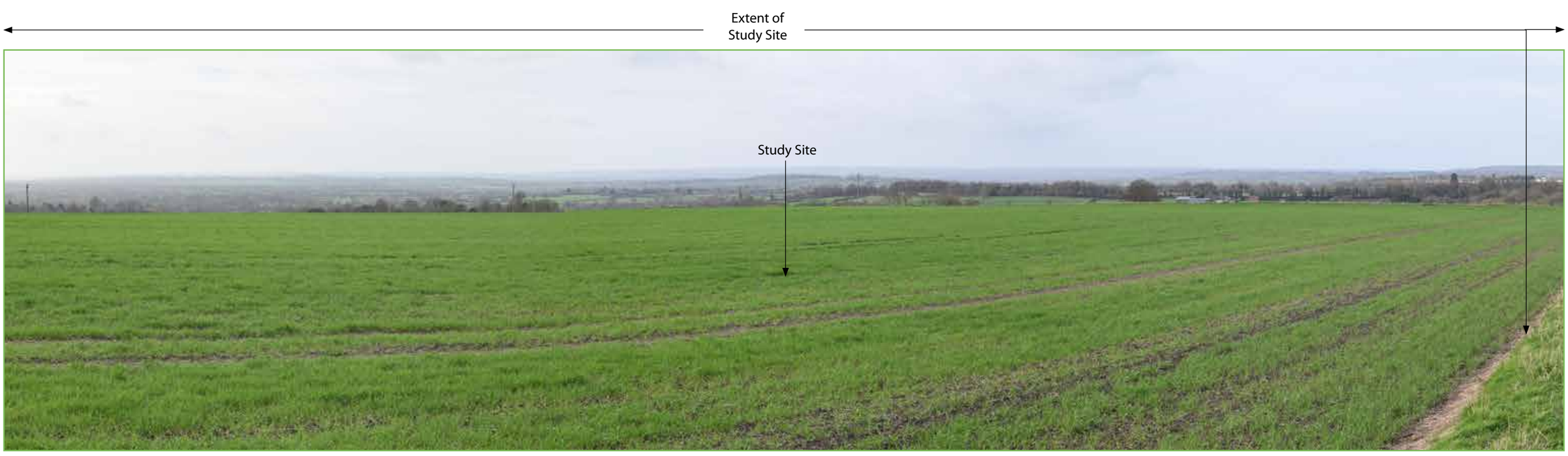


Figure 14 Viewpoint Photograph 6 - Panoramic for Context
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

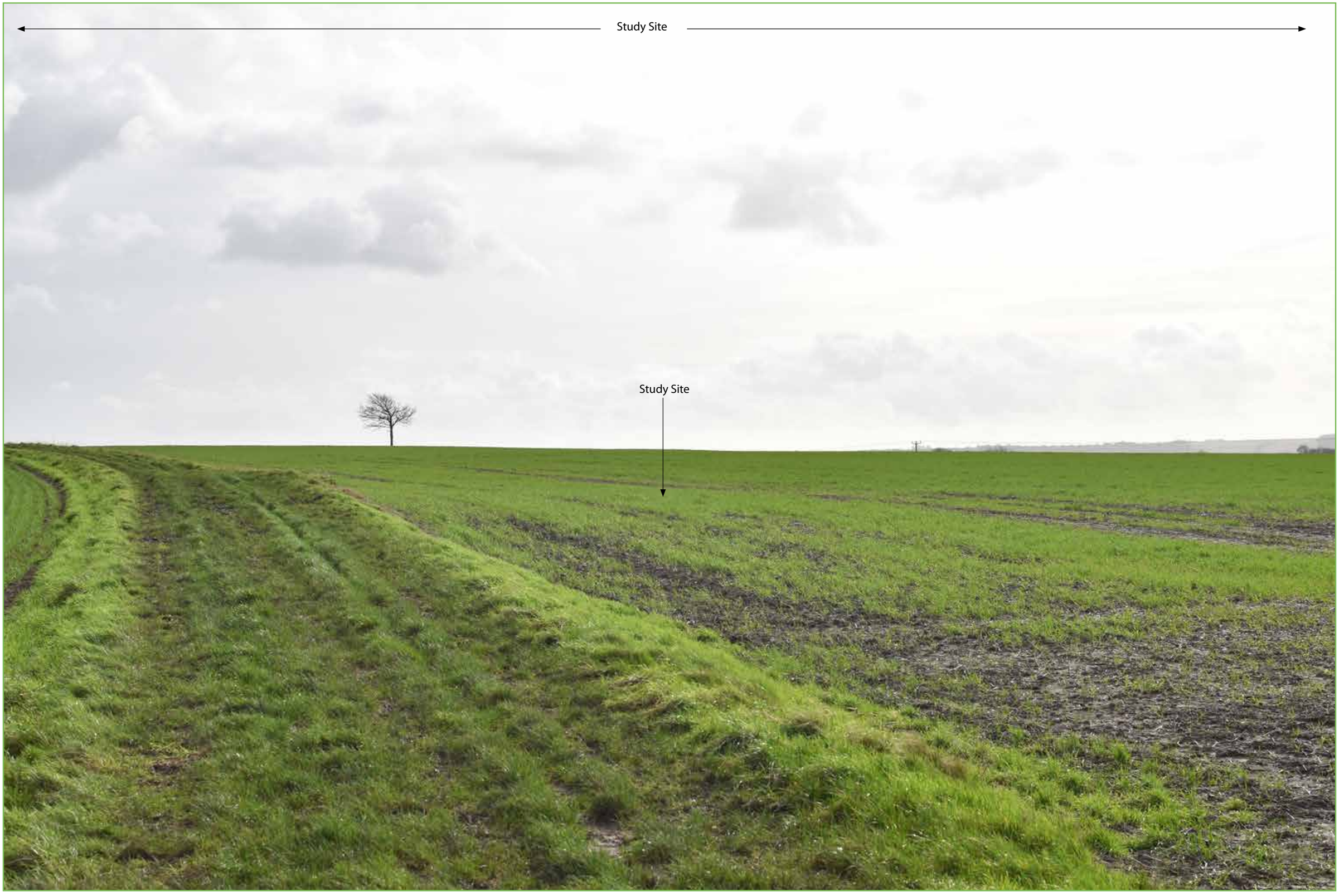


Figure 15 Viewpoint Photograph 7 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

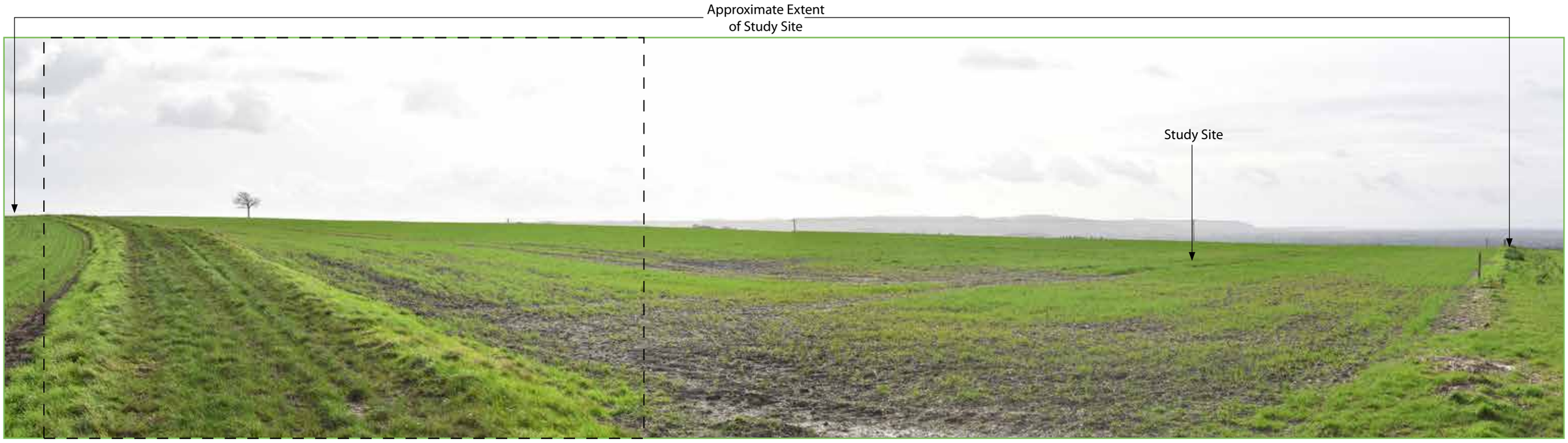


Figure 16 Viewpoint Photograph 7 - Panoramic for Context
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Figure 17 Viewpoint Photograph 8 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking north east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Approximate Extent
of Study Site

Extent of Single Frame View

Approximate Extent
of Study Site

Figure 18 Viewpoint Photograph 8 - Panoramic for Context
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking north east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Figure 19 Viewpoint Photograph 9 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking north east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Approximate Extent
of Study Site

Extent of Single Frame View

Figure 20 Viewpoint Photograph 9 - Panoramic for Context
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking north east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

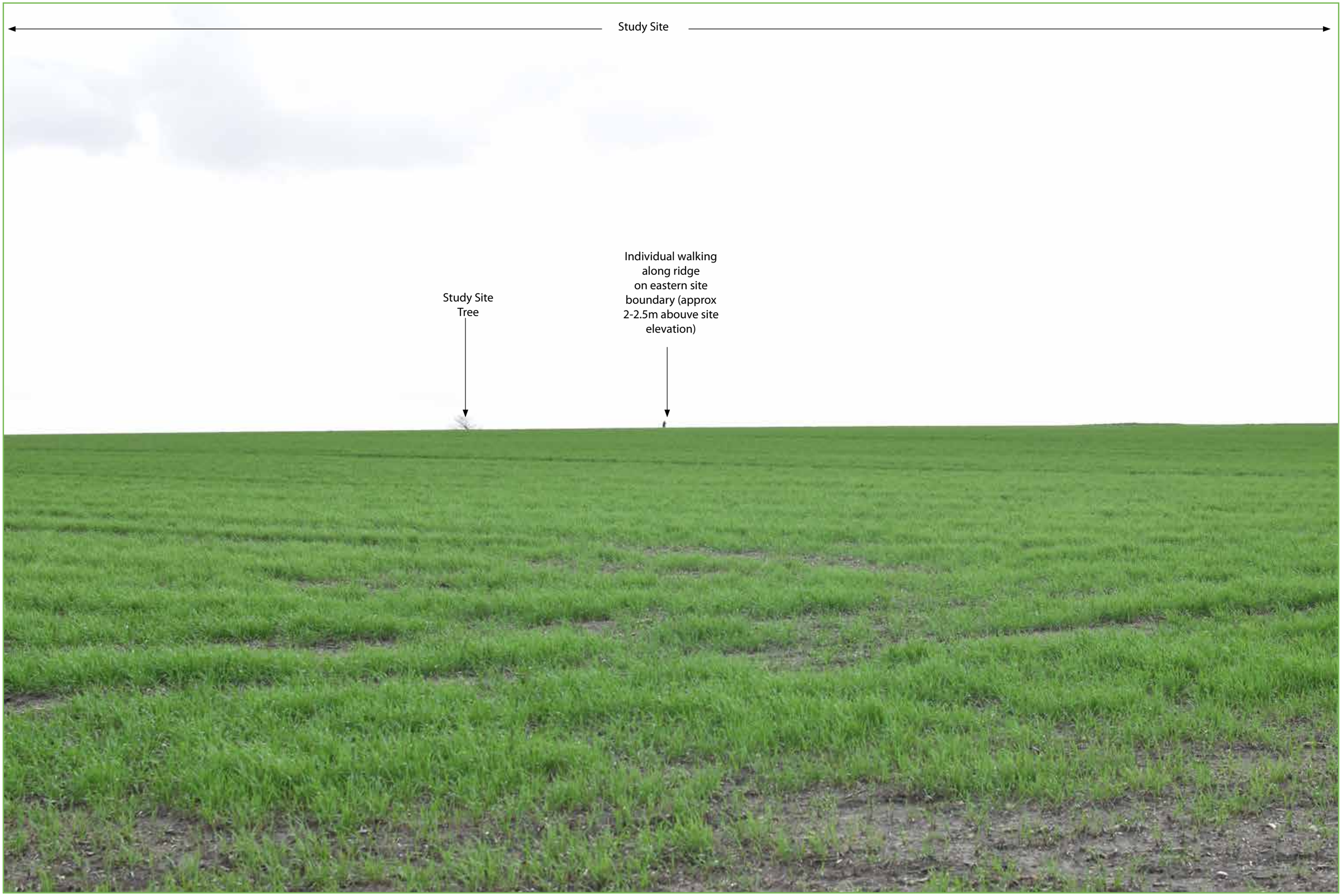


Figure 21 Viewpoint Photograph 10 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

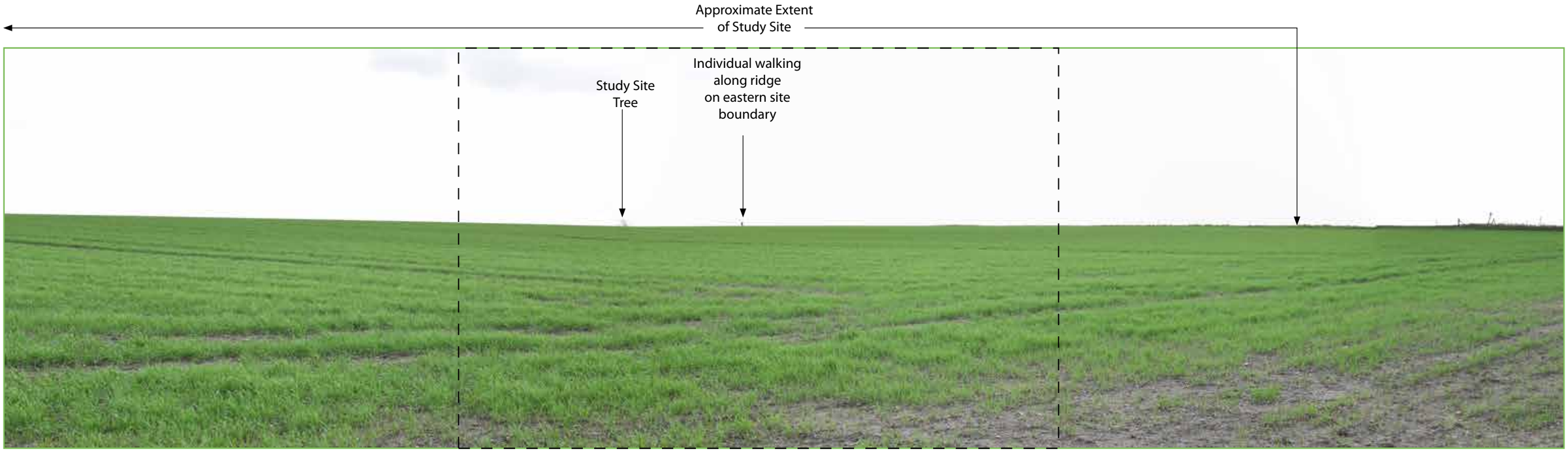


Figure 22 Viewpoint Photograph 10 - Panoramic for Context
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

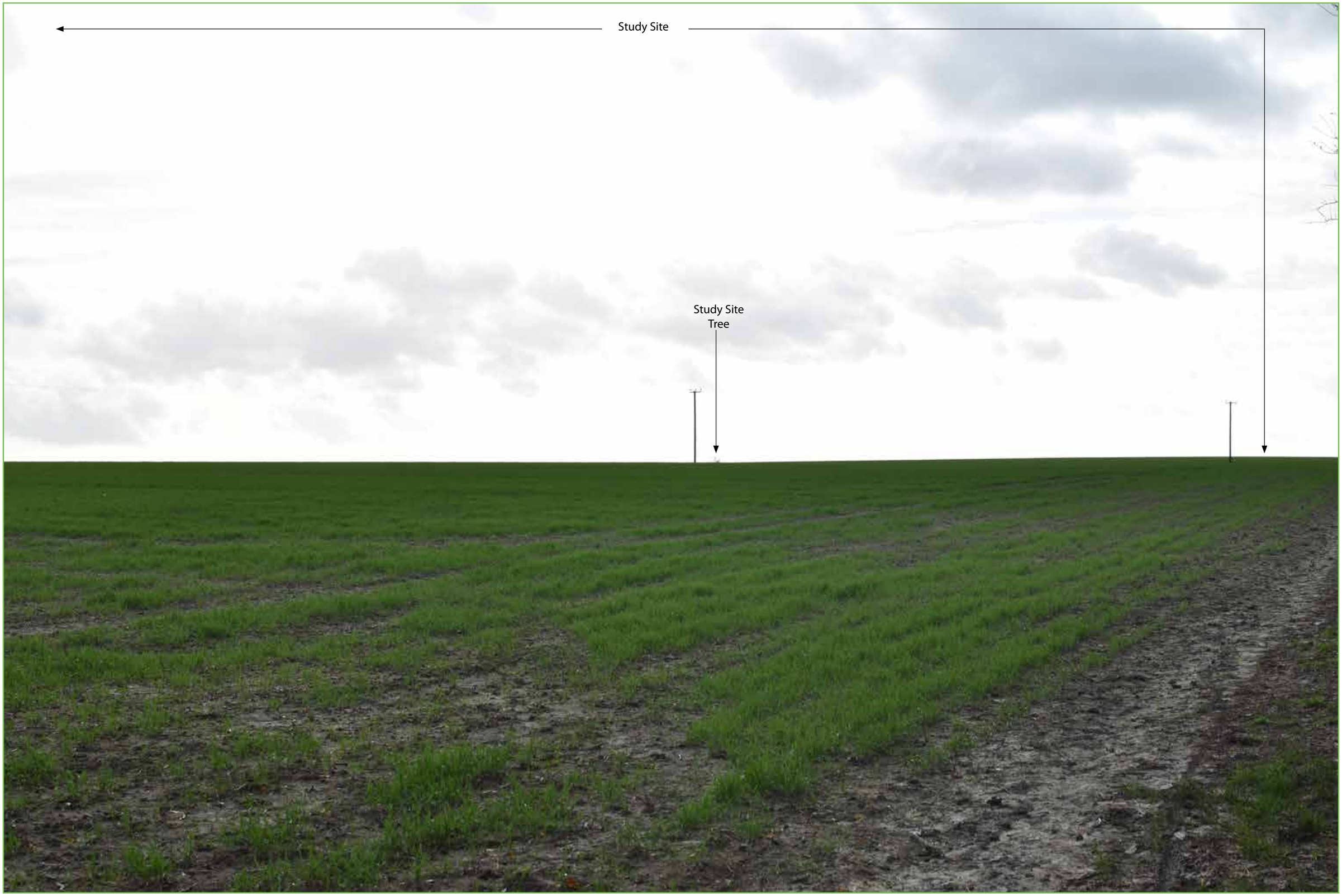
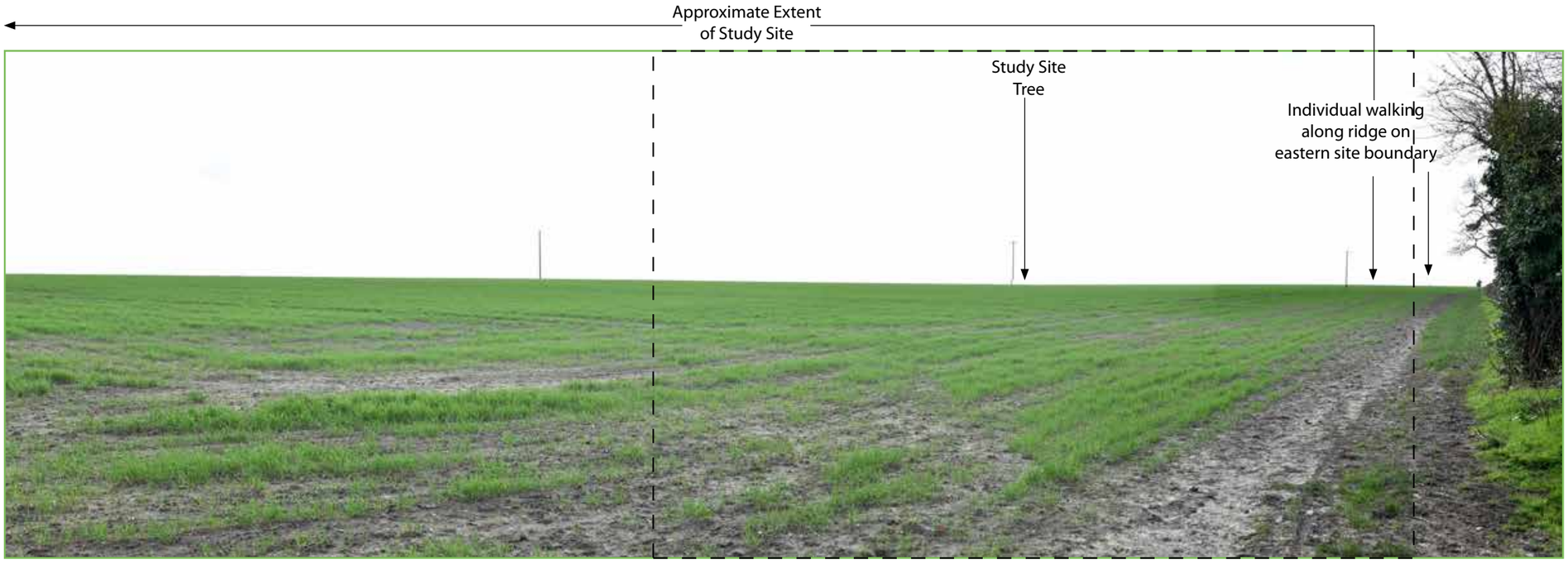


Figure 23 Viewpoint Photograph 11 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp



Extent of Single Frame View

Figure 24 Viewpoint Photograph 11 - Panoramic for Context

24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE

Figure 25 Viewpoint Photograph 12 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

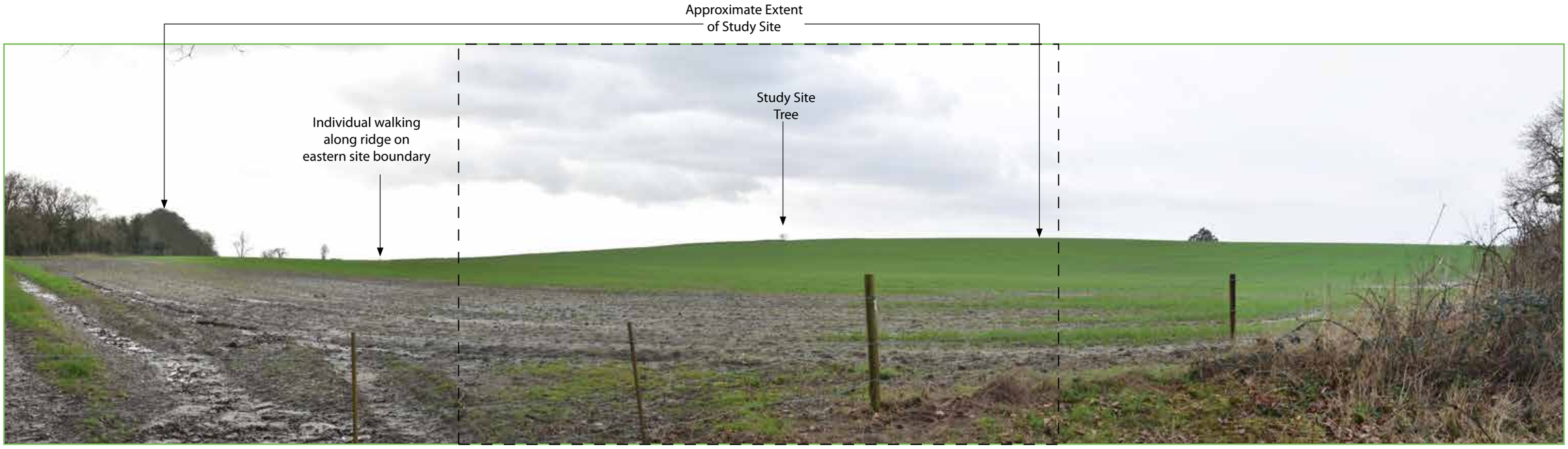


Figure 26 Viewpoint Photograph 12 - Panoramic for Context
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Figure 27 Viewpoint Photograph 13 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Extent of Single Frame View

Figure 28 Viewpoint Photograph 13 - Panoramic for Context

24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE

Figure 29 Viewpoint Photograph 14 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking north west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Study Site

Extent of Single Frame View

Figure 30 Viewpoint Photograph 14 - Panoramic for Context

24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking north west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE

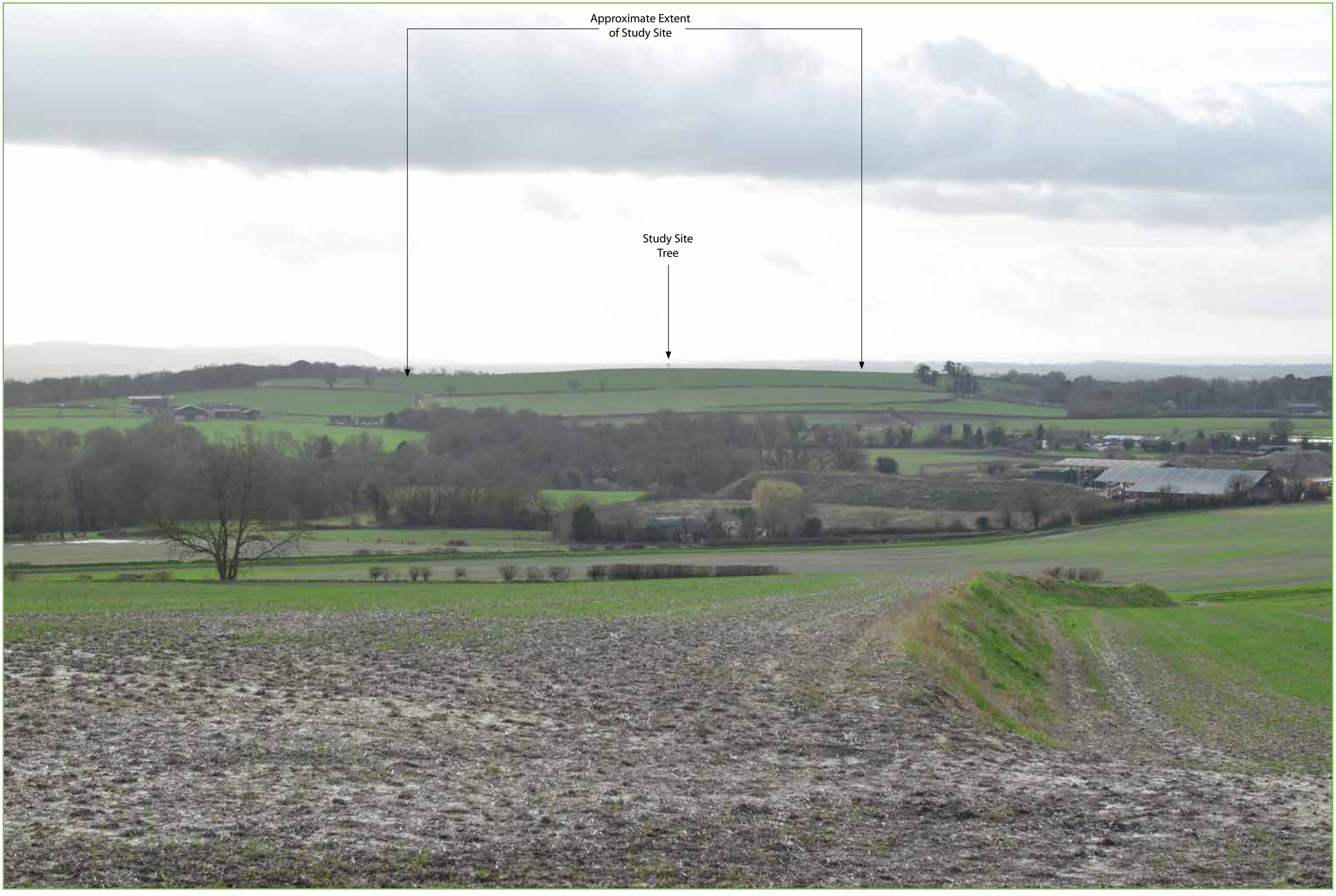
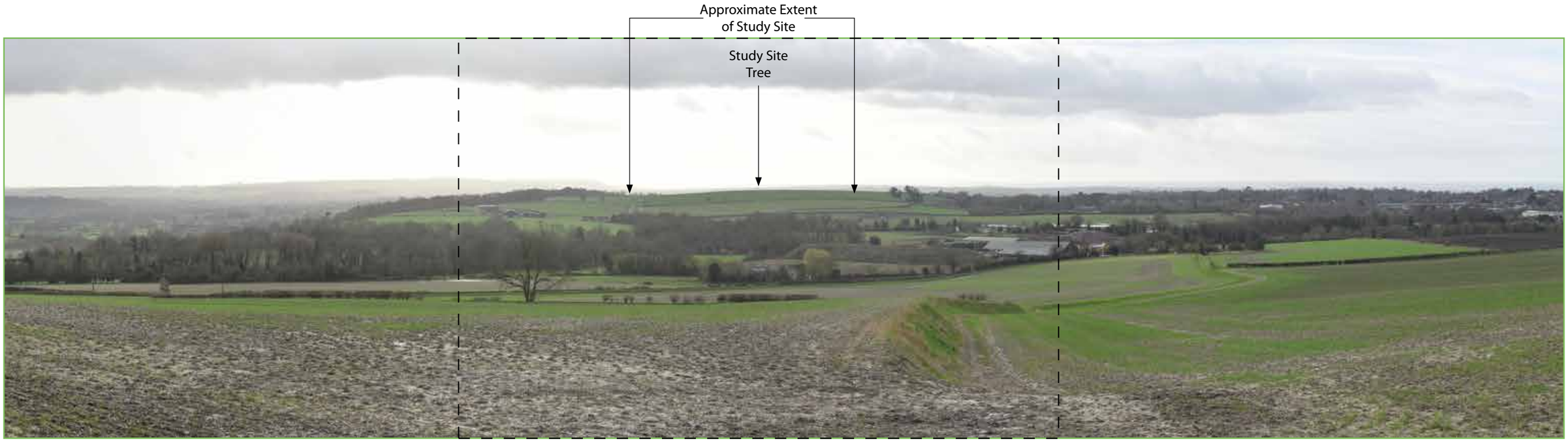


Figure 31 Viewpoint Photograph 15 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp



Extent of Single Frame View

Figure 32 Viewpoint Photograph 15 - Panoramic for Context

24001 One Tree Hill, Potterne

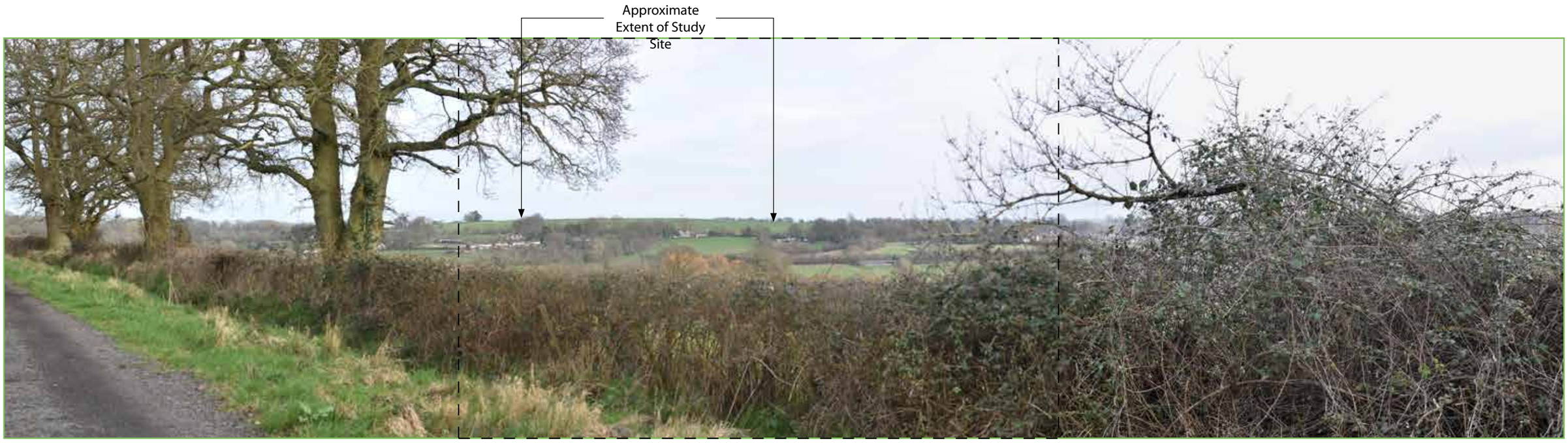
Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking south west

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE

Figure 33 Viewpoint Photograph 16 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking south east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp



Extent of Single Frame View

Figure 34 Viewpoint Photograph 16 - Panoramic for Context

24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking south east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE

Figure 35 Viewpoint Photograph 17 - Single Frame View
24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	39.6°
Image captured:	FEB 2024	Direction of view:	Looking south east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE
mhp

Extent of Single Frame View

Figure 36 Viewpoint Photograph 17 - Panoramic for Context

24001 One Tree Hill, Potterne

Visualisation Type:	Type 1	Camera Make/Model:	Nikon D3500
Projection:	Planar	Camera Lens:	Nikon DXPrime 35mm
Enlargement factor:	100% @A3	HFoV:	N/A
Image captured:	FEB 2024	Direction of view:	Looking south east

LANDSCAPE ARCHITECTURE
MASTERPLANNING
ARBORICULTURE