

Landscape Sensitivity and Capacity Assessment for: Lowesdon Works - Site 1: Lambourn Business Park

WEST BERKSHIRE COUNCIL CAPACITY STUDY 2022 RECORD SHEET

Site	Lowesdon Works – Site 1: Lambourn Business Park
Date of site survey	16 th January 2022
Surveyors	LA
Weather/visibility	Low cloud
LCA	North Wessex Downs AONB Integrated Landscape Character Assessment 2002 West Berkshire Landscape Character Assessment 2019 Landscape Character Appraisal to inform the Lambourn Neighbourhood Development Plan 2020

West Berkshire Landscape Character Assessment 2019 the site is located within *WDI: Shefford Wooded Downland*

Key Characteristics

- Strong rolling landform with scarp and dipslopes, underlain by a chalk plateau
- Mixed farmland, divided into large-scale fields bound by mature hedgerows and broken up by blocks of woodland
- Ridgetop woodlands and calcareous grasslands form important semi-natural habitats
- Visible archaeological remains from various eras of history
- Sparse settlement, comprising hamlets and scattered farms, cottages and stud farms
- Access via a variety of routes, including motorway and major roads contrasting with a network of rural lanes, byways, tracks and footpaths
- Sheltered, wooded character restricts views and creates an enclosed landscape which contrasts with panoramic views experienced from vantage points
- A traditional rural landscape with few modern intrusions

Valued Features and Qualities

- Nationally valued landscape which forms part of the North Wessex Downs AONB
- Well-wooded character, including areas of ancient semi-natural woodland
- Nationally and locally designated semi-natural habitats
- Strong rural character due to sparse settlement and limited modern influences
- Frequent archaeological features which create a strong sense of time-depth
- Expansive open views from higher ground
- Sense of enclosure and high levels of tranquillity

Detractors

- Over intensification of arable farming practices
- Lack of appropriate woodland management in some areas
- Noise and visual pollution created by the M4
- Ongoing pressure for development

- Increased traffic near Membury motorway service area as well as on the rural lane road network
- Localised modern intrusions on the landscape

Landscape Strategy

- Conserve and enhance the special qualities of the nationally designated landscape of the North Wessex Downs AONB
- Conserve woodland, trees and hedgerows within the landscape
- Protect and enhance semi-natural habitats including lowland calcareous grassland
- Conserve historic features within the landscape
- Conserve the sparsely settled and rural character of the landscape
- Conserve characteristic winding lanes and extensive Public Rights of Way (PRoW)

North Wessex Downs AONB LCA 2002 – The site is located within *LCA2C: Lambourn Wooded Downs*

Key Characteristics

- Strongly rolling chalk plateau landform incised by dry valleys with Clay-with-flint deposits capping higher sections of the plateau and softening landform
- A mosaic of woodland/mixed arable and pasture farmland. Large scale fields bounded by hedgerows, thick shelterbelts and distinctive ridge top woodlands. Unimproved chalk grassland retained on steep slopes
- Field patterns reflecting both formal and informal post medieval enclosure, plus many valley side woodlands which show signs of informal intakes by assarting
- High proportion of ancient semi-natural woodlands including ash-hazel coppice, with a rich ground flora
- A distinct landscape pattern around Woodlands St Mary and Lambourn Woodlands with a regular patterning of rectilinear fields, broad shelterbelts and ridge woodlands
- Isolated individual Bronze Age round barrows on ridgelines and a large prominent Iron Age Hillfort at Membury
- Settlement pattern typical of a wood pasture landscape, characterised by a high density of regularly spaced farmsteads, hamlets and loose collections of buildings along Roman Road, with few villages. Built form includes red brick, flint and render, weatherboard, tile and thatch
- A large number of equestrian centres, stud farms and increasing number of pony paddocks

Key Management Requirements

The overall management objective is to conserve and enhance the quiet rural character of the Lambourn Wooded Downs. Key features to be conserved and enhanced are the open downland summits and views contrasting with the strong wooded horizons, historic features including archaeological sites, the historic field pattern and road and lane network. The wooded pattern and character of the landscape is a key characteristic and there are opportunities for reintroduction of management (coppicing) to the ancient and semi-natural woodlands, sympathetic management of commercial forestry plantations and restoration of hedgerows. Remnant chalk grassland is a feature along steep slopes and should be conserved with opportunities for habitat restoration to link existing isolated sites. The distinctive pattern of settlements with dispersed farmsteads, hamlets and loose collections of buildings should be maintained.

North Wessex Downs AONB Management Plan 2019-2024

Key development issues with the potential to have significant influence on the special qualities of the AONB

- The loss of rural character through suburbanising influences from new development (new fencing, lighting, signage, parking areas, paved footpaths, loss of native hedgerows and creation of new garden areas)
- Impact on dark skies and tranquillity of high-powered external lighting, especially where poorly directed or in an exposed location (not usually subject to planning control)
- Potential for certain forms of development to intrude on the wider landscape, including masts, pylons, wind turbine developments, photovoltaic schemes, and minerals and waste schemes, threatening the landscape quality, heritage assets, and the sense of remoteness and tranquillity
- Unsuitable development of redundant previously developed and part-developed sites within the North Wessex Downs, especially redundant airfields and military sites (e.g. Wroughton), and the impact upon landscape quality and heritage assets
- New developments at the junction of the M4 and A34 or along their corridors which spread the impact from development yet further into the undeveloped parts of the AONB
- Development that results in a material loss of tranquillity and/ or impact on the dark night skies within the North Wessex Downs or its setting.
- Development that does not provide for or support existing Green Infrastructure.

Landscape Character Appraisal to inform the Lambourn Neighbourhood Development Plan 2020

This appraisal provides a more detail assessment of the landscape of Lambourn Parish. The site is located within Wooded Downland (LCA2), described as an area comprising of arable fields and multiple stands of woodland that very likely formed a much bigger area of continuous woodland. Recommendations to plan, manage and protect distinctiveness of LA2 are as follows:

- Ensure that the SSSIs within the LCA remain in 'favourable' condition, and that grassland habitats are conserved and enhanced
- Conserve and enhance biodiversity value of the area through protection of the SSSI, LWS and priority habitats within this LCA and seek opportunities for maintaining/enhancing connectivity between these sites/ habitats
- Protect the rural setting and secluded nature of settlements and farmstead
- The settlement pattern throughout the area is dispersed and very low density; its character is enclosed and in harmony with the landscape

Landscape Designations

North Wessex Downs AONB

VISUAL SENSITIVITY

General visibility	Population	Mitigation potential
<p>Views into the site from: Public Right of Way: (LAMB/20/3) transverses the site on an east-west alignment B4000: from south and west at Lyedowns Entrance of driveway to Lambourn Business Park Rooksnest Cottages (No 1)</p>	<p>Types of viewers: Walkers on PRow Vehicle travellers on B4000 Residents Users of existing PEA</p>	<p>Opportunities for mitigation and landscape compatibility of mitigation: A wooded downland landscape character area, where woodland and tree planting could be used as a mitigation measure to integrate development proposals into the landscape</p>
<p>Views out of the site to: Adjacent woodland to the north and east descending landform with grazed grassland to the west and south, leading across to Membury PEA and further to distant wooded horizons B4000 to the south Adjacent dwelling (No 1 Rooksnest Cottages)</p>	<p>Magnitude of viewers (level of use and popularity): Located within AONB, would expect relatively high level of use Adjacent dwelling (No 1 Rooksnest Cottages)</p>	<p>Impacts of mitigation: Could relate and integrate with existing surrounding landscape and vegetation pattern, enhancing the landscape character of the area</p>
<p>Does the site form part of a skyline? Yes</p>	<p>Visual perceptions (activity and expectations of local visual receptors): AONB – expectations high of rural landscape</p>	
<p>Panoramic views: Yes, from western and southern site boundary, across landscape to far horizons within AONB</p>		
<p>Landmark features: None</p>		
<p>Sensitivity score: High</p>	<p>Sensitivity score: Medium/high</p>	<p>Sensitivity score: Low</p>
<p>Visual sensitivity score: Medium</p>		
<p>Additional comments: Due to the landform and elevated location, this allows the outer western and southern part of the site to be visible from the wider landscape to the south and west. This contrasts with any potential views from the north and east which are immediately terminated by the adjacent woodlands</p>		

LANDSCAPE SENSITIVITY

Natural factors	Cultural factors	Perceptual features
<p>Topography and landform: Occupying a location on a flat elevated gentle spur as part of the gently rolling landscape typical of the North Wessex Downs AONB</p>	<p>Boundary features other than vegetation: None</p>	<p>Tranquillity – Noise levels: Occasional vehicular noise from vehicles accessing existing PEA Constant traffic noise from the busy B4000 and M4 further to the south</p>
<p>Geological features: None</p>	<p>Historic landscapes: The site formed part of a number of dispersed WWII camps around Membury Airfield. Membury was authorised as an airfield in 1941, and used by the USAAF from 1942, being handed back to the RAF from 1945-46. Around the airfield itself were 12 dispersed sites with various functions. The Business Park (the site) was Site No 2. None of the buildings are listed, although they do contain heritage interest due to their historic link with WWII</p>	<p>Tranquillity – Visual intrusion / detractors: Existing PEA constitutes a mix of poor quality (although of cultural value) buildings with an adhoc character. The rest of the site has a poor-quality disused character with disused buildings and piles of materials from buildings which have been recently demolished. The southern part of the site is of better quality with areas of grass, hedgerows and a small wooded area</p>
<p>Soil quality: Slightly acid loamy and clayey soils with impeded drainage, fertility: moderate to high Agricultural Land Classification: Grade 2 (very good)</p>	<p>Parkland features: None</p>	<p>Tranquillity – Light pollution/dark skies: Mid way between bright and dark – 1-2 (Nano Watts/cm2/sr) Main light pollution comes from Membury Services – 8-16 (Nano Watts/cm2/sr), located at a distance of circa 0.5km from the site</p>
<p>Water features: None</p>		
<p>Landcover and land use: Main western area rough grassland with three small ex WWII buildings dispersed along and towards the western site boundary, with a grass track access to the most southerly one Eastern area (existing PEA) mix of buildings and hardstanding for storage, vehicle movement and parking Access driveway (non-PEA) – Tarmac Fragmented PEA: recently demolished building, remaining area as rough compacted ground Southern area includes amenity grassland, small wooded</p>	<p>Conservation Area: None</p>	

Landscape Sensitivity and Capacity Assessment for potential employment areas within West Berkshire

area. hedgerows and semi-grassed compound		
<p>Tree belts, individual trees and riverside trees: Western boundary defined by an intermittent tree belt Existing PEA includes groups of trees</p>	<p>Landscape features of LCA:</p> <ul style="list-style-type: none"> • Forms part of the nationally valued North Wessex Downs AONB landscape • Many Public Rights of Way • Mixed farmland, divided into large-scale fields bound by mature hedgerows and broken up by blocks of woodland • Sheltered, wooded character restricts views and creates an enclosed landscape which contrasts with panoramic views experienced from vantage points • Well-wooded character, including areas of ancient semi-natural woodland • High proportion of ancient semi-natural woodlands including ash-hazel coppice, with a rich ground flora • A distinct landscape pattern around Woodlands St Mary and Lambourn Woodlands with a regular patterning of rectilinear fields, broad shelterbelts and ridge woodlands 	
<p>Hedgerows and hedgerow trees: Northern, western and southern site hedgerows also including the occasional tree separates the existing PEA from the rest of the main site Driveway enclosed by field hedgerow along western boundary</p>	<p>Built form: A number of modified ex-military buildings as part of a previous WWII camp Eastern area: (as part of existing PEA) contains a number of single storey sheds with irregular footprints surrounded by hard standing Western area: (outside PEA) loose line of small camp buildings(redundant) surrounded by grass and some scrub</p>	<p>Accessibility by public footpath: One PRoW (footpath: LAMB/20/3) transverses the site</p>
<p>Woodland and copses: Small wooded area within southern part of site</p>	<p>Setting of listed buildings: None</p>	<p>Open access areas: None</p>
<p>Wetland and meadow: None evident</p>	<p>Scheduled Monuments: None</p>	<p>Recreational areas: None</p>

Landscape Sensitivity and Capacity Assessment for potential employment areas within West Berkshire

<p>Common land: None</p>	<p>Pattern of Protected Employment Area: The buildings within the eastern part of the site are covered by the PEA designation. A smaller fragmented area to the east of the driveway is also covered by a PEA designation</p>	<p>Aesthetic sensitivity - Elements of openness/enclosure: Along the eastern edge, the existing woodland creates enclosure to the site, while to the south and west, the site is more open to the adjacent wider agricultural landscape</p>
<p>Heathland: None</p>	<p>Contribution of private gardens to landscape character: None</p>	<p>Aesthetic sensitivity – landscape pattern: A pattern with a matrix of woodland and hedged fields. The woodland includes broadleaf and conifer grown for extraction. Well served by PRoW</p>
<p>Other significant vegetation cover: None</p>	<p>Cultural associations: Originally one of twelve fragmented WWII army camps, serving Membury airfield</p>	
<p>Priority Habitats/BAP/Phase I records: None The site boundary hedgerows would qualify as 'important' as regard to The Hedgerows Regulations 1997</p>	<p>Features of cultural importance: Remaining WWII buildings</p>	
<p>Presence of SSSI/SINC/local wildlife designation/Semi-Natural Ancient Woodland: None on site Two areas of ancient woodland located within vicinity, to the north circa 100m (Great Noakes Copse) and to the east: Ox Wood at circa 200m</p>		
<p>Sensitivity score: Low</p>	<p>Sensitivity score: Medium</p>	<p>Sensitivity score: Medium</p>
<p>Landscape sensitivity score: Medium/low</p>		
<p>Additional comments:</p>		

Relationship with the wider landscape/Protected Employment Area

Adjacent Protected Employment Area (PEA)

The site includes the whole of the existing PEA

Character of the Protected Employment Area (PEA)

Lowesdon Works PEA is characterised by modified ex WWII single storey buildings as stated by WBC Archaeology Service date (05/08/2021) in response to planning application 21/01766/COMIND... *They formed part of what was a dispersed site around Membury Airfield, constructed during the Second World War. Several airfields were created in Berkshire; Membury was authorised as an airfield in 1941, and used by the USAAF from 1942, being handed back to the RAF from 1945-46. Around the airfield itself were 12 dispersed sites with various functions. The Business Park was Site No 2, Communal, as is shown on a plan of 1944. Each building is numbered and named. From this source, it would appear that during the war, these were the uses of the Business Park Units: 1 (marked as 167) Dining Room 3 (marked as part of 156) Grocery and Provision Store 9 (marked as 160) Sergeants' Mess Business Park Units 4 and 5 do not appear to have been present on the 1944 plan but I would like their origin confirmed. These buildings, though altered since their original construction, contain heritage interest due to their historic link with the internationally important event of the Second World War*

The PEA now has a mix of businesses, with mainly informal areas of hardstanding for adjacent car parking. The buildings are low lying single storey buildings with pitched roofs, many are in a poor state of repair. Some recently have been knocked down, giving the overall character of the PEA a degraded appearance

Presence in a floodplain:

No

Relationship with adjacent wider countryside:

The site is enclosed along the eastern and northern periphery by woodland, which contrasts with the open landscape to the west which contains medium sized fields of grassland bounded by hedgerows.

Character of adjacent village(s)/towns:

The site is separate from any villages or towns, with Lambourn located circa 2.7 km from the site. The B4000 is characterised by a number of intermittent residential properties and farmsteads, with a more concentrated collection of properties at the junction of the B4000 and Hilldrop Lane, circa 200m from the site boundary

Historic links with the wider area if known:

As part of one of twelve WWII sites around Membury Airfield, would therefore have cultural links with wider area

Ecological links with the wider area if known:

None known











Recreational links with the wider area:

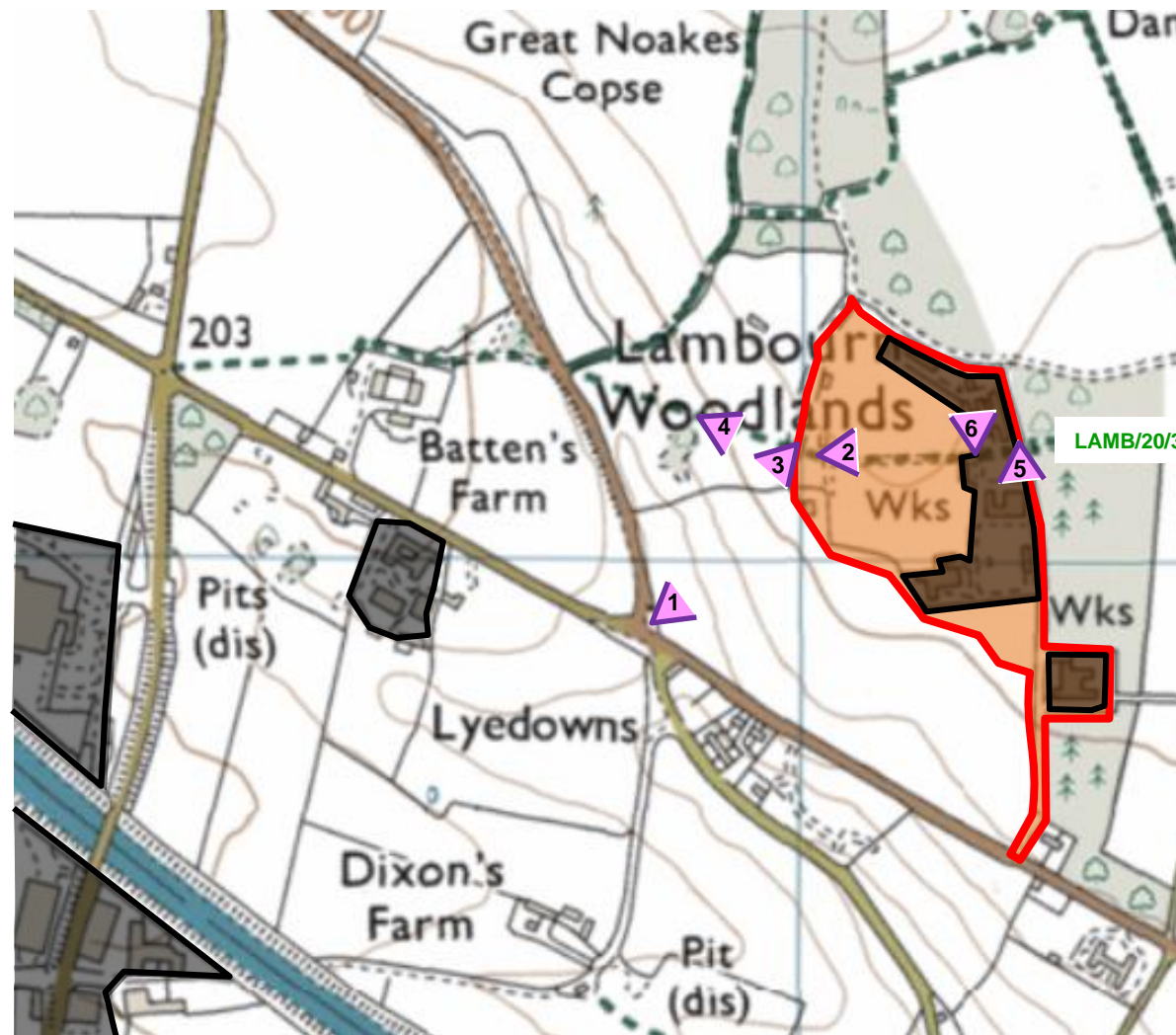
A PRow (LAMN /20/3) transverses the site, which then continues NE, up towards the Lambourn Downs within the AONB

VDS/Parish Plan – relevant extracts:

Lambourn Parish is currently preparing their NDP

Figure 1: Site 1: Lowesdon Works - Site 1: Lambourn Business Park

-  Site boundary
 -  Protected Employment Area
 -  North Wessex Downs AONB Complete area
 -  Viewpoint photo
 -  Public Right of Way (PRoW) reference
- Landscape Capacity**
-  High capacity
 -  Medium/high capacity
 -  Medium capacity
 -  Medium/low capacity
 -  Low capacity



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West Berkshire Landscape Character Assessment 2019

The site is located within *WD1: Shefford Wooded Downland* for which the key requirements are set out below:

Landscape Strategy:

- Conserve and enhance the special qualities of the nationally designated landscape of the North Wessex Downs AONB
- Conserve woodland, trees and hedgerows within the landscape
- Protect and enhance semi-natural habitats including lowland calcareous grassland
- Conserve historic features within the landscape
- Conserve the sparsely settled and rural character of the landscape
- Conserve characteristic winding lanes and extensive Public Rights of Way (PRoW)

North Wessex Downs AONB LCA 2002 The site lies within the within *Character Area LCA2C: Lambourn Wooded Downs*

Key Management Requirements

The overall management objective is to conserve and enhance the quiet rural character of the Lambourn Wooded Downs. Key features to be conserved and enhanced are the open downland summits and views contrasting with the strong wooded horizons, historic features including archaeological sites, the historic field pattern and road and lane network. The wooded pattern and character of the landscape is a key characteristic and there are opportunities for reintroduction of management (coppicing) to the ancient and semi-natural woodlands, sympathetic management of commercial forestry plantations and restoration of hedgerows. Remnant chalk grassland is a feature along steep slopes and should be conserved with opportunities for habitat restoration to link existing isolated sites. The distinctive pattern of settlements with dispersed farmsteads, hamlets and loose collections of buildings should be maintained.

North Wessex Downs AONB Management Plan 2019-2024

Development key issues with the potential to have significant influence on the AONB's Special Qualities

- The loss of rural character through suburbanising influences from new development (new fencing, lighting, signage, parking areas, paved footpaths, loss of native hedgerows and creation of new garden areas)
- Impact on dark skies and tranquillity of high-powered external lighting, especially where poorly directed or in an exposed location (not usually subject to planning control)
- Potential for certain forms of development to intrude on the wider landscape, including masts, pylons, wind turbine developments, photovoltaic schemes, and minerals and waste schemes, threatening the landscape quality, heritage assets, and the sense of remoteness and tranquillity
- Unsuitable development of redundant previously developed and part-developed sites within the North Wessex Downs, especially redundant airfields and military sites (e.g. Wroughton), and the impact upon landscape quality and heritage assets

- New developments at the junction of the M4 and A34 or along their corridors which spread the impact from development yet further into the undeveloped parts of the AONB
- Development that results in a material loss of tranquillity and/ or impact on the dark night skies within the North Wessex Downs or its setting.
- Development that does not provide for or support existing Green Infrastructure.

Landscape Character Appraisal to inform the Lambourn Neighbourhood Development Plan 2020

Recommendations to plan, manage and protect distinctiveness of LA2 are as follows:

- Ensure that the SSSIs within the LCA remain in 'favourable', condition, and that grassland habitats are conserved and enhanced
- Conserve and enhance biodiversity value of the area through protection of the SSSI, LWS and priority habitats within this LCA and seek opportunities for maintaining/enhancing connectivity between these sites/ habitats
- Protect the rural setting and secluded nature of settlements and farmstead
- The settlement pattern throughout the area is dispersed and very low density; its character is enclosed and in harmony with the landscape

Site description:

The site is in an elevated location, but enclosed by woodland along its northern and eastern boundary. Approached by a driveway, the main part of the site is set back from the B4000 by circa 180m. Originally one of twelve WWII dispersed camps serving the WWII airfield at Membury, located to the SW. The site retains a number of original WWII camp buildings, some still functioning as buildings as part of the existing Lambourn Business Park, with others mainly located towards the western periphery which are in a poor state of repair and disused. The central part of the site is rough grassland, while along the western periphery is a semi-intermittent band of trees and scrub. Some small semi mature trees exist between the buildings within the existing PEA which are then semi separated from the main rough grassland area by a native hedgerow. The small fragmented PEA located to the east which forms part of the site, has recently had its buildings demolished and now is an open site, but enclosed by woodland on its northern, eastern and southern site boundary. A PRow Footpath LAMN/20/3 aligns across the site on an east west alignment.

Key landscape planning factors:

The site is located as follows:

- Set within the North Wessex Downs AONB
- The site also includes an existing PEA

Viewpoints



Photo 1: View from the B4000, showing one of the redundant WWII buildings on the site boundary, visible against the skyline



Photo 2: View from footpath (PRoW LAMB/20/3) across the site from the western site boundary, existing buildings are just visible against the on-site hedgerow and the enclosing woodland beyond the eastern site boundary



Photo 3: View from the footpath (PRoW LAMB/20/3) looking southwest and out from the western site boundary. Buildings within the PEA at Membury are partly visible below the wooded horizon



Photo 4: View from footpath (PRoW LAMB/20/3) up to the western site boundary with periphery redundant building visible against skyline



Photo 5: View from footpath (PRoW LAMB/20/3) along eastern site boundary, which is well defined by a hedgerow, row of trees with new woodland planting beyond (not visible)



Photo 6: View looking northwards from footpath (PRoW LAMB/20/3) within the existing PEA towards one of the ex-WWII buildings with enclosing woodland beyond

Please refer to section 3 methodology of the assessment process

1. Visual Sensitivity: Medium

- The site is elevated and located on a flattish spur landform, positioning the site to be particularly visible from the west against the skyline including from PRoW (LAMB/20/3) and the B4000
- From the PRoW (LAMB/20/3) which traverses the site, there are close direct views across the site and the existing PEA
- The site is set back from the closest public road (B4000) limiting views of the central part of the site
- The site is well enclosed with woodland to the north and east, preventing views from further locations to the north and east of the site
- The PEA at Membury is visible as a long view from the western and southern site boundary
- The existing fragmented PEA which forms part of the site is enclosed with woodland along its northern, eastern and southern boundary, screening it from any viewpoints from the wider landscape
- Reinforcing the western and southern site boundary with tree planting could bring enhancements to the wider AONB and screen the site from the wider landscape and sensitive viewpoints
- Mitigation woodland planting would link to the wider vegetation pattern and the wooded downland landscape character

2. Landscape Sensitivity: Medium/low

- Located within the North Wessex Downs AONB
- Poor quality landscape, with poor quality buildings with some redundant, although with cultural interest. The site was one of twelve dispersed camps around Membury Airfield, constructed during the Second World War. None of the buildings are listed, although they do contain heritage interest due to their historic link with the WWII
- Central area is rough grassland
- An intermittent tree belt forms the western and southern site boundary
- A flat site, located on top of a gentle spur landform, allows the outer areas within the site towards the western and southern site boundary to be particularly visible

3. Landscape Character Sensitivity: Medium/low (combines 1 and 2)

4. Wider Landscape Sensitivity: Medium

- The outer edge of the site has strong visual links to the west and south of the wider landscape, however the site is heavily influenced by the existing PEA, and forms a strong visual and landscape link with this part of the site as well

5. Overall Landscape Sensitivity: Medium (combines 3 and 4)
6. **Landscape Value: Medium/high**
 - Set within the North Wessex Downs AONB
7. Landscape Capacity: Medium/low (combines 5 and 6)

<p>Relationship of site to Lowesdon Works Protected Employment Area</p> <ul style="list-style-type: none">• Located adjacent and including Lowesdon Works PEA. The overall site is the same footprint of the previous WWII camp, where the existing PEA occupies half of the site. The non-PEA part of the site still retains some redundant WWII buildings
<p>Relationship with adjacent wider countryside</p> <ul style="list-style-type: none">• The western and southern periphery of the site does connect visually with the wider landscape. The rest of the site connects with the existing PEA• Contained along the northern and eastern site boundary by existing woodland
<p>Potential impact on key landscape characteristics</p> <ul style="list-style-type: none">• The site has a semi derelict character with no landscape features of value, therefore potentially development of the site could enhance this area of the AONB, with mitigation measures which could include planting of tree belts which would link with the existing wider wooded Downs landscape character area• Tall, large-scale buildings would be out of character with the landscape resulting in an adverse impact• Increased site traffic could impact on noise levels• External lighting could impact on dark skies and further light pollution into the AONB
<p>Potential impact on key visual characteristics</p> <ul style="list-style-type: none">• Potential adverse visual impact on wider views from B4000 and the PRow (LAMB/ 20/3)• Potential adverse visual impact on views from PRow (LAMB/20/3) as transverses site
<p>Potential Impact on existing Protected Employment Area</p> <ul style="list-style-type: none">• The existing PEA is separate from the western part of the site by a native hedgerow, which visually does not contain the PEA. Development of the western part of the site could include a more robust belt of tree planting further containing the site from the wider landscape

Potential impact on the North Wessex Downs AONB

- Loss of open land within the North Wessex Downs AONB, although poor quality land with redundant wasteland character
- Increased views of modern buildings on skyline within the North Wessex Downs AONB, although if development is set back behind a landscape buffer, this could be successfully mitigated
- Long term opportunity to introduce tree planting to enhance the Downland woodland character of the area

Landscape mitigation and contribution to green infrastructure

- Potential to enhance woodland character of the area and also improve views from the B4000, in particular of the redundant buildings on the periphery

Conclusion and recommendations

- Development across the western part of the site and redevelopment within the existing PEA could be considered as follows:

Western area:

- Retain a landscape buffer along the western and southern edge, which should be planted as a native woodland between the proposed developable area and the adjacent field
- Retain a landscape buffer adjacent the existing PRoW, consider the views from this path through the development to the wider landscape
- Design woodland areas with native trees and shrubs, some fast-growing tree species could be used as part of early planting, which can then be removed later
- Limit height of buildings so they do not intrude above the treeline of the existing intermittent tree belt along the site boundary periphery, and as could be overly visible from the B4000 and the wider landscape
- Restrict external lighting and in places internal lighting to avoid further light within the AONB





Eastern area: Existing PEA

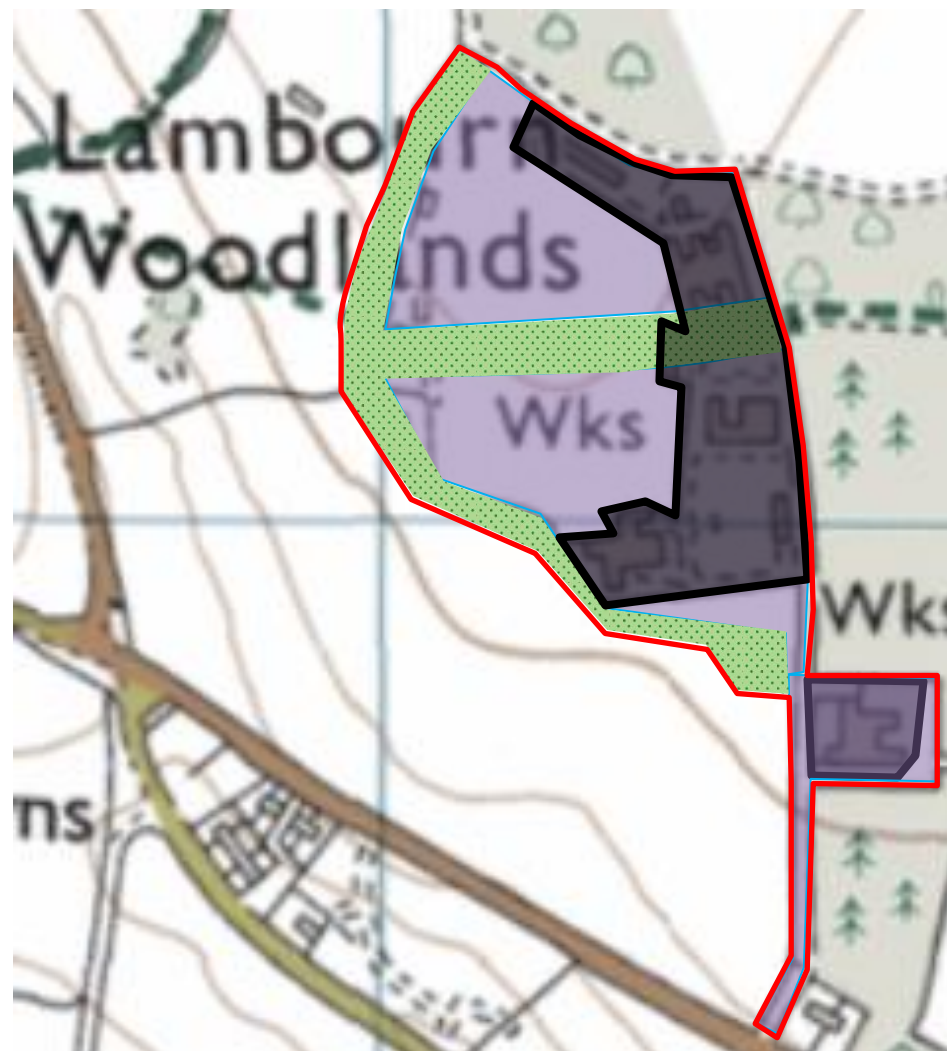
- The existing PEA site could be further developed, which could also provide enhancements to this area of the AONB
- New development should reduce the visual effect of the buildings on the PRoW by including a landscape buffer
- Buildings should be exemplary and suitable for a rural location
- Limit height of buildings so they do not intrude above the treeline of the adjacent trees and woodland and are not visible from the B4000 and the wider landscape

Driveway

- Access off the B4000 should be low key, have a rural character and avoid large signage which would detract from the existing rural character of this area

Figure 2: Lowesdon Works - Site 1: Lambourn Business Park

-  The site
-  Protected Employment Area (PEA)
-  With potential for development
-  Landscape buffer



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