

6.2 All Cannings

Community Area: Devizes

Settlement: All Cannings

Landscape Character Context

North Wessex Downs Landscape Character Assessment

Vales

Key Characteristics

- underlain by Upper Greensand, Lower Greensand and Clays, with Lower Chalk flanking the Vale sides. Soils vary according to geology, with alluvial deposits lining the watercourses;
- distinctive low lying landform, with a level surface in strong contrast with the adjacent higher downs;
- dominant 'borrowed' landscape of the adjacent high downs;
- threaded by numerous minor streams draining to the headwaters of the River Avon in Pewsey Vale and River Thames along the northern and eastern edge of the AONB;
- a rich, well watered, agricultural landscape comprising fields under both arable and pastoral production;
- streams, remnant waterside pastures and riparian woodlands provide variety and ecological interest;
- a settled landscape with a concentration of compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings;
- villages are comparatively well served by local services and have retained their small village schools.

6A Vale of Pewsey

Key Characteristics

Landscape

- Upper Greensand forms the flat base of the Vale, with small areas of Gault Clay revealed on the western edge. On the flanks of the Vale are a series of low undulating foothills of Lower Chalk;

- varied land cover, with pasture along tributaries and arable fields enclosed by hedgerows and woodlands. The low undulating foothills are typically under cultivation with very open large scale fields;
- a network of water channels weave across the flat Vale floor, lined by riparian vegetation with strips of alder and willow;
- the Kennet and Avon Canal, with its traditional structures including bridges and locks, and the Crofton Pumping Station, plus a diverse range of recreational opportunities;
- the Salisbury Avon is an important chalk river. The river and its associated wetland habitats are a candidate Special Area of Conservation (SAC);

Visual

- broad low lying almost flat Vale - forming a vast, level open space contained and enclosed by the dramatic stark escarpments of the chalk upland to either side;
- a weak hedgerow structure through much of the area with few hedgerow trees and boundaries replaced by fencing - opening up some long views;

Settlement

- historic continuity in settlements with Pewsey being Saxon in origin, Wootton Rivers once being the centre of a Saxon royal estate, and villages such as Coate and All Cannings on a typical medieval layout;
- densely settled with a great variety of settlement including the compact town of Pewsey on the River Avon, numerous small villages and hamlets on the foothills of the downs, plus settlement along the canal and the River Avon;
- built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of straw thatch or clay tile.

Kennet Landscape Character Assessment

9 Vale of Pewsey

Landscape

- 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 predominantly arable cover found on the edges of the Vale change to a more mixed farmland toward the centre, but retain an open pattern, with a weak or absent hedgerow structure.
- By the end of the medieval period the modern day settlement pattern was established.
- The landscape of the Vale of Pewsey, as it survives today, is a product of the 18th and 19th century Enclosure Acts, which had removed virtually any trace of earlier field systems.

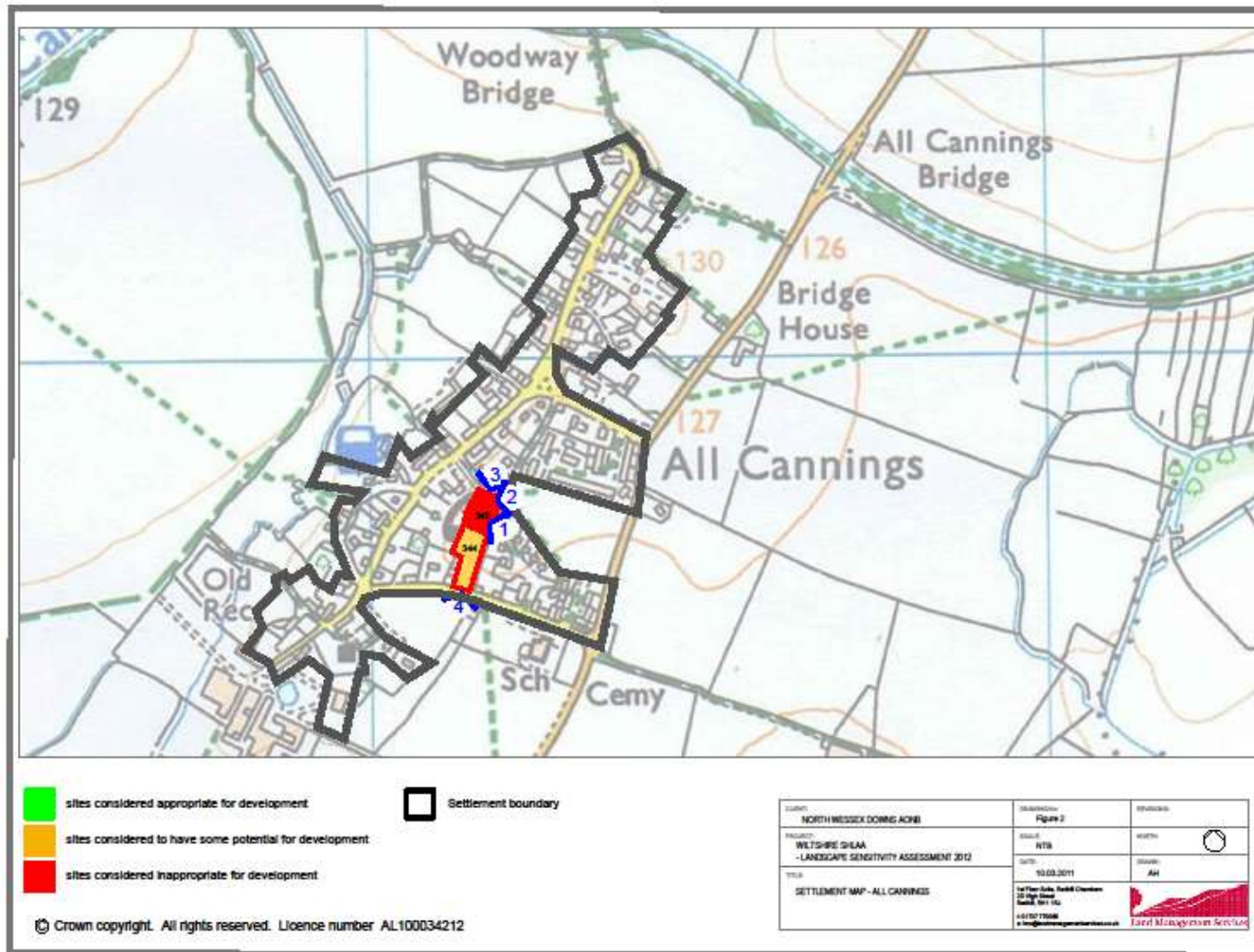
Visual

- The flanks of the Vale retain the wide open character found on many of the upland chalk areas, where intensive arable farming dominates. These enable long views east and west along the Vale
- Views north-south, except from more elevated positions, are interrupted by hedgerow trees and small blocks of woodland. Landscape quality is enhanced in a number of locations by attractive parkland and areas of estate farmland.
- Areas of pasture on the Vale floor, particularly those associated with the catchment of the Avon, are very attractive where they pass through enclosed farmland, but become less well defined within open arable areas.

Settlement

- The Vale has for hundreds of years been the economic heart of the Kennet District area, and encompasses the great majority of the settlements.
- Characteristic spring line settlements in the west of the area, situated along the junction of the Lower Chalk and Upper Greensand.
- Soft red brick and flint predominate as building materials, often used in decorative styles.
- The use of local Malme stone at Woodbury and Manningford and Lower Greensand at Potterne and Market Lavington, together with the brick and tile works at Market Lavington has influenced building styles in the western part of the Vale.

Site Assessments



SITE: 344

Photographs:

ALLC4



ALLC1



Relationship with adjacent settlement
The site is located within the settlement boundary and close to the centre of All Cannings, opposite the village green. The existing dwellings along the road include a mix of older, traditional buildings and more recent detached and semi-detached properties.
Relationship with wider countryside
The site lies within the existing settlement.
Impact on key landscape character
The existing buildings on the site comprise former farm buildings and are important to the local, rural character of the village. Development which would remove these buildings would be detrimental to the rural character of the village.
Impact on key visual characteristics
The site is enclosed within the village and visual impacts would be restricted to local, near views, for instance from the village green (see ALLC4).
Impact on key settlement characteristics
The site lies within the settlement boundary so would not extend built development into the wider AONB. Loss of the existing farm buildings would impact on the rural character of the village.
Summary of compliance with NPPF Paragraphs 115 and 116
Although a small site within the village development should seek to conserve the rural character of the village which is important to the wider conservation of the AONB. The AONB Management Plan states: " <i>the built environment forms an integral part of local character and distinctiveness and adds to the diversity of the AONB landscape as a whole</i> ". The existing farm buildings contribute to the " <i>local character and distinctiveness</i> " of All Cannings.
Recommendations
Any development on the site should seek to retain the existing farm buildings and incorporate these through conversion.

SITE: 345

Photographs

ALLC2



ALLC3



Relationship with adjacent settlement
The site is located within the existing settlement and enclosed on all sides by development. The site forms part of the curtilage to the farm buildings (Site 344 to the south). A footpath runs along the eastern boundary with a trimmed native species, allowing views into the site.
Relationship with wider countryside
The site lies within the existing settlement but is a traditional orchard.
Impact on key landscape character
The land comprises an orchard with a number of older fruit trees and other valuable trees including one large, old ash and a remnant hazel coppice. The site makes an important contribution to the overall rural character of the village with regard to the land use and as an area of open land of traditional character within the village (albeit inaccessible).
Impact on key visual characteristics
The land is enclosed on all sides by built development so visual impacts would be very localised. Loss of the orchard and other trees and replacement with built development would have a detrimental visual impact on the site when viewed from the neighbouring footpaths.
Impact on key settlement characteristics
The site lies within the settlement boundary so would not extend built development into the wider AONB. Loss of the orchard and open land would impact on the rural character of the village.
Summary of compliance with NPPF Paragraphs 115 and 116
The loss of an area of open land within the village which has a traditional, historic association with the village, would not conserve the rural character of the village and the wider AONB.
Recommendations
Retention of the land as an orchard is important to the rural character of the village. If re-development of Site 344 is considered appropriate, the opportunity to enable public access, possibly associated with limited development of the southern fringes of the site (where this will not impact on the existing trees) should be considered. Development of the whole site would be detrimental to the special qualities and natural beauty of the AONB and the site should not be taken forward as part of the SHLAA.

Conclusions and Observations on Cumulative Impacts

Only two relatively small sites, within the settlement boundary, are proposed at All Cannings. Both would result in infill within the existing village. Both sites are considered important to the rural character of the village. Retention of small areas of open land, in particular where these support a traditional land use such as an orchard is important to this rural character.