

6.4 Burbage

Community Area: Pewsey

Settlement: Burbage

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.

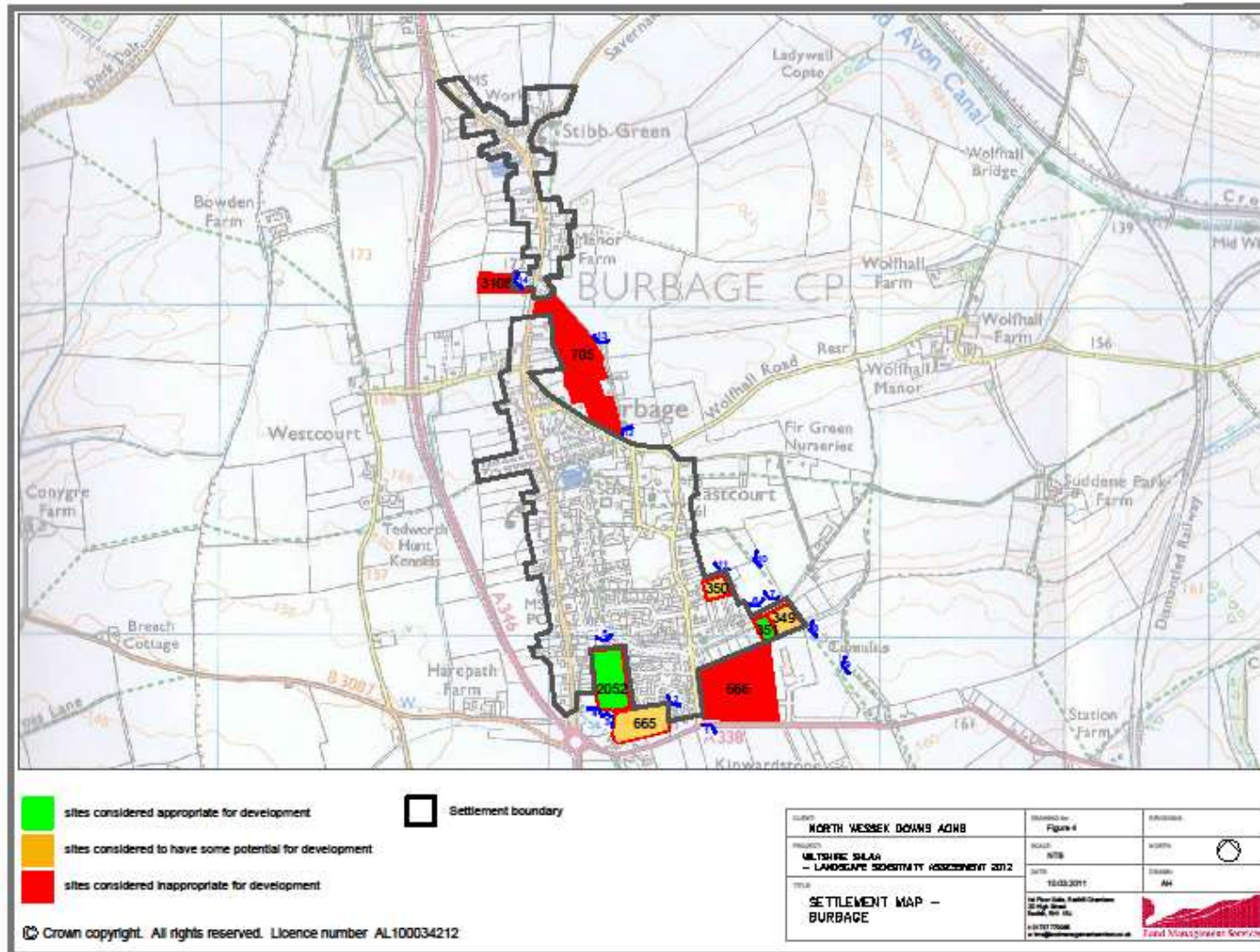
Visual

- 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: 349

Photographs

BUR7



BUR8



<p>Relationship with adjacent settlement</p> <p>The site comprises a Scout Hut and associated curtilage, within the settlement boundary. It lies at the end of a long lane on the edge of the settlement and is bordered to the south and east by open countryside, to the north by sports fields and to the west by a builders yard (Site 351).</p>
<p>Relationship with wider countryside</p> <p>The style of the building (timber construction) and the semi natural character of the curtilage would not be out of place in open countryside. There is a line of conifer and hedge which does provide visual separation between the site and the wider countryside to the east.</p>
<p>Impact on key landscape character</p> <p>The site is small and contains few important attributes of the wider AONB or local landscape character. The hut does, however, have an important use associated with the local community.</p>
<p>Impact on key visual characteristics</p> <p>The site is visually enclosed, and separated from the older heart of the village by more recent development. Development would only have a localised visual impact.</p>
<p>Impact on key settlement characteristics</p> <p>Development would extend the built/residential development into an area of more semi natural character, albeit within the settlement boundary.</p>
<p>Summary of compliance with NPPF Paragraphs 115 and 116</p> <p>The site in its current use does contribute to the village community and loss of such a facility would be detrimental to the village. The existing site does not contribute to any significant degree to the landscape character and scenic quality of the AONB, but is nonetheless semi natural and open in character.</p>
<p>Recommendations</p> <p>A limited amount of development could be accommodated on this site, provided a strong landscape buffer is maintained on the eastern side. An alternative venue for the Scout groups would need to be agreed,</p>

SITE: 350

Photographs

BUR10



BUR11



<p>Relationship with adjacent settlement</p> <p>The site lies within the settlement boundary and is enclosed to the south and west by residential development, sports pitches to the east and arable farmland on part of the northern boundary. The land comprises a mix of sheds, chicken coups, and vegetable/garden areas.</p>
<p>Relationship with wider countryside</p> <p>There is only one boundary with open countryside (north) and this is defined by a mixed hedge with trees, providing a degree of visual separation. The land uses are more typical of larger gardens or small scale agricultural holdings in rural areas as opposed to domestic gardens.</p>
<p>Impact on key landscape character</p> <p>Development would result in the loss of an area of open land under semi-rural land uses, albeit in a relatively unmanaged state.</p>
<p>Impact on key visual characteristics</p> <p>The site is enclosed by existing residential development to the south and west. Development would be visible from the sports fields to the east and a footpath to the north east. Any development would be viewed against the backdrop of the existing settlement.</p>
<p>Impact on key settlement characteristics</p> <p>The site is enclosed by settlement land uses (including the sports pitches and associated buildings) on three sides. As such it is not considered that development would extend the area of the settlement into open countryside. This is also a relatively small site and would not result in a significant extension of the area of built development.</p>
<p>Summary of compliance with NPPF Paragraphs 115 and 116</p> <p>Development could provide enhanced character through improved native planting on the site boundaries. Development would not extend built development into open countryside and would not cause harm to the landscape character and scenic beauty of the AONB.</p>
<p>Recommendations</p> <p>Development could be accommodated and has the potential to enhance the settlement boundary through improved native planting.</p>

SITE: 351

Photographs

BUR6



Relationship with adjacent settlement
The site lies within the settlement boundary towards the end of a dead end lane. The site is bordered by residential development to the west, sports pitches to the north, the scout hut (site 349) to the east and a new warehouse to the south.
Relationship with wider countryside
The site is largely set within the settlement, albeit on the fringes of the existing residential development. The plot comprises hard standing and low rise buildings although there is a hedge with hedgerow trees on the southern boundary.
Impact on key landscape character
The site is currently under small scale industrial use. Development for residential would be more in keeping with the existing housing in the vicinity.
Impact on key visual characteristics
The site is small and set on the edge of the settlement. Development would not impact on visual characteristics significantly and may enhance the character of the area through removal of the existing industrial use.
Impact on key settlement characteristics
This small site is under existing built development. The change of use would not impact on the overall settlement characteristics.
Summary of compliance with NPPF Paragraphs 115 and 116
The existing site is under low key industrial use which is likely to contribute to the local economy. Re-development for residential would potentially enhance local character and visual amenity.
Recommendations
Development could be accommodated on this site without detrimental impact on the special landscape character and scenic beauty of the AONB.

SITE: 665

Photographs

BUR2



BUR3



<p>Relationship with adjacent settlement</p> <p>The land is enclosed to the north and east by existing, relatively recent, residential development. The A338 follows the southern boundary and the curtilage to properties on the A338 form part of the western boundary. The site comprises an area of rough grassland and scrub and lies outside the settlement boundary and which provides an area of informal open space.</p>
<p>Relationship with wider countryside</p> <p>The land is separated from the wider countryside by the A338. There are limited views to and from the site to the rural land south of the A338. A public footpath follows the northern edge of the land.</p>
<p>Impact on key landscape character</p> <p>The existing residential development on the southern edge of Burbage impacts on the landscape character of the land. The land forms a buffer between the settlement and the countryside. The unmanaged appearance is typical of urban fringe land and there are few characteristic features of the wider countryside.</p>
<p>Impact on key visual characteristics</p> <p>The site is largely enclosed although there are glimpsed views from the higher land to the south west. The existing residential development does impact on visual amenity.</p>
<p>Impact on key settlement characteristics</p> <p>Existing residential development extends to the edge of the A338 to the south. There has been fairly significant residential expansion on this southern edge of Burbage. Development would expand the area of the settlement beyond the settlement boundary.</p>
<p>Summary of compliance with NPPF Paragraphs 115 and 116</p> <p>The existing site does not contribute to any great degree to local landscape character and scenic beauty of the AONB. The site does, however, provide an important buffer and transition between the existing settlement and the wider countryside.</p>
<p>Recommendations</p> <p>Partial development of the site could be considered, provided substantial areas of open space are incorporated and the southern edge of the settlement is enhanced through appropriate landscape treatment (semi natural in character and incorporates native planting). There are opportunities to link with the nearby pond and wetland habitats.</p>

SITE: 666

Photographs

BUR1



BUR9



<p>Relationship with adjacent settlement</p> <p>The site lies outside the settlement boundary on the south eastern edge of Burbage. It is bordered to the north by rear gardens and the west by a road and other residential development. The land to the east is predominantly open countryside although a substantial new warehouse has been constructed. The site is bordered to the south by the A338. There are mature oaks and other vegetation on the western boundary and more recent planting on the southern edge.</p>
<p>Relationship with wider countryside</p> <p>The site is under arable cultivation and is rural in character, although the land is separated physically and visually from the wider countryside by the warehouse to the east and the A338 to the south.</p>
<p>Impact on key landscape character</p> <p>The land retains a rural character due to the agricultural use and surrounding semi natural features, principally the mature oak trees and fragmented hedges. Although the impact on landscape character would be relatively localised due to the relatively contained nature of the site, development would result in the loss of characteristic rural land use and features.</p>
<p>Impact on key visual characteristics</p> <p>The site is enclosed by mature planting and development so the visual impact of development would be relatively localised.</p>
<p>Impact on key settlement characteristics</p> <p>Development would result in a substantial expansion of the existing settlement to the south east.</p>
<p>Summary of compliance with NPPF Paragraphs 115 and 116</p> <p>The existing site retains a rural character and use, despite being largely enclosed by residential development and the warehouse. The site contributes to the rural setting to the village and further expansion of development would not conserve the special qualities and scenic beauty of the AONB.</p>
<p>Recommendations</p> <p>Development would be detrimental to the special qualities and scenic beauty of the AONB and the site should not be taken forward as part of the SHLAA.</p>

SITE: 705

Photographs

BUR12



BUR13



Relationship with adjacent settlement
The land lies outside the settlement boundary. Part of the western boundary is formed by the rear gardens to properties, the majority of which are set in mature gardens with hedges. The mature gardens and hedges provide a soft edge to the existing built development.
Relationship with wider countryside
The land is grazed by sheep and sub divided into smaller fields by fencing and fragmented hedges. The land beyond the site is open countryside under grazing and arable farming. There are open views to and from the site from the surrounding countryside.
Impact on key landscape character
The site has a strong rural character with features and land use characteristic of the wider countryside. Any development would impact on this rural character.
Impact on key visual characteristics
There are open views to and from the site, which is set towards the crest of a shallow ridge. There are expansive views towards the site from the open countryside to the east. As such any development would be prominent in views towards Burbage.
Impact on key settlement characteristics
The settlement is linear in character and there is a narrow break in the built development between the main village of Burbage and Stibb Green to the north. Development would change this linear character and infill the break between the settlements.
Summary of compliance with NPPF Paragraphs 115 and 116
The existing site and land use contributes to the rural character, special qualities and scenic beauty of the AONB. Development would result in the loss of grazing land and would be visually prominent from the wider AONB.
Recommendations
Development would be detrimental to the special qualities and scenic beauty of the AONB and the site should not be taken forward as part of the SHLAA.

SITE: 2052

Photographs

BUR4



BUR5



Relationship with adjacent settlement
The site lies outside the settlement boundary, but is enclosed to the north, west and east by existing residential development. The southern boundary is less well defined with areas of scrub and grassland extending into site 666 and the land around Seymour Pond. A footpath runs through the centre of the land which provides an area of informal open space.
Relationship with wider countryside
The site is largely enclosed by existing residential development and is separated from the wider countryside by the A338. The land south of the A338 is more typical of the wider countryside. The site does link to other areas of open land on the north side of the A338 (Seymour Pond and Site 665).
Impact on key landscape character
The land is predominantly rough grassland and scrub although there is a remnant hedge boundary running north south through the plot adjacent to the footpath. It may be possible to retain elements of this feature as part of any future development.
Impact on key visual characteristics
The site is enclosed by existing development and there are limited views to and from the site to the wider countryside.
Impact on key settlement characteristics
Development would infill and consolidate the residential expansion of Burbage in the southern part of the village, but would also result in the loss of an area of informal open space.
Summary of compliance with NPPF Paragraphs 115 and 116
The land itself has few characteristic features of the wider AONB and is not visible beyond the immediate surroundings.
Recommendations
Residential development, possibly linked to partial development of 665 would provide the opportunity to develop a better defined edge to the settlement and to incorporate areas of open space of greater value to the village. Conservation and possible enhancement of the habitat value of the nearby Seymour Pond could be accommodated in any proposals.

SITE: 3108

Photographs

BUR14



Relationship with adjacent settlement
The land comprises rear gardens to properties in between Burbage and Stibb Green. The land appears to have a more rural character in comparison to the gardens surrounding the properties which lies within the settlement boundary.
Relationship with wider countryside
The areas of garden beyond the settlement boundary appear to comprise open fields with mature hedge or woodland boundaries/
Impact on key landscape character
Development would result in the loss of open land, which appears to be rural in character
Impact on key visual characteristics
The land is relatively enclosed so visual impacts would be relatively localised.
Impact on key settlement characteristics
Although a relatively small site, development would extend the settlement beyond the existing linear settlement pattern.
Summary of compliance with NPPF Paragraphs 115 and 116
The land has a semi-rural character and the linear pattern of settlement provides a partial break in development between Burbage and Stibb Green. Although a relatively small site development would not conserve the special qualities of the AONB.
Recommendations
Development would be detrimental to the special qualities and scenic beauty of the AONB and the site should not be taken forward as part of the SHLAA.

Note – It was not possible to gain access to the gardens or to view them from surrounding countryside. The above assessment is largely based on aerial photographs and viewing the properties from the road.

Conclusions and Observations on Cumulative Impacts

Eight sites are included in the SHLAA, all of which are located on the fringes of the settlement. The historic linear character of the original settlement has expanded, in particular to the south and east of the village centre. There are three small sites within the settlement boundary (349, 350, 351) which it is felt could accommodate development and enhance the settlement characteristics and the transition to the countryside. Although outside the settlement boundary it is felt that development of 2052 and partial development of 665 would not impact on the special qualities and natural beauty of the AONB and could provide an enhancement to the settlement through improved open space provision and landscape/ecological enhancements. The two major incursions into open countryside (sites 666 and 705) would impact on the AONB and represent a major expansion of the settlement. The cumulative impact of development of these two sites in particular would result in a major expansion of the settlement and result in the closure of the gap between Burbage and Stibb Green (705).