

APPENDICES

Appendix LVI1: Updated Figures:

- **Figure LVI1 - Topography**
- **Figure LVI2 - Landscape Planning Context**
- **Figure LVI3 - Local Landscape Context**
- **Figure LVI4 - Landscape Character**
- **Figure LVI5 - ZTV On Completion**
- **Figure LVI6 - ZTV 15 Years After Planting**
- **Figure LVI7 - Local Landscape Character**
- **Figure LVI8 - Illustrative Landscape Masterplan**

Appendix LVI2: Updated Illustrative Photomontages from Viewpoints 11 and 19

Appendix LVI3: Figure LVI9 Phasing Plan (taken from Landscape Strategy and Implementation Plan)

11 LANDSCAPE AND VISUAL EFFECTS

11.1 Introduction

11.1.1 This Addendum provides a review of the Landscape Chapter (Chapter 11) in the published 2015 Environmental Statement (ES). It identifies any changes since publication in terms of the regulatory framework, policies and plans, methodology and guidance, baseline data and scheme design. To ensure the effects of the scheme are fully considered, this note then assesses the implications of any such changes for the published ES.

11.1.2 In addition, the Addendum also provides a response to comments received from the Cranborne Chase and West Wiltshire Downs AONB Board, Natural England and Wiltshire Council, outlined at Section 11.3, received in May and April 2015.

11.1.3 The Addendum has largely retained the headings used in the ES for consistency and is designed to be read in conjunction with the 2015 ES Landscape Chapter. All updated figures referred to in this chapter are contained within **Appendix LVI2**.

11.2 Proposals Description

11.2.1 Since the publication of the original 2015 ES, there have been some revisions to the proposed development. These are minor in extent and in principle the layout for the scheme is similar to that illustrated in the 2015 ES, as described elsewhere in the planning section of this addendum.

11.2.2 The following changes are relevant to landscape and visual matters:

- A revised school design and its relocation to the south-west of the site and associated realignment of open space and sports pitch provision;
- Relocation of the allotments further south;
- Additional balancing ponds in the south-west and north-east of the site; and
- Relocation of play areas throughout the site.

11.3 Scope

11.3.1 The scope set out in Section 11.3 of the ES remains unchanged.

11.3.2 Table LVI1 of the 2015 ES sets out the Scoping Responses received prior to the ES publication. Additional scoping responses relevant to landscape, received since the publication of the ES (post submission) are included in Updated Table LVI1 below.

11.3.3 Most of the responses request more detail on the landscape treatment in order to reassure statutory consultees and Wiltshire Council that the scheme can be effectively mitigated. In response to the statutory consultees a Landscape Strategy and Implementation Plan (LSIP) has been provided, the scope of which was agreed in a meeting on 12th August 2015 held with officers of Natural England and Wiltshire Council. The content of the LSIP has been agreed by Natural England and Wiltshire Council and subsequent comments on its content have been incorporated in an amended version, submitted separately.

Table LVI1: Summary of Scoping Responses since 2015 ES (post submission)

Consultees	Context	Comment of Consultee	Assessment Response
Wiltshire Council Arboricultural and Landscape Officer/Planning Officer, May 2015	Delivery of phased planting and landscape strategy	More information regarding: <ul style="list-style-type: none"> • Delivery of advanced planting • Delivery of landscape and green infrastructure planting palettes and management responsibilities • Design principles of SUDs 	Provided within LSIP; and Design and Access Statement (DAS). Phasing plan also provided at Appendix LVI3 of this Addendum.

Consultees	Context	Comment of Consultee	Assessment Response
<p>Natural England, April 2015</p>	<p>Photomontage methodology, scale of planting proposals, advanced planting, delivery of landscape mitigation, retention of field pattern</p>	<p>Number of dwellings reduces capacity of site to employ mitigation measures.</p> <p>Photomontages should not show planting in private gardens as mitigation.</p> <p>More information on landscape phasing, tree species, tree heights, and whether adequate space has been allowed for tree planting to fully establish and be retained.</p> <p>Confirmation required that current field pattern is conserved and enhanced to comply with Core Strategy.</p> <p>When determining application regard should be given to the comments of the AONB Partnership.</p>	<p>LSIP and LVIA confirm that mitigation measures will effectively mitigate the scheme.</p> <p>Photomontages show tree planting within public realm only.</p> <p>LSIP addresses queries and confirms generous space provided for tree planting to effectively mitigate the scheme, with suitable dimensions.</p> <p>Confirmation provided in LSIP.</p> <p>See separate response below.</p>

Consultees	Context	Comment of Consultee	Assessment Response
<p>Cranborne Chase and West Wiltshire Downs AONB Landscape and Planning Advisor, April 2015</p>	<p>Housing numbers, landscape treatment, LVIA illustrations, connections to AONB, PROW diversion, setting of AONB, landscape phasing, photomontages, design of local centre, Cley Hill mitigation</p>	<p>Proposal exceeds strategic allocation of Policy 31.</p> <p>Reduced landscape treatment and buffer fails to comply with Policy 31. Photomontages show existence of development which fails to achieve criteria of Core Policy 31.</p> <p>Topographic Plan does not relate to key.</p> <p>Additional footpath and cycleway connections required to AONB.</p> <p>Would not support diversion of PROW that had effect of reducing access points to the countryside.</p> <p>Submitted material does not address Core Policy 51 in demonstrating there will be not be adverse effect on the setting of the AONB.</p> <p>No indication of how long landscape will take to mature or how the process could be accelerated. Little information and consideration of design of local centre, activities, building heights, lighting.</p> <p>Increased access to Cley Hill Scheduled Monument need to be mitigated</p>	<p>See Planning Statement</p> <p>Rationalisation for landscape treatment provided in LSIP. LSIP and LVIA confirm that mitigation measures will effectively mitigate the scheme.</p> <p>Photomontages show the development can be effectively mitigated by planting used to soften and break up development.</p> <p>Amended plan provided.</p> <p>Footpaths and cycleways are provided which connect to the existing Mid Wilts Way which crosses the A36 at the closest and safest point to AONB.</p> <p>PROW diversion changes the setting of the route and does not reduce access points to the countryside; however, the scheme remains committed to providing footpath and cycleway connections, detailed in the LSIP.</p> <p>The LVIA confirms that the visual impact on the AONB will reduce due to advanced mitigation planting, the residual effect on the AONB will not be significant.</p> <p>Details of advanced planting and phasing provided with LSIP and Appendix LVI3 of this Addendum.</p> <p>Local centre will be designed to be sensitive to the setting of the AONB, as confirmed in the LSIP. More details of local centre provided in DAS.</p> <p>Will be agreed with the Council and AONB in</p>

Study Area

- 11.3.4 The spatial scope of the ES assessment was determined by the theoretical extent to which the proposed development is likely to be visible within the surrounding landscape. The updated Figure LV15 Zone of Theoretical Visibility (ZTV) of the proposed development is provided at **Appendix LV12**.

Timescales

- 11.3.5 In accordance with the methodology defined in the published ES, this assessment review considers the effect of the changes during construction, on completion, 15 years after completion and at night.

11.4 **Methodology**

- 11.4.1 The methodology used for the landscape and visual assessment is set out in Section 11.4 of the published ES and remains unchanged.

11.5 **Landscape Planning Policy**

National Planning Policy

- 11.5.1 There have been no changes to the National Planning Policy Framework (NPPF) (March 2012). Relevant parts of the NPPF are set out in Section 11.5 of the published ES.

Wiltshire Core Strategy (January 2015)

- 11.5.2 The ES was finalised in early January 2015 and was informed by the emerging Core Strategy and Inspector's Report (December 2014) including the proposed modifications to the Plan. Wiltshire Council adopted the Core Strategy on 20 January 2015. There were no material changes in the adopted Core Strategy from the version (combined with the Inspector's proposed changes) used to inform the ES.

West Wiltshire District Plan, First Alteration (June 2004)

- 11.5.3 There have been no changes since the ES was prepared.

Leisure and Recreation Development Plan Document (February 2009)

- 11.5.4 There have been no changes since the ES was prepared.

11.6 **Baseline Conditions**

Topography

- 11.6.1 The description of topography, provided in the Section 11.6 of the published ES, remains unchanged and is shown on updated Figure LVI1 Topography.

Landscape Character

- 11.6.2 The baseline descriptions of landscape character, local landscape context and the site are provided in Section 11.6 of the published ES and remain unchanged.

Existing Vegetation

- 11.6.3 The description of existing vegetation is provided in Section 11.6 of the published ES and references the arboricultural survey by Jerry Ross Arboricultural Consultancy, and remains unchanged.
- 11.6.4 Since the 2015 ES publication, a group of ash, field maple, hawthorn, oak and yew trees on land behind 106 Victoria Road have been protected by Tree Preservation Order 2015/00015/GRP.

Key Views

- 11.6.5 The baseline description of views, provided in Section 11.6 of the published 2015 ES, remains unchanged.

Existing Lighting

- 11.6.6 The baseline description of existing lighting, provided in Section 11.6 of the published 2015 ES, remains unchanged.

Mitigation

- 11.6.7 The mitigation measures stated in Section 11.6 of the ES remain the same in principle. The main difference is that some of the low density hamlets to the south-west of the site will be replaced with a through school and associated grounds, which was previously located further south.
- 11.6.8 The school building will be up to three storeys in height, the maximum building height from ground level to ridge level will be 13m high. The built form and the use of materials, colours and finishes on the school will ensure the proposal relates to its setting, avoiding reflective surfaces. Green space and unlit formal sports pitches reserved for school education are located adjacent to the AONB boundary, set within woodland swathes delivered as part of the advanced planting (see Figure LV18 at Appendix LV11).
- 11.6.9 Landscape principles, including the need to respect the landscape setting of the AONB, remain the same. The integrity of the green infrastructure network remains intact as shown on updated Figure LV8 at Appendix LV12.
- 11.6.10 Additional detail on the green infrastructure aims and landscape strategy for the scheme; together with a strategy for their delivery is included in the Landscape Strategy and Implementation Plan (LSIP).

Susceptibility to Change

- 11.6.11 The baseline description of the landscape and visual receptor's susceptibility to change provided in Section 11.6 of the published 2015 ES remains unchanged.

Sensitivity

- 11.6.12 The baseline description of the landscape and visual receptor's sensitivity provided in Section 11.6 of the 2015 ES remains unchanged.

11.7 **Predicted Landscape Effects During Construction, On Completion and Residual Effects (15 Years After Planting)**

- 11.7.1 In accordance with the methodology defined in the published 2015 ES, this assessment review considers the landscape effect of the changes during construction, on completion, 15 years after completion and at night.
- 11.7.2 The overall assessment of landscape effects during construction, on completion and Year 15 would remain unchanged from that stated within Section 11.7 of the ES.

11.8 **Predicted Visual Effects During Construction, On Completion and Residual Effects (15 Years After Planting)**

11.8.1 The overall assessment of visual effects during construction, on completion and Year 15 would remain unchanged from that stated within Section 11.8 of the ES.

11.8.2 Minor changes to views of the development, are not sufficient to change the significance of the effects assessed in the ES. These are described below:

- Viewpoint 6 from a PROW to the north east will no longer feature the proposed allotments which have been relocated further south, instead there will be additional balancing pond in the view; and
- Views from the west including Viewpoint 10 on a PROW adjacent to the A36 and Viewpoints 11 and 19 from Cley Hill and Little Cley within the AONB, will feature the school set within green space and woodland swathes which has replaced low density housing in the south west of the site. Effects will not change due to the mitigation measures described at Section 11.6.

11.8.3 Viewpoints 11 and 19 are conveyed on completion by updated illustrative photomontages included at **Appendix LV12**.

Night-time Visual Effects, 15 Years After Completion

11.8.4 The overall assessment of night time effects at Year 15 would remain unchanged from that stated within Section 11.8 of the ES.

11.9 **Cumulative Effects**

11.9.1 Cumulative effects are additional effects caused by the proposals together with other proposed developments in the vicinity of the same or similar type. The location of the location of the cumulative sites is set out in Chapter 17 of the ES.

11.9.2 The published 2015 ES considered:

- A planning application on the eastern edge of Warminster for 35 custom-build residential dwellings with associated access and landscape proposals (Application No. 13/06782/OUT). Since publication of the 2015 ES, the site north-west of Boreham Mill, Bishopstrow Road, received planning consent however, there is no interaction with the site as confirmed by the ES.
- A planning application submitted to the south of the site, on land west of St. Andrews Road, Warminster (Application No. 14/06562/FUL) for 212 residential dwellings with associated access and landscape proposals. Cumulative effects of this development remain as stated in Section 11.9 of the ES.

11.10 Summary

11.10.1 This Addendum provides a review of the Landscape Chapter (Chapter 11) in the published 2015 Environmental Statement (ES). It identifies any changes since publication in terms of the regulatory framework, policies and plans, methodology and guidance, baseline data and scheme design. In addition, the Addendum also provides response to comments received from the Cranborne Chase and West Wiltshire Downs AONB Board, Natural England and Wiltshire Council, outlined at Section 11.3, received in May and April 2015.

11.10.2 The assessment review accords with the methodology within Section 11.4 of the 2015 ES.

11.10.3 There are no policy changes which affect landscape and visual matters.

11.10.4 The baseline descriptions of views and landscape provided in Section 11.6 of the 2015 ES remain unchanged.

11.10.5 Since the publication of the 2015 ES, there have been some revisions to the proposed development. These are minor in extent and in principle the layout for the scheme is very similar to that illustrated in the ES.

11.10.6 The changes to the design relevant to landscape, described at Section 11.7, include rearrangement of the school and associated green space to the south-west, allotments moved further south and additional balancing ponds provided in the south and north of the scheme. Landscape principles, including the need to respect the landscape setting of the AONB, remain the same. The integrity of the green infrastructure network remains intact as shown on updated Figure LVI8 Illustrative Landscape Masterplan at Appendix LVI1 and described in the Landscape Strategy and Implementation Plan.

Landscape and Visual Effects

11.10.7 Landscape and visual effects during construction, on completion, 15 years after completion and at night time remain as stated in the 2015 ES.

Cumulative Effects

11.10.8 Interaction between effects remain as stated in the 2015 ES.

Conclusion

11.10.9 No changes have been identified to the overall assessment, the proposed mitigation or the conclusions drawn in the published 2015 ES.

11.10.10 The Proposed Development continues to be:

- in keeping with the scale, form and appearance of the existing settlement of Warminster; and
- integrated into its setting as new planting matures, enhancing the edge of Warminster and making a positive contribution to the local vegetation and landscape character in accordance with policy requirements and published landscape strategies.

11.10.11 The review confirms that the published 2015 ES continues to be a valid assessment of the landscape and visual effects of the scheme.

