



# Wiltshire Housing Site Allocations Plan

Pre-submission  
draft plan

Stage 4a Site Landscape Assessment  
Part 2: Salisbury, Tidworth, Trowbridge, Warminster  
and Westbury Community Areas

Wiltshire Council  
Where everybody matters



THE  
ENVIRONMENT  
PARTNERSHIP

Prepared by Wiltshire Council  
and The Environment Partnership

June 2017

## Wiltshire Council

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## INTRODUCTION

- 1.1 The Environment Partnership (TEP) and Wiltshire Council have carried out landscape assessment work (including effects on landscape character and views) as part of a study to inform the preparation of the Wiltshire Housing Sites Allocations Plan ('the Plan'). This report is Part Two of two parts, covering the sites assessed at Stage 4a of the site assessment process within Salisbury, Tidworth, Trowbridge, Warminster and Westbury Community Areas.
- 1.2 The National Planning Policy Framework (NPPF) places a requirement upon Local Planning Authorities to secure sufficient delivery of housing to meet local needs in their administrative area, in cooperation with neighbouring authorities; the Plan is therefore required in order to ensure that Wiltshire Council can ensure that local housing needs are met in accordance with the requirements of the NPPF.
- 1.3 The aim of this assessment in broad terms is to identify the important landscape and visual characteristics of various SHLAA sites around settlements and their sensitivities. This is solely for the purposes of plan-making and for the selection of preferred locations for development. The assessment does not assess the impact of any proposals and does not involve the level of detail necessary for the determination of a planning application, such as would be included within a Landscape and Visual Impact Assessment. Landscape impact is also just one of a number of different considerations the Council takes account of when preparing its development plan.
- 1.4 The outcome of the study is to establish for each site the landscape's capacity to accommodate change and this will range from low, moderate-low, moderate-high and high. With sites judged as low, as having the least capacity to accommodate change and those judged as high as having the most capacity to accommodate change.
- 1.5 The sites are associated with one of the four following settlement types:
  - Principal settlements
  - Market towns
  - Local service centres
  - Large villages
- 1.6 The next Section presents the method used in assessing each site in terms of landscape character and views and to determine the site's capacity to accommodate change.



## METHOD

- 2.1 The following provides detail of the proposed method for the assessment of each site. This method has been developed to establish the landscape and visual quality and setting of each site and to explore the potential effects of development on:
- landscape character;
  - views from public rights of way and public vantage points; and
  - views from residential properties.
- 2.2 The method comprises six main elements. Firstly a site description followed by an evaluation of the inherent or intrinsic landscape quality. Thirdly, an evaluation of the visual quality of each site, their setting and importance in views within the wider landscape. The fourth aspect is an outline of the likely mitigation potential should the site be developed for housing. The fifth aspect is consideration of the magnitude of effect with regard to the size or scale of change on landscape and views likely to be experienced as a result of any proposed development. The final aspect is a concluding statement as to the site's capacity to accommodate change including mitigation measures.
- 2.3 The assessment was undertaken in accordance with guidance contained in:
- *An Approach to Landscape Character Assessment*, Natural England 2014
  - *Landscape Character Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*, Swanick C 2004, The Countryside Agency/Scottish Natural Heritage
  - *The Guidelines for Landscape and Visual Assessment*, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment 2013 (GLVIA3))

Each of these documents presents contemporary best practice approaches to assessing landscape character and visual effects of development within the landscape.

### **Desk Study and Field Study**

- 2.4 The desk based study, reviewed the location of each site and its context in relation to the Wiltshire Landscape Character Assessment<sup>1</sup> and where relevant the special qualities of the Areas of Outstanding Natural Beauty (AONB)<sup>2</sup>. Field assessment of each of the sites was carried out by two experienced Chartered Landscape Architects at TEP, and Wiltshire Council landscape officers. The assessment was carried out on foot from publicly accessible locations. Representative photographs were taken of the sites and their landscape context and were used to illustrate the report. The field work included an evaluation of the landscape and visual quality of each of the sites and their immediate surroundings. Notes were taken of key features in and near to the site including existing land use, the presence of vegetation in the form of woodland, groups of trees, specimen trees and hedgerows. Other features were noted including the presence of topography, geology and man-made structures. Views from and towards the site were also recorded.

### **Site Description**

- 2.5 A description of the key features on and next to each site, including land use, vegetation, building structures, the presence of public rights of way (PRoW) and site boundaries.

<sup>1</sup> Wiltshire Landscape Character Assessment (2005)

<sup>2</sup> Cranborne Chase and West Wiltshire Downs AONB Management Plan (2014-19), North Wessex Downs AONB Management Plan (2014-19) and Cotswolds AONB Management Plan (2013-18).

## Evaluation of Landscape Quality

2.6 Landscape quality is a judgement of the intactness and condition of a landscape. This is assessed by considering the representation of typical characteristics and the state of repair of individual features which contribute to those typical characteristics. It includes a factual description of the landscape character of the area being considered. This was assessed with reference to the following aspects:

- Consideration of the landscape character area the candidate site falls within  
This included a review of the landscape character area in which the site falls. Consideration was given to the 'levels of intactness' exhibited by landscape features reported. This aspect is closely linked to consistency (see below). The balance and interaction of landscape features and how they are perceived contributes to landscape 'attractiveness'. The judgement to be recorded was '**highly attractive**', '**attractive**', '**pleasant**' or '**common place**'.
- Consistency of landscape character  
This assesses the consistency of landscape character of the site and its immediate surroundings, with the landscape character of the wider area. This may be judged as '**highly consistent**', '**mostly consistent**', '**some key characteristics present**' or '**not representative of wider character**'.

However, it should be noted that along any fringes to settlements the landscape can display features that although not consistent with the wider character but combine to create an attractive landscape. In such cases this was reported.

- Settlement edge and contribution to settlement setting  
This would include a factual description of how the landscape contributes to the setting of an adjacent settlement. It would identify settlement pattern; nature of the settlement edge; inter-relationship between the area being considered and the adjacent settlement and any distinctive landscape or built form features which make an important contribution to the setting of the settlement. This would be judged as '**integral part of settlement setting**', '**some features contributing to settlement setting**', '**limited association with settlement setting**' or '**not associated with settlement setting**'.
- Remoteness and tranquillity  
This assesses the degree to which a landscape has been influenced by man. It relates strongly to the perceptual experience of a landscape. Low noise level, low density of settlement and infrequent roads indicate a tranquil and often rural character, likely to be more sensitive and more affected by new development than one that is already disturbed or impinged by busy roads, industry and residential development. This aspect was judged as either being: '**remote**', '**peaceful**', '**some interruption**' or '**not tranquil**'.

## Evaluation of Visual Quality

2.7 Visual quality assesses the views, visibility of urban influences and setting for the site (referred to as site below) within the wider landscape.

- Visual prominence of the site  
This aspect assesses the views and visual connections with adjacent landscapes, the prominence of the settlement fringe within these views and the effect of landform and tree and woodland cover on the visibility of an area. A landscape which is isolated or well screened from the surrounding landscape is likely to have a lower sensitivity than

one which forms a key component or is highly visible in the surrounding landscape. This is judged as being either **'High'**, **'Moderate-high'**, **'Moderate-low'** or **'Low'**.

- Public accessibility

The extent to which an area is currently used by the public can affect its sensitivity and the perception of the landscape. Most land-use planning regimes consider that public views are of greater value than views from private property. Recreational elements (e.g. footpaths, bridleways, sports grounds, parks) are likely to be more sensitive than an area which is currently little-used by members of the public or has limited or no accessibility. This is judged by considering how many public routes or open spaces cross or pass around the area being considered and also, where information is available, the number and types of receptors. This is judged as being **'high sensitivity'**, **'moderate-high sensitivity'**, **'moderate-low sensitivity'** or **'low sensitivity'**.

- Important views

This includes a judgement of important or prominent features within a settlement such as church spires or prominent buildings or to surrounding landscape features and landmarks and how they relate to the area being considered and whether the site being assessed intervenes with those views. For example, a church surrounded by trees or on the highest land within a settlement may be a key feature of the view to a settlement and the adjacent land is likely to be more sensitive to development which may detract from or reduce its prominence in views than a view dominated by development or a 'harsh' settlement edge. This may be judged as **'highly important views'**, **'some important views'**, **'no important views'** or **'views dominated by detracting features'**.

### **Overall mitigation potential**

2.8 This judgement includes consideration of the overall mitigation potential, which would be in keeping with the landscape character. Mitigation is proposed to prevent, reduce and where possible offset adverse effects on landscape character and views.

This is based on ensuring that the key characteristics of the surrounding landscape (as identified in the County and or AONB Landscape Character Assessments) are protected or enhanced through any future development. Potential for mitigation will be assessed either as being **'low'**, **'moderate-low'**, **'moderate-high'** or **'high'**. Those locations where implementation of appropriate mitigation appears less achievable ('low' or 'moderate-low') would be less favourable options in landscape and visual terms to be taken forward in the evaluation process than those which would be more achievable ('moderate-high' or 'high').

### **Magnitude of Effect on Landscape Character**

2.9 In accordance with paragraphs 5.48 to 5.52 of GLVIA3 the magnitude of effect on the landscape is considered with regard to the size or scale of change in the landscape likely to be experienced as a result of a development; the geographical extent of the area influenced; the nature of the effect (adverse or beneficial), and the duration and reversibility of the effect. More weight is usually given to effects that are greater in scale and long-term in duration. In assessing the duration of the effect, consideration is given to the effectiveness of mitigation, particularly where planting is proposed as part of the works which would change the scale of the landscape effect.

Table 2.1 Criteria for the Assessment of the Magnitude of Effect on Landscape Character

<b>Magnitude of Effect</b>	<b>Typical Criteria</b>
<b>High</b>	Major alteration to key features or characteristics in the existing landscape and/or the introduction of elements considered totally uncharacteristic.
<b>Medium</b>	Partial alteration to key features or characteristics of the existing landscape and/or the introduction of prominent elements.
<b>Low</b>	Minor alteration to key features and characteristics of the existing landscape and/or the introduction of features which may already be present in the landscape.
<b>Negligible</b>	A very minor alteration to key features or characteristics of the existing landscape. Change would be barely perceptible

### **Magnitude of Effect on Views**

- 2.10 In accordance with paragraphs 6.38 to 6.41 of GLVIA3 the magnitude of effect evaluates the visual effects identified in terms of the size or scale of each component of a development; the geographical extent of the area influenced; the nature of the effect (adverse or beneficial); and its duration and reversibility. More weight is usually given to effects that are greater in scale and long-term in duration. In assessing the duration of the effect, consideration is given to the effectiveness of mitigation planting, particularly where planting is proposed as part of the works, which would change the scale of visual effect.

Table 2.2 Criteria for Assessment of Magnitude on Effects of Views

<b>Magnitude of Effect</b>	<b>Typical Criteria</b>
<b>High</b>	High alteration to the existing view and/or the introduction of elements considered totally uncharacteristic in the view.  Typically this would be where a development would be seen in close proximity with a large proportion of the view affected with little or no filtering or backgrounding and there would be a great scale of change from the present situation for the long or medium-term.
<b>Medium</b>	Partial alteration to the existing view and/or the introduction of prominent elements in the view.  Typically this would be where a development would be seen in views for the long or medium-term where a moderate proportion of the view is affected. There may be some screening or backgrounding which minimise the scale of change from the present situation.

<b>Low</b>	<p>Low alteration to the existing view and/or the introduction of features which may already be present in views.</p> <p>Typically this would be where a moderate or low proportion of the view would be affected for the short-term or the development would be visible for the long-term in distant views; where only a small proportion of the view is affected in the medium-term or long-term; where the medium-term or long-term effect is reduced due to a high degree of filtering, screening or backgrounding or where there is a low scale of change from the existing view.</p>
<b>Negligible</b>	<p>Very low alteration to the existing view.</p> <p>Typically this would be where, in the short, medium or long-term, a development would be barely perceptible within a long distance panoramic view and/or where a very small proportion of the view is affected. The scale of change from the existing view would be barely perceptible.</p>

### Capacity to Accommodate Change

- 2.11 The final aspect of the site assessment considers the degree to which a landscape can accommodate change without detrimental effects on its character and views. This judgement also includes consideration of the scope for mitigation measures, which would be in keeping with landscape character. Those sites where the capacity to accommodate change with mitigation appears more limited would be assessed as **'low'** or **'moderate-low'**. Sites where the capacity to accommodate change with mitigation appears more achievable would be assessed as **'moderate-high'** or **'high'**. In the event of the site being developed for housing, outline mitigation measures are also provided taking into account existing landscape features, landscape setting and views.

### Presentation

- 2.12 The assessment for each site is presented on a A3 size pro-forma that includes a photograph of the site, a brief site description and a summary of the key characteristics of the published landscape character area that the site falls within. The pro-formas also include; an evaluation of landscape and visual quality, overall mitigation potential, and the judgements on the likely effects on national/local designations, landscape character and views. The pro-forma concludes with the capacity to accommodate change judgement.

## **ASSUMPTIONS ABOUT DEVELOPMENT FOR THE IMPACT ASSESSMENT**

- 3.1 This section provides assumptions about housing, associated development and densities for the impact assessment.

### **Housing and associated development**

- 3.2 Elements considered as part of the impact assessment:

- Housing;
- Private garden space;
- Access to the site from existing road network;
- Access roads in the site;
- Car parking areas;
- Incidental open space and landscaping; and
- Children's play areas.

### **Assumptions about density of development**

- 3.3 The following assumptions have been made about the density of development for the various housing sites;

- Sites in AONBs – 30 units per hectare
- Sites in local villages and local service centres - 30 units per hectare
- Sites in market towns - 40 units per hectare
- Sites in principal settlements - 40 units per hectare

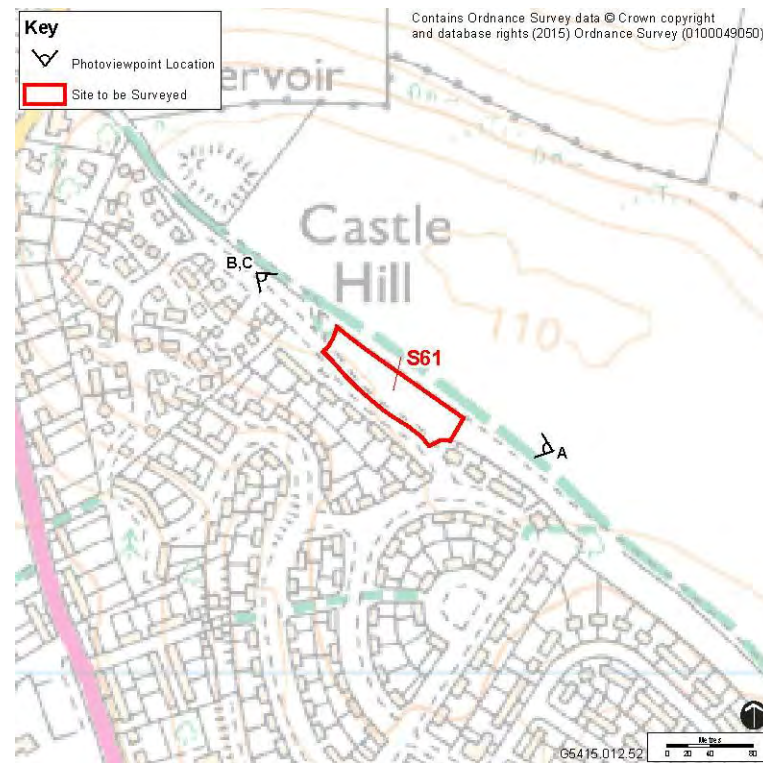
- 3.4 It is assumed that the majority of potential housing sites would have buildings no greater than two storeys in height.

### **Mitigation Measures**

- 3.5 The impact assessment considers measures to mitigate adverse effects on landscape character and views. This could include the retention of existing vegetation on site, the provision of planting (screening, copses, groups of trees or individual specimen trees) along site boundaries or retention of non-developed land or in open space provision. The impact assessment also recognises the role of topography in limiting adverse effects on landscape character and screening development from wider views.



**Site: S61 Land at Hilltop Way, Salisbury**



View A – view west from PRoW SALS1 looking towards the site

Element	Assessment
<b>Key features of landscape character area</b>	<p>Site is in 3B Salisbury Plain East (County Landscape Character Assessment, 2005). The key features of the landscape character are described as:</p> <ul style="list-style-type: none"> <li>• Very large scale and open, exposed landscape.</li> <li>• Rolling plateau landform with panoramic views over the surrounding lowlands creating a sense of elevation.</li> <li>• Large regular arable fields are bounded mainly by ditches or fences with occasional hedgerows.</li> <li>• Steep and incised slopes down to the surrounding river valleys.</li> <li>• Extensive areas of chalk grassland and scrub occur on the northern and central parts of the area under military ownership with arable farmland around the periphery.</li> <li>• Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks.</li> <li>• Proliferation of military signage and posts along the numerous tracks that cross the area.</li> <li>• Rich ecology particularly the numerous extensive and intact areas of chalk grassland.</li> <li>• Archaeological remains and sites of historic importance, particularly the Neolithic monuments of Stonehenge and Old Sarum.</li> <li>• Settlement limited to a scattering of small villages and military installations including camps and abandoned or specially constructed villages used by the army for training operations.</li> </ul>
<b>National/Local Designations</b>	Old Sarum Airfield and Old Sarum Iron Age Hillfort Conservation Areas within 400m of the site (no Conservation Area Appraisals available)
<b>Site description</b>	The rectangular shaped site occupies a vacant grassed plot land, with some small trees, covering 0.48 hectares (measuring 135m x 30m) next to Hilltop Way (road) on the north western edge of Salisbury. The site forms part of linear corridor of open land, with few trees, between an area of suburban housing and arable land. PRoW SALS1 is routed along the linear corridor. The site and immediate area is on high ground relative to Salisbury city centre (100m AOD) and there is a very gradual slope downwards across the site towards Hilltop Way. The southern edge of the site fronts onto Hilltop Way, while the eastern and western edges connect with the linear corridor. The northern edge of the site is next to PRoW SALS1, with the arable land gradually rising up to Castle Hill (110m AOD).
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Common place</b>
<b>Consistency with wider character judgement</b>	<b>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</b>
<b>Settlement edge and contribution to settlement setting</b>	<b>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>
<b>Remoteness and tranquillity judgement</b>	<b>Remote/Peaceful/Some interruption/Not tranquil</b>
<b>Evaluation of landscape character of site and surrounding area</b>	The site has limited character given it is a small grassed plot of land and with its relatively discreet location it is not associated with the settlements setting. To the south is a post-war housing estate, with some more modern infill development, all set in generous garden plots. To the north is a large arable field which forms part of a wider open area of land that provides a buffer between other developed parts of Salisbury and Old Sarum Airfield. The land is undulating and there some small blocks of woodland that enhance the shaping of the landform. Overall, the landscape to the north is large scale, open and exposed and mostly consistent with the wider Salisbury Plain East.

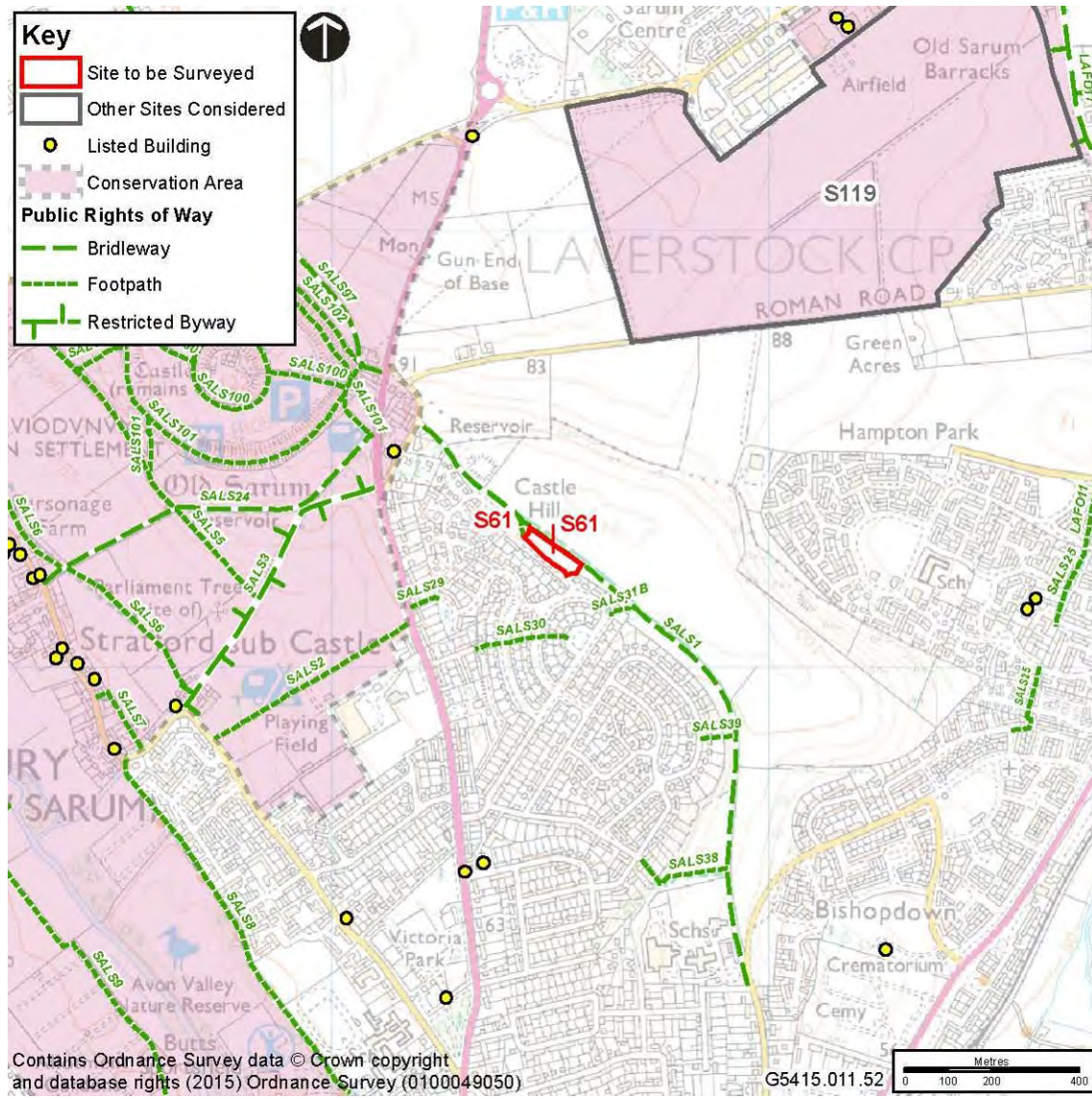


Views	
Visual prominence judgement	<del>High/Moderate-high/Moderate-low/Low</del>
Public accessibility	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</del>
Important views	<del>Highly important views/Some important views/No important views/Views dominated by detracting features</del>
Evaluation of visual qualities of site and surrounding area	To the south, views are largely contained by development but there are occasional framed views south along streets looking towards parts of Salisbury on lower ground. The exposed nature of the rolling landform to the north allows panoramic views across Salisbury Plain East from higher ground. In the vicinity of the site there are open views to the east and west along the linear corridor of open land. Northerly views are limited by the gentle rise of the land up to the nearby Castle Hill (110m AOD). There are open views of the site from PRoW SALS1, Hilltop Way and nearby residential properties. Overall views towards the site are quite localised due to the scale of the site and containment by landform and development to the north and south respectively.

Mitigation	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/High</del> There is scope to mitigate the effects of any proposed development through appropriate hedgerow and tree planting to proposed property garden boundaries and along the boundary to the PRoW and adjacent land. In addition, the layout of the development should mirror that of the opposite side of Hilltop Way with properties no greater than two storeys high, addressing the street with front and rear gardens. The overall mitigation potential is <b>moderate-high</b> .

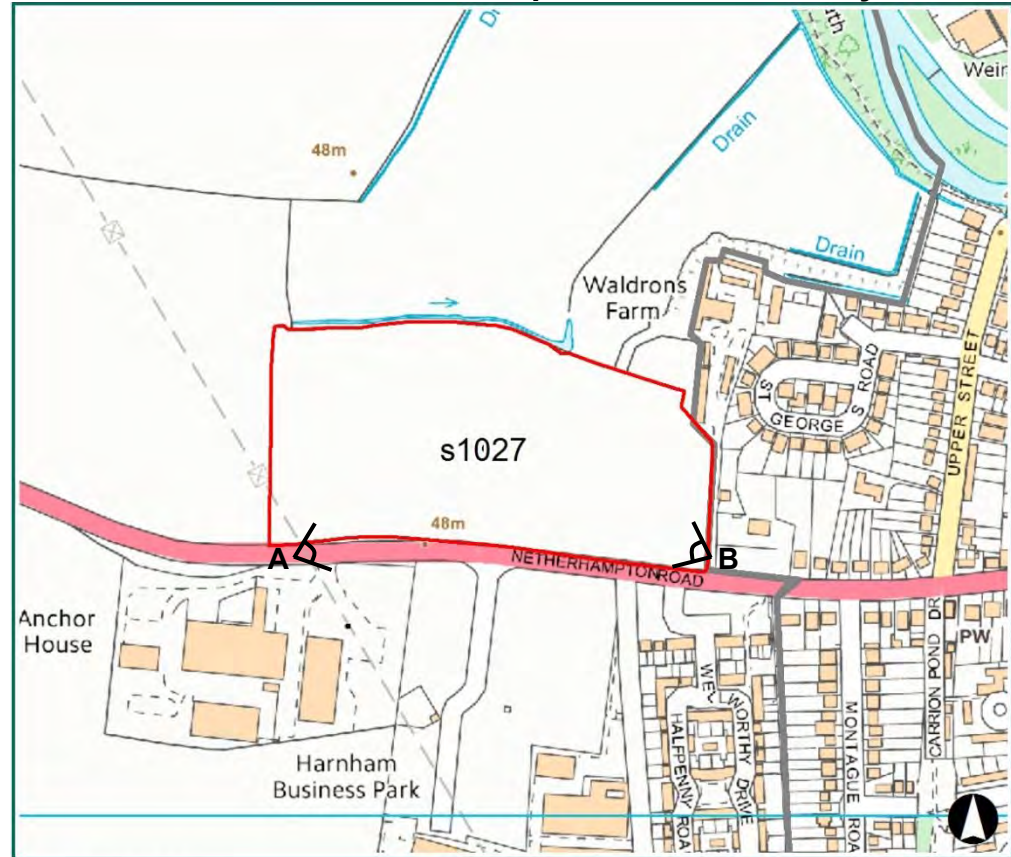
Impact Assessment	
Magnitude of effect on landscape character	<del>High/Medium/Low adverse/Negligible</del>
Description of impacts on landscape character	Development would alter the landscape character of this gently sloping grassed plot. However, given the small scale of the site there would be a minor alteration to the characteristics of the local area and the introduction of residential properties already present in the landscape. The magnitude of effect would be <b>low adverse</b> .
Magnitude of effect on views	<del>High/Medium adverse/Low/Negligible</del>
Description of impacts on public views within and surrounding the site	PRoW SALS1 – where the footpath runs next to the site there would be a partial alteration to the existing view and the introduction of prominent elements in the view with a <b>medium adverse</b> magnitude of effect. Where the PRoW is more remote from the site there would be low alteration to the existing view and <b>low adverse</b> magnitude of effect. Hilltop Way – views towards the proposed development would be fleeting and in the context of the wider housing estate, there would be low alteration to the existing view and <b>low adverse</b> magnitude of effect.
Description of impacts on private views surrounding the site	Properties on Hilltop Way (approx. 12 properties) – there would be open and direct views towards the proposed development but with front gardens and Hilltop Way closer in the view. There would be a partial alteration to the existing view and the introduction of prominent elements in the view. The magnitude of effect would be <b>medium adverse</b> .
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	<del>Low/Moderate-low/Moderate-high/High</del> There is scope to mitigate the effects of any proposed development through appropriate hedgerow and tree planting to proposed property garden boundaries particularly to north, east and western edges of the site. Hedgerow and intermittent tree planting to the northern boundary to the PRoW would filter views towards the settlement edge. Groups of trees and individual specimen trees in the linear corridor near to but outside the site would help to filter views towards the development and contribute to an enhanced sense of place. In addition, the layout of the development should mirror that of the opposite side of Hilltop Way with properties no greater than two storeys high, addressing the street and set in front and rear gardens. Overall, the site has a <b>moderate-high</b> capacity to accommodate change.







Site: s1027 – North of Netherhampton Road, Salisbury



Site to be surveyed

Photoviewpoint Location

1:8000

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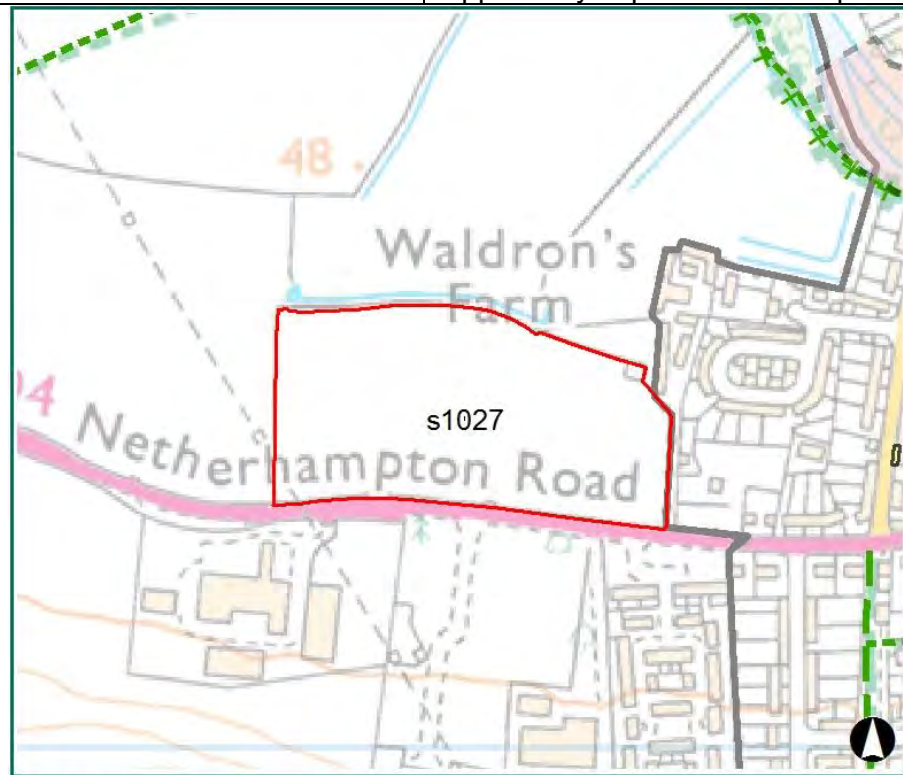


View A: View across site from Netherhampton Road (south west corner of the site) looking towards Salisbury.

Element	Assessment
Key features of landscape character area	<p>5B Lower Avon Chalk River Valley</p> <ul style="list-style-type: none"> <li>• Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.</li> <li>• Level, often narrow valley floors with relatively steep sides.</li> <li>• Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.</li> <li>• Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.</li> <li>• Riparian woodlands, lines of poplar along ditches and willow pollards.</li> <li>• Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor.</li> <li>• Clear fast flowing chalk rivers and streams a key habitat.</li> <li>• Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.</li> <li>• Many long established villages, sited along the spring line and built of a rich variety of vernacular materials.</li> <li>• Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.</li> <li>• Valley used as transport corridors with major roads and railway lines along valley sides.</li> <li>• Rural landscape sometimes interrupted by the large volume of traffic.</li> </ul> <p>In addition reference is made to Wiltshire Council's Salisbury District Settlement Setting Assessment (2008) which considers the sensitivities and special qualities of the landscape around the city and makes recommendations for conserving and enhancing landscape and integrating new development.</p>
National/Local Designations	n/a
Site description	The site is a rectangular agricultural field on Netherhampton Road opposite the Harnham Business Park and adjacent to the residential area at the western edge of West Harnham. The River Nadder floodplain adjoins the northern edge of the site with a scattered group of mature trees close to the north east corner and a mature hedge to the western boundary.
<b>Landscape Character</b>	
Landscape character 'attractiveness'	<b>Highly attractive/Attractive/Pleasant/Commonplace</b>
Consistency with wider character judgement	<b>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</b>
Settlement edge and settlement setting	<b>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>



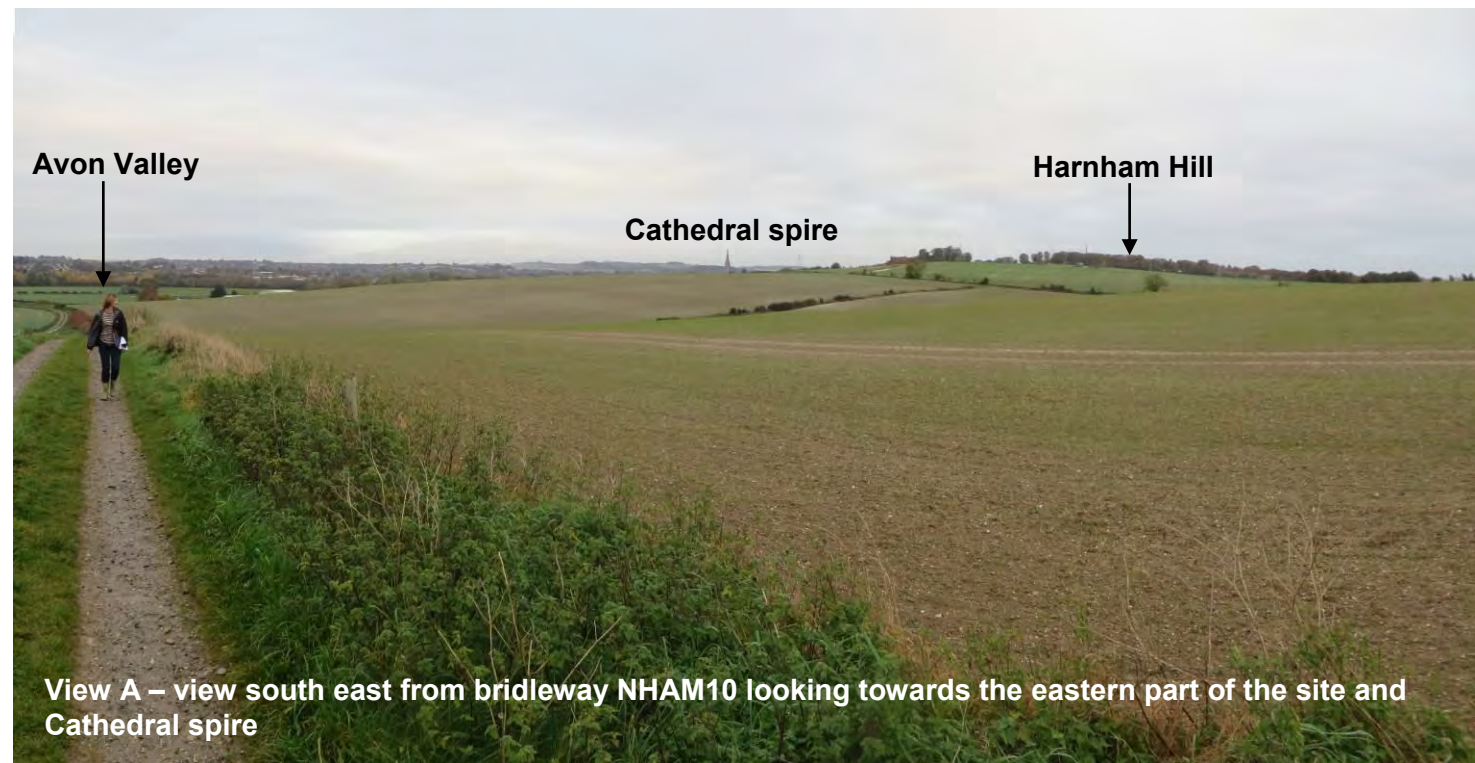
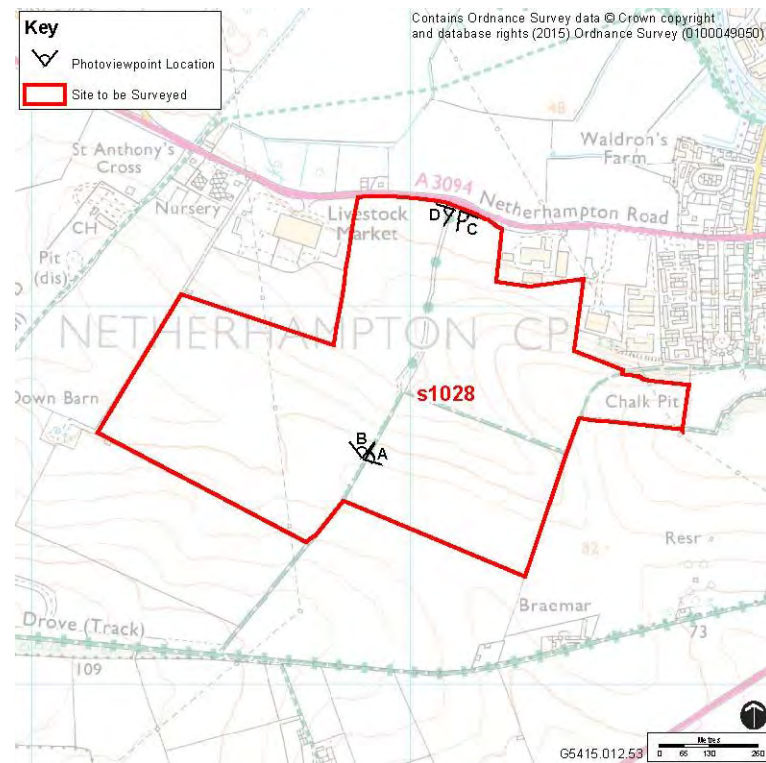
<b>Remoteness and tranquillity judgement</b>	<b>Remote/Peaceful/Some interruption/Not tranquil</b>
<b>Evaluation of landscape character of site and surrounding area</b>	The site reflects limited characteristics of the 5B LCA due to the proximity of the industrial park and the urban edge.
<b>Views</b>	
<b>Visual prominence judgement</b>	<b>High/Moderate-high/Moderate-low/Low</b>
<b>Public accessibility</b>	<b>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</b>
<b>Important views</b>	<b>Highly important views/Some important views/No important views/Views dominated by detracting features</b>
<b>Evaluation of visual qualities of site and surrounding area</b>	The site affords views of the Cathedral spire from the western approaches to the city along Netherhampton Road. The Salisbury District Settlement Setting Assessment (2008) describes the approach along Netherhampton Road as distinctive and memorable and that this view should be conserved and enhanced. In contrast there are glimpsed views of the warehouses at Harnham Business Park set back behind the mature trees (TPOs) opposite the site.
<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<b>Low/Moderate-low/Moderate-high/High</b> Development should be set back from the road with open space to retain views of the Cathedral spire on the approach along Netherhampton Road. Landscape buffers will be required to the River Nadder floodplain, the mature hedge to the western boundary and mature trees to the northern edge of the site.
<b>Impact Assessment</b>	
<b>Overall magnitude of effect on landscape character</b>	<b>High/Medium adverse/Low adverse/Negligible</b>
<b>Description of impacts on landscape character</b>	Development at the site would result in the loss of agricultural land and would extend the residential edge of Harnham westwards opposite the Harnham Business Park.
<b>Overall magnitude of effect on views</b>	<b>High/Medium adverse/Low adverse/Negligible</b>
<b>Description of impacts on public views within and surrounding the site</b>	Netherhampton Road – views of development would be prominent but fleeting (road users), development would be set back from the road to allow views of the Cathedral spire to be retained; magnitude of effect low adverse.
<b>Description of private views surrounding the site</b>	Residential properties along St.George's Road and Netherhampton Road – glimpsed and partial views; magnitude of effect low adverse.
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
<b>Capacity to Accommodate Change</b>	<b>Low/Moderate-low/Moderate-high/High</b> By setting the development back from the road with an open space along Netherhampton Road views of the Cathedral spire from the western approaches to the city can be retained. Opportunity to provide landscape buffer/ open space to northern edge along stream/ floodplain.



**View B: View looking west across site from Netherhampton Road (south east corner of the site).**



**Site: S1028 Land at Netherhampton Road**



**View A – view south east from bridleway NHAM10 looking towards the eastern part of the site and Cathedral spire**

Element	Assessment
<p><b>Key features of landscape character area</b></p>	<p>The site is in 2F Fovant Down Wooded Downland (County Landscape Character Assessment, 2005). The key features are described as:</p> <ul style="list-style-type: none"> <li>• Elevated chalk upland, dominated by Upper Chalk with a capping of Clay-with-Flint with escarpments of Upper, Middle and Lower Chalk.</li> <li>• Strongly rolling landform with gently domed hill tops, dry valleys and dramatic scarps eroded into rounded spurs and deep combes.</li> <li>• Contrasts between wide open views of rolling downland, to large scale 'rooms' of arable farmland enclosed by woodland, to panoramic views of the valleys and plateaus from the scarp slopes and valley sides.</li> <li>• The steeply rising scarp slopes are visually dominant in the surrounding lowland areas, enriched by highly visible historic features such as the Fovant badges and Neolithic hill forts and barrows.</li> <li>• Varying mix of two dominant land cover elements – the open arable fields and the woodland blocks and belts, which are linked and unified by the network of hedgerows and hedgerow trees.</li> <li>• Tree cover includes shelterbelts, copses and ancient and secondary semi-natural woodland, wooded pasture and parkland, much of it founded on the Royal Hunting Forests of Savernake, Cranborne Chase and Chute.</li> <li>• Remnant chalk grassland is an important habitat on the steep slopes of the scarps and valley sides.</li> <li>• Field pattern dominated by large rectangular fields typical of eighteenth and nineteenth century enclosure with some remnant small scale medieval patterns close to villages.</li> <li>• Elevated chalk upland, dominated by Upper Chalk with a capping of Clay-with-Flint with escarpments of Upper, Middle and Lower Chalk.</li> <li>• Strongly rolling landform with gently domed hill tops, dry valleys and dramatic scarps eroded into rounded spurs and deep combes.</li> <li>• Contrasts between wide open views of rolling downland, to large scale 'rooms' of arable farmland enclosed by woodland, to panoramic views of the valleys and plateaus from the scarp slopes and valley sides.</li> <li>• The steeply rising scarp slopes are visually dominant in the surrounding lowland areas, enriched by highly visible historic features such as the Fovant badges and Neolithic hill forts and barrows.</li> <li>• Varying mix of two dominant land cover elements – the open arable fields and the woodland blocks and belts, which are linked and unified by the network of hedgerows and hedgerow trees.</li> <li>• Tree cover includes shelterbelts, copses and ancient and secondary semi-natural woodland, wooded pasture and parkland, much of it founded on the Royal Hunting Forests of Savernake, Cranborne Chase and Chute.</li> <li>• Remnant chalk grassland is an important habitat on the steep slopes of the scarps and valley sides.</li> <li>• Field pattern dominated by large rectangular fields typical of eighteenth and nineteenth century enclosure with some remnant small scale medieval patterns close to villages.</li> </ul> <p>North of Netherhampton Road (forming part of the northern site boundary) is the adjacent landscape character area – 5B Avon Valley</p> <ul style="list-style-type: none"> <li>• Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.</li> <li>• Level, often narrow valley floors with relatively steep sides.</li> <li>• Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.</li> <li>• Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.</li> <li>• Riparian woodlands, lines of poplar along ditches and willow pollards.</li> <li>• Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor.</li> <li>• Clear fast flowing chalk rivers and streams a key habitat.</li> <li>• Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.</li> </ul>

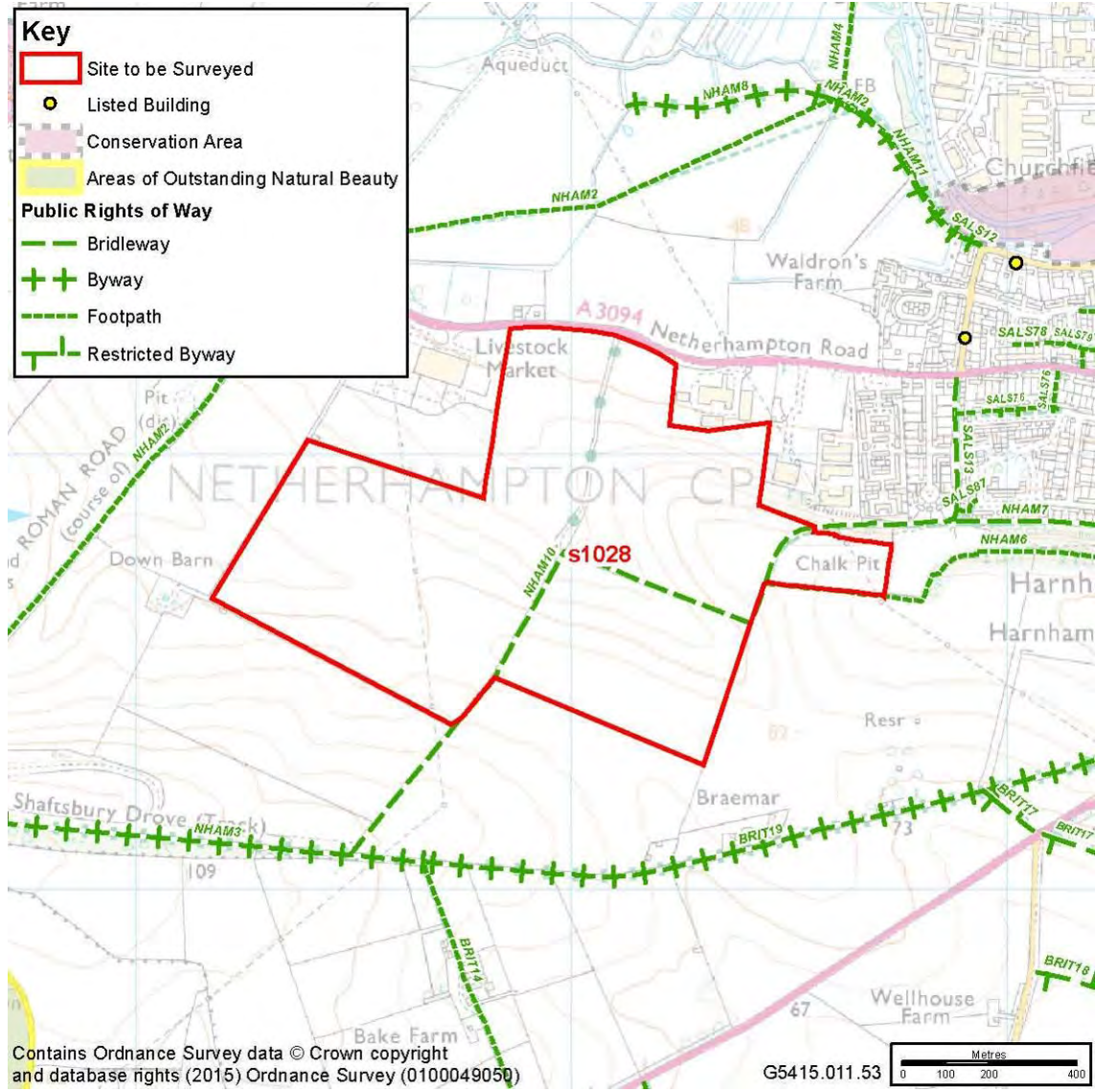
	<ul style="list-style-type: none"> <li>• Many long established villages, sited along the spring line and built of a rich variety of vernacular materials.</li> <li>• Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.</li> <li>• Valley used as transport corridors with major roads and railway lines along valley sides.</li> <li>• Rural landscape sometimes interrupted by the large volume of traffic.</li> </ul> <p>In addition reference is made to Wiltshire Council's <i>Salisbury District Settlement Setting Assessment</i> (2008) which considers the sensitivities and special qualities of the landscape around the city and makes recommendations for conserving and enhancing landscape and integrating new development.</p>
<b>National/Local Designations</b>	n/a
<b>Site description</b>	The irregular shaped site (assumed to follow a land ownership boundary) occupies an area of arable land covering 79.64 hectares near to the western edge of Salisbury. The site is undulating with the lowest part at the northern edge (approx. 50m AOD) with parts of the southern area reaching up to 80m AOD. Part of the northern boundary opens onto Netherhampton Road, one of the main western approaches into Salisbury. North of the road is more arable land before reaching a riparian landscape near to the course of the River Avon. East of the frontage with Netherhampton Road the site boundary follows an irregular route and is partly occupied by dense vegetation and partly open. On the adjacent land (east of the site) is the Harnham Business Park with a number of large warehouses with parking areas. The boundary continues east onto higher ground towards Harnham Hill. This is a steep north facing slope next to the site boundary that is wooded and near to a former chalk pit which is immediately east of the site. A bridleway (NHAM10) and a footpath (NHAM6) cross the easternmost part of the site before combining and the bridleway continues to head west and then south before joining the Old Shaftsbury Drove (BRIT19). The boundary progresses south and then west following a number of field boundaries with limited physical definition and further arable land beyond. These boundaries have very limited physical definition other than tracks. Another field boundary forms the westernmost boundary of the site. Before returning to Netherhampton Road the boundary wraps around some sports pitches and the Salisbury Auction Centre. Two low voltage overhead lines cross the eastern and western parts of the site respectively.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<del>Highly attractive/</del> <b>Attractive/Pleasant/Common place</b>
<b>Consistency with wider character judgement</b>	<del>Highly consistent/Mostly consistent/</del> <b>Some key characteristics present/Not representative of wider character</b>
<b>Settlement edge and contribution to settlement setting</b>	<del>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</del>
<b>Remoteness and tranquillity judgement</b>	<del>Remote/</del> <b>Peaceful/Some interruption/Not tranquil</b>
<b>Evaluation of landscape character of site and surrounding area</b>	The undulating nature of the arable land provides the main characteristic of the site, although some limited containment is provided by the small wooded area near the former chalk pit at the eastern edge of the site. The site reflects some of the characteristics of the wider Fovant Down Wooded Downland with strongly rolling landform with gently domed hill tops and the wooded ridge near to Harnham Hill. A similar character continues to the south with the wooded belt associated with the Old Shaftsbury Drove quite prominent. To the north is the much flatter land of the Avon Valley with more arable land but then a mosaic of land cover nearer to the course of the River Avon, with meadows, fen and wet woodland. The site provides an important part of the settlement setting as the strongly rolling landform and open nature of the site forms a backdrop to views from Netherhampton Road and the PRoW network towards the spire of Salisbury Cathedral.
<b>Views</b>	
<b>Visual prominence judgement</b>	<del>High/Moderate-high/Moderate-low/Low</del>
<b>Public accessibility</b>	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</del>
<b>Important views</b>	<del>Highly important views/Some important views/No important views/Views dominated by detracting features</del>
<b>Evaluation of visual qualities of site and surrounding area</b>	The undulating and open nature of this part of the Fovant Down Wooded Downland enables wide open views across the Avon Valley landscape to the north. Views within the Downland are more contained by undulating landform and woodland belts and blocks. More locally, there are views of the upper slopes and ridgelines of the Downland landscape against the sky. There are highly important views towards the Cathedral spire from Netherhampton Road, and the spire first comes into view just west of the site. The <i>Salisbury District Settlement Setting Assessment</i> (2008) describes the approach along Netherhampton Road as distinctive and memorable and that it should be conserved and enhanced. Similar views are feasible from the PRoW network that crosses the site with the spire appearing above the undulating landform. As covered earlier the site is highly visible from Netherhampton Road and from the nearby PRoW network. There are middle distance views from a PRoW that crosses the Avon Valley. Views from the south eastern edge of Salisbury towards the site are more limited by the landform at Harnham Hill and the warehouses at Harnham Business Park.
<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<del>Low/Moderate-low/Moderate-high/High</del> The site is large, open and exposed and visible from a number of publically accessible routes and forms the backdrop to a number of important views towards Salisbury Cathedral spire and is an integral part of an important western approach to the city. Development is likely to interrupt those views and it would be difficult to mitigate against this and therefore the overall mitigation potential would be <b>low</b> .
<b>Impact Assessment</b>	
<b>Magnitude of effect on landscape character</b>	<del>High adverse/Medium/Low/Negligible</del>
<b>Description of impacts on landscape character</b>	Development would alter the landscape character of the site changing it from undulating arable land to medium density residential site with road infrastructure. The <i>Salisbury District Settlement Setting Assessment</i> (2008) describes there being a risk of masking the contrast in landform with inappropriate development. Development of the site would adversely affect the settlement setting and western approach into Salisbury and would have localised adverse effects on the adjacent River Avon landscape character area. There would be a major alteration to characteristics of the existing landscape and a <b>high adverse</b> magnitude of effect.
<b>Magnitude of effect on views</b>	<del>High adverse/Medium/Low/Negligible</del>
<b>Description of impacts on</b>	Bridleway NHAM10 – given the bridleway would pass through the central part of the proposed development views of the open undulating landform would be replaced by development and views to the



<b>public views within and surrounding the site</b>	<p>spire of Salisbury Cathedral obscured There would be a high alteration to existing views across the rolling arable fields. There would be a <b>high adverse</b> magnitude of effect</p> <p>Footpath NHAM6 – for a relatively short distance along the footpath views of the open undulating landform would be replaced by near views towards the proposed development. There would be a high alteration to the existing view and a <b>high adverse</b> magnitude of effect.</p> <p>Footpath NHAM2 – the footpath is routed from the Old Shaftesbury Drove and passes to the west and north of the site towards the River Avon. There would be middle distance views towards the site. Views from the northern section of the PRow would be largely open, views from the western section would be filtered by trees. Overall there would be a partial alteration to the existing view and the introduction of prominent elements in the view compared with existing views of open and undulating land. There would be a <b>medium adverse</b> magnitude of effect.</p> <p>Netherhampton Road – for the section where the road passes next to proposed development views towards the rolling arable fields and wooded higher ground would be removed. The character of views along this approach to the city would be altered. There would be a high alteration to the existing view and a <b>high adverse</b> magnitude of effect</p>
<b>Description of impacts on private views surrounding the site</b>	<p>Residential property on Old Shaftesbury Drove – this property is located south east of the site and would have some open middle distance views towards the proposed development but with some intervening arable land in those views. There would be a partial alteration to the existing view and a <b>medium adverse</b> magnitude of effect.</p> <p>Traveller site and residential property on Old Shaftesbury Drove – the traveller accommodation and residential property are located south of the site and would have some filtered middle distance views towards the proposed development but with some intervening arable land in those views. There would be a low alteration to the existing view.</p> <p>Farmhouse on Netherhampton Road – there would be near views of the proposed development from upper storey windows. There would be a high alteration to the existing view and a <b>high adverse</b> magnitude of effect.</p> <p>Salisbury Auction Centre and Harnham Business Park – there would be some near views from these businesses towards the proposed development but with some filtering of views by vegetation to their site boundaries. There would be a partial alteration to the existing view and a <b>medium adverse</b> magnitude of effect.</p>
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
<b>Capacity to Accommodate Change</b>	<p><b>Low/Moderate-low/Moderate-high/High</b></p> <p>The site is large, open and exposed and visible from a number of publically accessible routes and forms the backdrop to a number of important views towards Salisbury Cathedral spire and an important western approach to the city. Development is likely to adversely affect those views and it would be difficult to mitigate against this. Another issue to consider is the irregular and orthogonal nature of the site boundary. There is a risk that development would follow the site footprint with a limited response to the character and contours of the site. Overall the capacity to accommodate change would be <b>low</b>.</p> <p>This summary is confirmed by the <i>Salisbury District Settlement Setting Assessment</i> (2008) which made recommendations for the wider area (including the site) south of Netherhampton Road, as follows:</p> <ul style="list-style-type: none"> <li>• Conserve the exposed grass, and in places well-wooded, chalk escarpment, which form a distinctive and visually prominent backdrop to many views from within Salisbury and its landscape setting.</li> <li>• Resist new development that disrupts the undeveloped nature of the skyline. This is particularly important in northern parts of the area, where the escarpment is prominent in views from a wider landscape;</li> <li>• Conserve key views that strongly contribute to memorable and distinctive approaches to Salisbury by public footpaths (including ancient trackways) and bridleways. Resist new development that disrupts key views to important landmarks and features within Salisbury and its setting;</li> <li>• Consider the effects of any new development outside this area on views to and from the escarpment;</li> <li>• Resist new development that would result in any reduction in the area's tranquillity; and</li> </ul> <p>Conserve and enhance locally distinctive approaches via road and public footpaths, comprising a memorable green / treed character. Resist new development that disrupts the character of approach to and from Salisbury.</p> <p>If development is to be proposed on the site, it would be essential for higher ground and ridgelines to be precluded from housing. Specifically the higher ground and ridgeline at the eastern part of the site should be remain as open space with some appropriate tree planting in keeping with the character of the adjacent Harnham Hill and the surrounding countryside. A similar approach should be applied to the higher ground of the southern part of the site. In addition any development footprint should follow the contours of the site rather than the irregular and orthogonal nature of the site boundary. Other areas of the site should be retained as open space to help emphasise the undulating nature of the landform.</p> <p>Further detailed study should be undertaken to establish mitigation measures and the capacity of the site to accommodate change. This would include the preparation of a high-level conceptual masterplan with indicative areas of housing, open space and community infrastructure to help to establish development parameters and to enable a more accurate impact assessment.</p>







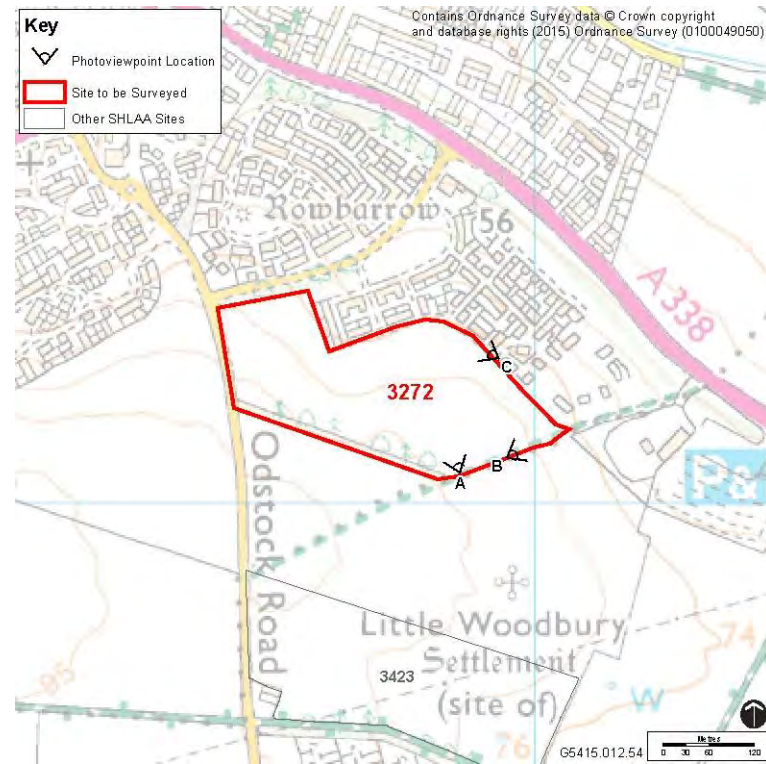
View C – view south east near from Netherhampton Road looking towards the eastern part of the site



View D – view south west from Netherhampton Road looking towards western part of the site



**Site: 3272 Land at Rowbarrow, Salisbury**



Element	Assessment
<b>Key features of landscape character area</b>	<p>Candidate site is in 2F Fovant Down Wooded Downland (County Landscape Character Assessment, 2005). The key features are described as:</p> <ul style="list-style-type: none"> <li>• Elevated chalk upland, dominated by Upper Chalk with a capping of Clay-with-Flint with escarpments of Upper, Middle and Lower Chalk.</li> <li>• Strongly rolling landform with gently domed hill tops, dry valleys and dramatic scarps eroded into rounded spurs and deep combes.</li> <li>• Contrasts between wide open views of rolling downland, to large scale 'rooms' of arable farmland enclosed by woodland, to panoramic views of the valleys and plateaus from the scarp slopes and valley sides.</li> <li>• The steeply rising scarp slopes are visually dominant in the surrounding lowland areas, enriched by highly visible historic features such as the Fovant badges and Neolithic hill forts and barrows.</li> <li>• Varying mix of two dominant land cover elements – the open arable fields and the woodland blocks and belts, which are linked and unified by the network of hedgerows and hedgerow trees.</li> <li>• Tree cover includes shelterbelts, copses and ancient and secondary semi-natural woodland, wooded pasture and parkland, much of it founded on the Royal Hunting Forests of Savernake, Cranborne Chase and Chute.</li> <li>• Remnant chalk grassland is an important habitat on the steep slopes of the scarps and valley sides.</li> <li>• Field pattern dominated by large rectangular fields typical of eighteenth and nineteenth century enclosure with some remnant small scale medieval patterns close to villages.</li> <li>• Elevated chalk upland, dominated by Upper Chalk with a capping of Clay-with-Flint with escarpments of Upper, Middle and Lower Chalk.</li> <li>• Strongly rolling landform with gently domed hill tops, dry valleys and dramatic scarps eroded into rounded spurs and deep combes.</li> <li>• Contrasts between wide open views of rolling downland, to large scale 'rooms' of arable farmland enclosed by woodland, to panoramic views of the valleys and plateaus from the scarp slopes and valley sides.</li> <li>• The steeply rising scarp slopes are visually dominant in the surrounding lowland areas, enriched by highly visible historic features such as the Fovant badges and Neolithic hill forts and barrows.</li> <li>• Varying mix of two dominant land cover elements – the open arable fields and the woodland blocks and belts, which are linked and unified by the network of hedgerows and hedgerow trees.</li> <li>• Tree cover includes shelterbelts, copses and ancient and secondary semi-natural woodland, wooded pasture and parkland, much of it founded on the Royal Hunting Forests of Savernake, Cranborne Chase and Chute.</li> <li>• Remnant chalk grassland is an important habitat on the steep slopes of the scarps and valley sides.</li> <li>• Field pattern dominated by large rectangular fields typical of eighteenth and nineteenth century enclosure with some remnant small scale medieval patterns close to villages.</li> </ul>
<b>National/Local Designations</b>	n/a
<b>Site description</b>	<p>The irregularly shaped site occupies an area of grazing land covering 6.60 hectares next to the south western edge of Salisbury. The site is on high ground relative to Salisbury city centre (80m AOD) and it slopes down gradually from the southern to northern boundary. PRow BRIT8 runs along part of the southern edge of the site linking Odstock Road in the west to High Road (A338) in the east. There appear to be other informal footpaths routed across the site linking PRow BRIT8 to the new housing area to the north. Part of the southern boundary is defined by a mature beech shelterbelt with some more grazing land to the south. PRow BRIT8 follows the remainder of the southern boundary which has no physical definition. The irregular northern boundary forms an interface with a recently completed housing development (indicated as Rowbarrow on the OS plan) and then some landscape screen planting next to Rowbarrow (local road) near to the north west corner. The western boundary is defined by Odstock Road.</p>
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Common place</b>



Consistency with wider character judgement	<del>Highly consistent/Mostly consistent</del> <b>Some key characteristics present/Not representative of wider character</b>
Settlement edge and contribution to settlement setting	<del>Integral part of settlement setting/Some features contributing to settlement setting</del> <b>Limited association with settlement setting/Not associated with settlement setting</b>
Remoteness and tranquillity judgement	<del>Remote</del> <b>Peaceful/Some interruption/Not tranquil</b>
Evaluation of landscape character of site and surrounding area	The sloping nature of the site, containment provided by the beech shelterbelt to the south and the Rowbarrow housing development to the north with wider views north towards Salisbury Cathedral spire are the main characteristics for most of the site. The part of the site near the open southern boundary is more exposed where there are panoramic views across to the River Avon valley to the east. The site has limited association with the settlement setting as with the exception of views from PRow BRIT8 it remains relatively isolated. North of the site is the southern part of Salisbury characterised by modern suburban development on ground rising up from the River Avon valley but with significant belts of mature trees on prominent ground that also provide screening to road infrastructure. This gives the impression that the existing development is in a wooded setting. To the south is a continuation of the Fovant Down Wooded Downland comprising strongly rolling landform and a network of shelterbelts and copses. However, 500m south of the site is Salisbury District Hospital, a large modern development, very uncharacteristic in the context of the wider landscape. To the east is the distinctive landform of the River Avon Valley with wooded land sloping up onto higher ground further to the north.

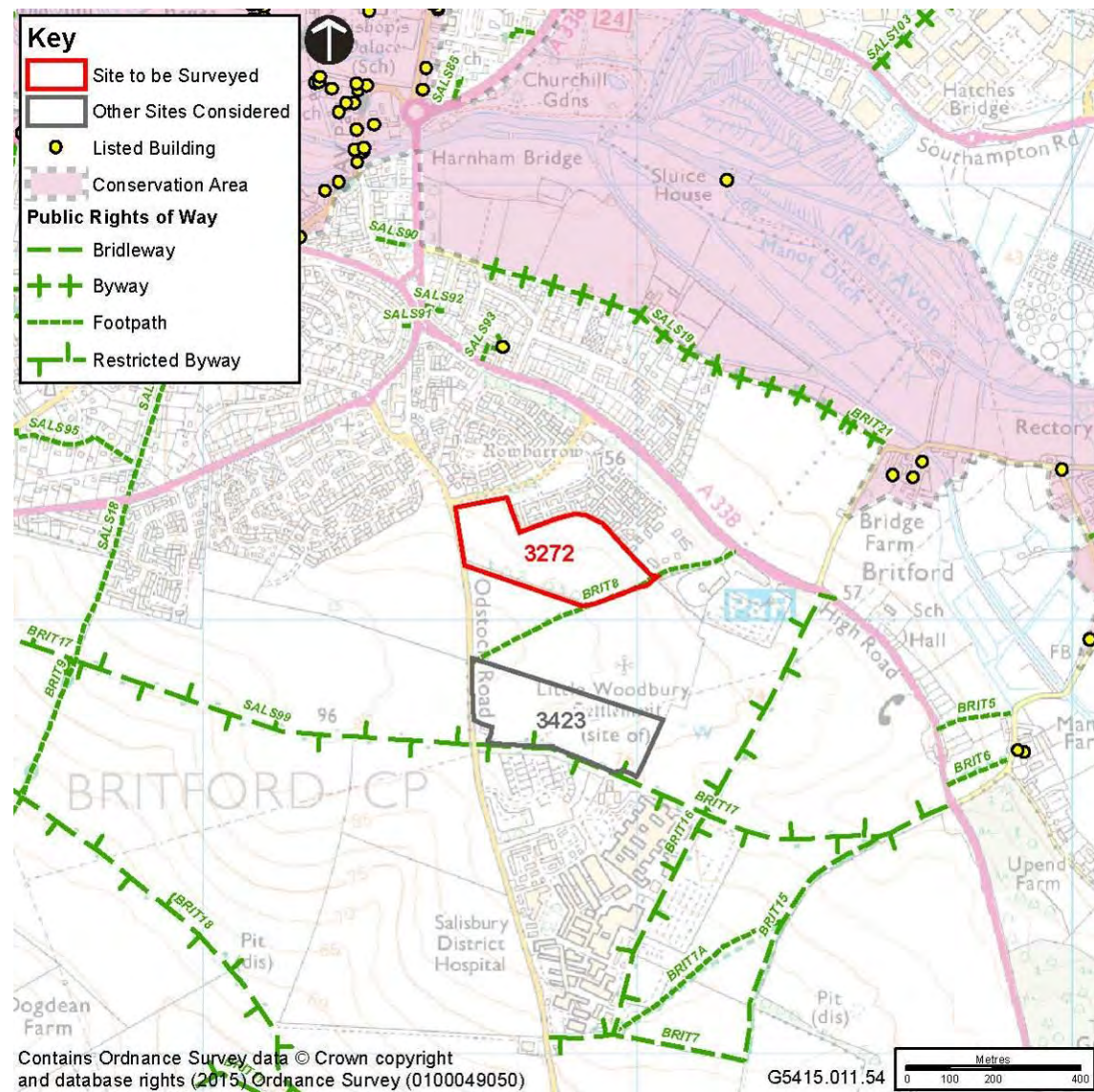
<b>Views</b>	
Visual prominence judgement	<del>High/Moderate-high/Moderate-low/Low</del>
Public accessibility	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</del>
Important views	<del>Highly important views/Some important views/No important views/Views dominated by detracting features</del>
Evaluation of visual qualities of site and surrounding area	The elevated nature and landscape features of the Fovant Down Wooded Downland provide for varied visual qualities from wide open views of rolling downland, large scale 'rooms' of arable farmland enclosed by woodland, to panoramic views of the valleys and plateaus from the scarp slopes and valley sides. From more prominent ground in the vicinity of the site there are wide open views north towards Salisbury Cathedral spire and east towards the Avon valley. More specifically there are open views of the site from PRow BRIT8 and informal footpaths, with the Rowbarrow housing development on lower ground behind and Salisbury Cathedral spire prominent in the distance. There are oblique views of the site from Odstock Road to the west and open views from the southern edge of the Rowbarrow housing development. Overall views towards the site are quite localised due to containment formed by the shelterbelt and surrounding development.

<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/High</del> The site is relatively well contained by the beech shelterbelt on the southern boundary. There is scope to extend a green corridor from the end of the shelterbelt eastwards towards the existing Rowbarrow housing development and woodland around the Milk & More Salisbury Depot providing a setting for PRow BRIT8 whilst maintaining views towards the spire. The arrangement of any proposed development and associated open space on the site should also allow the retention of some views from the PRow towards the spire. The sloping buffer of land on the northern edge of the site should be enhanced with tree planting and the landscape buffer along Rowbarrow (road) retained. The overall mitigation potential is <b>moderate-high</b> .

<b>Impact Assessment</b>	
Magnitude of effect on landscape character	<del>High/Medium adverse/Low/Negligible</del>
Description of impacts on landscape character	Development would alter the landscape character of this gently sloping grazing land. The development would have an enduring presence in the landscape and would alter the site's landscape character from grazing land to a low density, two storey residential development and associated gardens and roads. The magnitude of effect would be <b>medium adverse</b> as there would be a partial alteration to key features and characteristics of the local landscape and the introduction of prominent elements.
Magnitude of effect on views	<del>High/Medium adverse/Low/Negligible</del>
Description of impacts on public views within and surrounding the site	PRow BRIT8 – subject to the provision of a green corridor along the routing of the footpath and locating open space serving the development next to the PRow there would be a partial alteration to the existing view and introduction of prominent elements in the view. There would be a <b>medium adverse</b> magnitude of effect. Odstock Road – there would be oblique views towards the development from a relatively short section of the road. Assuming the development is set back from the road with appropriate mitigation, there would be a low alteration to the existing view and a <b>low adverse</b> magnitude of effect.
Description of impacts on private views surrounding the site	Properties on the southern edge of Rowbarrow development – these properties would have direct views towards the proposed development. Subject to the landscape enhancement of the sloping land between the two developments and filtering of views, there would be a partial alteration to the existing view and the introduction of prominent elements. There would be a <b>medium adverse</b> magnitude of effect.

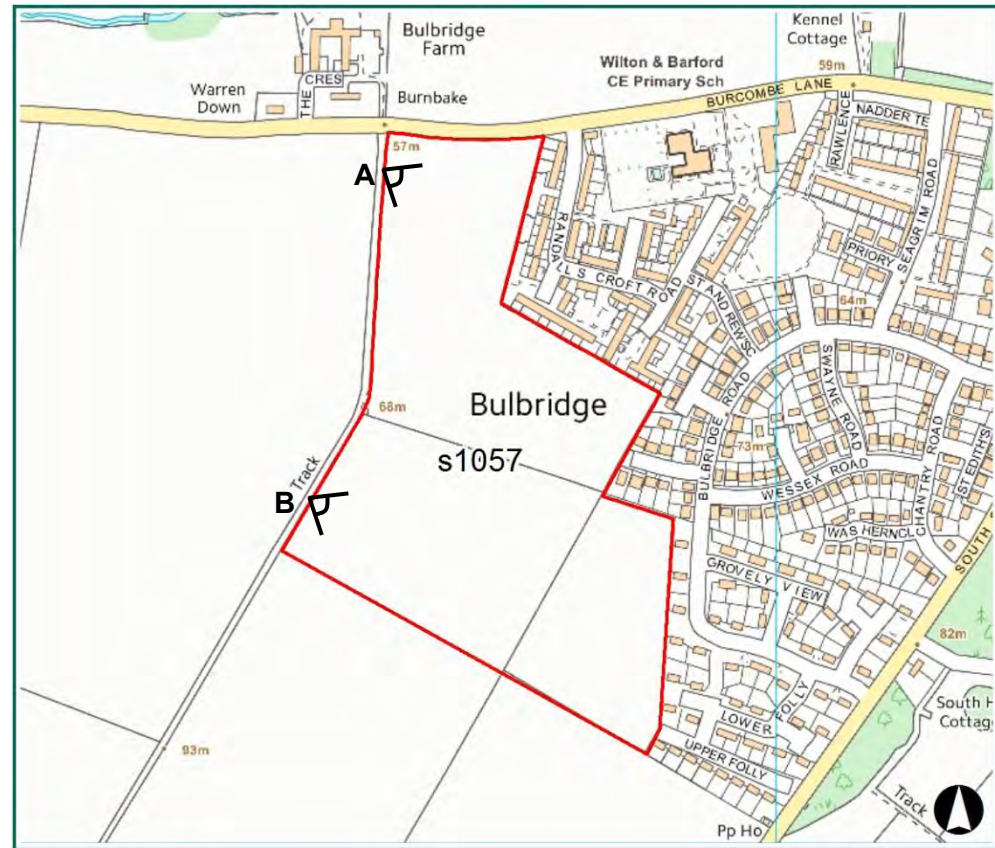
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	<del>Low/Moderate-low/Moderate-high/High</del> The site is relatively well contained by the beech shelterbelt on the southern boundary and there is scope to extend a green corridor from the end of the shelterbelt eastwards towards the Rowbarrow housing development. The green corridor should include copses, groups of trees and individual specimen trees providing a setting for PRow BRIT8 whilst still maintaining views towards the spire. The arrangement of any proposed development and open space on the site should also allow views from the PRow towards the spire and this could be achieved through careful street alignment and locating the open space in the southern part of the site next to the PRow. The northern edge of any proposed development should address the existing Rowbarrow housing and the sloping land in between should be planted with groups of trees and individual specimen trees to help filter views and create a sense of place. The landscape buffer along Rowbarrow (road) should be retained. Overall the site has a <b>moderate-high</b> capacity to accommodate change.







Site: s1057 – Land rear of Bulbridge Road, Wilton



Site to be surveyed  
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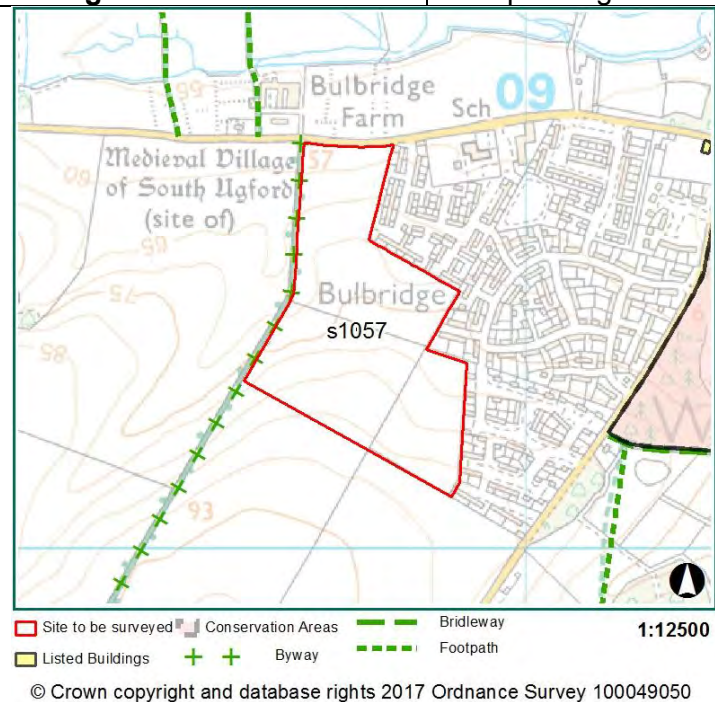


View A: View from adjoining byway looking east over north part of the site.

Element	Assessment
<b>Key features of landscape character area</b>	<p>Wooded Downland 2F, Fovant Down Wooded Downland</p> <ul style="list-style-type: none"> <li>• Elevated chalk upland, dominated by Upper Chalk with a capping of Clay- with-Flint with escarpments of Upper, Middle and Lower Chalk.</li> <li>• Strongly rolling landform with gently domed hill tops, dry valleys and dramatic scarps eroded into rounded spurs and deep combs.</li> <li>• Contrasts between wide open views of rolling downland, to large scale 'rooms' of arable farmland enclosed by woodland, to panoramic views of the valleys and plateaus from the scarp slopes and valley sides.</li> <li>• The steeply rising scarp slopes are visually dominant in the surrounding lowland areas, enriched by highly visible historic features such as the Fovant badges and Neolithic hill forts and barrows.</li> <li>• Varying mix of two dominant land cover elements – the open arable fields and the woodland blocks and belts, which are linked and unified by the network of hedgerows and hedgerow trees.</li> <li>• Tree cover includes shelterbelts, copses and ancient and secondary semi- natural woodland, wooded pasture and parkland, much of it founded on the Royal Hunting Forests of Savernake, Cranborne Chase and Chute.</li> <li>• Remnant chalk grassland is an important habitat on the steep slopes of the scarps and valley sides.</li> <li>• Field pattern dominated by large rectangular fields typical of eighteenth and nineteenth century enclosure with some remnant small scale medieval patterns close to villages.</li> <li>• Historic parks and designed landscapes, many originating as medieval deer parks or as parts of the Royal Hunting Forests.</li> <li>• Low density scattered settlement of farmsteads and occasional villages often sheltering in the valleys.</li> <li>• Varied vernacular built form includes redbrick, flint, stone and render with roofs of tile and thatch.</li> <li>• Network of lanes often rising up the dry valleys linking the high downs to the lowlands, with sunken shady lanes in some more wooded zones plus a few main roads crossing the areas.</li> <li>• Frequent Bronze Age and Iron Age monuments such as hill forts and barrows situated on scarps and hill tops forming very visible and distinctive features.</li> <li>• A peaceful, tranquil and secluded rural landscape, with sheltered enclosed woodland areas contrasting with more open, remote downland and steep uninhabited scarps.</li> </ul>
<b>National/Local Designations</b>	Cranborne Chase AONB is directly adjacent to the western boundary of the site.
<b>Site description</b>	The site comprises two sloping arable fields and grassland/ open space adjoining the housing estate off Burcombe Lane along its eastern boundary and the Cranborne Chase & West Wiltshire Downs AONB with PROW to its western edge. The site boundaries are delineated by intermittent hedges with some scattered hedgerow trees and a belt of trees between the two arable fields.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Common place</b>



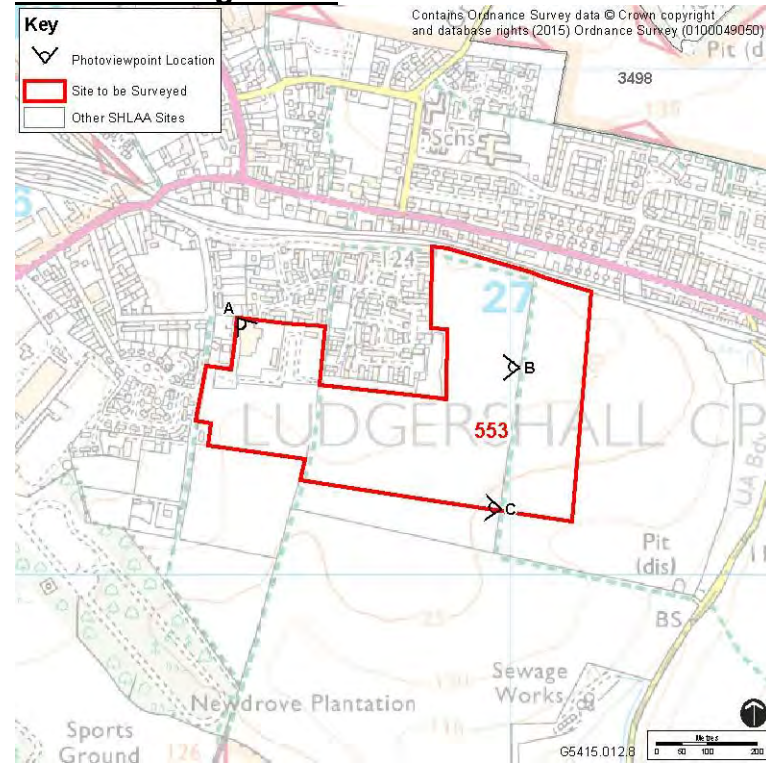
Consistency with wider character judgement	<del>Highly consistent</del> / <b>Mostly consistent</b> / <del>Some key characteristics present</del> / <del>Not representative of wider character</del>
Settlement edge and settlement setting	<del>Integral part of settlement setting</del> / <del>Some features contributing to settlement setting</del> / <b>Limited association with settlement setting</b> / <del>Not associated with settlement setting</del>
Remoteness and tranquillity judgement	<del>Remote</del> / <b>Peaceful</b> / <del>Some interruption</del> / <del>Not tranquil</del>
Evaluation of landscape character of site and surrounding area	The local landscape does have characteristics consistent with the wider LCA such as the rolling arable farmland with woodland belts and network of hedges.
<b>Views</b>	
Visual prominence judgement	<del>High</del> / <b>Moderate-high</b> / <del>Moderate-low</del> / <del>Low</del>
Public accessibility	<del>High sensitivity</del> / <b>Moderate-high sensitivity</b> / <del>Moderate-low sensitivity</del> / <del>Low sensitivity</del>
Important views	<del>Highly important views</del> / <b>Some important views</b> / <del>No important views</del> / <del>Views dominated by detracting features</del>
Evaluation of visual qualities of site and surrounding area	From the sloping site there are elevated views of the rolling downland and large scale arable farmland enclosed by woodland to the floodplain landscape around Wilton. Approaching Bulbridge from Burcombe Lane the existing housing forms a harsh urban edge extending from the lane to the higher ground of the local ridgeline.
<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low</del> / <del>Moderate-low</del> / <b>Moderate-high</b> / <b>High</b> There is the opportunity to strengthen existing hedgerows by gapping up and planting of hedgerow trees, particularly to the PROW. Development should be restricted from the western edge and southern/ higher parts of the site which should be allocated as open space with the housing edge set back into the site and bordered with tree planting to screen and filter views of the housing from the AONB. The mature tree belt dividing the two fields should be retained within a landscape buffer/ GI corridor.
<b>Impact Assessment</b>	
Overall magnitude of effect on landscape character	<del>High</del> / <b>Medium adverse</b> / <del>Low adverse</del> / <del>Negligible</del>
Description of impacts on landscape character	Development would result in the loss of arable fields with housing extending westwards from the existing urban edge. Mitigation tree planting within the open spaces to the western and southern parts of the site would enclose and screen the settlement edge.
Overall magnitude of effect on views	<del>High</del> / <b>Medium adverse</b> / <del>Low adverse</del> / <del>Negligible</del>
Description of impacts on public views within and surrounding the site	PROW to the western boundary – housing would be apparent within the view but would be set back with mitigation tree planting within open space providing screening; magnitude of effect medium adverse. Burcombe Lane – views of development partly restricted by roadside hedge and mitigation tree planting to open space to western part of the site; magnitude of effect low adverse.
Description of private views surrounding the site	Bulbridge Farm – views of development seen in the context of existing housing partly screened by roadside hedge and proposed mitigation hedgerow tree planting; magnitude of effect low adverse. Housing within Bulbridge housing estate - views vary, high alteration to views from properties directly overlooking the site to new housing seen in context of neighbouring properties; magnitude of effect high to medium adverse.
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	<del>Low</del> / <del>Moderate-low</del> / <b>Moderate-high</b> / <b>High</b> Incorporating a landscape buffer/ open space to the western edge and higher parts of the site with mitigation tree planting will prevent a highly visible built edge from the AONB.



View B: View from adjoining byway looking east over south part of the site.



**Site: 553 Ludgershall**



View A from PRoW (Ref: LUDG2) looking east across site

Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is within 3B: Salisbury Plain East (County Landscape Character Assessment, 2005).</p> <p>Key Characteristics are listed as:</p> <ul style="list-style-type: none"> <li>• Very large scale and open, exposed landscape.</li> <li>• Rolling plateau landform with panoramic views over the surrounding lowlands creating a sense of elevation.</li> <li>• Large regular arable fields are bounded mainly by ditches or fences with occasional hedgerows.</li> <li>• Steep and incised slopes down to the surrounding river valleys.</li> <li>• Extensive areas of chalk grassland and scrub occur on the northern and central parts of the area under military ownership with arable farmland around the periphery.</li> <li>• Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks.</li> <li>• Proliferation of military signage and posts along the numerous tracks that cross the area.</li> <li>• Rich ecology particularly the numerous extensive and intact areas of chalk grassland.</li> <li>• Archaeological remains and sites of historic importance, particularly the Neolithic monuments of Stonehenge and Old Sarum.</li> <li>• Settlement limited to a scattering of small villages and military installations including camps and abandoned or specially constructed villages used by the army for training operations.</li> </ul>
<b>National/Local Designations</b>	None
<b>Site description</b>	<p>The site occupies 24.16 hectares over two large-scale fields and a smaller pastoral field at the southern extent of the village of Ludgershall. The site is relatively flat, approximately 130m AOD gently falling to 125m AOD to the southeast. An agricultural post and wire fence divides the site. Intermittent groups of tall trees and vegetation associated with the railway line form the site's northern boundary. The western boundaries skirt around existing development Camomile Drive, Orchid Drive, Edelweiss Close and Cornflower Way. Linear woodland is along the rear boundaries to these properties providing good screening to the settlement edge; however, part of the northwestern section comprises close-boarded fencing and garden vegetation making built development more prominent in the surrounding landscape. The southern and eastern boundaries cut across fields and are currently open. There is a residential construction site (Foreman Homes Ltd) within the western part of the site accessed from New Drove, which is excluded from the assessment. A public right of way (PRoW Ref: LUDG2) runs partly along the northern boundary turning south along the fence line before heading east to join up with Shoddesden Lane. Another PRoW (Ref: LUGD1) follows a hedge boundary along the eastern side of the smaller pastoral field within the western part of the site.</p>
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<del>Highly attractive/Attractive/Pleasant/Common place</del>
<b>Consistency with wider character judgement</b>	<del>Highly consistent/</del> <b>Mostly consistent</b> / <del>Some key characteristics present/</del> <b>Not representative of wider character</b>
<b>Settlement edge and settlement setting</b>	<del>Integral part of settlement setting/</del> <b>Some features contributing to settlement setting</b> / <del>Limited association with settlement setting/</del> <b>Not associated with settlement setting</b>
<b>Remoteness and tranquillity judgement</b>	<del>Remote/</del> <b>Peaceful</b> / <del>Some interruption/</del> <b>Not tranquil</b>
<b>Evaluation of landscape character of site and surrounding area</b>	<p>The site lies at the eastern edge of the Salisbury Plain East landscape character area close to the Wiltshire and Hampshire county boundaries. To the south and east the land dips gently towards Andover and the Test Valley which has a more intimate landscape of smaller fields enclosed by mature trees and hedgerows. To the north and northeast, the remnants of Chute Forest (a former Royal hunting forest) in Collingbourne Wood and Coldridge Wood dominate the landscape. The site is expansive and has a close association with the peripheral areas of Salisbury Plain East forming an</p>



	integral part of the network of large regular arable fields, rolling landform and occasional hedgerows and sense of isolation. Next to the railway, line and bordering the residential area off Empress Way there are mature wooded belts providing some sense of enclosure and screening to the edge of Ludgershall. Shoddesden Road is a rural lane that follows a shallow valley running in a north/south direction to the west and is characterised by the landscape's openness including the site to the west and the enclosure of the woodland belts to the north and the west. The village of Ludgershall is to the north and west of the site and is generally inconspicuous from Salisbury Plain East. The site's contribution to the wider setting of Ludgershall is important due its role as a swathe of agricultural land extending up to the edge of the village with built form generally inconspicuous in the landscape.
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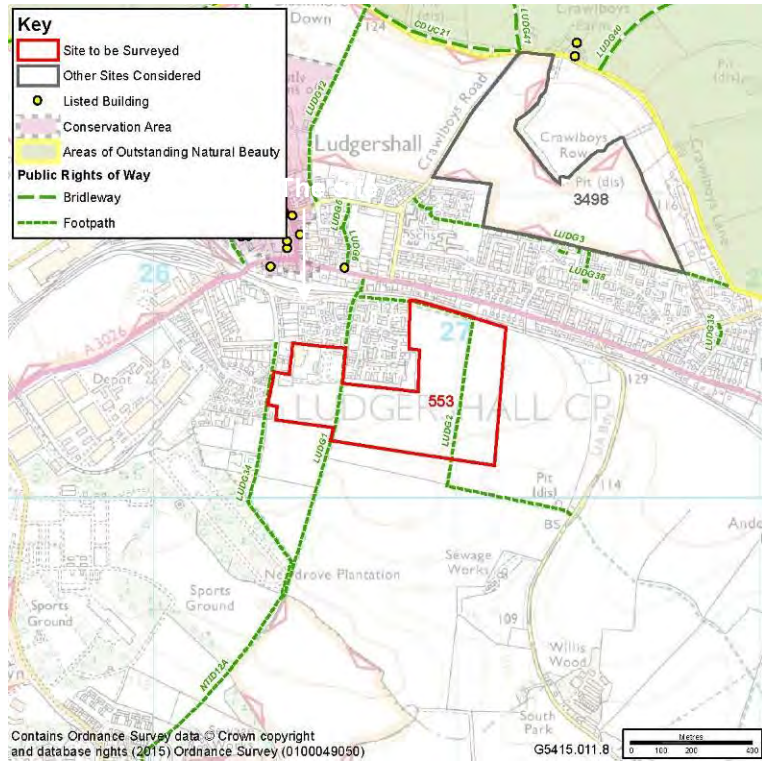
Views	
Visual prominence judgement	<del>High/Moderate-high adverse/Moderate-low/Low</del>
Public accessibility	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</del>
Important views	<del>Highly important views/Some important views/No important views/Views dominated by detracting features</del>
Evaluation of visual qualities of site and surrounding area	The large-scale arable fields to the south and east of the site and rolling landform enables wide views across the landscape in these directions. The site's location south of the railway line and on a ridgeline of 130 AOD makes it largely visible from land to the south and east. However, a combination of the wooded boundaries, intervening built form of Ludgershall and rolling landform means that the site is well screened from the AONB to the north and from the village. There are open views of the site from both PRoW (LUDG1 & LUDG2) that pass through the site. There are some open views of the site from the residential properties adjacent to the site to the west and north and fleeting distant views of the site from Shoddesden Road to the east.

Mitigation	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/High</del> The site has strong affinity with the wider Salisbury Plain East as it is in an open landscape on higher ground south of Ludgershall. The village is largely screened by mature trees along the railway line on the southern edge of the village. A key characteristic of the landscape is its sense of isolation and vast scale. Any proposed development would be difficult to mitigate whilst being in keeping with local landscape character. Effects on users of the PRoW network within the site would also be difficult to mitigate. The site is also relatively contained from existing development by the railway and the groups of mature tree belts means that there is some potential to mitigate effects on views from the locality. Overall, there would be a <b>moderate to low</b> mitigation potential.

Impact Assessment	
Overall Magnitude of effect on landscape character	<del>High adverse/Medium adverse/Low adverse/Negligible adverse</del>
Description of impacts on landscape character	Development would alter the landscape character of the site and the wider area particularly to the south and east. Development would increase the perceived size of Ludgershall within the wider landscape as it is generally not apparent in the landscape due to substantial screening. Development would have an enduring presence in the landscape and would alter the site's landscape character from arable land with a strong association with the wider Salisbury Plain to a low density, two storey residential development and associated gardens and roads. The magnitude of effect would be <b>high adverse</b> as there would be a major alteration to key features and characteristics of the existing landscape.
Overall Magnitude of effect on views	<del>High/High to-Medium adverse/Low adverse/Negligible</del>
Description of impacts on public views within and surrounding the site	Empress Way: There would be views towards the site at the end of this road that it is assumed will alter to form the access to the site. For this section of road, there would be a partial alteration to existing views and the introduction of prominent elements. The magnitude of effect would be <b>medium adverse</b> . PRoWs (LUDG1 & 2): These receptors are routed through the middle and next to the boundaries of the site and would have near views of the proposed development. There would be a high alteration to the existing view and a <b>high adverse</b> magnitude of effect. Shoddesden Road: Given the size of the site and location on high ground there would be views from this receptor although they would be fleeting and in the middle distance beyond arable fields. There would be a low alteration to the existing view and a <b>low adverse</b> magnitude of effect.
Description of private views surrounding the site	Properties off Empress Way (next to the western boundary): Some of these receptors would have near open upper and lower storey views towards the site from rear and side windows. There would be a high alteration to existing views, as the development would be seen in close proximity with a large proportion of the view affected. The magnitude of effect would be <b>high adverse</b> . Properties north of railway line (off the A342): These receptors would have near (mostly upper storey) views towards the proposed development but with some intervening trees associated with the railway line filtering some views. There would be a partial alteration to the existing views and the introduction of prominent elements in these views. The magnitude of effect would be <b>high to medium adverse</b> dependant on the degree of filtering afforded by garden boundary vegetation

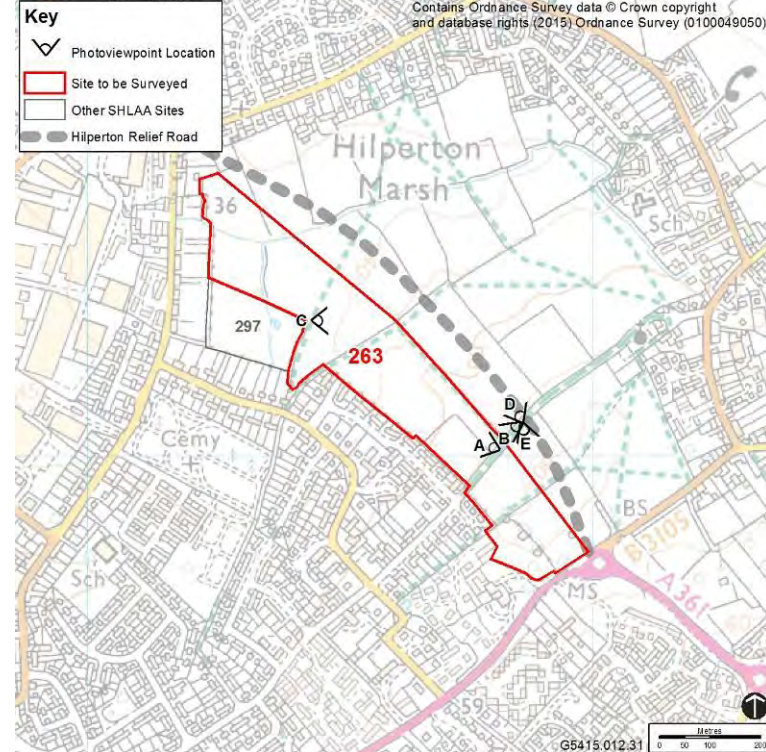
Mitigation Measures and Capacity to Accommodate Change	
Capacity to accommodate change	<del>Low/Moderate-low/Moderate-high/High</del> The site has a strong affinity with the wider Salisbury Plain; it is in an open landscape located on higher ground south of Ludgershall and has a sense of isolation due to the screening of most village provided by tree planting around it. The site is relatively separate from existing development and any proposed development would be difficult to mitigate whilst remaining in keeping with local landscape character. For example, screen planting along the eastern boundary to mitigate the effects of development would be highly visible as it is located on a ridgeline but would not be in keeping with the generally open and exposed landscape of the Salisbury Plain. Effects on users of the PRoW network within the site would also be difficult to mitigate and expansive views across Salisbury Plain to the south and east from these footpaths would be partly or completely removed by new development. However, there would be opportunity to set back development from the ridgeline incorporating public open space, public rights of way and appropriately landscaped buffers along eastern and southern site boundaries to any proposed development preventing a highly visible built edge and to help to reduce landscape and visual effects on the locality. The site is also relatively contained from existing development by the railway and the groups of mature tree belts means that there is some potential to mitigate effects on views from the village itself along the northern and north-eastern boundaries. Overall, there would be a <b>moderate-low</b> mitigation potential to accommodate residential development (based on 40 units per hectare). It would result in an extension to the village that would not be in keeping with Ludgershall village character and would increase its prominence within the wider landscape to the south.







**Site: 263 Land at the Hilperton Gap, Trowbridge**



**View A: View from PRoW (HILP54) on the northeast site boundary looking west toward Trowbridge's settlement edge**

Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is on the southern edge of Landscape Character Area (LCA) 12B Avon Open Clay Vale (County Landscape Character Assessment, 2005). The key characteristics of LCA 12B are described as:</p> <ul style="list-style-type: none"> <li>• Level land form with wide open skies and views to ridges and downs.</li> <li>• Pastoral land use with some arable.</li> <li>• Large scale geometric fields with hedgerows or open drainage channels defining boundaries.</li> <li>• Presence of rivers, tributaries, drainage channels and open water bodies.</li> <li>• Watercourses lined with riparian vegetation with prominent lines of willows (some pollarded).</li> <li>• Floristically rich hay meadows.</li> <li>• Settlement pattern varies from large towns and small scattered villages to sparse farmsteads.</li> <li>• Buildings in varied materials of brick, render and stone.</li> <li>• Crossed by major transport corridors, and a network of minor roads linking settlements.</li> <li>• Historic use for transport evident in canals.</li> </ul> <p>The southern site boundary is adjacent to LCA 11C Trowbridge Rolling Clay Lowland, but this part of the LCA is occupied by urban development and is not representative of the wider LCA .</p>
<b>National/Local Designations</b>	<p>'Highfield' (now Fieldway Hotel and Health Spa) is an Edwardian mansion which is a listed building and is part of a Conservation Area associated with Hilperton Road. Highfield is adjacent to the site's southwest boundary and the Conservation Area designation extends as far as the southwest site boundary.</p>
<b>Site description</b>	<p>The 14.14ha linear site comprises small to medium-sized pastoral and arable fields on the northeast edge of Trowbridge. Field boundaries in the site are generally defined by hedgerows, which range in height and include hedgerow trees in places. A smaller potential housing site (Site 297) is adjacent to the site's western boundary. The remainder of the site's southwest and western boundaries adjoin the garden curtilages of residential properties on the edge of Trowbridge. The site forms part of a larger pocket of farmland which is surrounded by settlement edge and separates Trowbridge from the outlying village of Hilperton (known as the Hilperton Gap). Farmland falls from a high point in the southeast part of Hilperton Gap toward a low point in the northwest. Tributary watercourses or drainage ditches follow field boundaries in this area (which includes the northwest part of the site) and continue northwest through the urban area beyond the gap, toward the River Biss and River Avon. A network of PRoWs extend across the Hilperton Gap, connecting the settlement edges. These include PRoWs HILP3, HILP5, HILP8, HILP33 and HILP54 which run through the site. HILP33 follows the alignment of Middle Lane, which is a historic green lane set between a double hedgerow, which connects the settlement edge of Trowbridge with St Michael and All Angels Church on the edge of Hilperton. The Hilperton Relief Road has recently been constructed through the centre of gap and across Middle Lane (indicated as dashed line on the plan above). The new road connects the A361 on the northeast edge of Trowbridge, with the B3106 to the northwest, by-passing Hilperton village. The site runs broadly parallel and to the southwest of the relief road, with farmland separating the two at a maximum width of 100m. The southern part of the site is separated from the A361 by a hedgerow and mature trees, which are part of an area of former parkland or landscape grounds once associated with Highfield. As described previously, Highfield is a Listed Building, which is now a hotel. The hotel is surrounded by mature trees and is at the southern edge of the site's southwestern boundary.</p>
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Common place</b>
<b>Consistency with wider character judgement</b>	<b>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</b>



Settlement edge and contribution to settlement setting	<del>Integral part of settlement setting</del> / <b>Some features contributing to settlement setting</b> / <del>Limited association with settlement setting</del> / <del>Not associated with settlement setting</del>
Remoteness and tranquillity judgement	<del>Remote</del> / <del>Peaceful</del> / <del>Some interruption</del> / <b>Not tranquil</b>
Evaluation of landscape character of site and surrounding area	The site forms part of a distinctive pocket of sloping farmland, which forms the gap between the outskirts of Trowbridge and Hilperton. The construction of the new relief road and proximity to the settlement edge compromise the qualities of the landscape in part. However the landscape retains some attractive features, such as intact fields and hedgerow boundaries, including the double hedgerow along Middle Lane, trees toward the settlement edge and within settlement (including the mature trees in grassland at the southern end of the site), and St Michael and All Angels Church. Overall the site and local landscape is judged to be pleasant. The site and immediate landscape presents some key characteristics, which are consistent with the wider LCA, such as the mix of arable and pastoral land generally defined by hedgerows and the presence of tributaries and drainage channels with some riparian vegetation. As part of the Hilperton Gap the farmland and associated vegetation in the site contribute to the settlement setting of the northeast edge of Trowbridge and southwest edge of Hilperton. The parkland character of mature trees set within grassland in the southern part of the site contributes to the setting of Trowbridge, as experienced from the eastern approach on the A361. The site's proximity to the Hilperton Relief Road means that it is not tranquil.

<b>Views</b>	
Visual prominence judgement	<del>High</del> / <del>Moderate-high</del> / <del>Moderate-low</del> / <b>Low</b>
Public accessibility	<del>High sensitivity</del> / <del>Moderate-high sensitivity</del> / <del>Moderate-low sensitivity</del> / <b>Low sensitivity</b>
Important views	<del>Highly important views</del> / <b>Some important views</b> / <del>No important views</del> / <del>Views dominated by detracting features</del>
Evaluation of visual qualities of site and surrounding area	The topography of the site and local landscape, network of PRoWs, and surrounding settlement edge means that the site is prominent in views, although vegetation to field boundaries (particularly along Middle Lane) providing some screening and filtering. The topography has the potential for some more distant views of the site from the northwest, although as well as being distant the site would be seen in the context of existing built development in Trowbridge and Hilperton. The site is accessed by a number of PRoWs, which connect with the wider PRoW network across Hilperton Gap. In addition, there are some informal paths on parts of the site which appear to be used by local residents and the site is visible from the new road and the footpath/cycleway which runs along its southwest side. Public accessibility is high. There are important views of St Michael and All Angels Church from the site.

<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low</del> / <del>Moderate-low</del> / <b>Moderate-high</b> / <b>High</b> As previously described, existing vegetation to Middle Lane, field boundaries and watercourses provide localised screening and should be retained as part of the mitigation measures. Additional hedgerow and tree planting would help to screen and filter views and soften the appearance of the settlement edge. However, it would not be appropriate to attempt to screen views of new development altogether through woodland planting as this would not be characteristic of the local landscape. Given the size of the site there is scope to provide mitigation through the establishment of a green space network, which should include greenspace corridors to accommodate PRoWs crossing the site and greenspace at the southern end of the site to coincide with the retention of Middle Lane and area with parkland character adjacent to Highfield. Overall the mitigation potential is <b>moderate-high</b> .

<b>Impact Assessment</b>	
Magnitude of effect on landscape character	<del>High</del> / <del>Medium adverse</del> / <b>Low</b> / <b>Negligible</b>
Description of impacts on landscape character	Housing development on this site would extend the settlement edge of Trowbridge further northeast and closer to the new relief road. Development would result in the loss of farmland, which is relatively intact, but which is compromised by its proximity to settlement and by the construction of the new road. Development on the site would reduce the proportion of open land in the gap between Trowbridge and Hilperton, however the larger area of open farmland to the northeast of the Hilperton Relief Road would remain. It is assumed that landscape features, such as Middle Lane and the mature hedgerows and trees would be retained as part of the proposals. In addition, there is scope to improve the appearance of Trowbridge's settlement edge through housing development on this site. Overall, development on this site would result in a partial alteration to the key features or characteristics of the existing landscape. The magnitude of effect would be <b>medium adverse</b> .
Magnitude of effect on views	<del>High</del> / <del>Medium adverse</del> / <b>Low</b> / <b>Negligible</b>
Description of impacts on public views within and surrounding the site	PRoWs crossing the site (HILP3, HILP5, HILP8 and HILP54) and to the southwest of Hilperton Relief Road: There would be near and open views of new houses in the site. A large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . PRoW along Middle Lane (HILP33) to the southwest of Hilperton Relief Road: The tall dense hedgerow to the south side of Middle Lane would limit views of any development to the south. There would be more open views available to the north of new houses seen beyond the intervening hedgeline. Overall a moderate proportion of the view would be affected and the magnitude of effect would be <b>medium adverse</b> . Hilperton Relief Road and adjacent footpath/cycleway: There would be relatively near but oblique views of new houses on the northeast edge of the site, which would generally be seen beyond newly established boundaries, including hedgerow and tree planting. Overall a moderate proportion of the view would be affected and the magnitude of effect would be <b>medium adverse</b> . PRoW network to the northeast of the site: Views toward new houses on site would be screened or filtered by intervening field boundary vegetation in places. Existing views include parts of Trowbridge's northwest settlement edge, although new houses would be closer in the view and would be likely to occupy a greater extent of the view. The proportion of the view affected would alter with distance and vegetation screening, and would range between a moderate and small proportion. The magnitude of effect would range between <b>medium adverse and low adverse</b> . A361/B3105 adjacent and close to the site: Views toward the site from the sections of the A361 and B3105 would be limited by the intervening roadside hedgerows and mature trees, although there would be a channelled view along the new relief road toward land to the south of Middle Lane. It is assumed that green space would be incorporated into the proposals in the southern part of the site, so views of any new houses would glimpsed beyond this. On this basis it is likely that a small proportion of the view would be affected and the magnitude of effect would be <b>low adverse</b> . St Michael and All Angels church grounds and Hilperton Church of England Primary School: There are likely to views over intervening hedgerows toward the site. Existing views are likely to include parts of Trowbridge's northeast settlement edge, although new houses would be closer in the view and would be likely to occupy a greater extent of the view. Given the relatively distant nature of views and the likely partial screening or filtering by intervening vegetation, a small proportion of the view would be affected. The magnitude of effect would be <b>low adverse</b> .
Description of impacts on private views surrounding the site	Residents at the edge of Trowbridge, adjoining the site's western and southwestern boundaries: There would be near views of new houses to the northeast. Some views would be at least partly filtered or obscured by intervening vegetation and outbuildings in gardens, although some views would be more open, particularly from upper storeys. Overall a large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Residents at the edge of Hilperton (including Hilperton Marsh): Views toward new houses on site would be partly screened or filtered by intervening vegetation in rear gardens and along field boundaries.



Existing views include parts of Trowbridge's northeast settlement edge, although new houses would be closer in the view and would be likely to occupy a greater extent of the view. Given the relatively distant nature of views and the likely partial screening or filtering, a small proportion of the view would be affected. The magnitude of effect would be **low adverse**.

Fieldway Hotel and Health Spa: Views to the northeast and north would be partially screened or filtered by vegetation within the hotel grounds and mature trees in the site to the north and northeast. It is assumed that green space would be incorporated into the proposals in the southern part of the site, so views of any new houses would be glimpsed beyond this. On this basis it is likely that a small proportion of the view would be affected and the magnitude of effect would be **low adverse**.

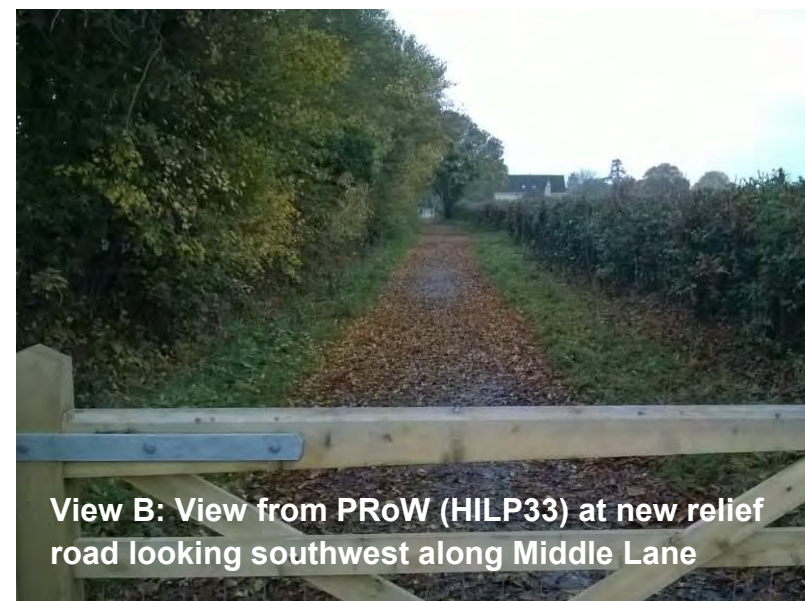
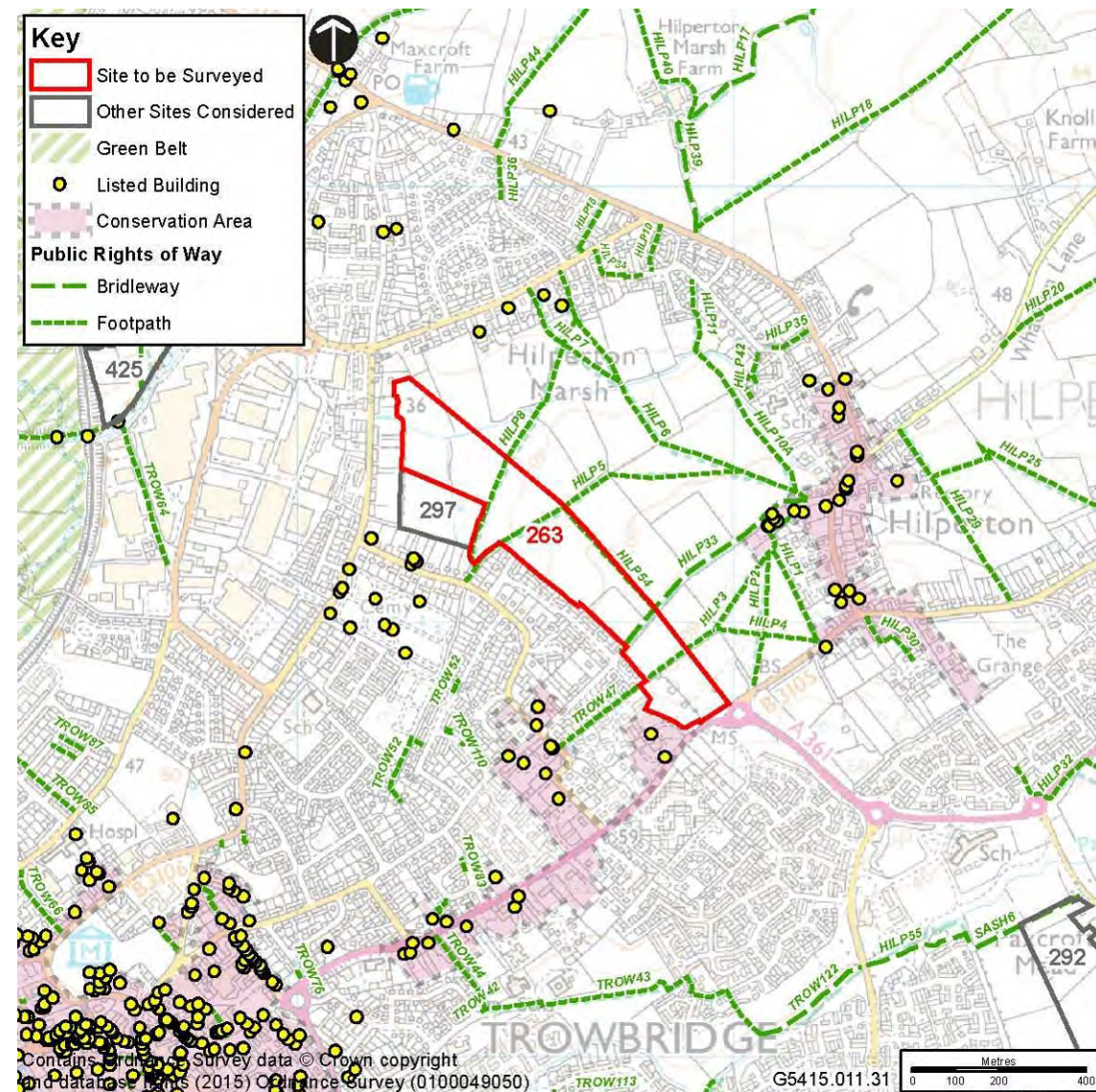
**Mitigation Measures and Capacity to Accommodate Change**

**Capacity to Accommodate Change**

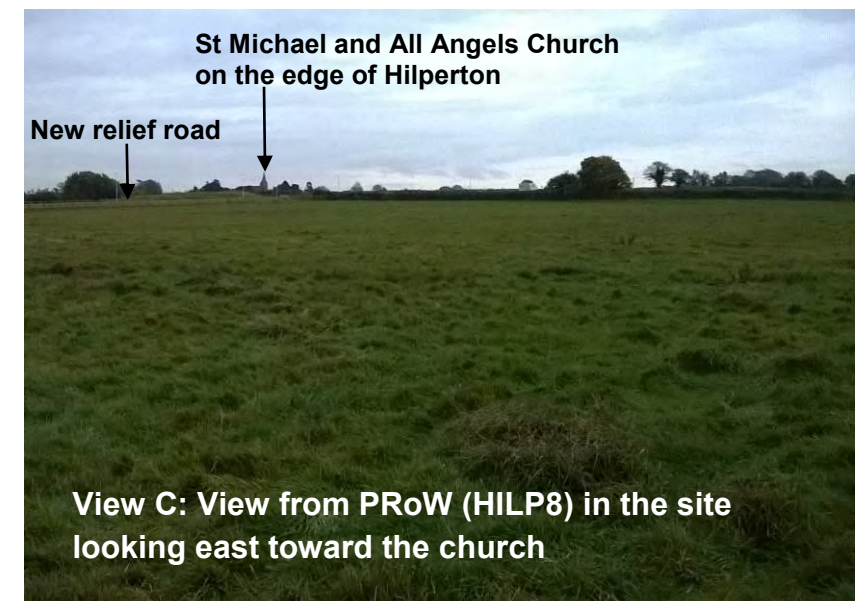
**Low/Moderate-low/Moderate-high/High**

Whilst development of this site would result in the loss of some farmland, remaining farmland would retain the gap between Trowbridge and Hilperton. Although the site is prominent, there is scope to screen and filter views from adjacent land-uses and PRoWs in the site and to improve the appearance of Trowbridge's northeast settlement edge in views from the north and northeast, provided that development is sensitively designed within a greenspace framework, which allows space for mitigation planting. The greenspace framework should allow for the retention of existing landscape features such as field boundary vegetation and watercourses, the incorporation of PRoWs crossing the site within greenspace corridors, the retention of the parkland character at the southern end of the site through its incorporation in green space, and the retention of vistas toward St Michael and All Angels Church. Additional planting should consist of new hedgerows, individual trees and tree groups with the aim of creating varied planting. It is recommended that consideration is given to the function of the narrow piece of farmland between the Hilperton Relief Road and the site. It would be beneficial for this to be incorporated into the green space network. This land would provide additional space for planting, which would soften the appearance of housing in the site and also the appearance of the new road. Overall the capacity to accommodate change is **moderate-high**.

It is recommended that as the southwest site boundary adjoins the Hilperton Road Conservation Area and grounds of the Listed Buildings at Highfield, a study of their setting should be undertaken as per the method in 'The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning, Note 3.'



View B: View from PRoW (HILP33) at new relief road looking southwest along Middle Lane



View C: View from PRoW (HILP8) in the site looking east toward the church



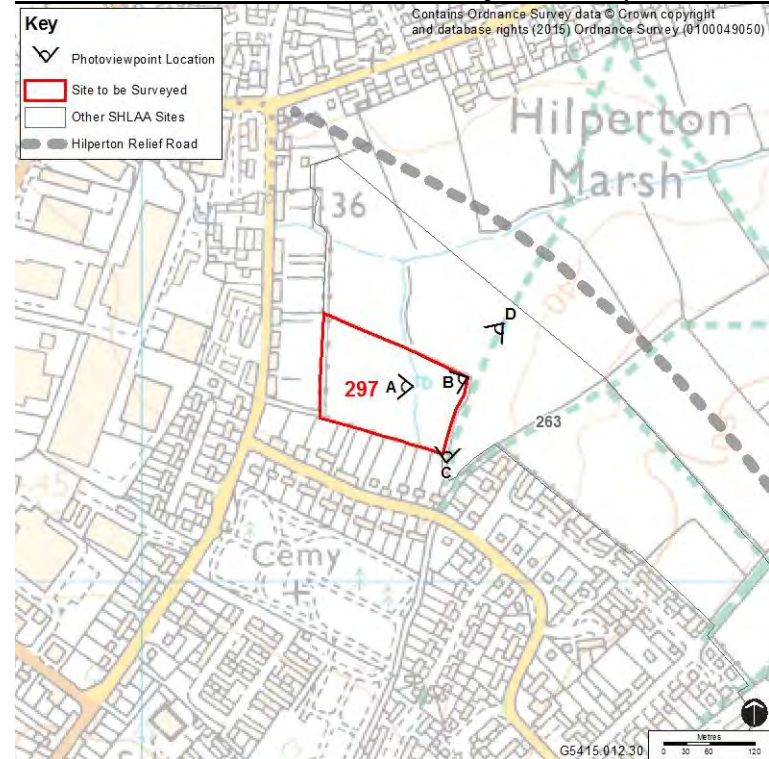
View D: View looking northwest along new relief road



View E: View looking south from new relief road toward mature trees in southern part of site (with parkland character)



**Site: 297 Land to the east of Wyke Road, Trowbridge**



Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is on the southern edge of Landscape Character Area (LCA) 12B Avon Open Clay Vale (County Landscape Character Assessment, 2005). The key characteristics of LCA 12B are described as:</p> <ul style="list-style-type: none"> <li>• Level land form with wide open skies and views to ridges and downs.</li> <li>• Pastoral land use with some arable.</li> <li>• Large scale geometric fields with hedgerows or open drainage channels defining boundaries.</li> <li>• Presence of rivers, tributaries, drainage channels and open water bodies.</li> <li>• Watercourses lined with riparian vegetation with prominent lines of willows (some pollarded).</li> <li>• Floristically rich hay meadows.</li> <li>• Settlement pattern varies from large towns and small scattered villages to sparse farmsteads.</li> <li>• Buildings in varied materials of brick, render and stone.</li> <li>• Crossed by major transport corridors, and a network of minor roads linking settlements.</li> <li>• Historic use for transport evident in canals.</li> </ul>
<b>National/Local Designations</b>	<p>There are four Listed Buildings on Victoria Road to the south of the site.</p>
<b>Site description</b>	<p>The 2.25ha linear site comprises a small enclosed pastoral field on the northeast edge of Trowbridge. The site forms part of a larger pocket of farmland, which is surrounded by the settlement edge but also forms part of the land that separates Trowbridge from the outlying village of Hilperton (and is known as the Hilperton Gap). Farmland falls from a high point in the southeast part of Hilperton Gap toward a low point in the northwest, which is where the site is. Tributary watercourses or drainage ditches follow field boundaries on this lower ground and there is a small tributary watercourse, flanked by scrub and trees which runs from south to north through the eastern part of the site. The watercourse continues north of the site with a line of trees along it, before turning northwest through the urban area beyond the gap, and toward the River Biss and River Avon. The site's northern and eastern boundaries are defined by tall dense hedgerow with some hedgerow trees along the northern boundary, with farmland in Site 263 beyond. The southern site boundary adjoins the deep rear gardens of residential properties on Victoria Road, on the edge of Trowbridge. In general, these rear gardens are well vegetated and defined by a tall brick wall, with a tree belt along the eastern part of the southern boundary. The western site boundary is open to the vehicle access, which runs to the rear of terraced houses on Wyke Road. The access is lined by garages at the ends of the narrow and deep rear gardens of these properties.</p> <p>Whilst there are no PRoWs in the site, it appears that the site is used informally to provide access between Wyke Road and the PRoW network which extends across the Hilperton Gap. Nearby PRoWs include PRoW HILP8, which extends north of Victoria Road and runs alongside the hedgerow which forms the eastern site boundary, and HILP5 that extends northeast from the same point on Victoria Road. The Hilperton Relief Road has recently been constructed through the middle of Hilperton Gap (indicated as dashed line on the plan above). The new road connects the A361 on the northeast edge of Trowbridge, with the B3106 to the northwest, by-passing Hilperton village. The site is separated from the relief road by the tall hedgerow with hedgerow trees to its northern and eastern boundaries and farmland in Site 263 beyond.</p>
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Common place</b>

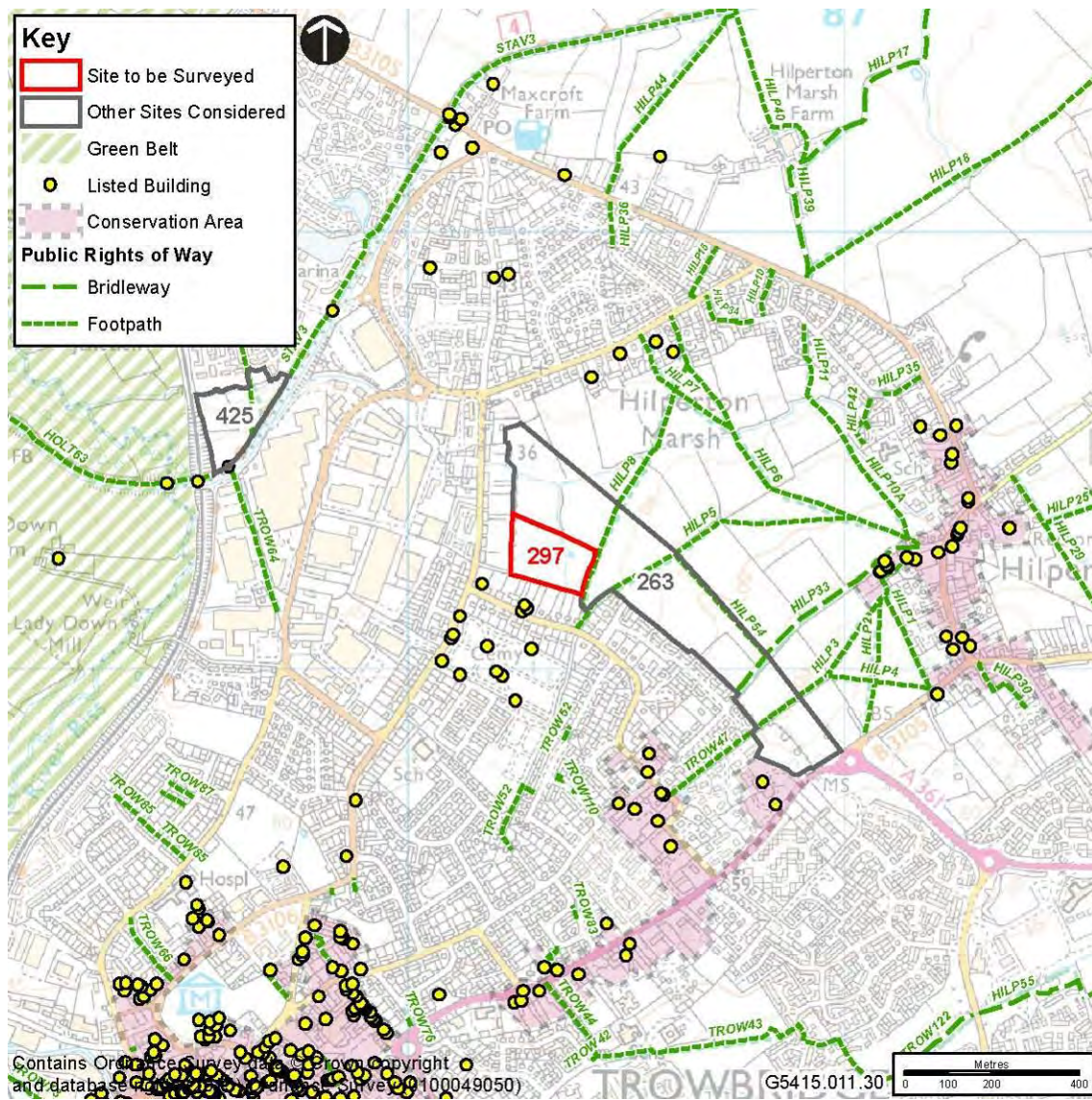
Consistency with wider character judgement	<del>Highly consistent/Mostly consistent</del> <b>Some key characteristics present/Not representative of wider character</b>
Settlement edge and contribution to settlement setting	<del>Integral part of settlement setting</del> <b>Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>
Remoteness and tranquillity judgement	<del>Remote/Peaceful</del> <b>Some interruption/Not tranquil</b>
Evaluation of landscape character of site and surrounding area	The site forms part of a distinctive pocket of farmland, which forms the gap between the outskirts of Trowbridge and Hilperton. The construction of the new relief road and proximity to the settlement edge compromise the qualities of the landscape in part. However the landscape retains some attractive features, such as intact fields and hedgerow boundaries, and vegetation lining the tributary watercourse. Overall the site and local landscape is judged to be pleasant. The site and immediate landscape presents some key characteristics, which are consistent with the wider LCA, such as the predominance of pastoral land generally defined by hedgerows, and the presence of tributaries and drainage channels with some riparian vegetation. As part of the Hilperton Gap the farmland and associated vegetation in the site contribute to the settlement setting of the northeast edge of Trowbridge and southwest edge of Hilperton. The site is set back from the Hilperton Relief Road, but experiences some interruption.

<b>Views</b>	
Visual prominence judgement	<del>High/Moderate-high</del> <b>Moderate-low/Low</b>
Public accessibility	<del>High sensitivity/Moderate-high sensitivity</del> <b>Moderate-low sensitivity/Low sensitivity</b>
Important views	<del>Highly important views/Some important views</del> <b>No important views/Views dominated by detracting features</b>
Evaluation of visual qualities of site and surrounding area	Although the site is visible from the adjacent residential edge, the site is at a low point in the Hilperton Gap and has tall dense hedgerows to its northern and eastern boundaries. As a result, the site is of moderate-low visual prominence. There is an informal footpath route crossing the site, but the nearest PRowS (HILP8 and HILP5) are separated from the site by tall dense hedgerows to the site boundaries. Public accessibility is judged to be moderate-low. Although there are no PRowS in the site, there are views of St Michael and All Angels Church at the western edge of Hilperton from the informal footpath in the western part of the site and houses on Wyke Road.

<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low/Moderate-low</del> <b>Moderate-high/High</b> Existing vegetation to the field boundaries should be retained as part of the mitigation measures, and disruption of the watercourse and associated vegetation should be minimised in order to retain this landscape feature. Strengthening the northern and eastern site boundaries with additional tree planting would help to further screen and filter views and soften the appearance of the settlement edge. There would also be scope to provide hedgerow and tree planting along the western site boundary and further tree planting to the southern site boundary. Given the size of the site and likely space available for planting it would not be possible to screen views of new housing development entirely. Overall the mitigation potential is moderate-high.

<b>Impact Assessment</b>	
Magnitude of effect on landscape character	<del>High/Medium adverse</del> <b>Low adverse/Negligible</b>
Description of impacts on landscape character	Housing development on this site would result in the loss of a small area of pastoral land, which is closely associated with the existing settlement edge and is separated from the larger area of farmland in the remainder of the Hilperton Gap by tall dense hedgerows. It is assumed that landscape features, such as field boundaries and the watercourse would be retained as part of the proposals limiting wider effects on landscape character. Overall, development on this site would result in a minor alteration to the key features or characteristics of the existing landscape and the introduction of features, which are already present. The magnitude of effect would be <b>low adverse</b> .
Magnitude of effect on views	<del>High/Medium adverse</del> <b>Low/Negligible</b>
Description of impacts on public views within and surrounding the site	PRowS to the east of the site and south of the new relief road (HILP8 and HILP5): There would be near but partly filtered or screened views of new houses in the site. The upper part of new houses would be visible above the intervening tall hedgerows. Overall a moderate proportion of the view would be affected and the magnitude of effect would be <b>medium adverse</b> . Hilperton Relief Road and adjacent footpath/cycleway: There would be oblique views of the upper part of new houses beyond intervening farmland and vegetation along the watercourse to the north of the site and field boundaries to the northern and eastern site boundaries. Overall a small proportion of the view would be affected and the magnitude of effect would be <b>low adverse</b> . PRow network to the northeast of the site: In general views toward new houses on site would be largely screened or filtered by intervening vegetation. Existing views toward the site include glimpsed views of houses at Trowbridge's settlement edge, although new houses would be closer in the view and would occupy a greater extent of the view. Overall it is likely that a small proportion of the view would be affected and the magnitude of effect would be no greater than <b>low adverse</b> .
Description of impacts on private views surrounding the site	Residents on Wyke Road and Victoria Road (adjacent to the site): There would be near views of new houses to the north and east. Some views would be partly filtered or obscured by intervening vegetation and outbuildings in gardens, although some views would be more open, particularly from upper storeys. Overall a large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Residents at the edge of Hilperton (including Hilperton Marsh): In general views toward new houses on site would be partly screened or filtered by intervening vegetation in rear gardens and along field boundaries. Glimpsed views of the upper part of new houses above intervening vegetation would be similar to existing views include parts of Trowbridge's northwest settlement edge. Given the relatively distant nature of views and the screening or filtering by intervening vegetation, a small to very small proportion of the view would be affected. The magnitude of effect would range between <b>low adverse</b> and <b>negligible</b> .
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	<del>Low/Moderate-low</del> <b>Moderate-high/High</b> Development of this site would result in the loss of a small area of farmland, which would have very limited effect on the gap between Trowbridge and Hilperton. The site is of relatively low prominence and there is scope to minimise landscape and visual effects through the retention of existing vegetation and the watercourse, and additional planting to the site boundaries. In order to minimise effects on the watercourse crossing the site, which should be retained to contribute to the sense of place of any development, it is suggested that the land in the eastern part of the site could be retained as green space (and certainly if the larger adjacent housing site 297 is also taken forward). In addition, consideration should be given to the formal provision of a footpath through the site, connecting Wyke Road with PRow HILP8 and the retention of a vista toward St Michael and All Angels Church from the western part of the site. Overall the capacity to accommodate change is <b>moderate-high</b> .





View B: View from informal footpath route in northeast corner of site looking toward vegetation lining watercourse which flows through the site



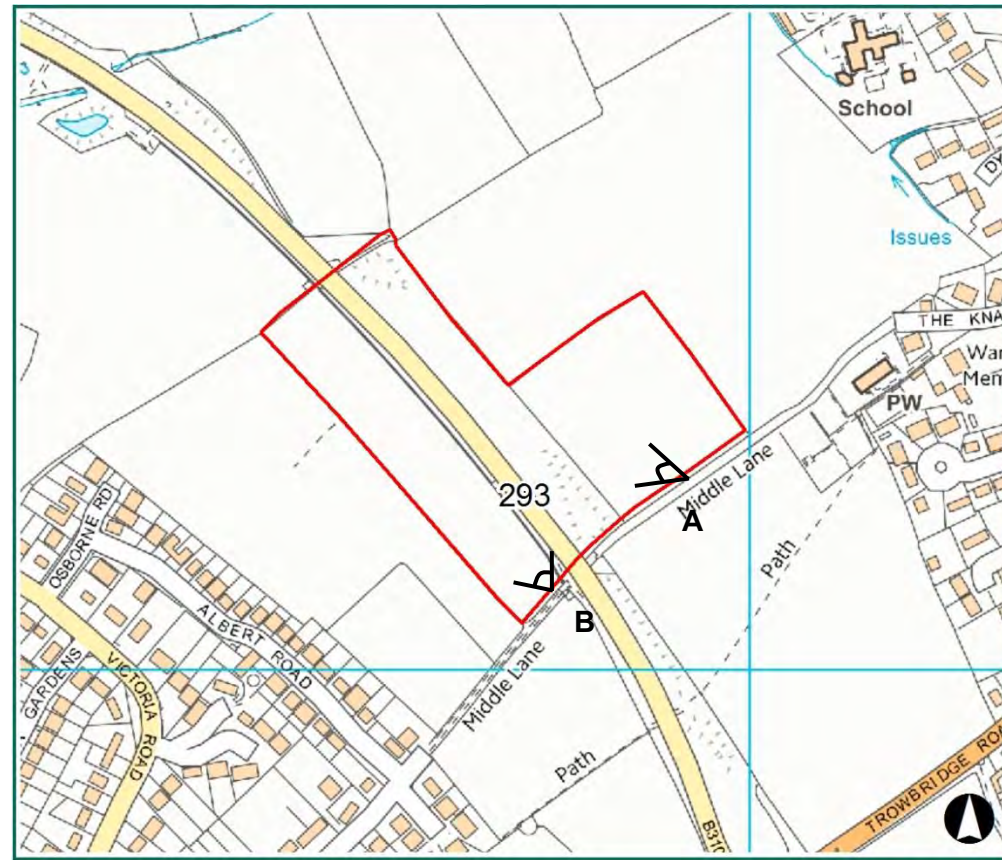
View C: View from PRoW HILP8 looking north, with tall dense hedgerow to eastern site boundary on left



View D: View from PRoW HILP8 looking south toward tall dense hedgerow with trees that defines the northern site boundary



Site: 293 – Land at ‘Hilperton Gap’, Trowbridge



Site to be surveyed  
V Photoviewpoint Location  
 1:8000  
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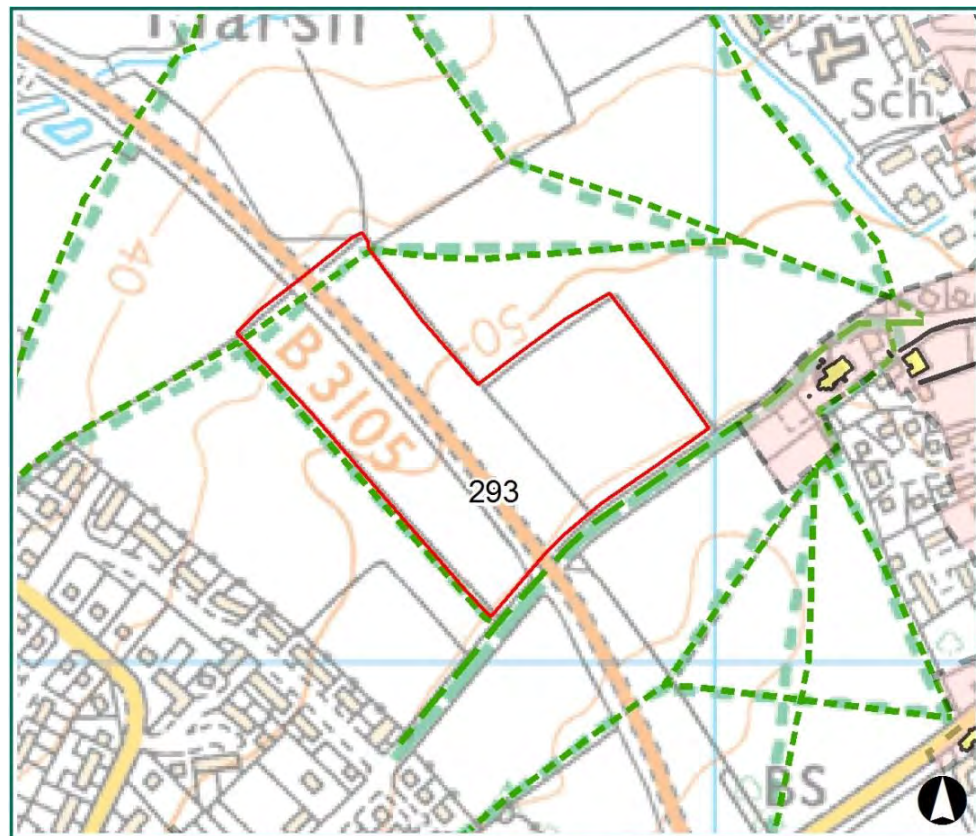


View A: View from Middle Lane looking north west.

Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is within Landscape Character Area (LCA) 12B Avon Open Clay Vale (County Landscape Character Assessment, 2005). The key characteristics of LCA 12B are described as:</p> <ul style="list-style-type: none"> <li>• Level land form with wide open skies and views to ridges and downs.</li> <li>• Pastoral land use with some arable.</li> <li>• Large scale geometric fields with hedgerows or open drainage channels defining boundaries.</li> <li>• Presence of rivers, tributaries, drainage channels and open water bodies.</li> <li>• Watercourses lined with riparian vegetation with prominent lines of willows (some pollarded).</li> <li>• Floristically rich hay meadows.</li> <li>• Settlement pattern varies from large towns and small scattered villages to sparse farmsteads.</li> <li>• Buildings in varied materials of brick, render and stone.</li> <li>• Crossed by major transport corridors, and a network of minor roads linking settlements.</li> <li>• Historic use for transport evident in canals.</li> </ul>
<b>National/Local Designations</b>	Hilperton No.1 Conservation Area is to the eastern corner of the site.
<b>Site description</b>	<p>The L - shaped sloping site comprises arable fields enclosed with hedges and bisected by Elizabeth Way relief road. PROWs skirt the northern and western edges of the site with a bridleway to Middle Lane, a historic green lane bounded by hedges to the southern edge of the site which leads to St Michael and All Angels Church, a notable landmark.</p> <p>The site forms part of a larger pocket of farmland which is surrounded by settlement edge and separates Trowbridge from the outlying village of Hilperton (known as the Hilperton Gap). Farmland falls from a high point in the southeast part of Hilperton Gap toward a low point in the northwest; the site being approximately midway on the higher portion of the gap.</p>
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Commonplace</b>
<b>Consistency with wider character judgement</b>	<b>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</b>
<b>Settlement edge and settlement setting</b>	<b>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>
<b>Remoteness and tranquillity judgement</b>	<b>Remote/Peaceful/Some interruption/Not tranquil</b>



<b>Evaluation of landscape character of site and surrounding area</b>	The site forms part of the sloping farmland bisected by the new relief road which has compromised the qualities of the landscape to some degree. The intact hedgerows and double hedgerow along Middle Lane, trees towards the settlement edge and the prominent spire of St Michael and All Angels Church are attractive and notable features.
<b>Views</b>	
<b>Visual prominence judgement</b>	<del>High</del> / <del>Moderate-high</del> / <del>Moderate-low</del> / <del>Low</del>
<b>Public accessibility</b>	<del>High sensitivity</del> / <del>Moderate-high sensitivity</del> / <del>Moderate-low sensitivity</del> / <del>Low sensitivity</del>
<b>Important views</b>	<del>Highly important views</del> / <del>Some important views</del> / <del>No important views</del> / <del>Views dominated by detracting features</del>
<b>Evaluation of visual qualities of site and surrounding area</b>	The site is located towards the upper end of the gap and forms the skyline in views from the lower end of the gap allowing uninterrupted views towards St Michael and All Angels Church which is a distinctive landmark. Likewise there are views of the church in the context of open fields from Middle Lane in close proximity to the site.
<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<del>Low</del> / <del>Moderate-low</del> / <del>Moderate-high</del> / <del>High</del> Housing development at this site would form an isolated pocket of development in the centre of the gap which would not relate to either settlement edge.
<b>Impact Assessment</b>	
<b>Overall magnitude of effect on landscape character</b>	<del>High</del> / <del>Medium adverse</del> / <del>Low adverse</del> / <del>Negligible</del>
<b>Description of impacts on landscape character</b>	Housing development at this site would form an isolated pocket of development close to St Michael and All Angels Church and would detract from the open rural character of this upper part of the gap.
<b>Overall magnitude of effect on views</b>	<del>High</del> / <del>Medium adverse</del> / <del>Low adverse</del> / <del>Negligible</del>
<b>Description of impacts on public views within and surrounding the site</b>	PROWs – the development would be prominent and totally uncharacteristic; magnitude of effect high adverse. Relief road - the development would be prominent and totally uncharacteristic; magnitude of effect high adverse.
<b>Description of private views surrounding the site</b>	Albert Road – Views of development partly screened by intervening hedges; magnitude of effect medium Church Street - Views of development partly screened by intervening hedges and garden trees; magnitude of effect high to medium.
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
<b>Capacity to Accommodate Change</b>	<del>Low</del> / <del>Moderate-low</del> / <del>Moderate-high</del> / <del>High</del> Development at this site would form an isolated pocket of housing and compromise the open and rural qualities of the gap and in particular adversely affect the rural context and setting of St Michael and All Angels Church.



Site to be surveyed
  Conservation Areas
  Bridleway
  Footpath
 1:8000  
 Listed Buildings
 + + Byway

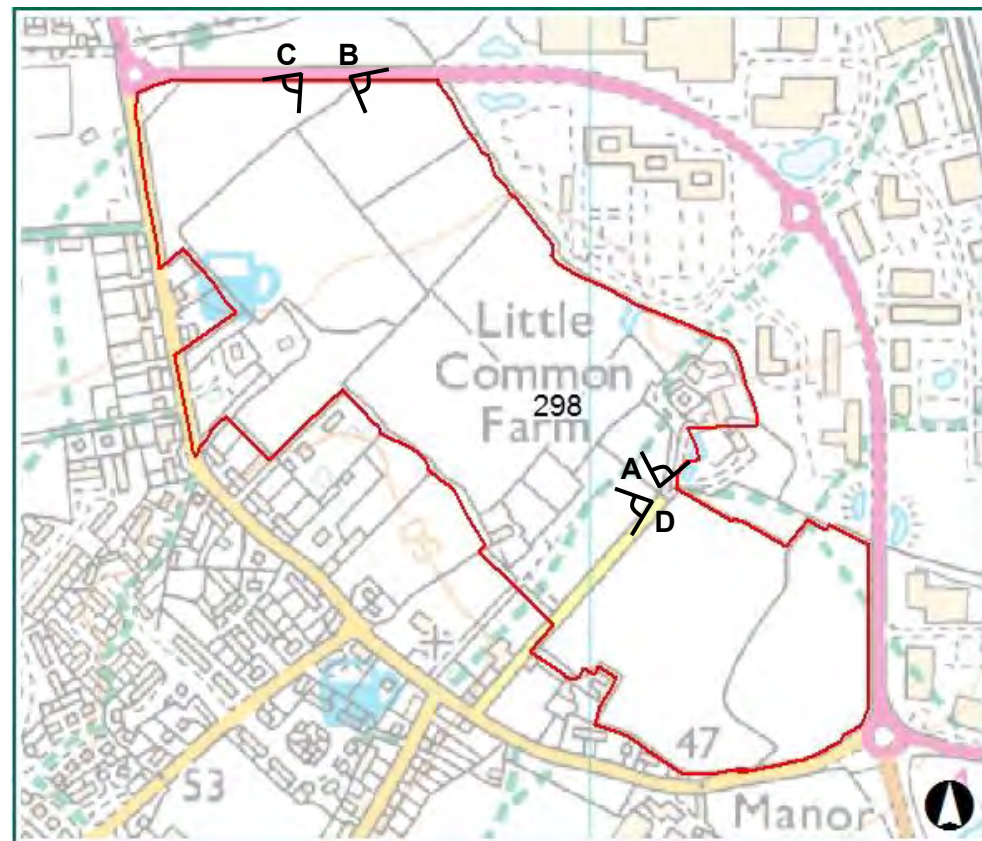
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**View B: View through part of site looking north-eastwards.**



Site: 298 Land south/south west of Trowbridge



Site to be surveyed  
∨ Photoviewpoint Location  
 1:10000  
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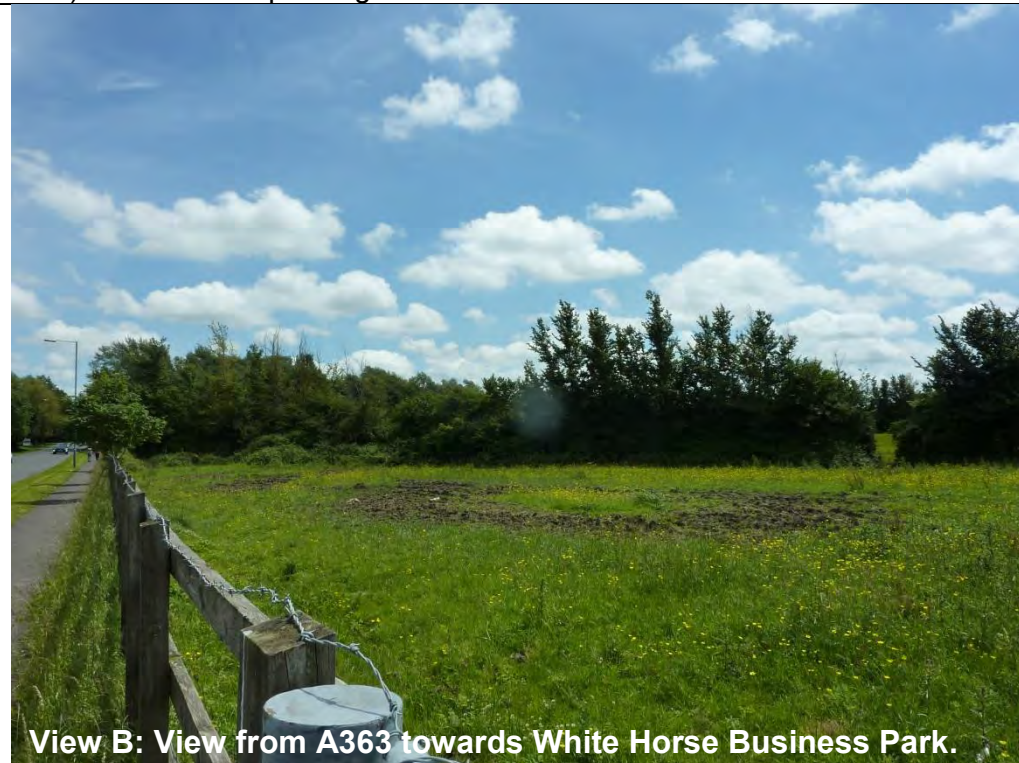
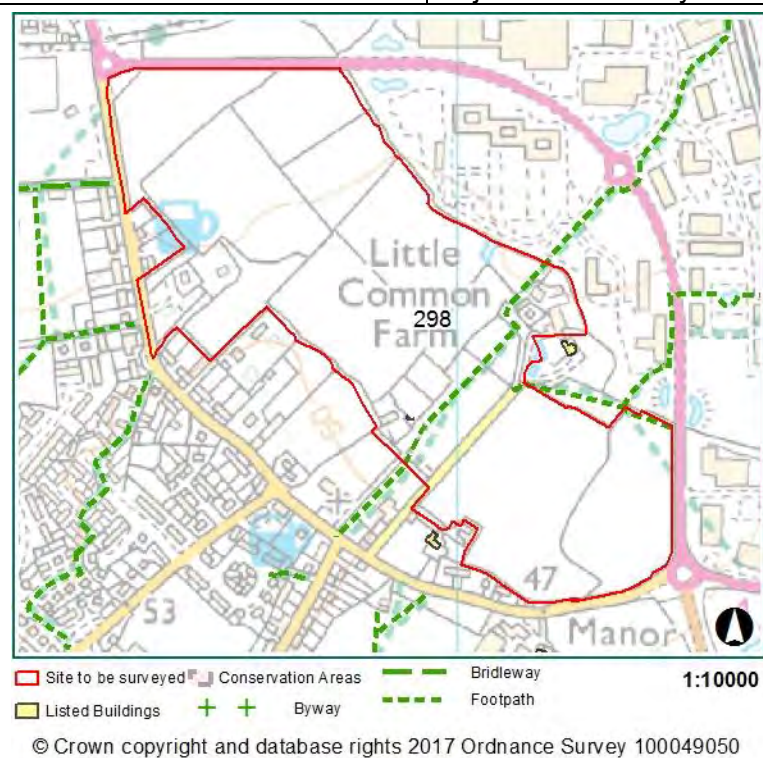


**View A: View from looking north-west to the west of Willow Grove.**

Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is within the 11C Trowbridge Rolling Clay Lowland (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> <li>• Gently rolling lowland based on Clay.</li> <li>• Mixed arable and pastoral land use with pasture concentrated around the watercourses.</li> <li>• Variable field pattern with network of full hedgerows and mature hedgerow trees.</li> <li>• Presence of streams marked by lines of willows and crossed by modest bridges.</li> <li>• Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.</li> <li>• Small number of meadows of neutral and unimproved grassland.</li> <li>• Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half-timber, stone, tiles and thatch.</li> <li>• Roads largely minor and rural with a few trunk roads and sections of motorway.</li> <li>• Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.</li> <li>• A largely peaceful, rural landscape.</li> </ul>
<b>National/Local Designations</b>	n/a
<b>Site description</b>	<p>The site which comprises a number of small and medium sized fields forms a large parcel of land between the residential edge of Woodmarsh and Westbury Road at North Bradley and the White Horse Business Park. The properties along the western and southern edges of the site are a mix of detached, semi-detached and terrace housing with generous rear gardens with a few larger detached properties. Little Common lane cuts across the southern part of the site to Kings Lodge, Kings Folly, Little Common Farm and Willow Grove, which is set within grounds containing mature trees. Little Common Farm and Willow Grove are separated from the business park by a mature belt of trees which extends along the north eastern boundary of the site to Bradley Road (A363) which bounds the northern edge of the site. The fields to the site are bounded by mature hedgerows with isolated hedgerow trees, some of which are designated TPO. There is one PROW crossing the site running parallel with Little Common lane. Kings Farmhouse on Westbury Road and Willow Grove off Little Common Lane are Listed Buildings. The recent Hitachi Offices are located within the south eastern corner of the site.</p>
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<del>Highly attractive/Attractive</del> <b>Pleasant/Commonplace</b>
<b>Consistency with wider character judgement</b>	<del>Highly consistent/Mostly consistent</del> <b>Some key characteristics present/Not representative of wider character</b>
<b>Settlement edge and settlement setting</b>	<del>Integral part of settlement setting/Some features contributing to settlement setting</del> <b>Limited association with settlement setting/Not associated with settlement setting</b>
<b>Remoteness and tranquillity</b>	<del>Remote/Peaceful</del> <b>Some interruption/Not tranquil</b>



<b>judgement</b>	
<b>Evaluation of landscape character of site and surrounding area</b>	The site has retained its variable field pattern with mature hedges and some hedgerow trees but the wider landscape has very few characteristics of the LCA 11C due to the proximity of Trowbridge and the business parks.
<b>Views</b>	
<b>Visual prominence judgement</b>	<del>High/Moderate-high/Moderate-low/Low</del>
<b>Public accessibility</b>	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</del>
<b>Important views</b>	<del>Highly important views/Some important views/No important views/Views dominated by detracting features</del>
<b>Evaluation of visual qualities of site and surrounding area</b>	As the area is relatively flat and the fields are bounded by hedgerows which give a layering and filtering effect views of the site are generally limited to immediately adjacent areas along the A363, the PROW and the neighbouring residential properties. Little Common Lane which is on a slight embankment affords views over the surrounding fields to the adjacent business park with longer distance views towards Westbury White Horse.
<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<del>Low/Moderate-low/Moderate-high/High</del> Existing hedgerows and trees should be retained within landscape buffers/ open spaces/ GI corridors with strengthening of the northern edge to the A363 with additional tree planting. Housing development on this site would need to include mitigation to address the visual effects on the adjacent houses along Woodmarsh and Westbury Road, and Kings Lodge and Kings Folly.
<b>Impact Assessment</b>	
<b>Overall magnitude of effect on landscape character</b>	<del>High/Medium adverse/Low adverse/Negligible</del>
<b>Description of impacts on landscape character</b>	Whilst the site is currently undeveloped farmland, it is bordered by residential development along Woodmarsh and Westbury Road and the business park, and as such the development would result in a minor alteration to the key features and characteristics of the existing landscape and the introduction of features which are already present in the landscape. The magnitude of effect would be low adverse.
<b>Overall magnitude of effect on views</b>	<del>High/Medium adverse/Low adverse/Negligible</del>
<b>Description of impacts on public views within and surrounding the site</b>	PROW - views of the development, partly screened by adjacent hedges; magnitude of effect medium adverse. Little Common Lane – views of the development, hedges and mature trees to the lane would partly screen the development; magnitude of effect medium adverse. Bradley Road (A363) – views of development would be partly screened by proposed tree planting; magnitude of effect low adverse.
<b>Description of private views surrounding the site</b>	Residential properties along Woodmarsh and Westbury Road - views of the development vary depending on intervening garden trees and boundary hedges and hedges within the site; magnitude of effect medium to low adverse. Kings Lodge and Kings Folly – would be largely surrounded by development, some screening provided by adjacent trees and hedges; magnitude of effect medium adverse. Willow Grove and Little Common Farm – views of the development; some screening provided by adjacent trees and hedges; magnitude of effect low adverse.
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
<b>Capacity to Accommodate Change</b>	<del>Low/Moderate-low/Moderate-high/High</del> The site is generally well contained bordered by the residential edge of North Bradley and the business park. The mature hedgerows to the fields within the site should be retained wherever possible within landscape buffers/ GI corridors or open space forming a landscape framework for the proposed development. There is an opportunity to strengthen the northern boundary adjacent to Bradley Road (A363) with new tree planting.



View B: View from A363 towards White Horse Business Park.



View C: View towards North Bradley village.

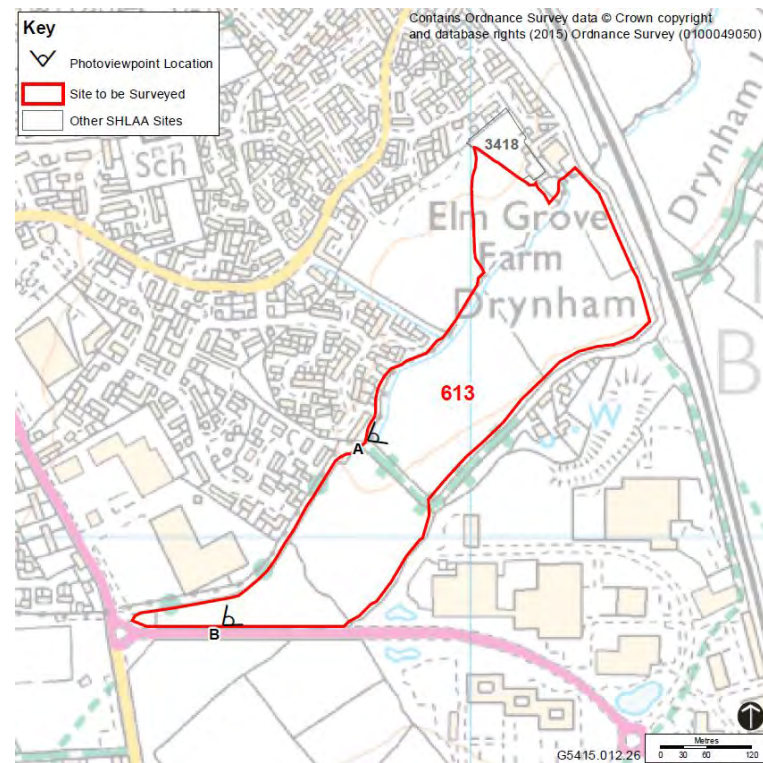




View D: View westwards towards North Bradley village.



**Site: 613 Land off A363 at White Horse Business Park, Drynham Lane**



**View A: View from Drynham Lane (NBRA43)**

Element	Assessment
<b>Key features of landscape character area</b>	The site is in the Landscape Character Area (LCA) 11C Trowbridge Rolling Clay Lowland (County Landscape Character Assessment, 2005). The key characteristics of LCA 11C are described as: <ul style="list-style-type: none"> <li>• Gently rolling lowland based on Clay.</li> <li>• Mixed arable and pastoral land use with pasture concentrated around the watercourses.</li> <li>• Variable field pattern with network of full hedgerows and mature hedgerow trees.</li> <li>• Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.</li> <li>• Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.</li> <li>• Roads largely minor and rural with a few trunk roads and sections of motorway.</li> <li>• Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.</li> </ul>
<b>National/Local Designations</b>	n/a
<b>Site description</b>	The 11.53ha linear shaped site is on the southern edge of Trowbridge and comprises a series of five fields. Drynham Lane, which runs parallel to the southwestern boundary before bisecting the site (and forms a byway (NBRA43) and runs next to the eastern boundary. Drynham Lane is a small lane which is enclosed by hedgerows and/or trees along its length. The two pastoral fields to the south are unmanaged, there is a managed pastoral field in the central section of the site and two further managed pastoral fields to the north. The boundaries to the fields are defined by hedgerows and, in some places, dense mature tree belts. To the north of the site is another prospective housing site (3419) and Elm Grove Farm with a railway line to the northeast. Along Drynham Lane to the east are a number of properties, including Drynham Lane Farm, beyond which is an industrial park. To the southeast, there are industrial units. The A363 (Bradley Road) bounds the site to the south with more pastoral fields beyond. To the south west of the site beyond Drynham Lane is Trowbridge Retail Park with a number of large warehouses. There is public open space to the north west associated with a relatively modern housing estate to the west (forming the southern edge of Trowbridge). A tree lined brook runs through the site from the northern boundary to where Drynham Lane bisects the site and goes underground.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<del>Highly attractive/Attractive/Pleasant/Common place</del>
<b>Consistency with wider character judgement</b>	<del>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</del>
<b>Settlement edge and contribution to settlement setting</b>	<del>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</del>
<b>Remoteness and tranquillity judgement</b>	<del>Remote/Peaceful/Some interruption/Not tranquil</del>
<b>Evaluation of landscape character of site and surrounding area</b>	The site comprises remnant agricultural fields on the urban edge of Trowbridge separating residential development to the west and an industrial park to the east. The site is similar to others on the urban edge of Trowbridge (irregular in shape with hedgerow boundaries of either arable or pastoral use). It is disconnected from continuous pastoral and arable fields to the northeast and the wider rural area by the railway line beyond Drynham Lane. The field to the southeast corner is unique to the others in that it has a closer link to the surrounding built environment. The site has some characteristics of Landscape Character Area (11C) including the pasture concentrated around the watercourses as well as its variable field pattern with network of full hedgerows and mature hedgerow trees.

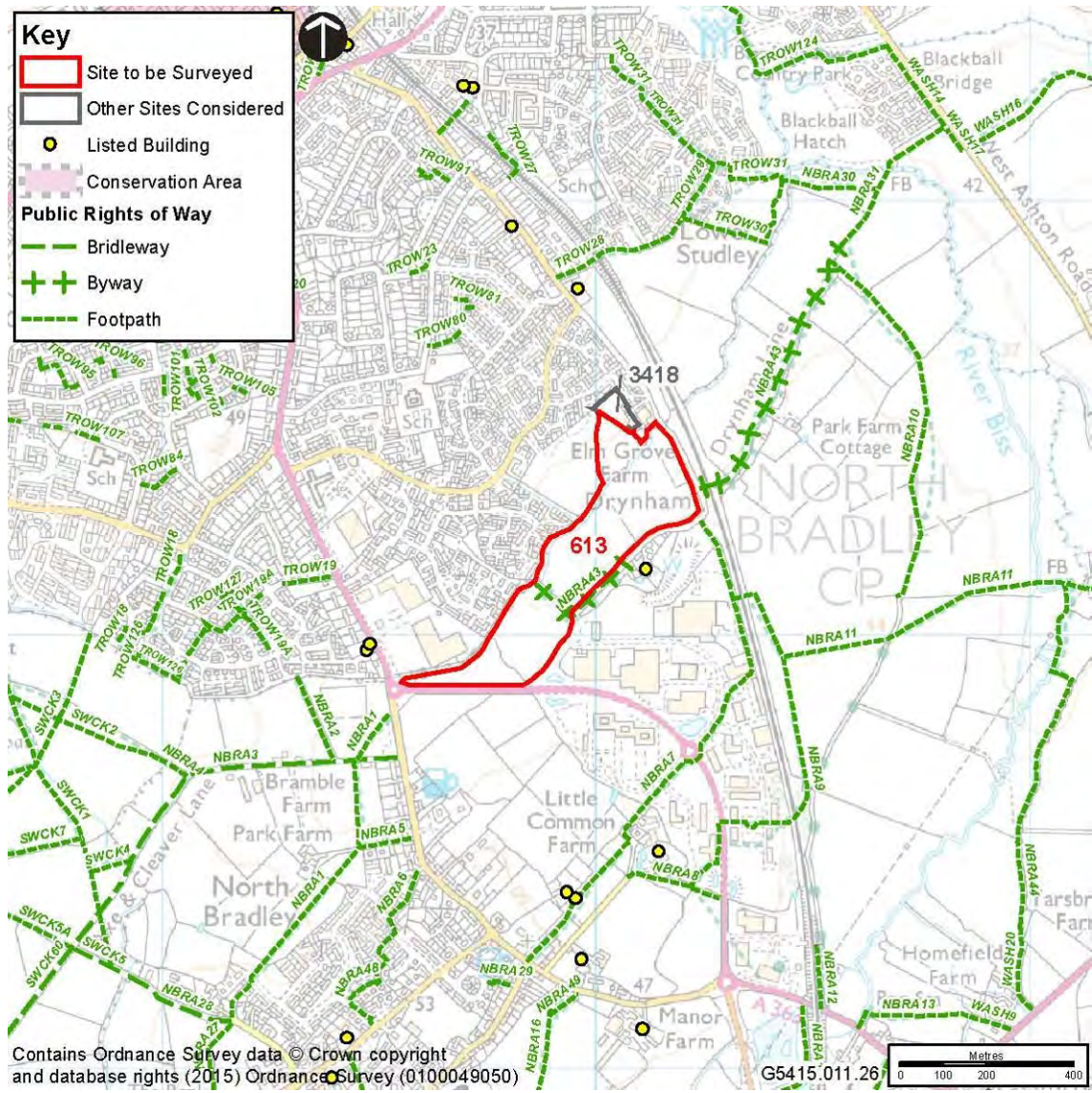
Views	
Visual prominence judgement	<del>High/Moderate-high/Moderate-low</del> / <b>Low</b>
Public accessibility	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity</del> / <b>Low sensitivity</b>
Important views	<del>Highly important views/Some important views/No important views</del> / <b>Views dominated by detracting features</b>
Evaluation of visual qualities of site and surrounding area	The site has low visual prominence due to the screening and filtering effect of the network of hedgerow boundaries and belts of mature trees to the field boundaries and Drynham Lane. The field to the southwest corner is the most visually prominent within the site. It is bound to the north by Drynham Lane and to the south by Bradley Road (A363). Unlike the others, it has a post and rail fence along the southern boundary and is visible from the road. Where Drynham Lane crosses, the site views from the byway (NBRA43) are restricted by a hedgerow to the north screening low-level views of the site and a dense mature tree belt to the south screening all views to the south. Views of the site from Drynham Lane are restricted along its entirety by hedgerows and/or dense mature tree belts along the site boundaries. The main private receptors are residents on Drynham Lane to the northeastern edge of the site, including Drynham Lane Farm; the hedgerow along this boundary is low and has some gaps allowing views across to the site. Residents facing the site on Lydiard Way and Everleigh Close have minimal views to the site due to the boundary vegetation.

Mitigation	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high</del> / <b>High</b> The site is well contained and there is scope for retaining the network hedgerows and mature trees to provide containment to the site and maintain a sense of the local landscape character. There is scope to retain Drynham Lane and associated hedgerow boundaries as a local cycle and pedestrian route and as a means of sustaining local landscape character. The size of the site allows for additional tree planting across the site. There is a <b>moderate-high</b> overall mitigation potential.

Impact Assessment	
Magnitude of effect on landscape character	<del>High/Medium/Low adverse</del> / <b>Negligible</b>
Description of impacts on landscape character	Effects on landscape character would be limited due to the contained nature of the site. The site has residential properties to the west and development of this site in the same way would not be uncharacteristic of the area. Development would provide an opportunity to improve the southern edge of Trowbridge as well as the edge of the industrial estate to the east and south east of the site. New houses on the site would result in a minor alteration to key features and characteristics of the existing landscape, given the proximity of the urban edge and the magnitude of effect would be <b>low adverse</b> .
Magnitude of effect on views	<del>High/Medium/Low adverse</del> / <b>Negligible</b>
Description of impacts on public views within and surrounding the site	NBRA43 – The byway crosses the site and although views to the south are screened by a dense belt of mature trees, there are views of the northern section of the site over the low hedgeline. There would be a high alteration to the existing view and therefore the magnitude of effect would be <b>high adverse</b> . Drynham Lane – Vegetation next to the Lane varies across the site, in some places the boundary vegetation screens views into the site whereas in other places, the hedgeline is lower and users of the Lane have views into the site. Overall, there would be a low alteration to the existing view. The magnitude of effect would be <b>low adverse</b> . Public open space to north west of site – There may be views through the dense tree belt lining the brook in winter however, these would be heavily filtered. There would be a low alteration to a small proportion of the view therefore the magnitude of effect would be <b>negligible</b> . Bradley Road (A363) – The fence adjacent to Bradley Road is post and rail and views of the field in the southwestern corner are open. Views of the housing development would be prominent and there would be a high alteration to the view but the nature of this would be fleeting and the magnitude of effect would be <b>low adverse</b> .
Description of impacts on private views surrounding the site	Residential properties on Drynham Lane to the east of the site – There would be open views over the hedgeline of the development. The current views from the properties are of a field with no views of the residential properties further west; therefore, view would be high altered. A large proportion of views would be affected and the magnitude of effect would be <b>high adverse</b> . Residential properties on Lydiard Way and Everleigh Close to the west of the site - There would be filtered views from upper storeys towards the proposed development but lower level views would be screened by garden fences and the dense mature tree belt along the site's boundary. There would be a medium alteration to views and the magnitude of effect would be <b>medium adverse</b> . Elm Grove Farm – Views from Elm Grove Farm to the north will be mostly screened by the trees lining the brook reducing the proportion of view affected. The magnitude of effect would be <b>medium adverse</b> .

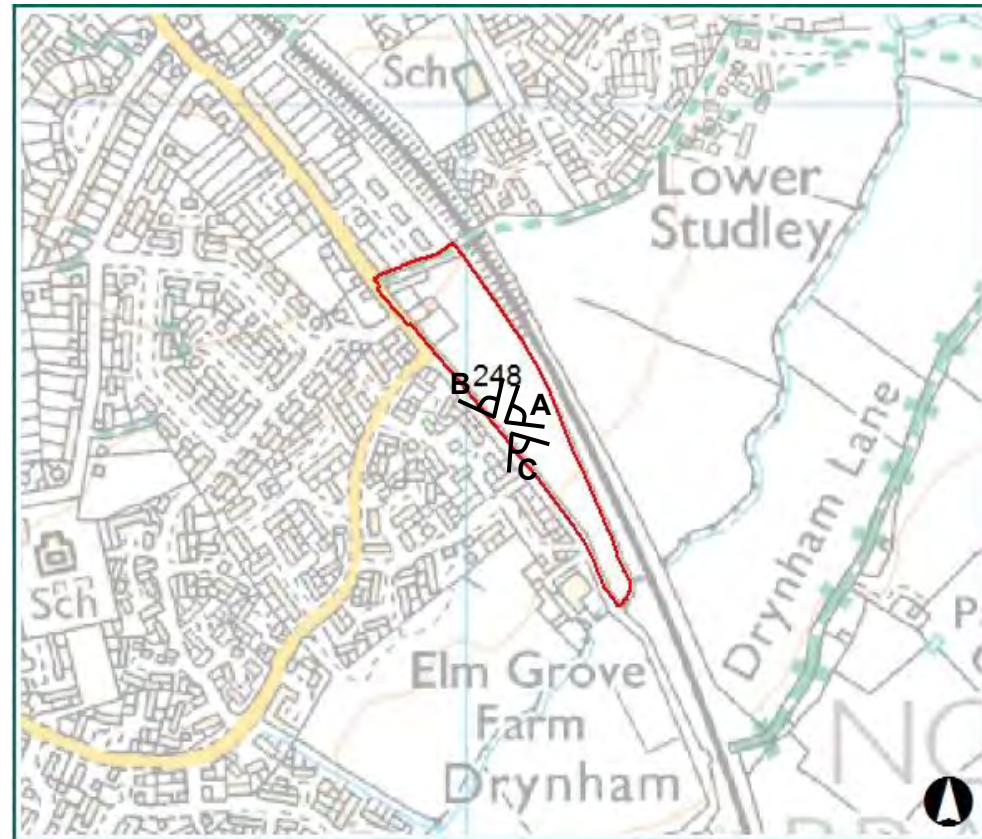
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	<del>Low/Moderate-low/Moderate-high</del> / <b>High</b> The site is well contained by hedgerows and dense mature tree belts and these should be retained wherever possible as part of any proposed development. This should include retaining the existing hedge-lined Drynham Lane as a local cycle and pedestrian route and as a means of sustaining local landscape character. There is also opportunity to maintain and enhance the watercourse corridor with pedestrian links north to the existing public open space so that it becomes a feature in the development. There is an opportunity to introduce a new hedgerow and/or trees along the southern boundary adjacent to Bradley Road (A363). Land to the north of the byway (NBRA43) could be used to improve the setting of the byway and incorporate it within the development in the form of public open space. A varied landscape treatment should be proposed within a development, with a mix of open ground, screen-planting, groups of trees, copses and individual specimen trees to help contribute to sense of place. Overall, the site has a <b>moderate-high</b> capacity to accommodate change.







Site: 248 – Drynham Road, Trowbridge



Site to be surveyed  
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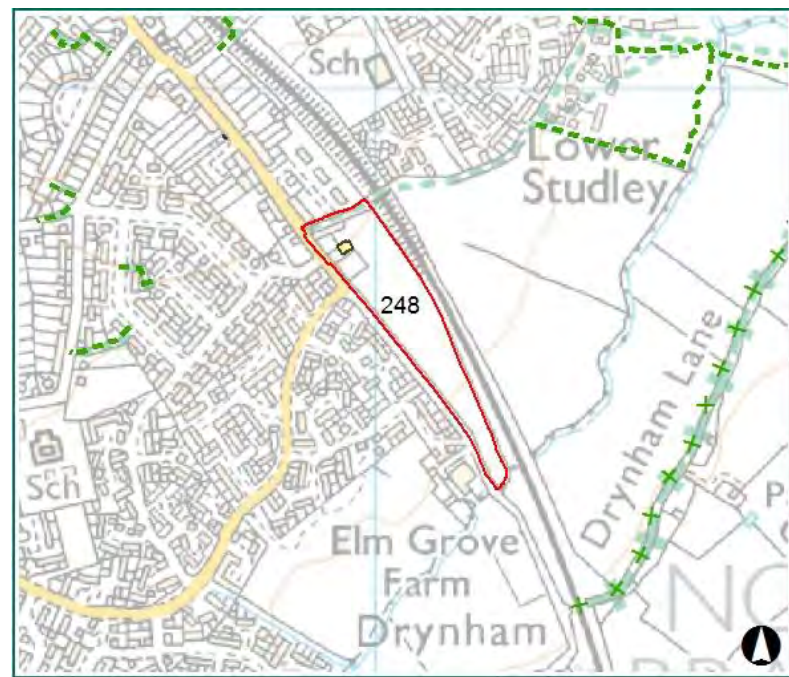


View A: View looking north east across railway line to adjacent development.

Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is in the Landscape Character Area (LCA) 11C Trowbridge Rolling Clay Lowland (County Landscape Character Assessment, 2005). The key characteristics of LCA 11C are described as:</p> <ul style="list-style-type: none"> <li>• Gently rolling lowland based on Clay.</li> <li>• Mixed arable and pastoral land use with pasture concentrated around the watercourses.</li> <li>• Variable field pattern with network of full hedgerows and mature hedgerow trees.</li> <li>• Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.</li> <li>• Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.</li> <li>• Roads largely minor and rural with a few trunk roads and sections of motorway.</li> <li>• Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.</li> </ul>
<b>National/Local Designations</b>	n/a
<b>Site description</b>	The site is an elongated triangle of land bordered by the railway line to the east and housing estates to Drynham Road and Drynham Park to the north and west. Southview Farm is situated within the north western corner of the site. There is a mature hedge with trees to Drynham Road and scrub and trees to the railway embankment at the overbridge. A PROW skirts the northern boundary of the site.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Commonplace</b>
<b>Consistency with wider character judgement</b>	<b>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</b>
<b>Settlement edge and settlement setting</b>	<b>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>
<b>Remoteness and tranquillity judgement</b>	<b>Remote/Peaceful/Some interruption/Not tranquil</b>
<b>Evaluation of landscape character of site and surrounding area</b>	The site comprises a remnant agricultural field on the urban edge of Trowbridge separating the housing areas from the railway line. The site has limited characteristics of the LCA 11C.
<b>Views</b>	
<b>Visual prominence</b>	<b>High/Moderate-high/Moderate-low/Low</b>



judgement	
Public accessibility	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/</del> Low sensitivity
Important views	<del>Highly important views/Some important views/No important views/</del> Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site has low visual prominence due to the screening and filtering effect of the mature hedgerow to Drynham Lane, as such views from adjacent residential properties are restricted. The field is more open to the east with views from the railway line into the site.
<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/</del> High The site is well contained from adjacent housing and there is scope for retaining the mature hedgerow to Drynham Road within a landscape buffer/ GI corridor.
<b>Impact Assessment</b>	
Overall magnitude of effect on landscape character	<del>High/Medium adverse/</del> Low adverse/Negligible
Description of impacts on landscape character	Effects on landscape character would be limited due to the contained nature of the site. New houses on the site would result in a minor alteration to key features and characteristics of the existing landscape, given the proximity of the urban edge and recent housing to the east of the railway line; the magnitude of effect would be low adverse.
Overall magnitude of effect on views	<del>High/Medium adverse/</del> Low adverse/Negligible
Description of impacts on public views within and surrounding the site	PROW – the footpath runs across the northern edge of the site to the overbridge, housing development seen in context of recent housing to east of railway line from overbridge; magnitude of effect medium – low adverse. Railway users – housing development seen in context of existing housing/ urban edge in fleeting views; magnitude of effect low adverse.
Description of private views surrounding the site	Housing along Drynham Road and Drynham Park is largely screened by intervening mature hedge and trees; magnitude of effect low adverse.
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	<del>Low/Moderate-low/Moderate-high/</del> High The site is adjacent to existing housing along Drynham Road within the urban edge. The mature hedgerow to Drynham Road can be retained within a landscape buffer/ GI corridor.



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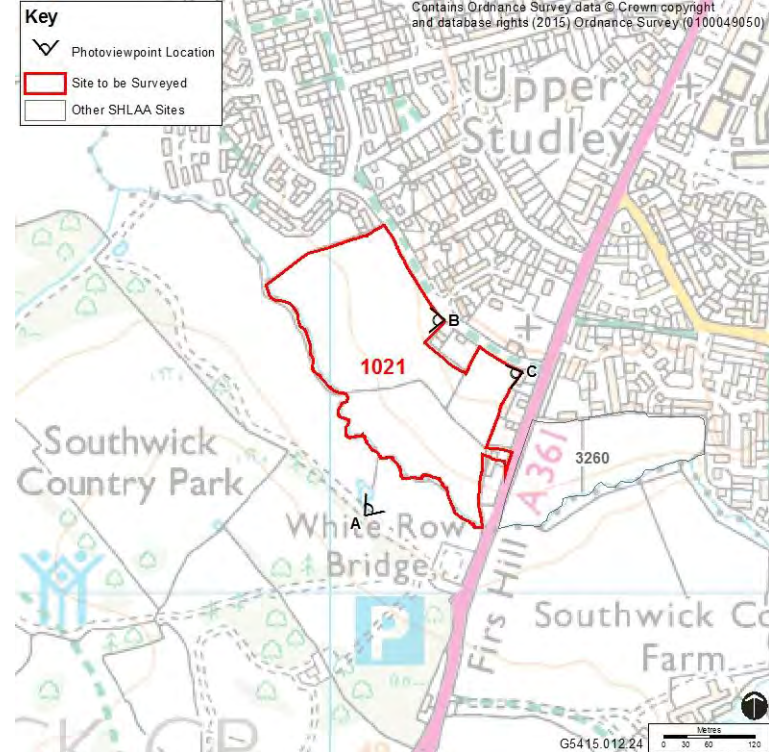
View B: View looking north.



View C: View looking south east.



**Site: 1021 Land adjacent to Church Lane, Trowbridge**



Element	Assessment
<p><b>Key features of landscape character area</b></p>	<p>The site is in Landscape Character Area (LCA) 11C Trowbridge Rolling Clay Lowland (County Landscape Character Assessment, 2005). The key characteristics of LCA 11C are described as:</p> <ul style="list-style-type: none"> <li>• Gently rolling lowland based on Clay.</li> <li>• Mixed arable and pastoral land use with pasture concentrated around the water courses.</li> <li>• Variable field pattern with network of full hedgerows and mature hedgerow trees.</li> <li>• Presence of streams marked by lines of willows and crossed by modest bridges.</li> <li>• Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.</li> <li>• Small number of meadows of neutral and unimproved grassland.</li> <li>• Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.</li> <li>• Roads largely minor and rural with a few trunk roads and sections of motorway.</li> <li>• Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.</li> <li>• A largely peaceful, rural landscape.</li> </ul>
<p><b>National/Local Designations</b></p>	<p>There are listed buildings close to the eastern site boundary, including St John's Church.</p>
<p><b>Site description</b></p>	<p>The 5.93ha site comprises an area of sloping ground, which forms the north side of a small tributary valley (to the River Biss) at the southwest edge of Trowbridge. The majority of the land is rough grassland (with weeds establishing) which is divided into two irregular shaped fields by an outgrown hedgerow, including a pair of mature trees near the southwest edge of the site. In the eastern corner of the site is a broadly rectangular area of grazing land divided into paddocks by post and wire fencing. This pasture is separated from the remainder of the site by a continuous hedgerow to the south and west. At the southeastern corner of the grazing land and adjacent to the hedgerow boundary are two agricultural buildings or stables.</p> <p>The northeast site boundary is separated from Church Lane by a hedgerow with mature trees at intervals along it. There is a single detached dwelling on the southwest side of Church Lane, which is excluded from the site. This property is surrounded by a hedgerow and there are mature trees within its extended curtilage. There is predominantly two storey residential development on the northeast side of Church Lane. St John's Church and church hall are set within grounds adjoining Church Lane, and close to the eastern site boundary. The southeast site boundary adjoins the rear of residential properties, which line the west side of the A361. Some of these properties are Listed Buildings, and there is also some modern infill development. Whilst rear garden boundaries separate most of these properties from the site, in the eastern corner of the site there is a row of older terraced houses which are directly adjacent to the grazing land, with no intervening garden. The southwestern site boundary is formed by a meandering tributary watercourse, known as Lambrok Stream, with intermittent trees along its course, including some willow. To the immediate southwest of Lambrok Stream and rising up onto the opposite valley side is Southwick Country Park. The country park occupies approximately 40ha and includes open grassland areas, retained hedgerow vegetation and areas of establishing woodland which have been planted away from the valley bottom. The site's northwest boundary is defined by a line of hedgerow vegetation, with a mature oak tree halfway along it. To the north of this hedgeline is local authority housing development off Lambrok Road, including some more recently built in-fill development close to the site's northwest boundary. This built development off Lambrok Road is separated from Lambrok Stream by a grassland buffer, although development extends close to the watercourse in places. There is a watercourse crossing and direct footpath connection from houses on Lambrok Close to the country park.</p>



Landscape Character	
Landscape character 'attractiveness'	<del>Highly attractive/Attractive/Pleasant/Common place</del>
Consistency with wider character judgement	<del>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</del>
Settlement edge and contribution to settlement setting	<del>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</del>
Remoteness and tranquillity judgement	<del>Remote/Peaceful/Some interruption/Not tranquil</del>
Evaluation of landscape character of site and surrounding area	The tributary valley, comprising the open land within the site and country park is an attractive feature of the local landscape, which is connected to the rolling farmland landscape further to the west. To the northwest of the site the settlement edge encroaches on the valley, whilst elsewhere hedgerow vegetation and mature trees soften the appearance of the settlement edge. Despite the neglected management of the site, the tributary valley and its relationship with the settlement edge and country park contribute to sense of place and the site and its immediate surroundings are considered pleasant. The site and immediate surroundings present some of the key characteristics of the wider LCA, although the majority of the site is not currently used as grazing land, the enclosure provided by built development and vegetation means that there are no views to chalk uplands and the site and immediate surroundings do not constitute a peaceful rural landscape. The site is an integral part of the open tributary valley, which provides the settlement setting to southeast Trowbridge. Overall, the site experiences some interruption associated with its position on the urban edge. The A361 is a busy road, although the site is separated from it by a row of houses and it the site extends away to the northwest.

Views	
Visual prominence judgement	<del>High/Moderate-high/Moderate-low/Low</del>
Public accessibility	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</del>
Important views	<del>Highly important views/Some important views/No important views/Views dominated by detracting features</del>
Evaluation of visual qualities of site and surrounding area	The site is prominent from the northeast part of Southwick Country Park. The site is also visible from public and private viewpoints adjacent to the site to the east, north and northwest, with some intervening vegetation filtering. There is also the potential for channelled and filtered views toward the site along the tributary valley from PRoW on higher ground to the west. The site is of moderate-high visual prominence. Whilst there is no public access in the site, there are open public views available from the country park and from roads and PRoW (TROW8) close to or adjacent to the site. Public accessibility is judged to be moderate-low. There is an important view of St John's Church from Southwick Country Park looking up and across the site.

Mitigation	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/High</del> There is scope to strengthen planting to screen and filter views of new development on site. However it would not be possible to mitigate for the loss of open land as a result of the development, which together with the country park to the south forms part of the tributary valley. This open land also allows uninterrupted views of St John's Church from the country park and provides important amenity for residential properties in the eastern corner of the site (at the junction of the A361 and Church Lane). Overall the mitigation potential is <b>moderate-low</b> .

Impact Assessment	
Magnitude of effect on landscape character	<del>High/Medium adverse/Low adverse/Negligible</del>
Description of impacts on landscape character	Residential development on this site would result in the loss of open land at the settlement edge, which is part of the tributary valley that is associated with green space to the south and countryside to the west, and is an integral part of the settlement setting. Overall, development on this site would result in a partial alteration to the key features and characteristics of the existing landscape and the introduction of prominent built form on the sloping valley side. The magnitude of effect would be <b>medium adverse</b> .
Magnitude of effect on views	<del>High/Medium adverse/Low/Negligible</del>
Description of impacts on public views within and surrounding the site	Southwick Country Park: There would be principally open and near views from the northeast part of the country park (including a large section of footpath on the main circular route) of new houses extending onto lower ground on the opposite side of the tributary watercourse. A large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Church Lane/PRoW TROW8: There would be views looking southwest of new houses in the site. The proportion of the view affected would range between a moderate and small proportion, depending on the filtering and screening provided by vegetation along the northeast site boundary. The magnitude of effect would range between <b>medium adverse and low adverse</b> . St John's Church grounds and church hall: Views would be filtered by vegetation within the church grounds and along the northeast edge of the site. Overall, a small proportion of the view would be affected and the magnitude of effect would be <b>low adverse</b> . A361 (pavements on west side): In general, views would be largely filtered or screened by intervening houses and vegetation. There would be intermittent glimpsed views of new houses in the site and an open view of the access into the site (which would affect views from a short section of the A-road). The magnitude of effect would depend on the speed of travel. For motorists and their passengers the magnitude of effect would be <b>negligible</b> and for pedestrians walking between Southwick Country Park and the edge of Trowbridge, the magnitude of effect would be <b>low adverse</b> .
Description of impacts on private views surrounding the site	Houses adjacent to eastern site boundary: From the majority of existing dwellings, there would be near and open views of new houses in the eastern part of the site. Vegetation in some rear gardens would provide filtering to views in places. Overall a large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Single detached house on south side of Church Lane: Vegetation to the boundary of the property would help to filter and screen views from ground-level, but there would be open and near views of new houses from upper storey windows which would affect a large proportion of the view. The magnitude of effect would be <b>high adverse</b> . Houses to the north side of Church Lane: There would be direct views of new housing development in the site. The proportion of the view affected would range between a large and moderate proportion, depending on the filtering and screening provided by vegetation along the northeast site boundary and in front gardens. The magnitude of effect would range between <b>high adverse and medium adverse</b> . Houses off St John's Crescent and Acorn Meadow (adjacent to site's northwest site boundary): Generally, views across the site boundary would be oblique, with filtering of ground-level views by intervening hedgerow vegetation. Overall a moderate proportion of the view would be affected and the magnitude of effect would be <b>medium adverse</b> .



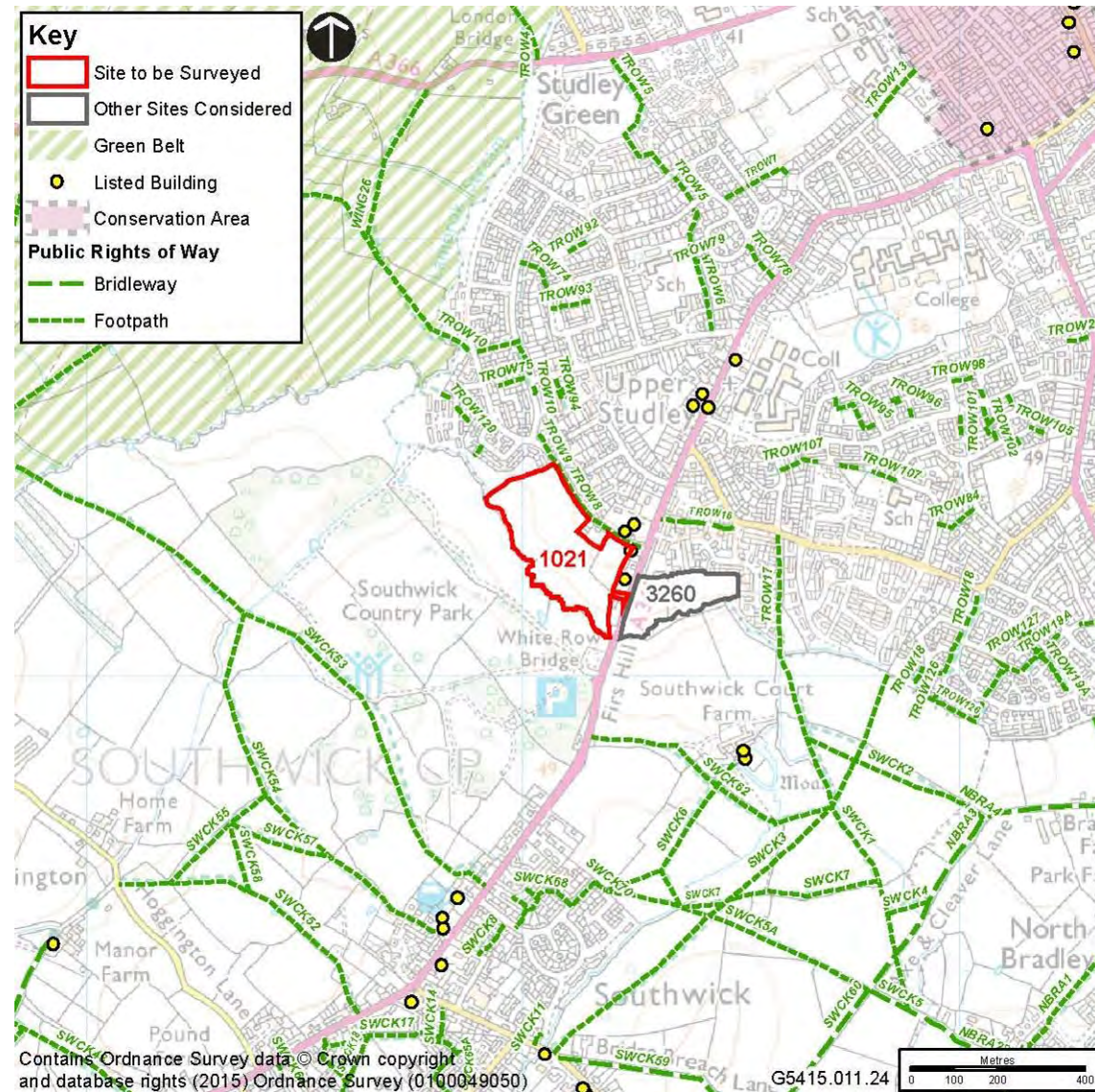
Mitigation Measures and Capacity to Accommodate Change

Capacity to Accommodate Change

**Low/Moderate-low/Moderate-high/High**

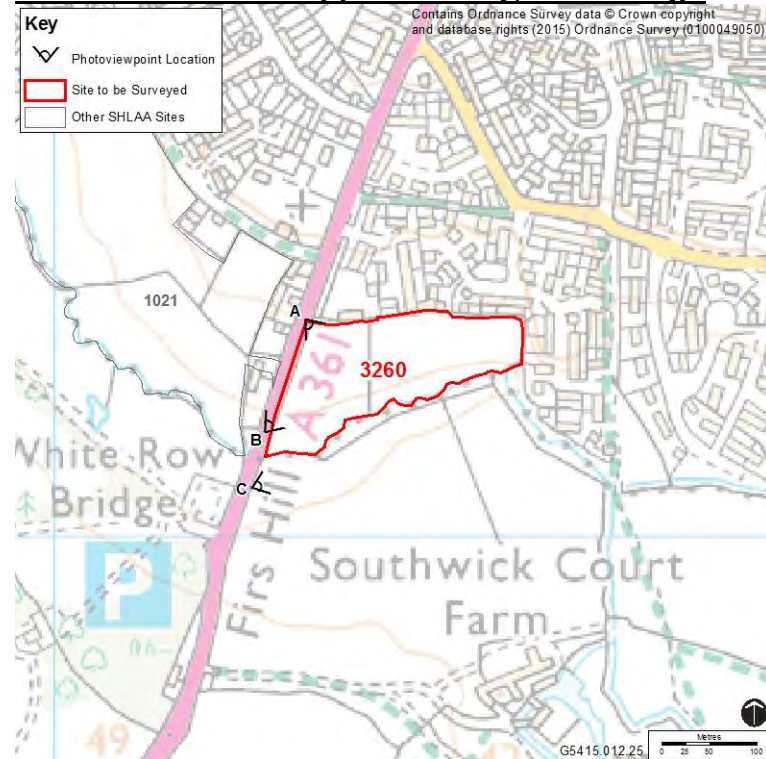
Housing development would result in the loss of open land, which forms part of a tributary valley on the edge of Trowbridge. Whilst green space buffers and mitigation planting at site boundaries and within the site would help to reduce adverse effects experienced by a number of visual receptors in the locality, it would be difficult to mitigate for the effect of built development on views from the country park. In addition, it would not be possible to mitigate for the overall loss of open land, which would have adverse effects on landscape character. Overall the capacity to accommodate change is **moderate-low**.

Whilst the capacity to accommodate change on this site is moderate-low, there would be greater scope to develop a smaller part of the site (approximately 20% of the total site area), between existing residential development off St John's Crescent, Acorn Meadow and the single detached property on the south side of Church Lane. The development of this smaller site would allow the retention of the majority of open land to the tributary valley and would continue to allow open views across the valley from the country park, looking toward the church. This smaller site should not extend as far west as the tributary watercourse, but an area of open land should be retained along this edge, which allows space for tree and hedgerow planting to soften the appearance of new development.





**Site: 3260 Land at Upper Studley, Trowbridge**



Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is in Landscape Character Area (LCA) 11C Trowbridge Rolling Clay Lowland (County Landscape Character Assessment, 2005). The key characteristics of LCA 11C are described as:</p> <ul style="list-style-type: none"> <li>• Gently rolling lowland based on Clay.</li> <li>• Mixed arable and pastoral land use with pasture concentrated around the water courses.</li> <li>• Variable field pattern with network of full hedgerows and mature hedgerow trees.</li> <li>• Presence of streams marked by lines of willows and crossed by modest bridges.</li> <li>• Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.</li> <li>• Small number of meadows of neutral and unimproved grassland.</li> <li>• Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.</li> <li>• Roads largely minor and rural with a few trunk roads and sections of motorway.</li> <li>• Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.</li> <li>• A largely peaceful, rural landscape.</li> </ul>
<b>National/Local Designations</b>	None.
<b>Site description</b>	The 2.33ha site comprises pasture, which appears to be in use for horse grazing, although views into the site from publicly accessible locations are restricted. The site is divided into two fields by a mature hedgerow which runs broadly north-south, and the western field is further sub-divided by temporary fencing. The grazing land is on sloping ground on the north side of a small valley and a tributary watercourse (feeding the River Biss) with associated riparian woodland belt forms the site's southern boundary. The site's western boundary is defined by a tall, dense hedgerow to the edge of the A361. The site is bounded to the north and east by garden fencing (and vegetation in places) which forms the boundary to modern two-storey housing development at Oldbrick Fields, The Poplars and Spring Meadows.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<del>Highly attractive/Attractive/Pleasant/Common place</del>
<b>Consistency with wider character judgement</b>	<del>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</del>
<b>Settlement edge and contribution to settlement setting</b>	<del>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</del>
<b>Remoteness and tranquillity judgement</b>	<del>Remote/Peaceful/Some interruption/Not tranquil</del>



<b>Evaluation of landscape character of site and surrounding area</b>	Despite the neglected management of the site and proximity to the urban edge, the tree belt to the south of the site and farmland associated with Southwick Court Farm, as well as open space at Southwick Country Park contribute to sense of place and the site and its immediate surroundings are considered pleasant. The site and immediate surroundings present some of the key characteristics of the wider LCA, although the enclosure provided by built development and vegetation means that there are no views to chalk uplands, neutral and unimproved grassland meadows are absent and the site and immediate surroundings do not constitute a peaceful rural landscape. The vegetation adjacent to the A361 and tributary watercourse contribute to settlement setting. The site is relatively small and is directly adjacent to the residential settlement edge and the A361, which is a busy road. The site is not tranquil.
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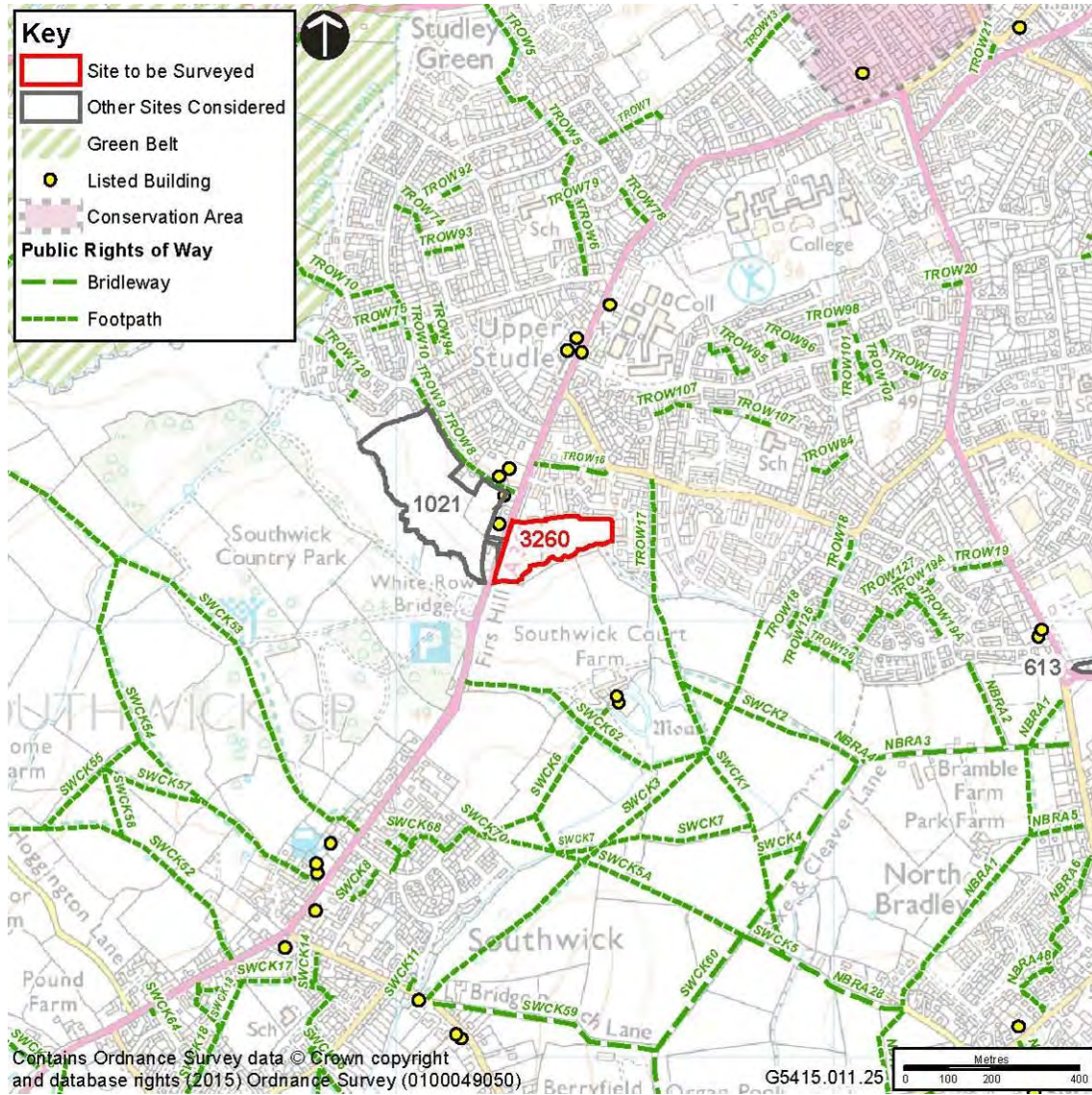
<b>Views</b>	
<b>Visual prominence judgement</b>	<del>High/Moderate-high/Moderate-low/Low</del>
<b>Public accessibility</b>	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</del>
<b>Important views</b>	<del>Highly important views/Some important views/No important views/Views dominated by detracting features</del>
<b>Evaluation of visual qualities of site and surrounding area</b>	The enclosure provided by built development to the north and east, and the combination of tall hedgerow and tree belt to the south and west, means that the site is of low prominence, with the only open views of the site available from private residences immediately adjacent. There is no public access into the site and generally views from the A361 are heavily filtered. Views from the residential roads to the north and east are very restricted by intervening buildings, allowing only narrow glimpsed views, between houses and over boundary fencing, looking toward the site. Public accessibility is low. There are no important views in the vicinity of the site.

<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<del>Low/Moderate-low/Moderate-high/High</del> Existing vegetation to the southern and western site boundaries already provides good screening. This vegetation should be retained as part of proposals and should be strengthened in places with further planting. It would be appropriate to provide hedgerow and tree planting to the northern and eastern site boundaries to help to filter and screen views from the adjacent houses. Given the size of the site, it is unlikely that a belt of mitigation planting on these boundaries would be substantial enough to screen views of new houses altogether. Overall the mitigation potential is <b>moderate-high</b> .

<b>Impact Assessment</b>	
<b>Magnitude of effect on landscape character</b>	<del>High/Medium adverse/Low adverse/Negligible</del>
<b>Description of impacts on landscape character</b>	Residential development on this site would result in the loss of two small pasture fields, which adjoin an area of modern housing development that forms an abrupt settlement edge. The site and settlement edge are separated from open land to the west by a tall hedgerow, the A361 and residential ribbon development on the western side of the road, and from farmland to the south by a tree belt along the tributary watercourse. The enclosure provided by existing vegetation would limit effects on wider landscape character. Overall, development on this site would result in a minor alteration to the key features or characteristics of the existing landscape and the magnitude of effect would be <b>low adverse</b> .
<b>Magnitude of effect on views</b>	<del>High/Medium adverse/Low/Negligible</del>
<b>Description of impacts on public views within and surrounding the site</b>	A361 (pavements on west side): In general views would be filtered by the hedgerow vegetation along the western site boundary. There would be glimpsed open views from short sections of road to the northwest and southwest of the site where breaks in vegetation cover allow. The magnitude of effect would depend on the speed of travel. For motorists and their passengers the magnitude of effect would be <b>low adverse</b> and for pedestrians walking between Southwick Country Park and the edge of Trowbridge, the magnitude of effect would be <b>medium adverse to low adverse</b> . Southwick Country Park: There would relatively distant views from the northeast part of the country park of the upper part of new houses looking northeast beyond existing houses and vegetation. A small proportion of the view would be affected and the magnitude of effect would be <b>low adverse</b> .
<b>Description of impacts on private views surrounding the site</b>	Houses adjacent to the northern and eastern site boundaries: There would be near and open views of new houses in the site. Vegetation in some rear gardens would provide filtering to views in places. Overall a large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Houses on the west side of the A361: Generally views across the site boundary would be filtered by intervening hedgerow vegetation, with some oblique views through a narrow open gap in the northwest corner of the site. Overall a moderate proportion of the view would be affected and the magnitude of effect would be <b>medium adverse</b> .

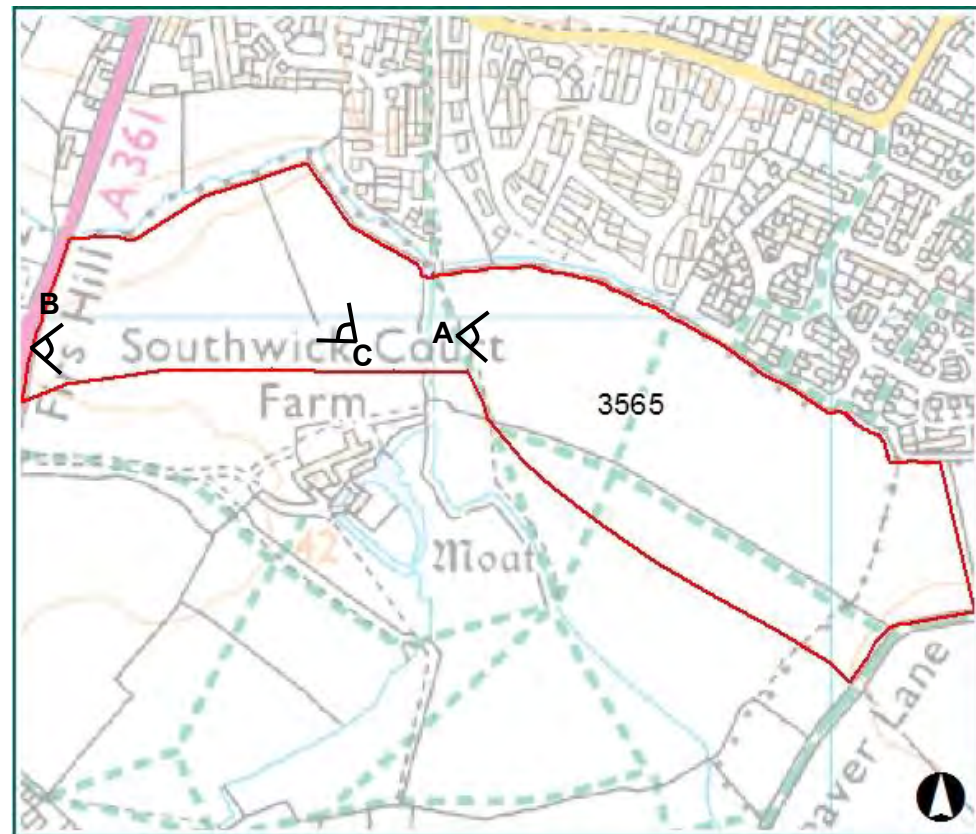
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
<b>Capacity to Accommodate Change</b>	<del>Low/Moderate-low/Moderate-high/High</del> Effects on landscape character as a result of new houses on this site would be limited to the loss of two small pastoral fields, adjacent to the existing settlement edge and enclosed by mature vegetation features to the south and west. Effects on public views would be limited to filtered and glimpsed views from the A361 and Southwick Country Park, with nearer views of existing residential development. Effects on private views from the adjacent settlement edge would be greater but there is a moderate-high mitigation potential, which should include hedgerow and tree planting to the northern and eastern site boundaries. Mitigation measures assume the mature vegetation to the south and west boundaries would be retained and should also include the strengthening of existing screening with further tree planting in places. Overall the capacity to accommodate change is <b>moderate-high</b> .







Site: 3565 – Land east of A361 at Southwick Court, Trowbridge



Site to be surveyed  
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View A: View looking north-eastwards towards existing development at Silver Street Lane.

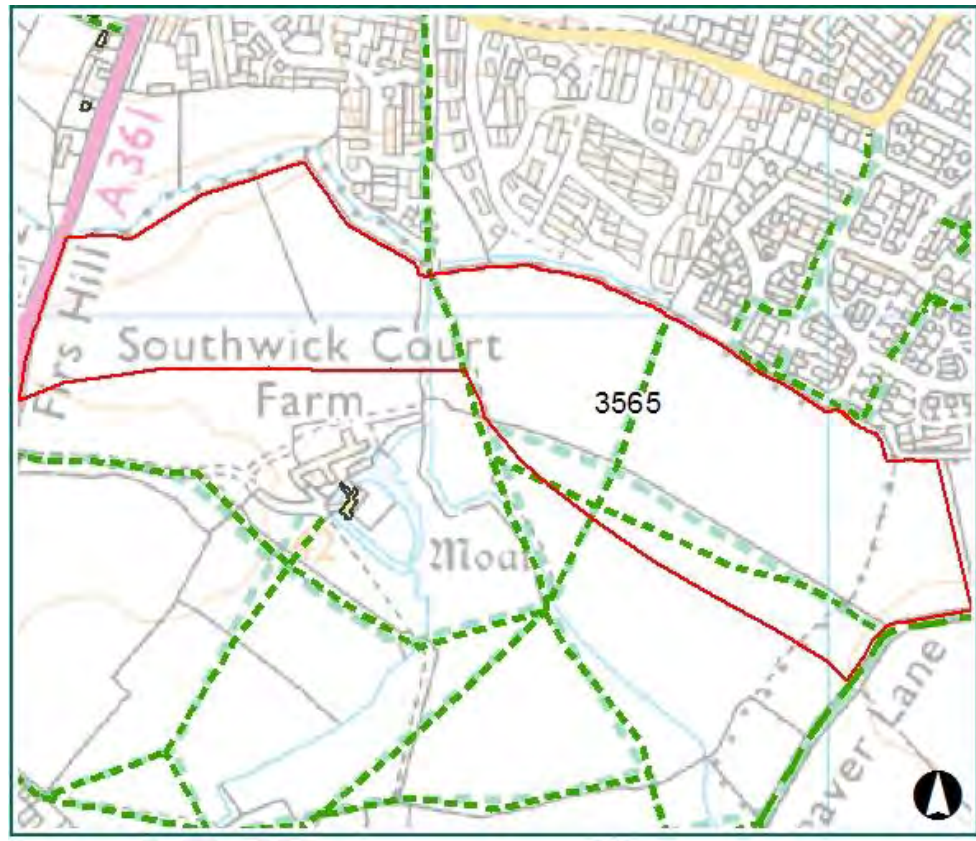
Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is in 11C Trowbridge Rolling Clay Lowland ((County Landscape Character Assessment, 2005). The key features are described as:</p> <ul style="list-style-type: none"> <li>• Gently rolling lowland based on Clay.</li> <li>• Mixed arable and pastoral land use with pasture concentrated around the watercourses.</li> <li>• Variable field pattern with network of full hedgerows and mature hedgerow trees.</li> <li>• Presence of streams marked by lines of willows and crossed by modest bridges.</li> <li>• Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.</li> <li>• Small number of meadows of neutral and unimproved grassland.</li> <li>• Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half-timber, stone, tiles and thatch.</li> <li>• Roads largely minor and rural with a few trunk roads and sections of motorway.</li> <li>• Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.</li> <li>• A largely peaceful, rural landscape.</li> </ul>
<b>National/Local Designations</b>	n/a
<b>Site description</b>	<p>This linear shaped site occupies an area of low lying agricultural land/ pasture and floodplain which borders housing along the southern extent of Trowbridge. The Lambrok stream which flows northwards through the centre of the site is joined by a stream along the settlement edge and then flows westwards through the Southwick Country Park. These watercourses are marked by a dense belt of Poplars and Willows which define the settlement edge. The moated Southwick Court (Grade II* Listed farmstead) lies directly to the south of the site, partly enclosed by mature trees to its eastern side. There are a number of PROWs crossing the eastern half of the site. The site is bounded by hedges to the western and eastern boundaries along the A361 Frome Road and Axe and Cleaver Lane.</p>
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<del>Highly attractive</del> /Attractive/ <del>Pleasant</del> /Commonplace
<b>Consistency with wider character judgement</b>	<del>Highly consistent</del> /Mostly consistent/ <del>Some key characteristics present</del> /Not representative of wider character
<b>Settlement edge and settlement setting</b>	<del>Integral part of settlement setting</del> / <del>Some features contributing to settlement setting</del> / <del>Limited association with settlement setting</del> /Not associated with settlement setting
<b>Remoteness and tranquillity judgement</b>	<del>Remote</del> /Peaceful/ <del>Some interruption</del> /Not tranquil
<b>Evaluation of landscape</b>	The site and immediate surroundings present some key characteristics of the wider LCA particularly the pasture and the mature Willows and Poplars associated with the Lambrok stream.



<b>character of site and surrounding area</b>	These trees are a distinctive and prominent feature of the landscape and provide an extensive belt of screening to the housing edge from the rural areas to the south. These pastoral fields with waterside trees contribute to the landscape setting of Southwick Court which has a strong sense of place.
<b>Views</b>	
<b>Visual prominence judgement</b>	<del>High</del> / <del>Moderate-high</del> / <del>Moderate-low</del> / <del>Low</del>
<b>Public accessibility</b>	<del>High sensitivity</del> / <del>Moderate-high sensitivity</del> / <del>Moderate-low sensitivity</del> / <del>Low sensitivity</del>
<b>Important views</b>	<del>Highly important views</del> / <del>Some important views</del> / <del>No important views</del> / <del>Views dominated by detracting features</del>
<b>Evaluation of visual qualities of site and surrounding area</b>	The site is largely screened from the A361 and the adjacent housing due to the intervening roadside hedgerow and Poplars and Willows trees along the Lambrok and adjoining stream. In views from the PROW on the slightly elevated ground leading to Southwick Court and from the PROWs crossing the eastern fields the site forms part of the wider pastoral landscape associated with the floodplain.
<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<del>Low</del> / <del>Moderate-low</del> / <del>Moderate-high</del> / <del>High</del> Part of the site is within the floodplain and is susceptible to surface water ponding due to the impermeable clay soils. The mature Poplars and Willows to the Lambrok stream, which are high water demanding trees, typically have a Zone of Influence of 25-30m and would therefore require significant standoffs/ landscape buffers to avoid potential issues of subsidence. Proposed planting, which should include species characteristic of this low lying area, would also require substantial landscape buffers and would therefore considerably reduce the area available for development.
<b>Impact Assessment</b>	
<b>Overall magnitude of effect on landscape character</b>	<del>High</del> / <del>Medium adverse</del> / <del>Low adverse</del> / <del>Negligible</del>
<b>Description of impacts on landscape character</b>	Residential development at this site would result in the loss of floodplain, potential adverse impacts and loss of the mature trees to the Lambrok and adjoining stream and loss of pasture and farmland associated with Southwick Court. Development at this site would extend the urban edge of Trowbridge southwards towards Southwick encroaching beyond the settlement's natural boundary as defined by the floodplain.
<b>Overall magnitude of effect on views</b>	<del>High</del> / <del>Medium adverse</del> / <del>Low adverse</del> / <del>Negligible</del>
<b>Description of impacts on public views within and surrounding the site</b>	Views of the development from the A361 (road users) partly screened by adjacent roadside hedge; magnitude of effect low adverse. Views from Axe and Cleaver Lane - minor alteration (housing to settlement edge already present within view), partly screened by adjacent roadside hedge; magnitude of effect low adverse. From PROWs - major alteration (housing uncharacteristic and prominent within direct views); magnitude of effect high to medium adverse.
<b>Description of private views surrounding the site</b>	Glimpsed/ partial views (screening by boundary trees along stream) of housing development (prominent elements) from the adjacent residential areas on the edge of Trowbridge; magnitude of effect medium adverse. Open views from Bramble Farm in the context of the adjacent housing; magnitude of effect low adverse. Open and glimpsed views from Southwick Court – major alteration with introduction of housing/loss of floodplain; magnitude of effect high to medium adverse.
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
<b>Capacity to Accommodate Change</b>	<del>Low</del> / <del>Moderate-low</del> / <del>Moderate-high</del> / <del>High</del> The site functions as green infrastructure corridor and should be considered in relation to the wider River Biss corridor, including Southwick Country Park and the wider green infrastructure network as functioning floodplain and biodiversity corridor. These fields and associated watercourses with mature trees provide a natural and logical boundary to the existing settlement edge of Trowbridge and separation to Southwick and surrounding countryside.







Site to be surveyed
 
 Conservation Areas
 

 Bridleway
 

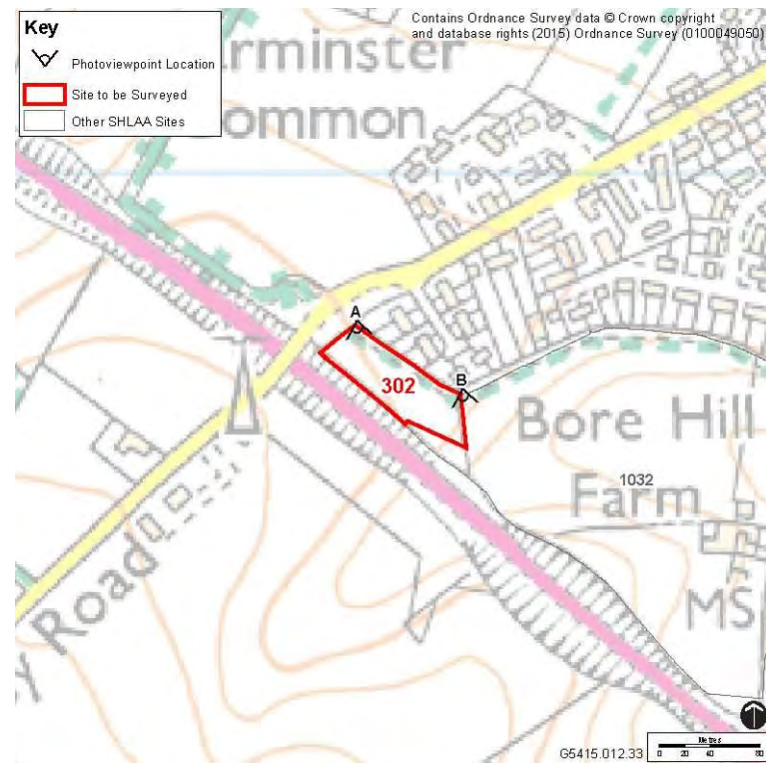
 Footpath
 
1:10000

Listed Buildings
 
+ + Byway

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**Site: 302 Land at Bradley Road**



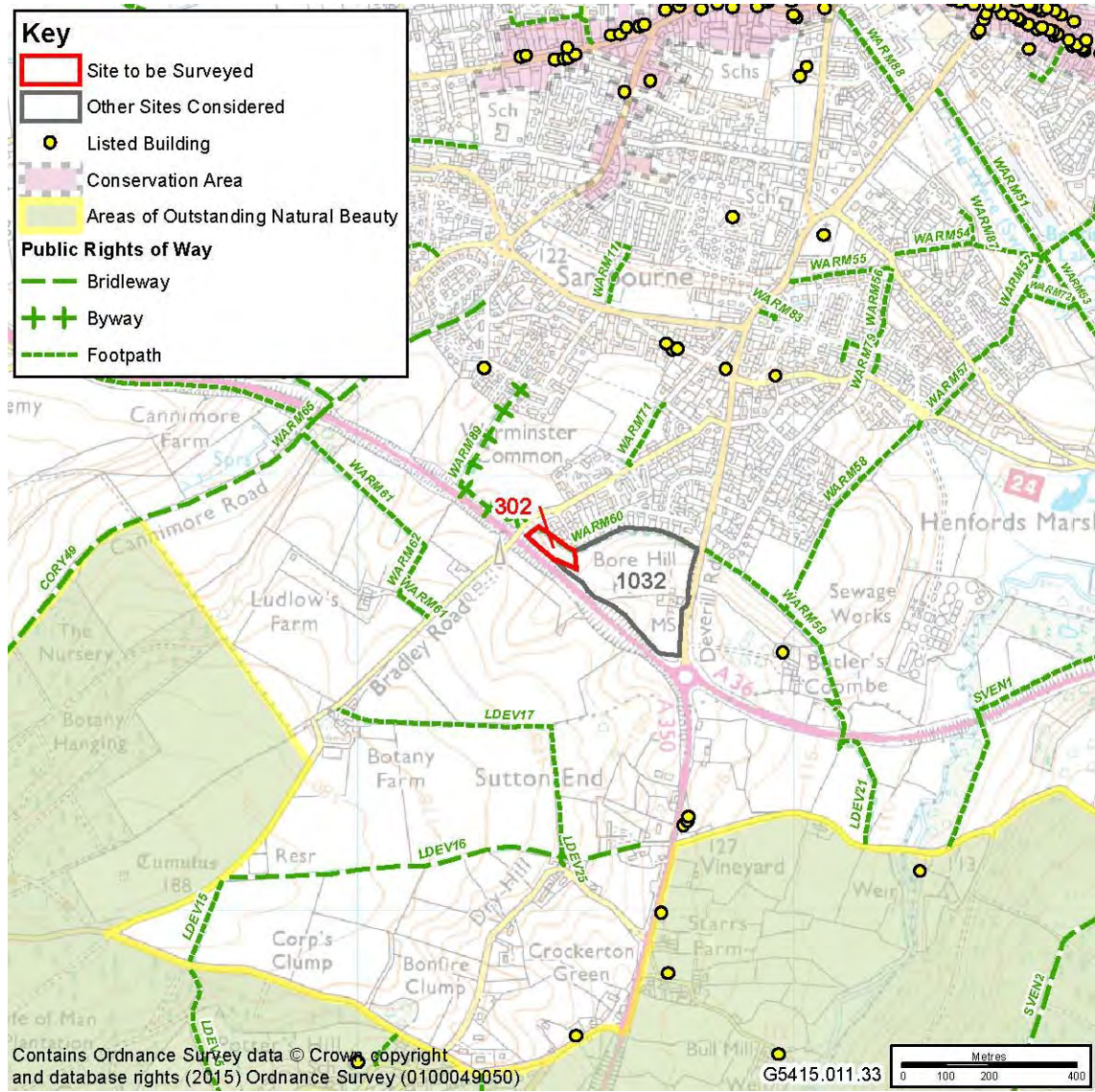
**View A: View of site from PRoW (WARM60)**

Element	Assessment
<b>Key features of landscape character area</b>	The site is in 7A Longleat - Stourhead Greensand Hills. (County Landscape Character Assessment, 2005). This is described as: <ul style="list-style-type: none"> <li>• The Greensand typically forms upstanding hills eroded by tributaries of the major rivers into a series of rounded knolls and deep valleys.</li> <li>• Hills support a large proportion of woodland, both deciduous and coniferous.</li> <li>• Country houses and estates, set within landscaped parkland contribute to the character of the area.</li> <li>• Distinctive pattern of settlement with villages of stone dwellings hidden in the shelter of the deep valleys.</li> <li>• Iron Age fortifications are strategically located on the hilltops.</li> <li>• Ancient sunken lanes wind their way through the hills.</li> <li>• Small and irregular fields characterise areas of agricultural land use.</li> <li>• Meadows and wet woodland are typical of the valley floors.</li> </ul>
<b>National/Local Designations</b>	The site is outside the Cranborne Chase AONB, the boundary of which is 650 m to the southeast and south west of the site.
<b>Site description</b>	The 0.45ha site is a small and narrow pastoral field at the southern edge of Warminster. At its eastern end the ground steeply slopes down towards another assessed site (site 1032) and the boundary is marked by a low voltage overhead line at the top of the slope. The site abuts the urban edge comprising housing in Bradley Road to the north east and is bounded to the northwest by Bradley Road and to the south by the A36 which is in a cutting and separated from the site by a dense tree belt. Rear garden fences and vegetation associated with bungalows at Bradley Close, border the site's northeastern boundary. There is also a PRoW (WARM60), which runs within the site along the northeastern site boundary to the rear of the bungalows on Bradley Close.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Common place</b>
<b>Consistency with wider character judgement</b>	<b>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</b>
<b>Settlement edge and contribution to settlement setting</b>	<b>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>
<b>Remoteness and tranquillity judgement</b>	<b>Remote/Peaceful/Some interruption/Not tranquil</b>
<b>Evaluation of landscape character of site and surrounding area</b>	The site is very narrow with dense vegetation to the southern boundary, which provides a buffer to the A36, which is in a cutting. Traffic noise from the A36 is audible on the site reducing the tranquillity. A bund restricts views of existing development on adjacent land (site 1032) but the site character is influenced by its proximity to existing residential properties on Bradley Close. Pastoral land within the site contributes to the setting of the urban edge of the village.
<b>Views</b>	
<b>Visual prominence judgement</b>	<b>High/Moderate-high/Moderate-low/Low</b>



Public accessibility	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/</del> Low sensitivity
Important views	<del>Highly important views/Some important views/No important views</del> Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The visual envelope of the site is limited to Bradley Road to the northwest, properties adjacent to the site on Bradley Close and the PRoW making the site moderate-low prominence in the surrounding landscape. The tree belt screens views to and from the A36, which is in a cutting and the bund on adjoining land limits views to the east. PRoW WARM60 provides public access with open views across the site and the site also has an open boundary to the adjoining land (site 1032) to the east, however the residential edge to northeast and level change make the site feel separate from site 1032 which is on lower ground. Due to roadside vegetation, the site is somewhat screened from Bradley Road except over the field gate and stile where the northern section of the site is visible.
<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/</del> High Due to the size of the site, there is less space for mitigation. There is scope for mitigation between the bungalows to the north and the site, which would be appropriate to the character of the site boundaries and in keeping with the existing tree belt to the south west. There is also scope for planting at the eastern edge of the site where it may be too steep to build.
<b>Impact Assessment</b>	
Magnitude of effect on landscape character	<del>High/Medium/Low adverse/</del> Negligible
Description of impacts on landscape character	Effects on landscape character would be limited to the loss of a small pastoral field, which would be replaced by houses and associated vehicle access, gardens and driveways. New houses on the site would result in a minor alteration to key features and characteristics of the existing landscape and the magnitude of effect would be <b>low adverse</b> .
Magnitude of effect on views	<del>High/Medium adverse/Low adverse/</del> Negligible
Description of impacts on public views within and surrounding the site	Bradley Road– There would be distant and partly filtered views of new houses when travelling along the road in proximity to the site. This view would not be dissimilar to existing views of the settlement edge. Overall, a small proportion of the view would be affected and the magnitude of effect would be <b>low adverse</b> . PRoW WARM60- There would be near and open views of new housing development from the PRoW. A large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> .
Description of impacts on private views surrounding the site	Single storey residences to the immediate northeast on Bradley Close- There would be filtered views from rear windows and gardens of new housing development in the site. The residences have varying style of rear garden boundaries and the overall magnitude of effect would be <b>moderate-high adverse</b> . Residence on south side of A36 on Bradley Road- It is unlikely that this property would have views through the tree belts on both sides of the A36 of the site and therefore the magnitude of effect would be <b>negligible</b> .
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	<del>Low/Moderate-low/Moderate-high/</del> High Local views of new development would include near and open public views from the PRoWs in the site. There is a moderate-high potential to mitigate landscape and visual effects through hedgerow and tree planting particularly adjacent to the bungalows on Bradley Close and the southeastern boundary which is currently open. Overall, there is a <b>moderate-high</b> capacity to accommodate new housing on this site. Single storey development would be most appropriate due to the nature of the residential properties in proximity.





View B: View of bund on site to the east of site 302



Site: 304 – Land at Boreham Road, Warminster



Site to be surveyed  
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 1:4000  
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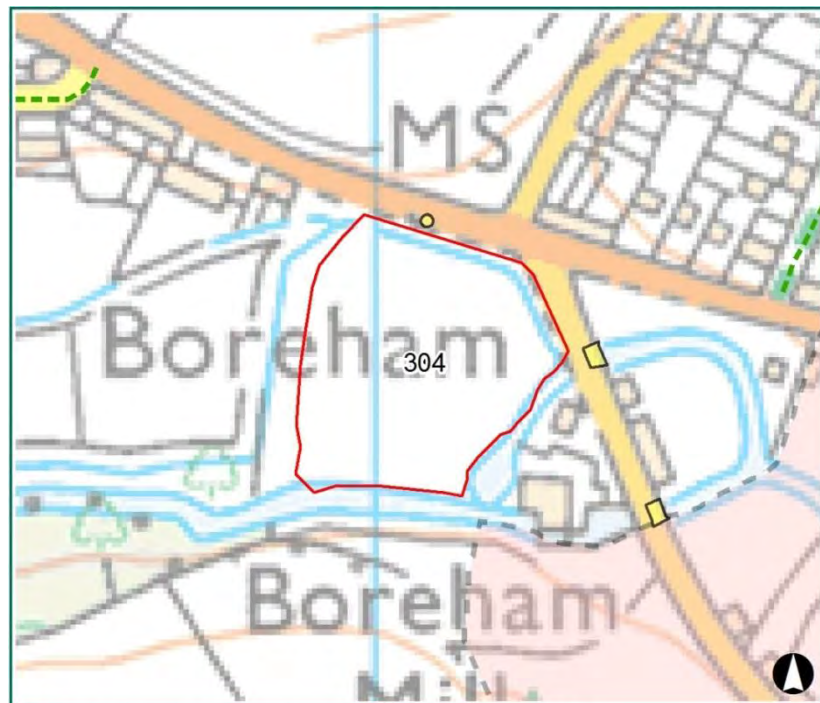


View A: View across the site from the north west corner.

Element	Assessment
<b>Key features of landscape character area</b>	5E Wylde Valley Chalk River Valley <ul style="list-style-type: none"> <li>Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.</li> <li>Level, often narrow valley floors with relatively steep sides.</li> <li>Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.</li> <li>Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.</li> <li>Riparian woodlands, lines of poplar along ditches and willow pollards.</li> <li>Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor.</li> <li>Clear fast flowing chalk rivers and streams a key habitat.</li> <li>Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.</li> <li>Many long established villages, sited along the spring line and built of a rich variety of vernacular materials.</li> <li>Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.</li> <li>Valley used as transport corridors with major roads and railway lines along valley sides.</li> <li>Rural landscape sometimes interrupted by the large volume of traffic.</li> </ul>
<b>National/Local Designations</b>	The south eastern corner of the site is close to the Bishopstrow Conservation Area.
<b>Site description</b>	The site comprises a parcel of unmanaged grassland which adjoins the R.Wylde and is surrounded by floodplain and bounded by ditches. Mature trees and dense vegetation/ scrub enclose the site, particularly along the river corridor. Boreham Road and Bishopstrow Road bound the site to the north and northeast with a row of terraced housing at the road junction. Boreham Mill and Mill House adjoin the site to the east. Terraced housing with a garage and playing fields lie to the northwest and north of the site respectively.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Common place</b>
<b>Consistency with wider character judgement</b>	<b>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</b>
<b>Settlement edge and settlement setting</b>	<b>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>
<b>Remoteness and tranquillity judgement</b>	<b>Remote/Peaceful/Some interruption/Not tranquil</b>
<b>Evaluation of landscape character of site and</b>	The site comprises an isolated plot of unmanaged land bounded by watercourses and enclosed by mature vegetation and appears to relate to the river corridor rather than the settlement edge. The site has some characteristics of the wider area including the mature trees associated with the river corridor.



surrounding area	
<b>Views</b>	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low adverse
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is enclosed by the mature trees, hedges and scrub to the site boundaries and is generally visually contained from the immediate surroundings.
<b>Mitigation</b>	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High Development of this site would require an integrated design approach that considers aspects of flooding, ecology and landscape. A substantial landscape buffer/ GI corridor would be required to the southern boundary with the River Wylfe to retain the mature trees and minimise impacts on the riparian corridor. Buffers would also be required to the watercourses and mature trees.
<b>Impact Assessment</b>	
Overall magnitude of effect on landscape character	High adverse/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	The development will result in the loss of an isolated plot of land which is part of the wider river corridor with potential impact on the riparian vegetation and loss of boundary trees to create access to the site.
Overall magnitude of effect on views	High/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	Views of the development from the adjacent roads and playing fields will be limited due to the screening and filtering effects of the site boundary trees, hedges and scrub.
Description of private views surrounding the site	Boreham Mill, Mill House and terrace housing to Boreham Road - views of development would be partly screened by intervening mature tree planting to watercourses; magnitude of effect medium to low adverse.
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high/High Residential development at this site would need to consider the proximity of the River Wylfe with provision of a substantial landscape buffer/ GI corridor along the river corridor and landscape buffers to the watercourses particularly adjacent to mature trees.



□ Site to be surveyed □ Conservation Areas — Bridleway ▲ 1:4000  
□ Listed Buildings + Byway - - - Footpath  
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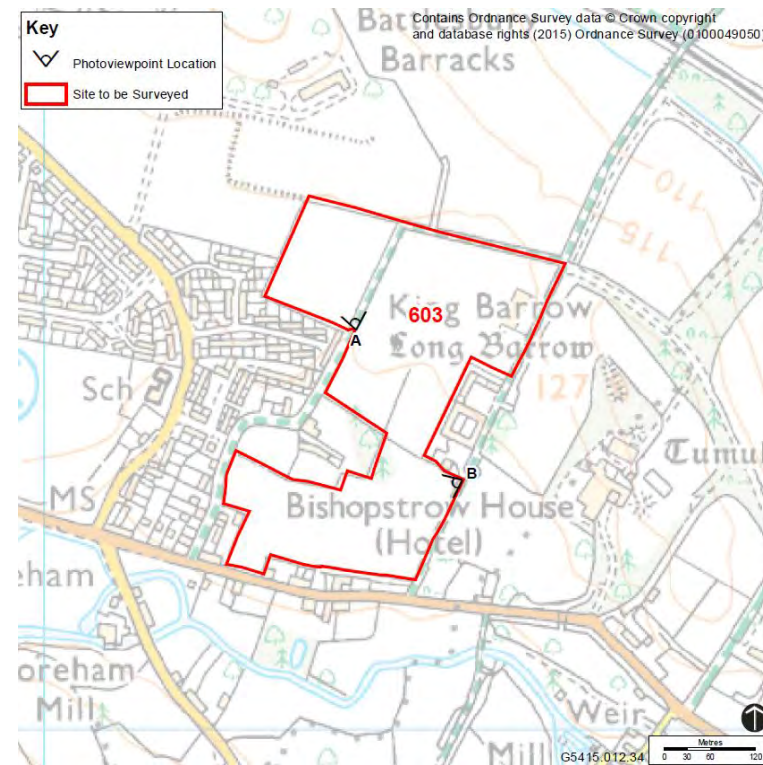
View B: View of part of the site from Bishopstrow Road.



View C: View of part of the site from Boreham Road.



**Site: 603 Land East of The Dene**



**View A: View of site from PRow (WARM40)**

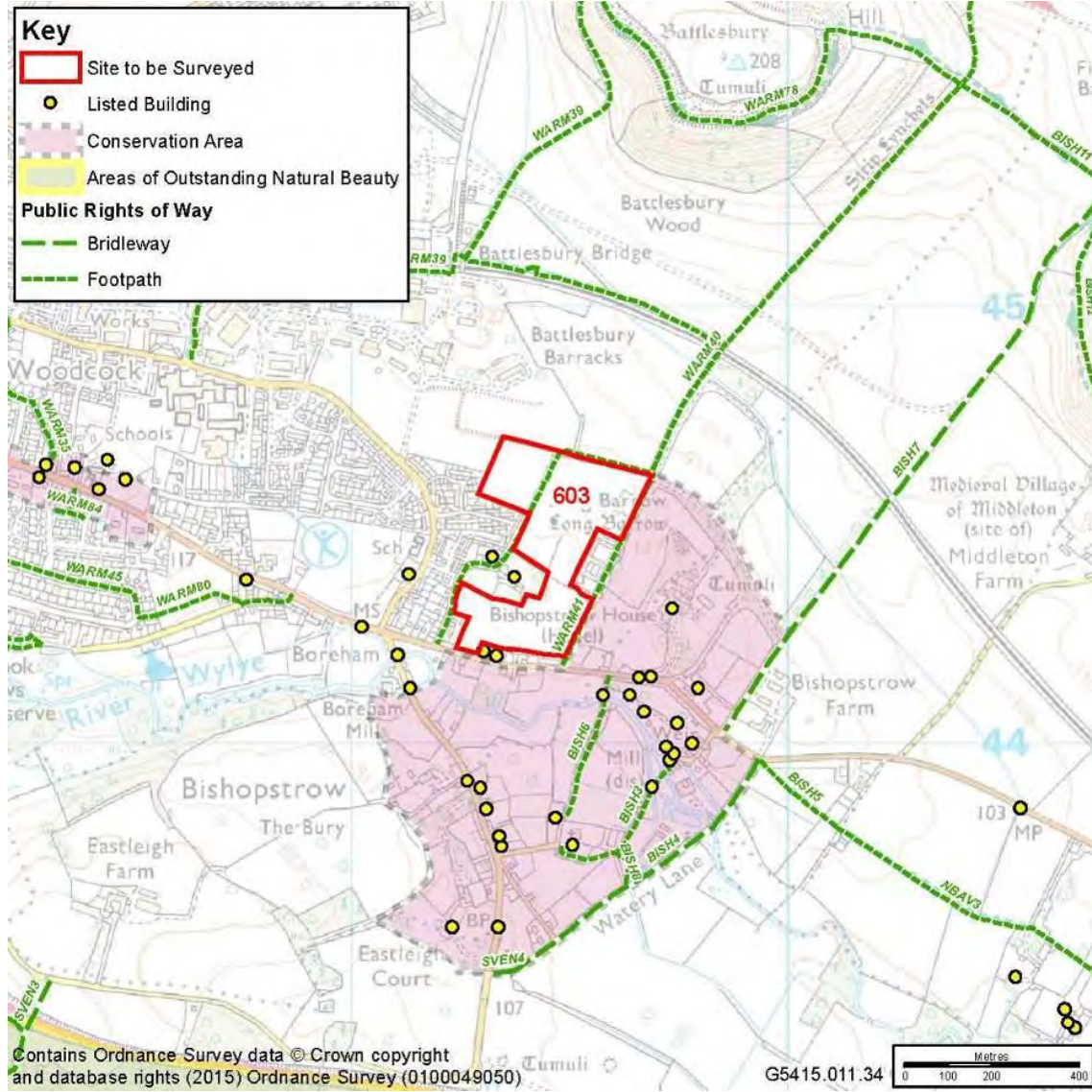
Element	Assessment
<p><b>Key features of landscape character area</b></p>	<p>The site is in the narrow and northeastern part of Landscape Character Area (LCA) 6A Warminster Terrace (County Landscape Character Assessment, 2005). The key characteristics of LCA 6A Warminster Terrace are described as:</p> <ul style="list-style-type: none"> <li>• Flat aprons of land from which the dramatic chalk escarpments and hills rise.</li> <li>• Dominated by arable fields of Parliamentary enclosure.</li> <li>• Upper Greensand geology giving rise to rich brown earth soils that have a high agricultural value.</li> <li>• Land use is predominantly agricultural, including cereal cropping, grass rotations, dairy farming and stock rearing.</li> <li>• Mixed woodland runs in discontinuous belts along the base of the chalk escarpment.</li> <li>• General absence of prehistoric earthworks in contrast to the surrounding chalk landscapes.</li> </ul> <p>The site is also adjacent to Landscape Character Area 5E Wylve Chalk River Valley. The key characteristics of LCA 5E are described as:</p> <ul style="list-style-type: none"> <li>• Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.</li> <li>• Level, often narrow valley floors with relatively steep sides.</li> <li>• Pastoral land use along the valley floor with small-scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.</li> <li>• Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.</li> <li>• Riparian woodlands, lines of poplar along ditches and willow pollards.</li> <li>• Diverse mosaic of land cover and habitat include meadows, fen and wet woodland on valley floor.</li> <li>• Clear fast flowing chalk rivers and streams a key habitat.</li> <li>• Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.</li> <li>• Many long established villages, sites along the spring line and built of a rich variety of vernacular materials.</li> <li>• Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.</li> <li>• Valley used as transport corridors with major roads and railway lines along valley sides.</li> <li>• Rural landscape sometimes interrupted by the large volume of traffic.</li> </ul> <p>An elevated section of Landscape Character Area 3A Salisbury Plain West is visible from the site and Battlesbury and middle Hills form part of this landscape.</p>
<p><b>National/Local Designations</b></p>	<p>The site is outside the Cranborne Chase AONB, the boundary of which is approximately 1km to the south west of the site at its nearest point. Sections of the southern and eastern site boundaries abut Bishopstrow Conservation Area including a number of Listed Buildings. A Conservation Area Management Plan/ Conservation Area Appraisal was not available for review at the time of this assessment. There are 2 further Listed Buildings to the west of the site on Grange Lane.</p>
<p><b>Site description</b></p>	<p>The 10.86ha site is made up of two large and one small pastoral fields surrounded by mature boundary vegetation at the southeastern edge of Warminster. The fields are physically discreet from each other with low hedgerows and containment from mature trees to their boundaries but they do have some visual connection. To the south of the site lies Boreham Road (B3414) which is the main route into Warminster. A PRow (WARM40) runs adjacent to the western edge of the site before passing through a section of the northern part of the site and continuing along the northern boundary of the</p>



	site. An additional PRoW (WARM41) runs adjacent to parts of the eastern edge of the site. Beyond PRoW WARM40 is an area of housing forming the southeastern edge of Warminster. Next to the southern and eastern boundaries are small groups of properties.
<b>Landscape Character</b>	
Landscape character 'attractiveness'	<del>Highly attractive/</del> <b>Attractive/Pleasant/Common place</b>
Consistency with wider character judgement	<del>Highly consistent/Mostly consistent/</del> <b>Some key characteristics present/Not representative of wider character</b>
Settlement edge and contribution to settlement setting	<del>Integral part of settlement setting/</del> <b>Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>
Remoteness and tranquillity judgement	<del>Remote/Peaceful/</del> <b>Some interruption/Not tranquil</b>
Evaluation of landscape character of site and surrounding area	The site comprises farmland and mature trees, with attractive properties set on the settlement edge. The existing residential properties are visible from the site in open and filtered views. There is some interruption from traffic noise associated with Boreham Road, the hotel and settlement edge activity and the site and local landscape experience some interruption. The site's pastoral fields with some containment from mature trees form a series of landscape 'rooms' and this contributes to the setting of the Conservation Area, southeastern outskirts of Warminster and Battlesbury Hill to the north. The site has some key characteristics of the wider area including the presence of flat and large geometric fields leading up to Battlesbury Hill, planting of woodland belts and being of predominantly agricultural land use.
<b>Views</b>	
Visual prominence judgement	<del>High/Moderate-high/Moderate-low/Low</del>
Public accessibility	<del>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</del>
Important views	<del>Highly important views/Some important views/No important views/Views dominated by detracting features</del>
Evaluation of visual qualities of site and surrounding area	The site is of moderate-high visual prominence given that the site is bordered by residential properties on three sides with views from higher ground to the north and the PRoW through and bordering the site. PRoW WARM40 provides public access within the site between the two northern fields. PRoW WARM41 runs along the eastern side of the site. The site is large and flat and has a sense of exposure to the wider landscape to the north with views in this direction from both PRoW. The site is enclosed to the west, east and south by built form and vegetation. The majority of the site boundaries comprise low hedgerows allowing views over into the site and the surrounding landscape. There are important views towards the Conservation Area to the east and Battlesbury Hill on higher ground from the PRoWs in and adjacent to the site.
<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/High</del> The site contributes to the setting of Bishopstrow Conservation Area, Battlesbury Hill and southeastern edge of Warminster. There are also views through the site from the PRoW network north towards Battlesbury Hill and south towards the treed Conservation Area. It would be difficult to mitigate the removal of these features and therefore the overall mitigation potential for the site would be <b>moderate-low</b> .
<b>Impact Assessment</b>	
Magnitude of effect on landscape character	<del>High/Medium adverse/Low adverse/Negligible</del>
Description of impacts on landscape character	Effects on landscape character would include the loss of a large area of open farmland, which would be replaced by houses and associated vehicle access, gardens and driveways between the existing settlement edge and the Conservation area. New houses on the site would result in a partial alteration to key features and characteristics of the existing landscape and the magnitude of effect would be <b>medium adverse</b> .
Magnitude of effect on views	<del>High adverse/Medium adverse/Low adverse/Negligible</del>
Description of impacts on public views within and surrounding the site	PRoW (WARM40 and WARM41) - There would be near and open views of new housing development from the PRoWs. A large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Battlesbury Hill – There would be relatively distant and glimpsed views of the site, where landform and vegetation allows, from the footpath on Battlesbury Hill. The magnitude of effect would be <b>low adverse</b> . Boreham Road– The majority of views are screened by a wall and residential properties between the road and the site. There is an open view of the site where Boreham Road meets the entrance to PRoW WARM41. The view would be fleeting and the magnitude of effect would be <b>Negligible</b> .
Description of impacts on private views surrounding the site	The site has properties on the eastern, southern and western boundaries as well as Bishopstrow House Hotel to the east. Properties along Boreham Road, including Home farm B&B, are to the immediate east of the northern part of the site – There would be open views from rear windows and garden of new housing development in the site. The magnitude of effect on these residential properties would be <b>high adverse</b> . Properties on the southern edge along Boreham Road (B3414) have open views towards the site. The magnitude of effect on these residential properties would be <b>high adverse</b> . Properties along Grange Lane, and on the eastern edge of Corner Ground and The Dene to the immediate west of the site. There would be open views from rear windows and gardens of the properties immediately adjacent to the site. Properties that are set further west along the roads will have some glimpsed views largely screened by other properties. The magnitude of effect on these residential properties would be <b>high adverse</b> . Bishopstrow House Hotel – The hotel would have some filtered upper storey views through parkland and properties immediately adjacent to the site. Ground floor views would be largely screened and as such the magnitude of effect would be <b>low adverse</b> .
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	<del>Low/Moderate-low/Moderate-high/High</del> The site contributes to the setting of Bishopstrow Conservation Area, Battlesbury Hill and southeastern edge of Warminster. There are also views through the site from the local PRoW network north towards Battlesbury Hill and south towards the treed Conservation Area. It would be difficult to mitigate the removal of these features should the site be developed. However, proposed development



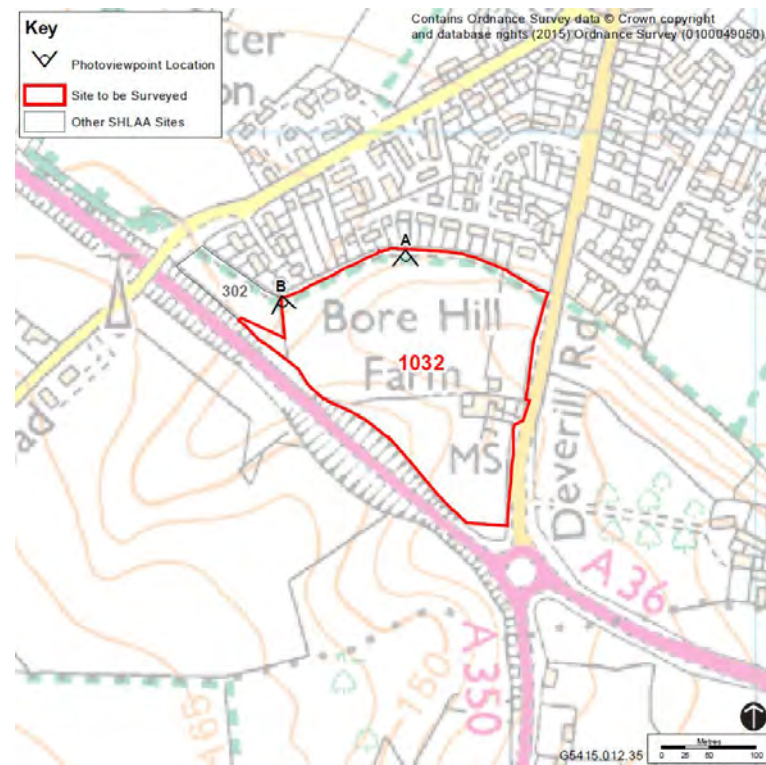
would be less constrained in the north west and south west of the site due to the proximity of existing development and the lower sensitivity in terms of wider landscape setting and views. Boundaries to development could be planted with groups of trees, copses and individual specimen trees to help mitigate the effect on landscape character and views. The northern and eastern parts of the site would be more sensitive to development due to the proximity of the Conservation Area and views north towards Battlesbury Hill. The overall capacity to accommodate change would be **moderate-low**.



View B: View of site from PRoW (WARM41)



**Site: 1032 Bore Hill Farm**



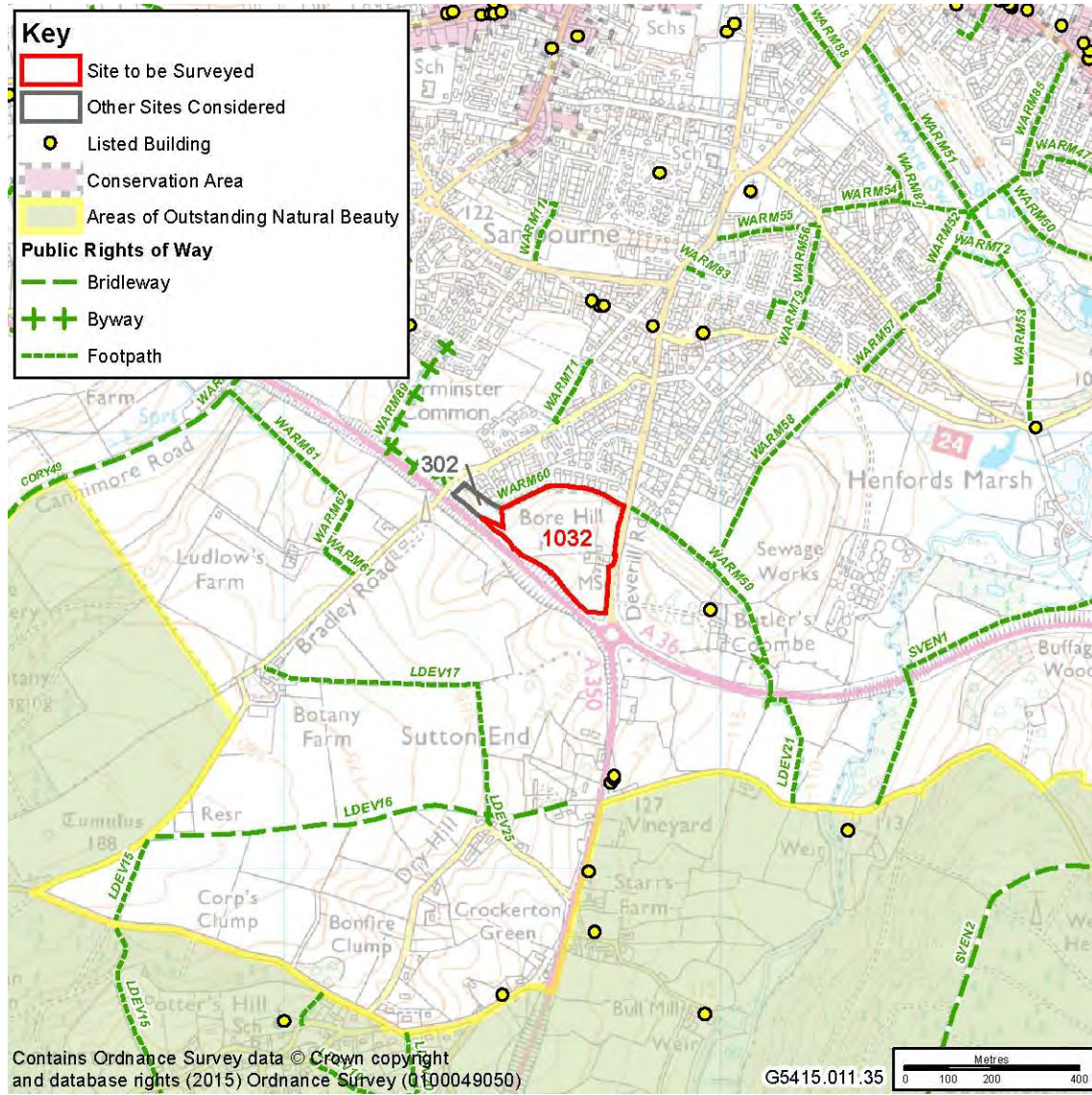
**View A: View from the PRoW (WARM60)**

Element	Assessment
<b>Key features of landscape character area</b>	The site is in 7A Longleat - Stourhead Greensand Hills. (County Landscape Character Assessment, 2005). This is described as: <ul style="list-style-type: none"> <li>• The Greensand typically forms upstanding hills eroded by tributaries of the major rivers into a series of rounded knolls and deep valleys.</li> <li>• Hills support a large proportion of woodland, both deciduous and coniferous.</li> <li>• Country houses and estates, set within landscaped parkland contribute to the character of the area.</li> <li>• Distinctive pattern of settlement with villages of stone dwellings hidden in the shelter of the deep valleys.</li> <li>• Iron Age fortifications are strategically located on the hilltops.</li> <li>• Ancient sunken lanes wind their way through the hills.</li> <li>• Small and irregular fields characterise areas of agricultural land use.</li> <li>• Meadows and wet woodland are typical of the valley floors.</li> </ul>
<b>National/Local Designations</b>	The site is near to the Cranborne Chase AONB, the boundary of which is 400m to the south and 800m west of the site.
<b>Site description</b>	The 5.23ha site comprises pastoral land, Bore Hill Farm with associated large agricultural sheds and a residential property on Deverill Road. A biodigester plant is located in the southern part of the site (approx. 30% of total site area) and separated from the remainder by an earth bund. The site is bound to the northwest by site 302, a small narrow pasture, to the north by residential properties on Bradley Close and Ludlow Close, to the east by Deverill Road and to the southwest by the A36, which rises from a cutting through the landform to meet a roundabout to the south of the site. The A36 boundary is characterised by a predominantly deciduous tree screening and occasional tree groups are a feature of the wider landscape. There is a PRoW (WARM60) running within the site along the northern site boundary. Along the north eastern boundary adjacent to the PRoW is a belt of attractive mature trees.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Common place</b>
<b>Consistency with wider character judgement</b>	<b>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</b>
<b>Settlement edge and contribution to settlement setting</b>	<b>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>
<b>Remoteness and tranquillity judgement</b>	<b>Remote/Peaceful/Some interruption/Not tranquil</b>
<b>Evaluation of landscape character of site and surrounding area</b>	A bund limits the openness of the site and separates the biodigester plant, much of Bore Hill Farm, and a residential property on Deverill Road from the northern part of the site. Vegetation to the southern boundary creates a landscape buffer along the A36, which is in a cutting; however, the traffic noise is still audible from the site. The site is close to existing residential properties to the north and The pastoral land within the site contributes to the setting of the southern edge of the village.
<b>Views</b>	



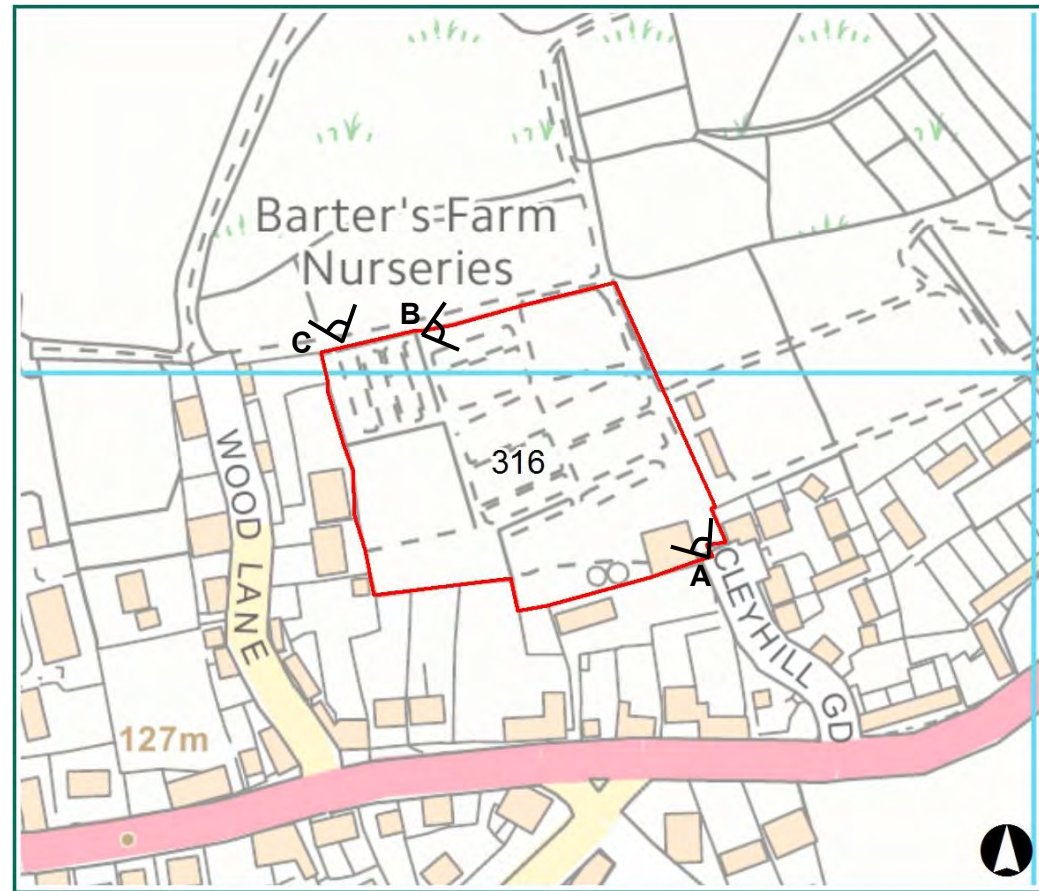
Visual prominence judgement	<del>High/Moderate-high</del> / <del>Moderate-low</del> / <del>Low</del>
Public accessibility	<del>High sensitivity/Moderate-high sensitivity</del> / <del>Moderate-low sensitivity</del> / <del>Low sensitivity</del>
Important views	<del>Highly important views/Some important views/No important views</del> / <b>Views dominated by detracting features</b>
Evaluation of visual qualities of site and surrounding area	The visual envelope of the site is limited, primarily the pasture on lower ground which is well screened from the surrounding area but is prominent to the adjacent bungalows and users of the PRoW (WARM60). There is an open boundary to site 302 to the north west. The engineered bund screens the biodigester plant, in the southeast corner, from the adjacent residential properties on higher ground to the north and PRoW WARM59. The development to the south of the site limits views towards the site from Deverill road. The tree belt along the southwestern boundary screens views to and from the A36.
<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low/Moderate-low</del> / <del>Moderate-high</del> / <del>High</del> The site is relatively well contained and there is scope for additional planting, particularly near Deverill Road as well as in proximity to the residential edge to the north and along the PRoW. The change in level between the site and the adjoining land to the north west (site 302) provides further opportunities for planting to provide separation and enhance the local landscape character. There is a <b>moderate-high</b> overall mitigation potential.
<b>Impact Assessment</b>	
Magnitude of effect on landscape character	<del>High/Medium</del> / <del>Low adverse</del> / <del>Negligible</del>
Description of impacts on landscape character	Effects on landscape character would be limited due to the contained nature of the site and loss of a small pastoral field, which would be replaced by houses and associated vehicle access, gardens and driveways. In addition, part of the site is already occupied by development in the form of the biodigester plant. New houses on the undeveloped part of the site would result in a minor alteration to key features and characteristics of the existing landscape, given the proximity of the settlement edge and the magnitude of effect would be <b>low adverse</b> .
Magnitude of effect on views	<del>High/Medium adverse</del> / <del>Low adverse</del> / <del>Negligible</del>
Description of impacts on public views within and surrounding the site	Deverill Road- Views from the Deverill Road towards the site would be filtered by roadside vegetation. Views of the proposed residential development would be fleeting, there would be a low alteration to the existing view and the magnitude of effect would be <b>low adverse</b> . PRoW WARM60- There would be near and open views of new housing development from the PRoW. A large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . PRoW WARM59- It is unlikely users of the PRoW would have views through the trees and vegetation lining the footpath and therefore the magnitude of effect would be <b>negligible</b> .
Description of impacts on private views surrounding the site	Bungalows/dormers to north on Bradley Close and Ludlow Close- There would be filtered views from rear windows and gardens towards the proposed development but with mitigation to the northern site boundary (see below). The residences have varying style of rear garden boundaries and the overall magnitude of effect would be <b>medium adverse</b> . Residential properties to the east of Deverill Road (Ashley Place) - Two properties on Ashley Place adjacent to Deverill Road have views over roadside vegetation and their views would alter from glimpses of a pastoral field to residential properties. Views of a new development would be prominent but distant and filtered by trees and the magnitude of effect would be <b>medium adverse</b> .
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	<del>Low/Moderate-low</del> / <del>Moderate-high</del> / <del>High</del> The site is relatively well contained and there is scope for additional planting, particularly near Deverill Road. A green corridor of open land, groups of trees, copses and individual specimen trees should be provided to accommodate PRoW WARM60 as well as mitigating adverse effects on properties on Bradley Close and Ludlow Close. The mature trees along the north eastern boundary should be retained to retain a buffer in conjunction with the PRoW. The change in level between the site and the adjoining land to the north west (site 302) provides further opportunities for planting to provide separation and enhance the local landscape character. Overall, there is a <b>moderate-high</b> capacity to accommodate new housing on this site.







Site: 316 – Barter's Farm, Chapmanslade



Site to be surveyed  
∇ Photoviewpoint Location  
 1:4000  
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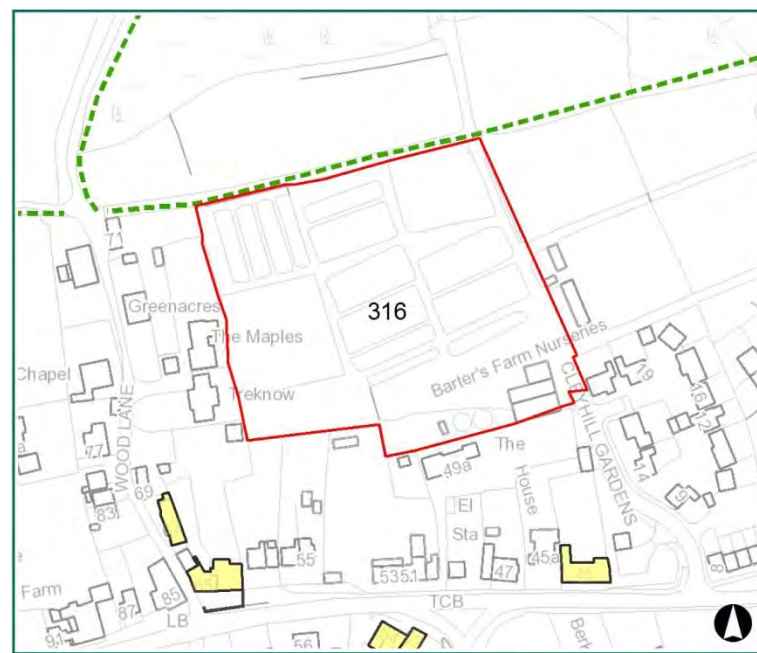


View A: View looking north west from entrance to Barter's Farm Nurseries at Cleyhill Gardens.

Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is in 7A Longleat - Stourhead Greensand Hills. (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> <li>• The Greensand typically forms upstanding hills eroded by tributaries of the major rivers into a series of rounded knolls and deep valleys.</li> <li>• Hills support a large proportion of woodland, both deciduous and coniferous.</li> <li>• Country houses and estates, set within landscaped parkland contribute to the character of the area.</li> <li>• Distinctive pattern of settlement with villages of stone dwellings hidden in the shelter of the deep valleys.</li> <li>• Iron Age fortifications are strategically located on the hilltops.</li> <li>• Ancient sunken lanes wind their way through the hills.</li> <li>• Small and irregular fields characterise areas of agricultural land use.</li> <li>• Meadows and wet woodland are typical of the valley floors.</li> </ul>
<b>National/Local Designations</b>	n/a
<b>Site description</b>	The site comprises part of the Barter's Farm nurseries on the northern edge of the village of Chapmanslade. The site is gently sloping with some periphery conifers demarking the polytunnel and growing areas. Properties along Wood Lane and the A3098 adjoin the western and southern boundaries with recent housing at Cleyhill Gardens directly adjacent to the site. A PROW skirts the northern edge of the site.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<del>Highly attractive/Attractive/Pleasant</del> <b>Commonplace</b>
<b>Consistency with wider character judgement</b>	<del>Highly consistent/Mostly consistent/Some key characteristics present</del> <b>Not representative of wider character</b>
<b>Settlement edge and settlement setting</b>	<del>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting</del> <b>Not associated with settlement setting</b>
<b>Remoteness and tranquillity judgement</b>	<del>Remote/Peaceful/Some interruption</del> <b>Not tranquil</b>
<b>Evaluation of landscape character of site and surrounding area</b>	This is a brownfield site with green houses, polytunnels, sheds and areas of hardstanding. Beyond the village and the gardens to the north of the site the land falls to the wooded slopes of Black Dog Woods; this landscape to the north is characteristic of the wider 7A LCA.



Views	
Visual prominence judgement	High/Moderate-high/Moderate-low/Low
Public accessibility	High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity
Important views	Highly important views/Some important views/No important views/Views dominated by detracting features
Evaluation of visual qualities of site and surrounding area	The site is generally well contained by the immediate residential areas and adjacent garden centre. Chapmanslade is located on a localised ridgeline with far reaching views of the wider countryside.
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High Housing development at this site would be contained within the context of the village and would form infill. There is the opportunity to remove Leylandii plantings and establish a native tree belt to the northern edge of the site. Mitigation would also need to address the visual effects on some of the closer properties including those on Wood Lane.
Impact Assessment	
Overall magnitude of effect on landscape character	High/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	Housing development would be in keeping with the surrounding residential areas and recent housing. Removal of the Leylandii hedges would be beneficial.
Overall magnitude of effect on views	High/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	PROW – views of the development would be seen in the overall context of the adjacent housing and the village; magnitude of effect low adverse.
Description of private views surrounding the site	Properties along Wood Lane – views of the development vary depending intervening garden trees and boundary hedges; magnitude of effect medium to low adverse. Properties along the A3098 – properties are generally well set back with large gardens; magnitude of effect low adverse. Adjacent properties at Cleyhill Gardens - magnitude of effect medium adverse.
Mitigation Measures and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high/High This is a brownfield site, generally well contained and within the village of Chapmanslade. There is the opportunity to remove the Leylandii shelterbelts and strengthen the northern edge with native tree planting.



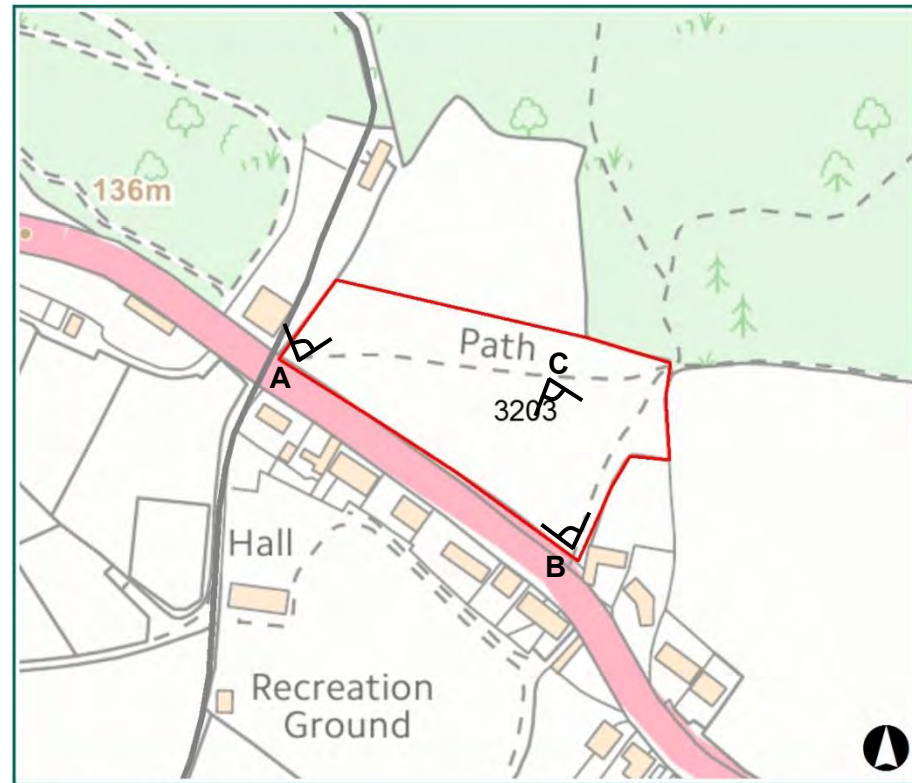
View B: View looking east along footpath CHAP14.



View C: Looking north from north east corner on footpath CHAP14.



Site: 3203 - Land at North West, Chapmanslade



Site to be surveyed  
 Photoviewpoint Location  
 1:4000  
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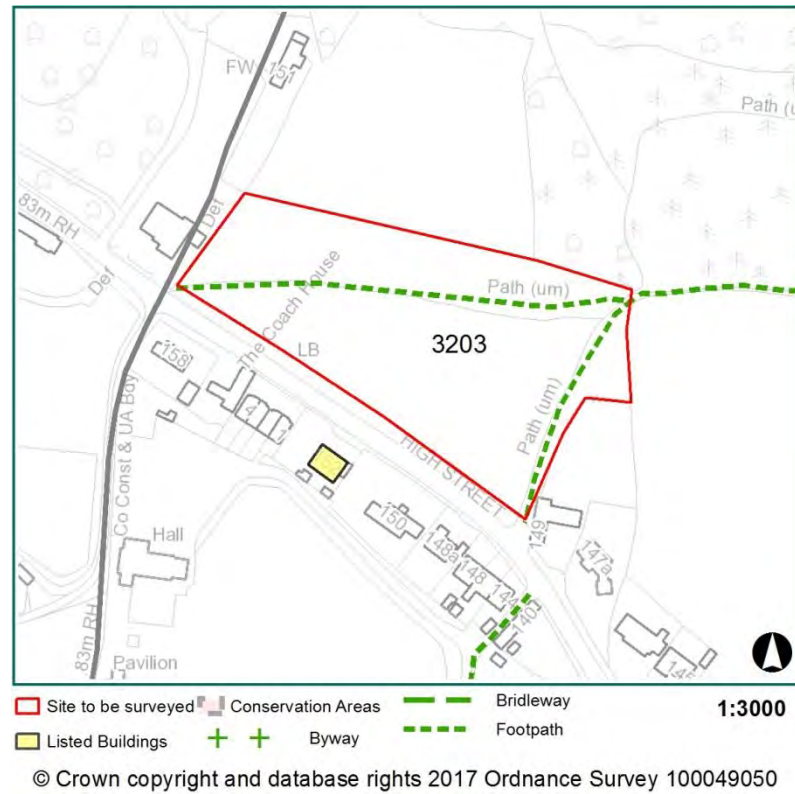


View A: View from footpath CHAP30 looking north from the westernmost corner of the site.

Element	Assessment
<b>Key features of landscape character area</b>	The site is in 7A Longleat - Stourhead Greensand Hills LCA. (County Landscape Character Assessment, 2005). This is described as: <ul style="list-style-type: none"> <li>• The Greensand typically forms upstanding hills eroded by tributaries of the major rivers into a series of rounded knolls and deep valleys.</li> <li>• Hills support a large proportion of woodland, both deciduous and coniferous.</li> <li>• Country houses and estates, set within landscaped parkland contribute to the character of the area.</li> <li>• Distinctive pattern of settlement with villages of stone dwellings hidden in the shelter of the deep valleys.</li> <li>• Iron Age fortifications are strategically located on the hilltops.</li> <li>• Ancient sunken lanes wind their way through the hills.</li> <li>• Small and irregular fields characterise areas of agricultural land use.</li> <li>• Meadows and wet woodland are typical of the valley floors.</li> </ul>
<b>National/Local Designations</b>	The woodland to the north is Black Dog Woods Ancient Woodland.
<b>Site description</b>	The site comprises a sloping field which is enclosed to the north by Black Dog Woods (Ancient Woodland) and bounded to the west by two large detached properties, a mature hedge with trees to the High Street (A3098) and a large property to the east. There is a string of residential properties along the High Street opposite the site. Two PROW cross the site.
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<del>Highly attractive</del> / <del>Attractive</del> / <del>Pleasant</del> / <del>Commonplace</del>
<b>Consistency with wider character judgement</b>	<del>Highly consistent</del> / <del>Mostly consistent</del> / <del>Some key characteristics present</del> / <del>Not representative of wider character</del>
<b>Settlement edge and settlement setting</b>	<del>Integral part of settlement setting</del> / <del>Some features contributing to settlement setting</del> / <del>Limited association with settlement setting</del> / <del>Not associated with settlement setting</del>
<b>Remoteness and tranquillity judgement</b>	<del>Remote</del> / <del>Peaceful</del> / <del>Some interruption</del> / <del>Not tranquil</del>
<b>Evaluation of landscape character of site and surrounding area</b>	The site has characteristics consistent with 7A LCA and the backdrop of ancient woodland gives a time depth quality to the landscape.
<b>Views</b>	
<b>Visual prominence judgement</b>	<del>High</del> / <del>Moderate-high</del> / <del>Moderate-low</del> / <del>Low</del>
<b>Public accessibility</b>	<del>High sensitivity</del> / <del>Moderate-high sensitivity</del> / <del>Moderate-low sensitivity</del> / <del>Low sensitivity</del>
<b>Important views</b>	<del>Highly important views</del> / <del>Some important views</del> / <del>No important views</del> / <del>Views dominated by detracting features</del>

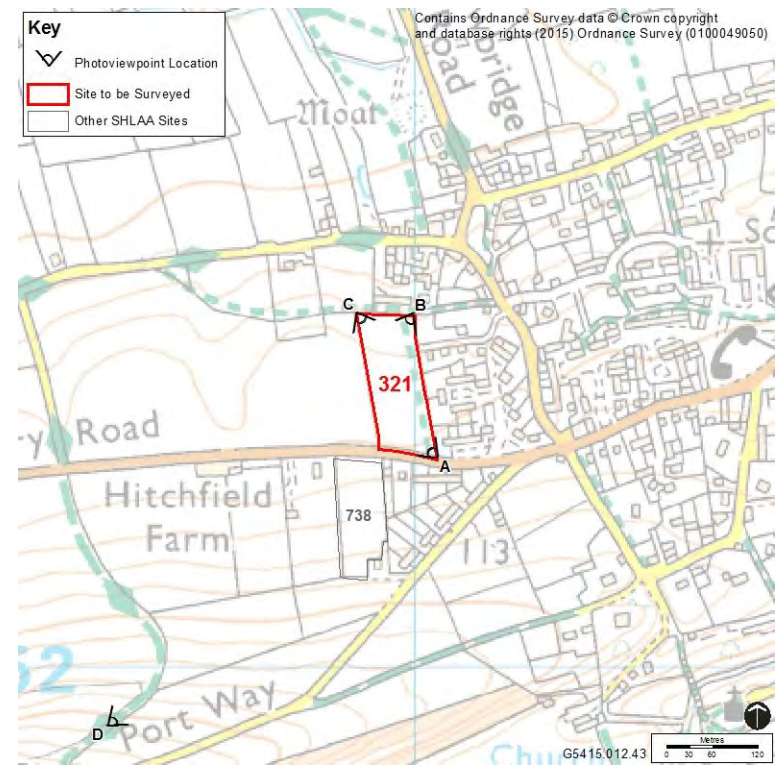


<b>Evaluation of visual qualities of site and surrounding area</b>	The mature roadside hedge and trees visually separates the site from the ribbon development along the opposite side of the road. From the PROW crossing the sloping site there are elevated long distance views northwest to the wider countryside.
<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<b>Low/Moderate-low/Moderate-high/High</b> It would not be possible to mitigate for adverse impacts relating to loss of rural context to ancient woodland.
<b>Impact Assessment</b>	
<b>Overall magnitude of effect on landscape character</b>	<b>High/Medium adverse/Low adverse/Negligible</b>
<b>Description of impacts on landscape character</b>	Residential development on this site would result in the loss of a distinctly rural and attractive landscape associated with ancient woodland and would be incongruous. It would not be in keeping with the low density ribbon development of the High Street. Access off the High Street would require the removal of a section of hedge and possibly hedgerow trees with loss of rural character to the lane.
<b>Overall magnitude of effect on views</b>	<b>High/Medium adverse/Low adverse/Negligible</b>
<b>Description of impacts on public views within and surrounding the site</b>	PROW crossing the site – the open long distance views experienced from the footpaths would be lost and development would be prominent and totally uncharacteristic; magnitude of effect high adverse. High Street – development would be prominent but partly screened by the roadside hedge and trees; magnitude of effect medium adverse.
<b>Description of private views surrounding the site</b>	Residential properties along High Street - views of the development would vary depending on intervening garden trees and hedgerows, roadside boundary hedge and trees; magnitude of effect medium to low adverse.
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
<b>Capacity to Accommodate Change</b>	<b>Low/Moderate-low/Moderate-high/High</b> Residential development would result in the loss of an attractive and deeply rural site and would be incongruous in the context of ancient woodland.





**Site: 321 Land off B3098 adjacent to Court Orchard/Cassways, Bratton**



**View A: View of site from southeast corner of site adjacent to B3098 Westbury Road**

Element	Assessment
<p><b>Key features of landscape character area</b></p>	<p>The site is in the narrow and northeastern part of Landscape Character Area (LCA) 6A Warminster Terrace (County Landscape Character Assessment, 2005). LCA 11C Trowbridge Rolling Clay Lowland is on lower ground to the north and west of the site and LCA 3A Salisbury Plain West is on higher ground to the south and east. The key characteristics of LCA 6A Warminster Terrace are described as:</p> <ul style="list-style-type: none"> <li>• Flat aprons of land from which the dramatic chalk escarpments and hills rise.</li> <li>• Dominated by arable fields of Parliamentary enclosure.</li> <li>• Large geometric fields and open skies contrast with the smaller scale, enclosed landscape of the adjacent Wooded Greensand Hills.</li> <li>• Upper Greensand geology giving rise to rich brown earth soils that have a high agricultural value.</li> <li>• Land use is predominantly agricultural, including cereal cropping, grass rotations, dairy farming and stock rearing.</li> <li>• Mixed woodland runs in discontinuous belts along the base of the chalk escarpment.</li> <li>• Coniferous belts planted as game coverts.</li> <li>• Sparse settlement of scattered farmsteads and a few villages.</li> <li>• General absence of prehistoric earthworks in contrast to the surrounding chalk landscapes.</li> </ul> <p>The key characteristics of LCA 11C Trowbridge Rolling Clay Lowland include:</p> <ul style="list-style-type: none"> <li>• Gently rolling lowland based on Clay.</li> <li>• Mixed arable and pastoral land use with pasture concentrated around the water courses.</li> <li>• Variable field pattern with network of full hedgerows and mature hedgerow trees.</li> <li>• Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.</li> <li>• Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.</li> <li>• Roads largely minor and rural with a few trunk roads and sections of motorway.</li> <li>• Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.</li> </ul> <p>The key characteristics of LCA 3A Salisbury Plain West include:</p> <ul style="list-style-type: none"> <li>• Very large scale and open, exposed landscape.</li> <li>• Rolling plateau land form with panoramic views over the surrounding lowlands creating a sense of elevation.</li> <li>• Large regular arable fields are bounded mainly by ditches or fences with occasional hedgerows.</li> <li>• Steep and incised slopes down to the surrounding river valleys.</li> <li>• Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks.</li> </ul>



	<ul style="list-style-type: none"> <li>Archaeological remains and sites of historic importance, particularly the Neolithic monuments of Stonehenge and Old Sarum.</li> <li>Settlement limited to a scattering of small villages and military installations including camps and abandoned or specially constructed villages used by the army for training operations.</li> </ul>
<b>National/Local Designations</b>	Bratton village Conservation Area is to the east of the site and the boundary to the Conservation Area extends as far as the northeast boundary of the site.
<b>Site description</b>	<p>The 1.33ha site is a small pastoral field on sloping ground at the western edge of Bratton. The village of Bratton is on the lower slopes of a chalk escarpment, beneath Coombe Hill and Patcombe Hill and approximately 1km northeast of Bratton Camp and the White Horse on Westbury Hill. At approximately 105m Above Ordnance Datum (AOD) the village sits above the lowland landscape to the northwest (which is approximately 70m AOD).</p> <p>To the south of the site is the B3098 Westbury Road, with a line of two storey houses beyond and on higher ground. To the east the site is bordered by fencing and vegetation associated with the gardens of modern two storey houses at Court Orchard and Cassways Orchard, and there is a PRoW which runs within the site along the eastern site boundary (which a number of the residential properties have created a direct access to). There is a further PRoW which runs within the site along its southern boundary. Rear garden fences and vegetation associated with modern two storey houses at Rosenheim Rise, border the site's southern boundary and are set on lower ground. To the west of the site are further arable and pastoral fields on sloping ground, which are generally bound by hedgerows with hedgerow trees, but some hedges are gappy and some field boundaries are open. The western site boundary is defined by a post and wire fence and line of outgrown hedgerow trees.</p>
<b>Landscape Character</b>	
<b>Landscape character 'attractiveness'</b>	<b>Highly attractive/Attractive/Pleasant/Common place</b>
<b>Consistency with wider character judgement</b>	<b>Highly consistent/Mostly consistent/Some key characteristics present/Not representative of wider character</b>
<b>Settlement edge and contribution to settlement setting</b>	<b>Integral part of settlement setting/Some features contributing to settlement setting/Limited association with settlement setting/Not associated with settlement setting</b>
<b>Remoteness and tranquillity judgement</b>	<b>Remote/Peaceful/Some interruption/Not tranquil</b>
<b>Evaluation of landscape character of site and surrounding area</b>	Whilst the majority of the village is set amongst trees and nestled at the base of the incised slopes of the chalk escarpment, existing residential development at the western edge of the village is more exposed. The elevation position allows views of some development in the landscape on lower ground, which includes the tall chimney at the Lafarge Cement Works in Westbury. The landscape associated with the western edge of the village is pleasant. The site and its immediate surrounding landscape is mostly consistent with the wider landscape character areas, but the landscape is not part of a flat apron of land (although it is not as steeply sloping as the escarpment itself) and features such as mixed woodland runs in discontinuous belts along the base of the chalk escarpment and coniferous belts planted as game coverts are not key features. Pastoral land within the site makes a contribution to the setting of the western part of the village. The B3098 Westbury Road does not appear to be a particularly busy road and the landscape at the western edge has an exposed and remote feel. Overall the site and immediate landscape context is peaceful.

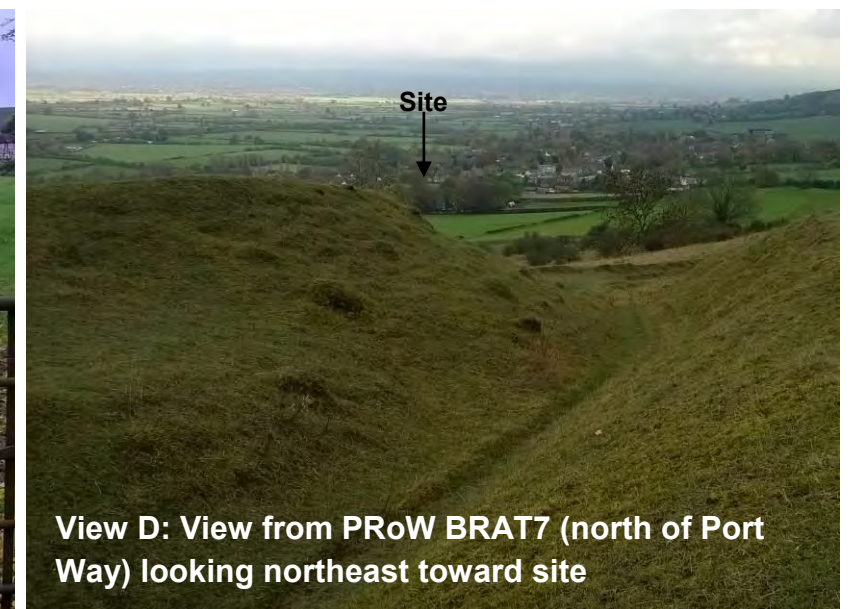
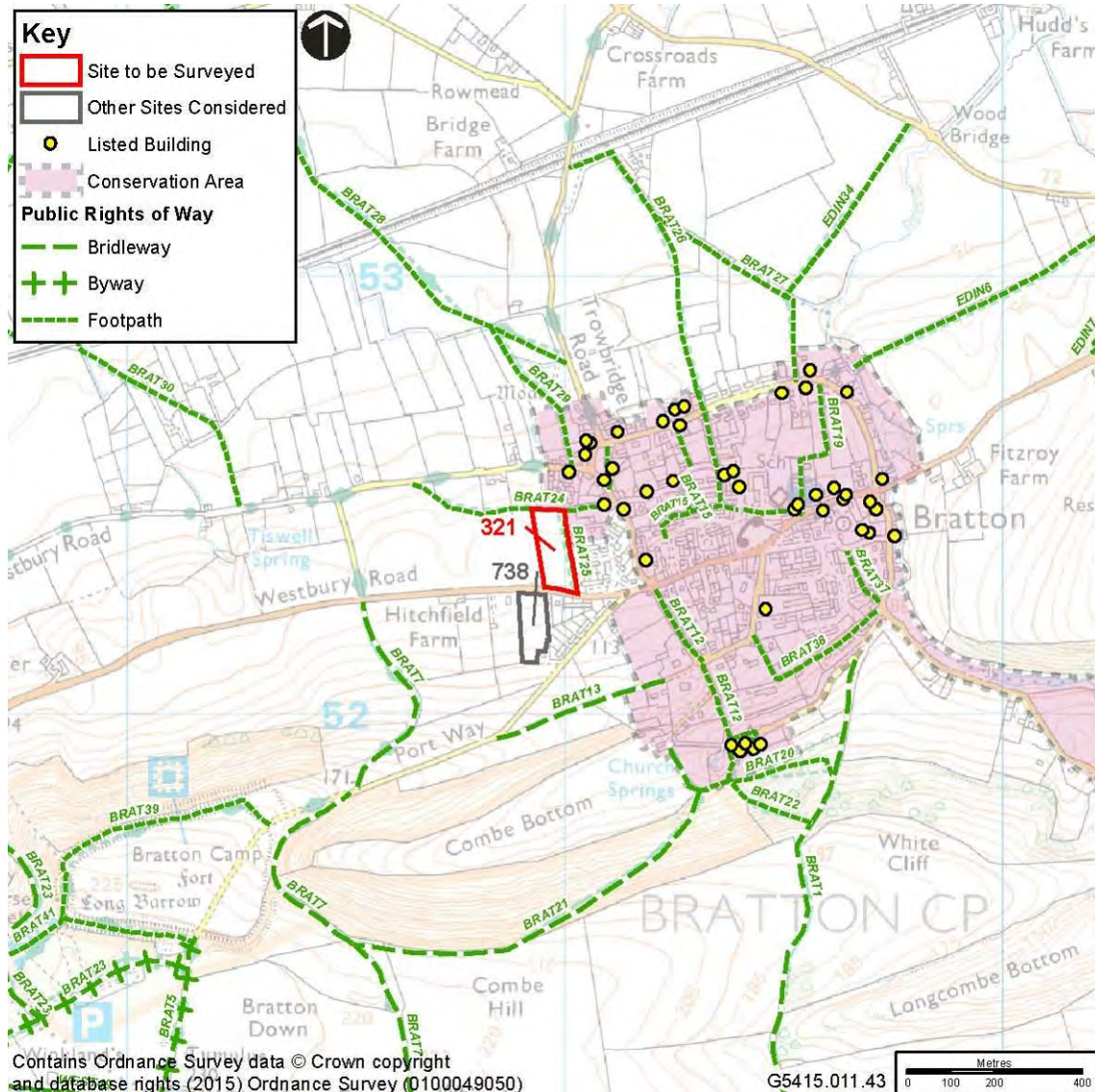
<b>Views</b>	
<b>Visual prominence judgement</b>	<b>High/Moderate-high/Moderate-low/Low</b>
<b>Public accessibility</b>	<b>High sensitivity/Moderate-high sensitivity/Moderate-low sensitivity/Low sensitivity</b>
<b>Important views</b>	<b>Highly important views/Some important views/No important views/Views dominated by detracting features</b>
<b>Evaluation of visual qualities of site and surrounding area</b>	The sloping nature of the site and topography of its surroundings means that the site is of relatively high visual prominence, although existing residential development to three sides reduces its prominence in some views. Overall the site is of moderate-high visual prominence. PRoW BRAT24 and PRoW BRAT25 provide public access within the site and the site also has an open boundary to the B3098 Westbury Road to the immediate south. Considering that the site is relatively small, public accessibility is high. The pastoral land in the site forms a small part of some important views toward Bratton village from the chalk escarpment to the southwest.

<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<p><b>Low/Moderate-low/Moderate-high/High</b></p> <p>As previously described, the western settlement edge is relatively exposed, compared with other parts of the village where there is a higher degree of tree cover. Whilst space for mitigation on this relatively small site would be limited and although the topography of the site and its surroundings would be difficult to screen altogether, there is scope to improve the settlement edge through additional tree and hedgerow planting. In addition the PRoWs in the site could be incorporated within green space corridors and/or PRoW BRAT25 could be diverted to the east side of the site. Overall there is a <b>moderate-high</b> potential for mitigation.</p>

<b>Impact Assessment</b>	
<b>Magnitude of effect on landscape character</b>	<b>High/Medium/Low adverse/Negligible</b>
<b>Description of impacts on landscape character</b>	Effects on landscape character would be limited to the loss of a small pastoral field, which would be replaced by houses and associated vehicle access, gardens and driveways. Whilst this site is currently open, it is bordered by existing residential development on three sides. New houses on the site would result in a minor alteration to key features and characteristics of the existing landscape and the magnitude of effect would be low adverse.
<b>Magnitude of effect on views</b>	<b>High/Medium adverse/Low/Negligible</b>
<b>Description of impacts on public views within and surrounding the site</b>	<p>B3098 Westbury Road (pavement to eastern part of site boundary) – There would be distant and partly filtered views of new houses when travelling east along the road toward the site. Although new houses would be slightly closer in the view than existing, this view would not be dissimilar to existing views of the settlement edge. On the short section of road to the immediate south of the site, there would be near and open views of new houses in the site. Overall a moderate proportion of the view would be affected and the magnitude of effect would be <b>medium adverse</b>.</p> <p>PRoWs BRAT24 and BRAT25: There would be near and open views of new housing development from the PRoWs to the eastern and southern edges of the site. A large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b>.</p> <p>PRoW BRAT 7 between Port Way and B3098 Westbury Road (part of White Horse Trail Long Distance Route) and the southern part of The Hollow, a minor road, which is also part of White Horse Trail Long Distance Route): There would be glimpsed and relatively distant views of new houses from short sections of the long distance route. New houses would be seen amongst existing residential</p>



	development at the western edge of the village. Overall a very small proportion of the view from would be affected and the magnitude of effect would be <b>negligible</b> . Port Way minor road on chalk escarpment, southwest of Bratton: There would be glimpsed and relatively distant views of new houses from short sections of the road. New houses would be seen amongst existing residential development at the western edge of the village. Overall a very small proportion of the view from would be affected and the magnitude of effect would be <b>negligible</b> .
<b>Description of impacts on private views surrounding the site</b>	Residences to the immediate east and south: There would be open and near views from lower and upper storey windows and gardens of new housing development in the site. Overall a large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Residences to the immediate north: There would be open views from upper storey windows looking up to new houses in the site. Overall a large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Two storey residence on the south side of the B3098 Westbury Road to the west of the site: There would be oblique and filtered views toward the site from lower and upper storey windows. The oblique angle of the view, filtering by intervening trees within the property's curtilage and existing houses in the view means that new housing development would result in a low alteration to the view and a <b>low adverse</b> magnitude of effect. Residence at Hitchfield Farm on the south side of the B3098 Westbury Road to the west of the site: There would be oblique open and relatively distant views toward the site from low and upper storey front windows. The oblique angle of the view and existing houses in the view means that new housing development would result in a low alteration to the view and a <b>low adverse</b> magnitude of effect.
<b>Mitigation Measures and Capacity to Accommodate Change</b>	
<b>Capacity to Accommodate Change</b>	<b>Low/Moderate-low/Moderate-high/High</b> Landform and vegetation cover means that the site is in a relatively prominent position on the western edge of Bratton, although there is existing residential development on three sides that would help to minimise effects on landscape character and limits adverse visual effects to local views. Local views of new development would include near and open public views from the PRoWs in the site. There is a moderate-high potential to mitigate landscape and visual effects through additional hedgerow and tree planting, which also has the potential to improve views of the western settlement edge. In addition, the PRoWs in the site should be incorporated within green space corridors and/or PRoW BRAT25 could be diverted to the east side of the site. Overall there is a <b>moderate-high</b> capacity to accommodate new housing on this site.





This document was published by the Spatial Planning team, Wiltshire Council, Economic Development and Planning Services.

For further information please visit the following website:

<http://www.wiltshire.gov.uk/wiltshsgsiteallocationsplan.htm>