



# Wiltshire Housing Site Allocations Plan

Submission Version

## Stage 4a Site Landscape Assessment

Part 3: Omission sites in the Chippenham, Devizes, Malmesbury,  
Salisbury, Warminster and Westbury Community Areas

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Prepared by Wiltshire Council  
and The Environment Partnership

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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 draft Wiltshire Housing Sites Allocations Plan ('the draft Plan). This report is Part Three, which has been produced subsequent to the Council's public consultation in Summer 2017 when a number of representations were received promoting either new sites, or new evidence for sites which had already been assessed and ruled out. These are referred to as 'omission sites'.
- 1.2 Part three assesses omission sites that have been subsequently assessed at Stage 4a of the site assessment process. These sites are associated with one of the four following settlement types: Principal Settlements, Market Towns, Local Service Centres and Large Villages in the Community Areas of Chippenham, Salisbury, Warminster and Malmesbury, Westbury and Devizes.
- 1.3 The National Planning Policy Framework (NPPF) places a requirement upon Local Planning Authorities to boost significantly the supply of housing and maintain a rolling 5-year housing land supply position to meet local needs in their administrative areas, in cooperation with neighbouring authorities. The draft Plan is therefore required to ensure that Wiltshire Council can ensure that local housing needs are met in accordance with the requirements of the NPPF.
- 1.4 The aim of this assessment is to identify the important landscape and visual characteristics of various SHLAA/omission 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.
- 1.5 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.
- 1.6 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 assessment methodology and reporting tool comprises six elements. Firstly, a site description provides context. Secondly, an evaluation of the inherent or intrinsic landscape quality adds greater depth to the analysis. Thirdly, an evaluation of the visual quality of each site is provided that covers the site's setting and importance in terms of views within the wider landscape. The fourth aspect presents an outline of the likely mitigation potential should the site be developed for housing. The fifth aspect analyses 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 sixth and final aspect sets out an overall conclusion as to the site's capacity to accommodate change with mitigation measures in play.
- 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 assessments of each of the sites were carried out by two experienced Chartered Landscape Architects at TEP, and then validated by 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**

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<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).

- 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.

### **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 proposed omission 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 tranquility  
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, 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 an 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;

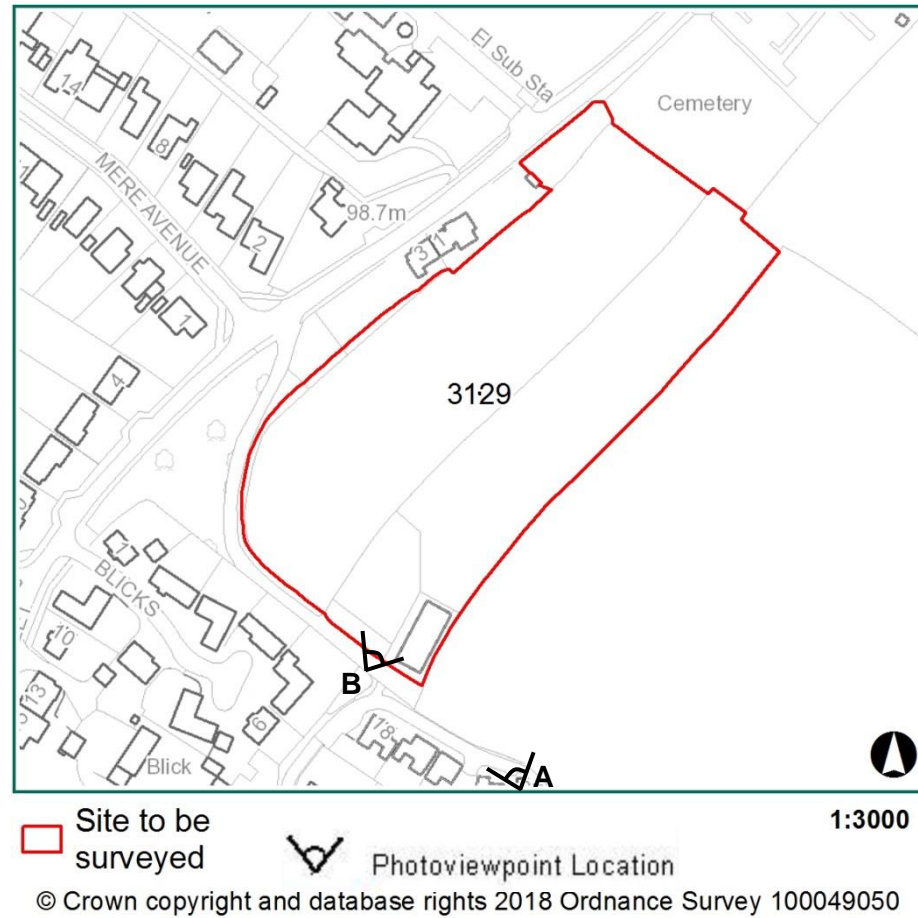
- Sites in AONBs – 30 units per hectare
- Sites in local villages and local service centres - 30 units per hectare
- Sites in market towns - 40 units per hectare
- Sites in principal settlements - 40 units per hectare

- 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.

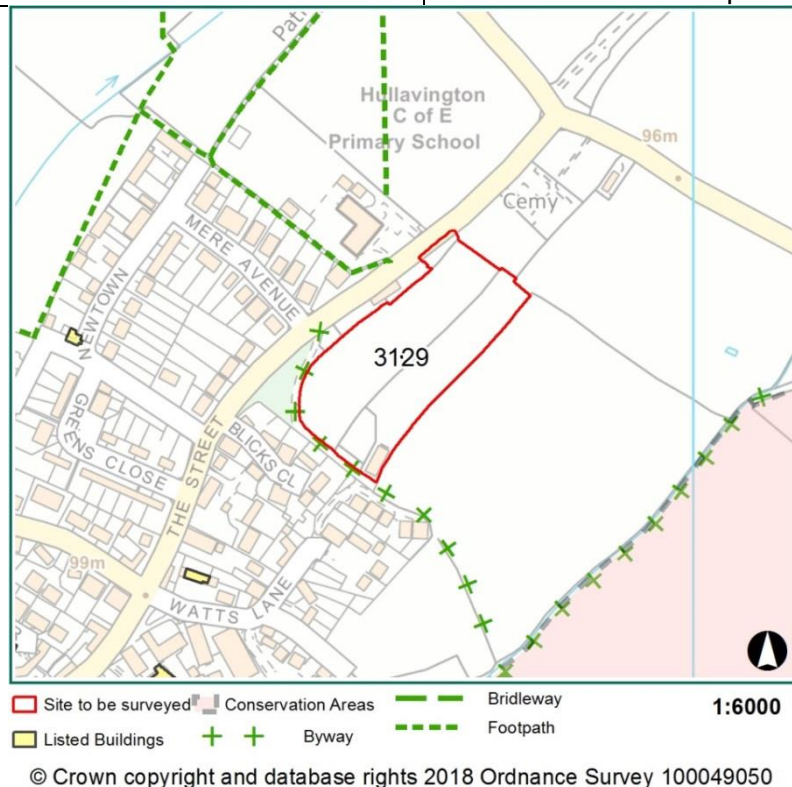
Site: 3129 – The Street, Hullavington



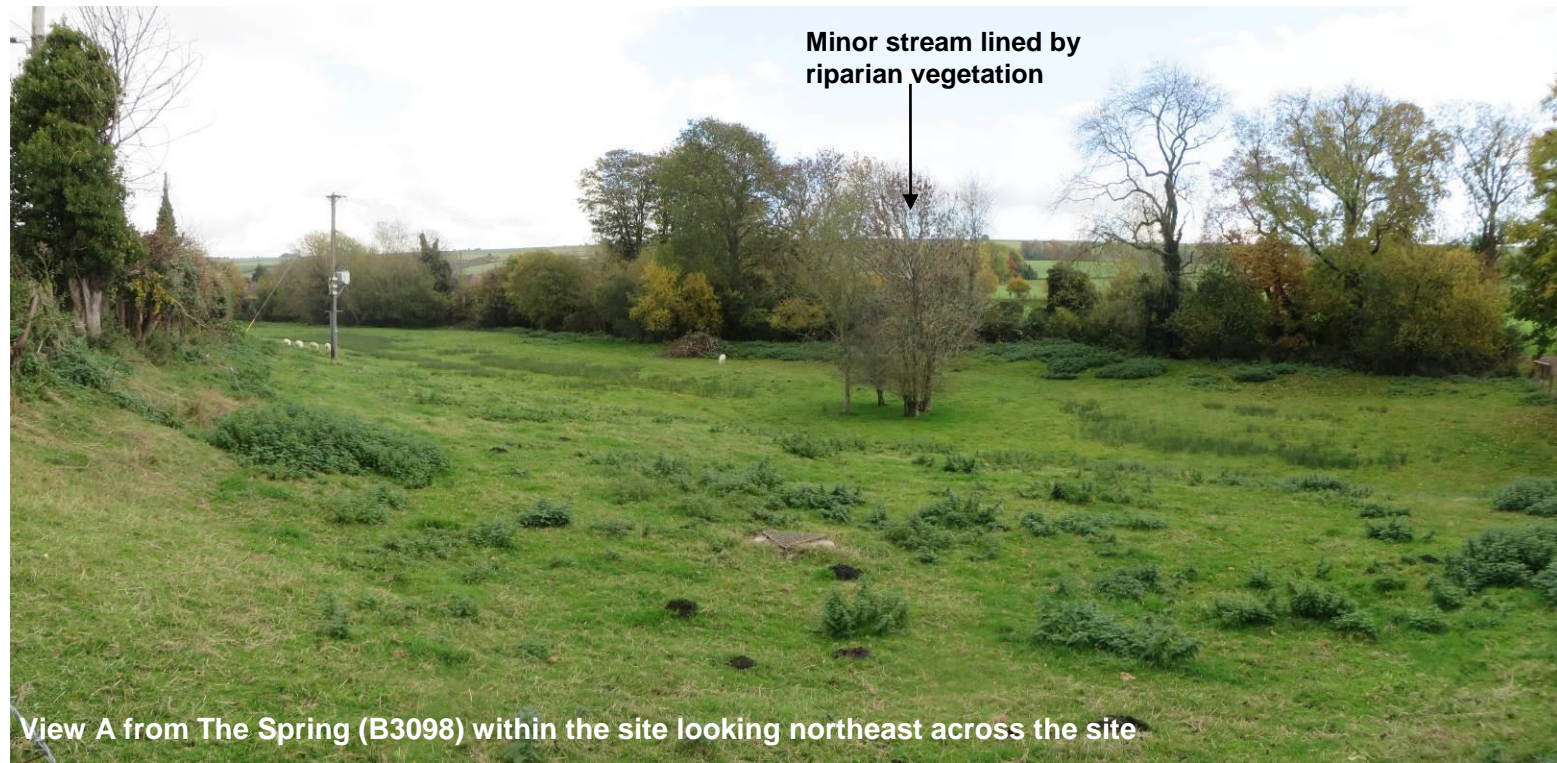
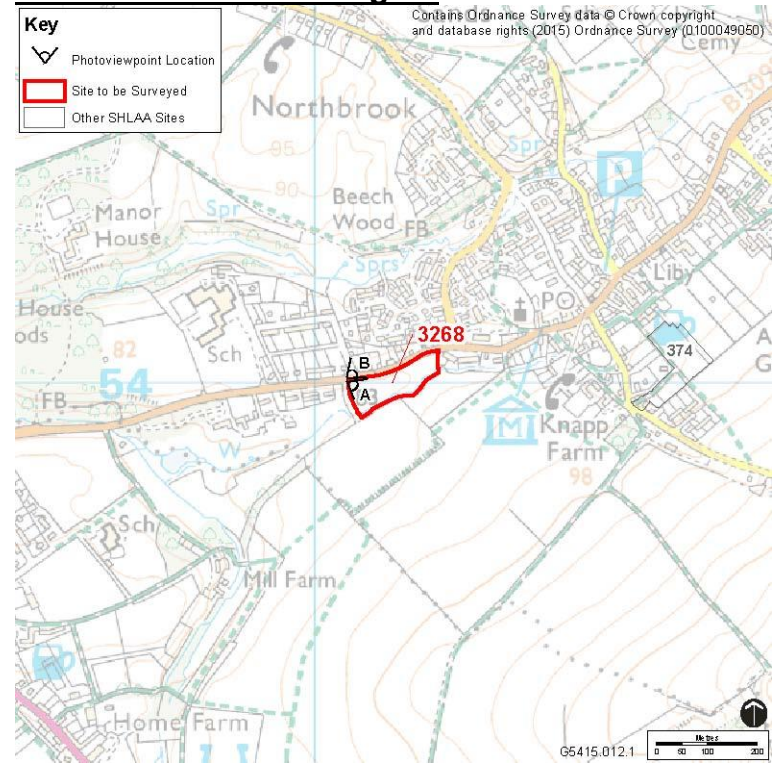
View A: View towards the site boundary.

Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is in Landscape Character Area (LCA) 16A Malmesbury - Corsham Limestone Lowland (County Landscape Character Assessment, 2005). The key characteristics of the LCA 16A are described as:</p> <ul style="list-style-type: none"> <li>• Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay.</li> <li>• A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and watercourses.</li> <li>• Mix of permanent pasture and arable farmland.</li> <li>• Strong network of hedgerows with hedgerow trees.</li> <li>• Dry stone wall field boundaries in some areas and around settlements.</li> <li>• Field pattern predominantly large geometric fields typical of eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to the settlement.</li> <li>• More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views.</li> <li>• Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows.</li> <li>• Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by a network of rural roads.</li> <li>• Traditional local limestone buildings are an outstanding feature.</li> <li>• Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.</li> </ul>
<b>National/Local Designations</b>	Hullavington Airfield is on the eastern side of the village and is designated a Conservation Area. It is approx.190m to the southeast of the site.
<b>Site description</b>	The 1.48 ha site comprises two pastoral fields on the north eastern edge of Hullavington village separated from The Street main road by two properties and gardens within a linear plot of land adjoining the site's north western boundary. Adjoining the site to the north are the extended grounds of the Cemetery, with pastoral fields to the east on slightly rising ground. The field hedgerows appear to be generally well maintained but are gappy in places, with a drystone wall and post and rail fence to the property boundaries along The Street, and three larger trees to the intermediate field hedge. The south western boundary of the site adjoins a lane (also a byway) which borders a small area of open space with trees and skirts the back gardens of properties to Blicks Close. A small agricultural shed with fenced area is located in the southern corner 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 which is set back from The Street behind the two properties and enclosed by housing to the south relates to the existing settlement edge, rather than providing a setting to it. The local landscape, including the rolling farmland to the north and east is intact with characteristics of the wider LCA 16A such as the permanent pasture and network of hedgerows with hedgerow trees and is judged to be pleasant.
<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 is on gently rising ground beyond The Street but is generally enclosed by the boundary field hedges and the properties on The Street and associated gardens, such that views of the site from the north and west are somewhat restricted. There are more open and direct views of the site from the byway and adjacent properties to The Street and Blicks Close. Mature field boundary hedges to the surrounding lanes tend to restrict views of the site from the wider landscape.
<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<b>Low/Moderate-low/Moderate-high/High</b> Any proposed housing layout would need to incorporate mitigation to address the visual effects on the adjacent properties on The Street which directly overlook the site, and include adequate landscape buffers to allow for the existing hedgerow field boundaries to be retained, strengthened and augmented with hedgerow trees. It would be beneficial to include an area of open space with tree planting on the northern edge of the site to contain the new settlement edge and provide some screening from the wider landscape.
<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 pastoral land which currently does not readily contribute to the settlement setting and is bordered by existing residential development to the west and south. As such the site is closely associated with the settlement edge and would represent a minor alteration to the characteristics of the existing landscape.
<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>	The Street: glimpsed and partial views of the new houses; magnitude of effect <b>low adverse</b> . Byway: near and direct views of the new houses; magnitude of effect would be <b>high adverse</b> .
<b>Description of impacts on private views surrounding the site</b>	Properties on The Street: There would be direct open views; magnitude of effect would be <b>high adverse</b> . Properties to Blicks Close: Some screening provided by intervening garden trees and hedges: magnitude of effect would be <b>medium adverse</b> .
<b>Mitigation Measure and Capacity to Accommodate Change</b>	
<b>Capacity to Accommodate Change</b>	<b>Low/Moderate-low/Moderate-high/High</b> The site is relatively well contained by the existing settlement edge, and proposed tree planting to the northern edge would restrict views from the wider rural landscape. The design approach should make reference to the character of the village, in particular the existing features such as the dry stonewalls and the arrangement, scale and massing of buildings to contribute to sense of place. Overall, the site has a moderate-high capacity to accommodate change.



**Site: 3268 Market Lavington**



Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is within the 15A Vale of Pewsey (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> <li>• Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides.</li> <li>• Broad, low-lying, level vale, becoming gently undulating as it narrows to the east.</li> <li>• Contained and enclosed by the dramatic escarpments of chalk upland to either side.</li> <li>• Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows.</li> <li>• Chalk foothills in arable land use with very open large-scale fields.</li> <li>• Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing.</li> <li>• Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland.</li> <li>• A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings.</li> <li>• Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile.</li> </ul>
<b>National/Local Designations</b>	n/a
<b>Site description</b>	<p>The site is a linear seasonal wet meadow currently used as sheep grazing on the southwestern side of Market Lavington covering 1.07 hectares. To the immediate north of the site is the B3098, The Spring. The site slopes steeply from The Spring to a lower level of 80m AOD towards a small stream and riparian vegetation, which runs along the southern boundary. The northern boundary is defined by a roadside hedgerow and a short section of post and wire fence with limited trees. Directly adjacent to the site are a number of late 20<sup>th</sup> century detached properties on slightly raised ground above The Spring. The eastern part of the site is bordered by a rear garden associated with the end house on Shires Close and comprises mature field boundary trees. The western boundary follows a single access road connecting The Spring to the school playing fields to the immediate south of the site. To the immediate southwest and southeast of the site, beyond riparian vegetation are small pastoral and larger arable fields on rising ground. Within 200m to the west of the site is an existing linear development of 1960s bungalows. The site is not within or adjacent to the village's Conservation Area designation.</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 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>	<p>Whilst the majority of the village follows the broad valley at the base of the incised slopes of the chalk escarpment with an exposed nature to the south, existing residential development at the western edge of the village is nestled behind mature riparian vegetation on lower ground. The landscape associated with the western edge of the village is attractive and there are views of the church tower on the western approach along The Spring. The site and its immediate surrounding landscape is mostly consistent with the wider landscape character area, such as containing a minor stream lined by riparian vegetation with strips of alder and willow and wet grassland but features such as weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing are not key features</p>

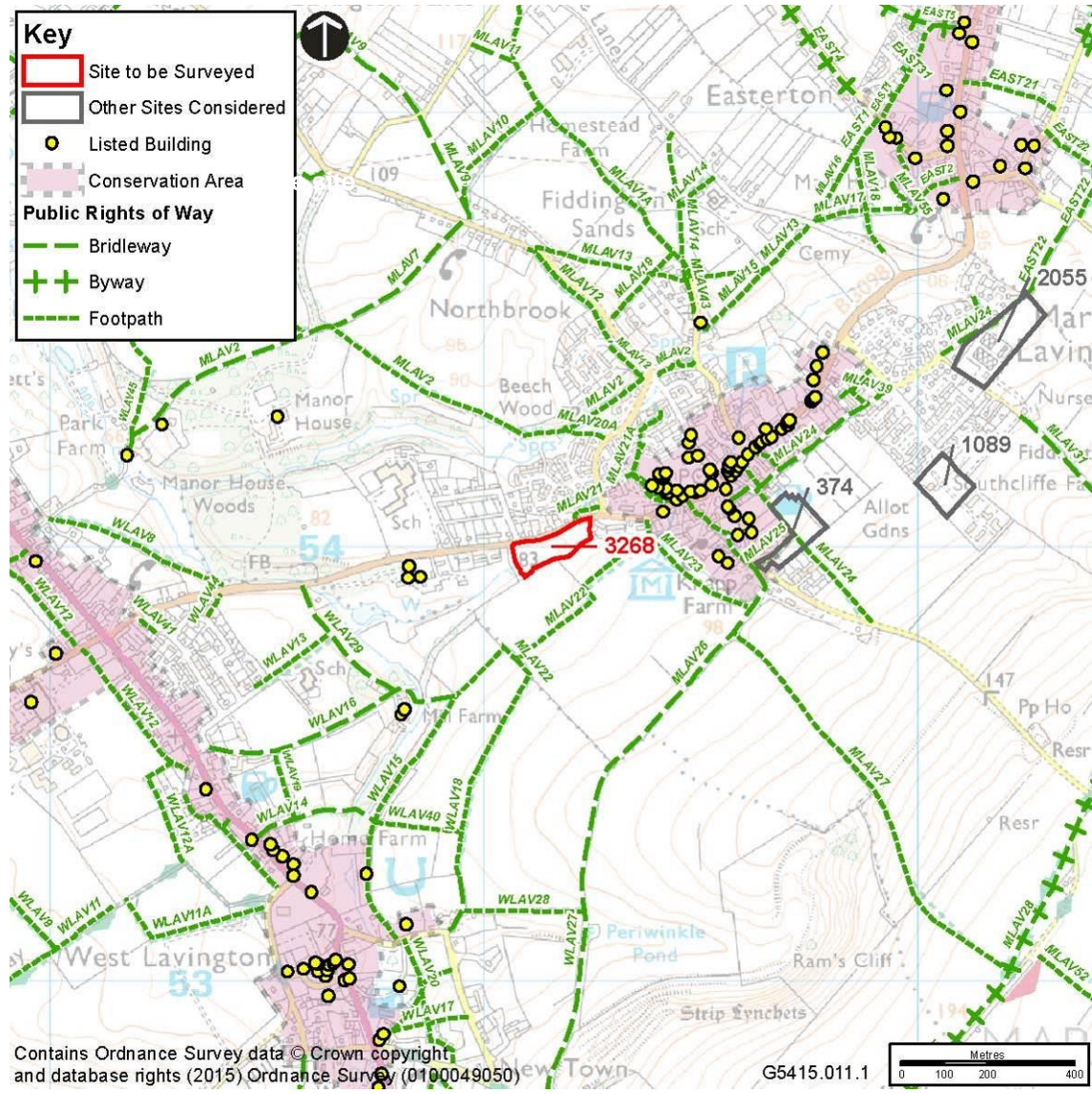
	within this site. The site is linear area of attractive, open and low-lying wet grassland (with the higher farmland to the south forming a backdrop), which currently contributes to a distinctive western approach to the village along The Spring (B3098).and therefore has some association with the setting of this part of the village. The B3098 The Spring does not appear to be a particularly busy road and the landscape at the western edge has a rural feel. Overall the site and immediate landscape context is peaceful.
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Views	
Visual prominence judgement	<del>High/Moderate-high/Moderate-low/Low</del> <b>adverse</b>
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 has a moderate to low visual prominence due to established riparian vegetation screening on along the southern and eastern boundaries. There are views above the roadside hedgerow into and across the site with glimpses to higher ground (chalk escarpment) to the south. There is a PRoW (Ref: MLAV22) which runs in a northeast-southwest direction along the playing field boundary to the south, views would be mostly screened with occasional glimpses through intervening riparian vegetation. Views toward the site from the residential areas to the immediate north, west and east are filtered by intervening vegetation.

Mitigation	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/High</del> Riparian vegetation is characteristic of the local landscape and there are linear belts along the stream in the low-lying landscape along the southern boundary. Whilst this form of mitigation would be appropriate in the context of the surrounding landscape character, the open wetland meadow character of the site would be lost as a result. The low-lying nature of the site would make mitigation of the new development difficult to screen altogether particularly from the roadside. Overall, the potential for mitigation would be <b>moderate to low</b> .

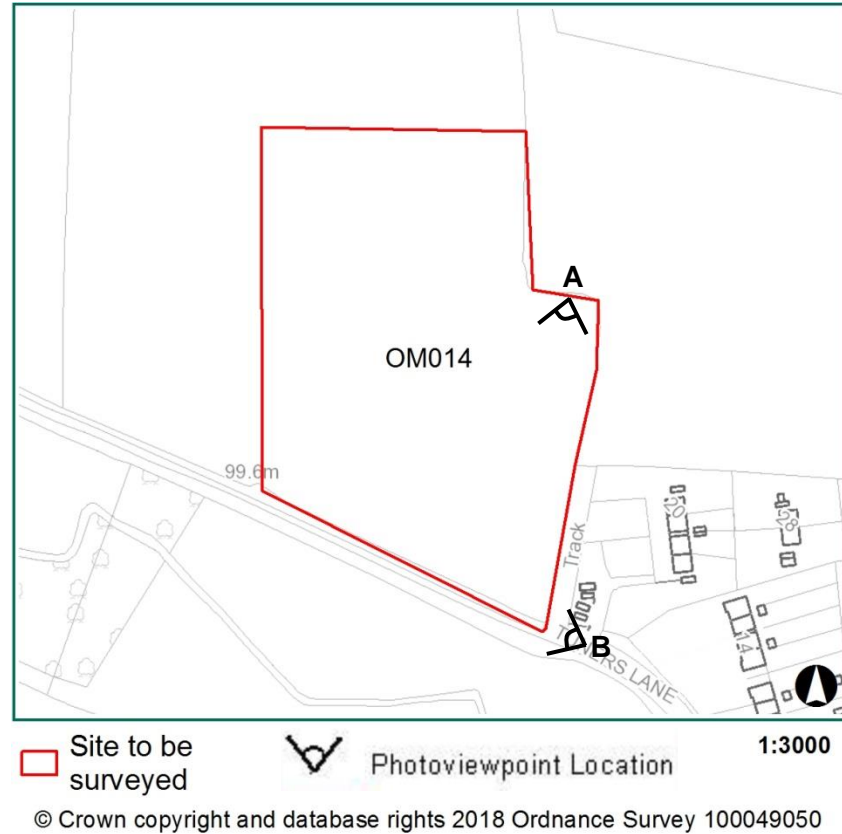
Impact Assessment	
Overall Magnitude of effect on landscape character	<del>High adverse/Medium adverse/Low adverse/Negligible adverse</del>
Description of impacts on landscape character	Residential development on this site would result in the loss of a linear area of attractive, open and low-lying wet grassland (with the higher farmland to the south forming a backdrop), which currently contributes to a distinctive western approach to the village along The Spring (B3098). Overall housing development on this site would result in the partial alteration to key features and characteristics of the landscape and the introduction of prominent elements. The magnitude of effect would be <b>medium adverse</b> .
Overall Magnitude of effect on views	<del>High/High to Medium adverse/Medium adverse/Low adverse/Negligible</del>
Description of impacts on public views within and surrounding the site	PRoW (MLAV22) – Riparian vegetation separating the site from this PRoW would obscure or filter views toward the site from the majority of this PRoW. Overall, a small proportion of the view would be affected and the magnitude of effect would be <b>low adverse</b> . The Spring – There would be open views looking south toward the site from The Spring running along the edge of the site above the hedgerow. A line of new houses would be seen above new boundary treatments to the northern boundary. Overall, a moderate proportion of the view would be affected and the magnitude of effect would be <b>medium adverse</b> .
Description of private views surrounding the site	A small number of properties along The Spring, to the north of the site: There would be near views of new houses across northern site boundary. A large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Properties along Shires Close, to the east of the site: There would be open views from upper storey windows over garden boundary from the end house but mostly views from properties further to the east are heavily filtered by mature trees along the eastern boundary. A large proportion of the view would be affected and the magnitude of effect would be <b>high adverse</b> . Detached property adjacent to the western boundary on The Spring: There would be open views from upper storey and lower storey gable end windows over the garden boundary, with some light filtering by intervening hedgerow and trees of new houses. Overall a moderate proportion of the view would be affected and the magnitude of effect would be <b>medium adverse</b> . Properties within elevated cul-de-sac The Ham above The Spring, to the north of the site: From upper storey, windows there would be views of the new houses of the site, seen between existing properties. 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	<del>Low/Moderate-low/Moderate-high/High</del> Overall housing development on this narrow pastoral field would have medium adverse effects on landscape character and high to medium effects on views. A linear development would infill the settlement pattern along the valley however; this is a narrow site with limited scope for additional planting. The loss of open wet grassland and/ or riparian vegetation within the western part of the village with views of the higher farmland to the south forming a backdrop, would have particular effects on the distinctive village approach meaning that there is relatively limited scope to mitigate effects. Overall, there is a <b>moderate to low</b> capacity for housing on this site.



View B from The Spring (B3098) looking north-east along The Spring adjacent to the site

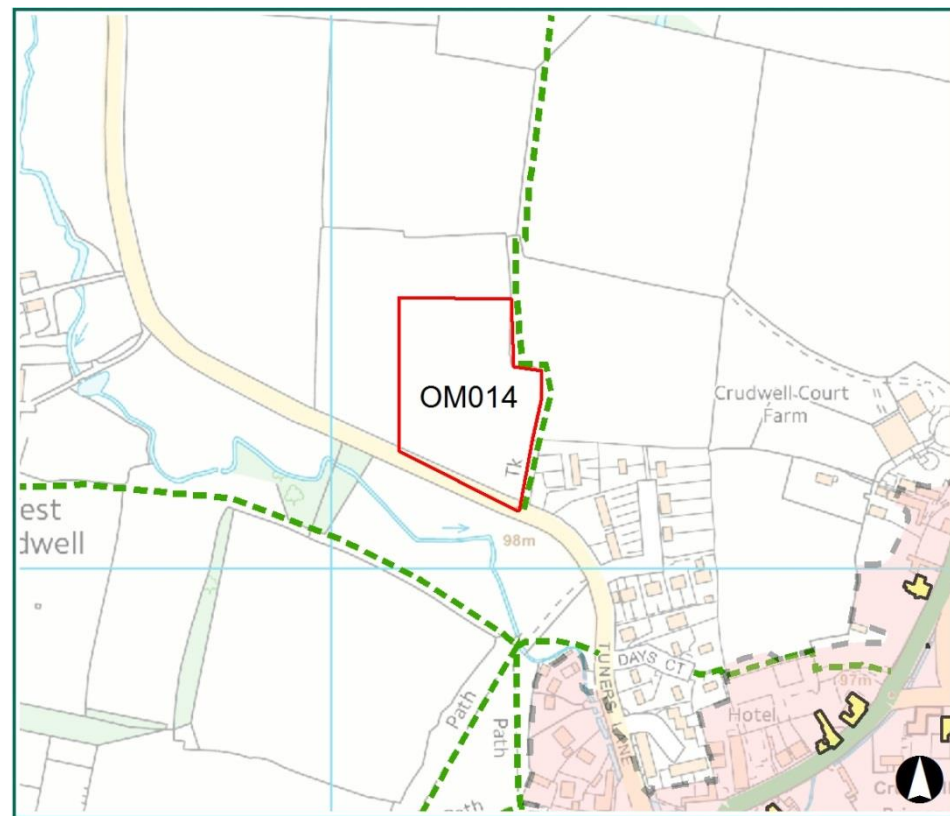
Site: OM014 – Land at Tuners Lane, Crudwell



View A: View looking south into the site.

Element	Assessment
Key features of landscape character area	<p>The site is in 16A Malmesbury – Corsham Limestone Lowland. (County Landscape Character Assessment, 2005). This is described as:</p> <ul style="list-style-type: none"> <li>• Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay.</li> <li>• A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and watercourses.</li> <li>• Mix of permanent pasture and arable farmland.</li> <li>• Strong network of hedgerows with hedgerow trees.</li> <li>• Dry stone wall field boundaries in some areas and around settlements.</li> <li>• Field pattern predominantly large geometric fields typical of eighteenth and nineteenth century enclosure with small-scale irregular fields of medieval pattern close to the settlement.</li> <li>• Open areas of higher ground to the west offer panoramic views over the landscape, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views.</li> <li>• Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows.</li> <li>• Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the landscape linked by a network of rural roads.</li> <li>• Traditional buildings of local limestone are an outstanding feature.</li> <li>• Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.</li> </ul>
National/Local Designations	The Cotswolds AONB lies approx.1.5km to the west of the site.
Site description	The site comprises part of a gently sloping large single agricultural field adjoining the north western edge of Crudwell and bounded by Tuners Lane (with mature field hedge) to the south and a housing estate off Tuners Lane to the south eastern boundary. This housing is orientated towards the site but is separated by a lane, which is a PROW, and long gardens. The hedges to the southern and eastern site boundaries appear to be well maintained. There are currently no field boundaries to the western and northern edges of the site. The site adjoins agricultural land to the north west of Crudwell comprising a mix of pastoral and arable fields bounded by mature hedges with trees and scattered blocks of woodland. To the south of Tuner's Lane are linear woodland belts following the floodplain which mark the edges of field boundaries. The western extent of Crudwell and housing along Tetbury Lane forms the southern horizon.
<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>
Remoteness and tranquillity judgement	<b>Remote/Peaceful/Some interruption/Not tranquil</b>
Evaluation of landscape character of site and surrounding area	The site is rural in its context but adjoins a fairly abrupt settlement edge. The local landscape does have characteristics associated with the wider LCA 16A including the permanent pasture and the network of hedges with hedgerow trees, scattered occasional woodland blocks and watercourses lined with trees.

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 on gently sloping ground with long distance views south across a gentle valley to housing on the edge of Crudwell, and to countryside to the west and north. Views from the lanes towards the site are generally restricted by the mature hedges. The housing off Tuners Lane forms an abrupt settlement edge.
Mitigation	
Overall Mitigation Potential	Low/Moderate-low/Moderate-high/High There are opportunities to create an improved new settlement edge with tree planting and hedgerows to filter views of the proposed housing from the wider countryside. Could the northern boundary of the site be extended to meet the existing field boundary to allow for a significant area of woodland planting which is characteristic of the area?
Impact Assessment	
Overall magnitude of effect on landscape character	High/Medium adverse/Low adverse/Negligible
Description of impacts on landscape character	Residential development on this site would result in the loss of pastoral land which does not contribute to the settlement setting and is next to existing housing off Tuners Lane, and would be characteristic of the western edge of Crudwell (as housing also currently extends along Tetbury Lane). Impacts would be localised due to the rolling landform and mature hedges and trees restricting views of the site. There is the opportunity to improve the existing settlement edge.
Overall magnitude of effect on views	High/Medium adverse/Low adverse/Negligible
Description of impacts on public views within and surrounding the site	Tuners Lane – direct views of the proposed housing from sections of the road directly adjacent to the site; magnitude of effect would be <b>medium adverse</b> . PROW along the lane to the east of the site – direct views from the lane, as experienced by walkers, but partly screened by existing hedge; magnitude of effect would be <b>high- moderate adverse</b> .
Description of impacts on private views surrounding the site	Properties off Tuners Lane – direct and partial views, where garden trees provide some screening, from the residential properties; magnitude of effect would be <b>high- moderate adverse</b> .
Mitigation Measure and Capacity to Accommodate Change	
Capacity to Accommodate Change	Low/Moderate-low/Moderate-high/High Housing would be an extension of the existing village edge and could be well contained by proposed hedges with tree planting to its western edge and proposed woodland to the northern higher parts of the site, which may be more visible from the wider landscape. There are therefore opportunities to improve the settlement edge and contribute to the local GI framework.

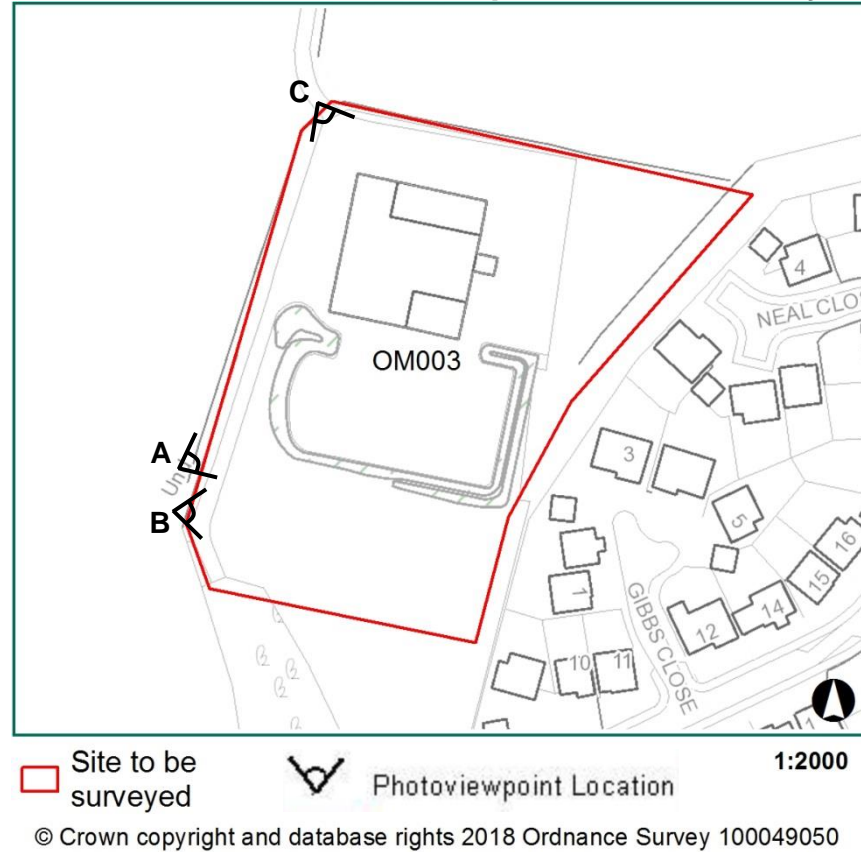


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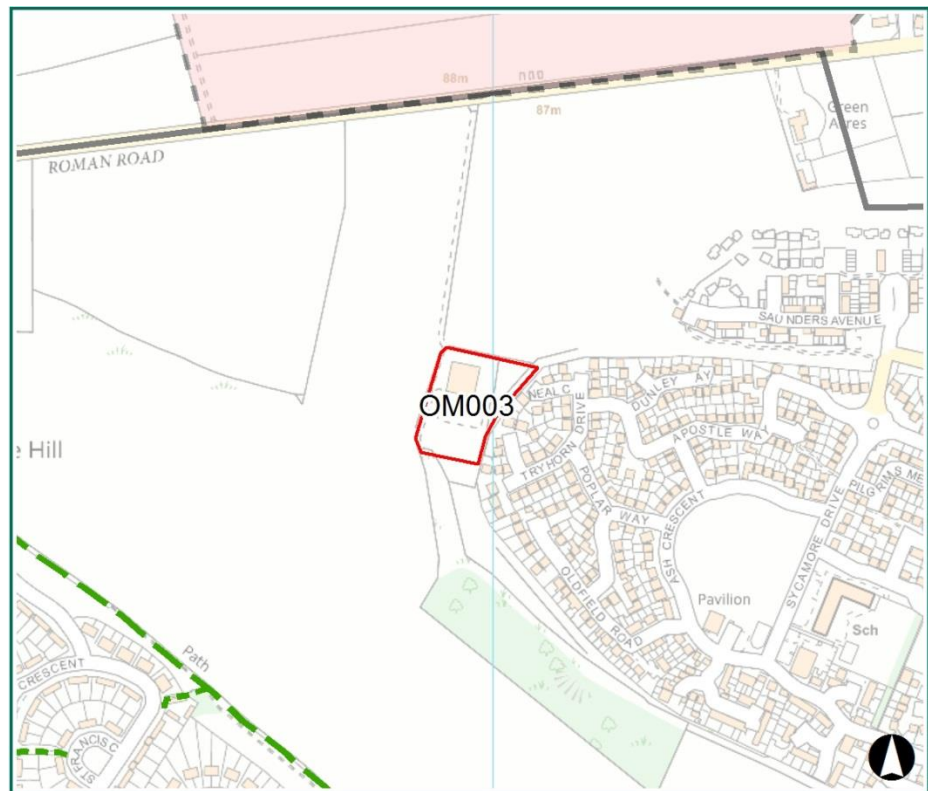
Site: OM003 – The Yard, Hampton Park, Salisbury



View A: View across the site from southwest corner.

Element	Assessment
Key features of landscape character area	<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>
National/Local Designations	Old Sarum Airfield designated Conservation Area is approx.300m to the north of the site. Old Sarum Iron Age Hillfort Conservation Area is within 800m to the west of the site.
Site description	The site of 1.31ha comprises an area of rough grassland with large agricultural barn and access track along the western edge with trees and scrub to the boundaries. The site is next to the residential area at Hampton Park within a bowl of flatter ground which rises to the south, west and north, and as such is generally visually contained in these directions. Housing at Gibbs Close and Neal Close along the eastern boundary on lower ground is orientated towards the site. Castle Hill, an area of rough grassland rises to 110m to the south west of the site and together with land directly to the north of the site will comprise the Riverdown Country Park (planning permission granted October 2017).
<b>Landscape Character</b>	
Landscape character 'attractiveness'	<del>Highly attractive/Attractive/Pleasant</del> <b>Commonplace</b>
Consistency with wider character judgement	<del>Highly consistent/Mostly consistent/Some key characteristics present</del> <b>Not representative of wider character</b>
Settlement edge and settlement setting	<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>
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 is fairly contained from the wider area due to the rising ground which will form the Riverdown Country Park comprising areas of open chalk grassland and wood pasture with play areas, trim trails and information boards. The small site does not reflect the wider LCA.
<b>Views</b>	
Visual prominence judgement	<del>High/Moderate-high</del> <b>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/Views dominated by detracting features</del>
Evaluation of visual qualities of site and surrounding area	The site itself is visually contained by the rising land such that the predominant views from the site are to the housing area to the east. From the elevated slopes surrounding the site, including Castle Hill there are panoramic views towards Old Sarum Hillfort and the Old Sarum airfield.
<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/High</del> There would be opportunities to increase the tree planting to the site boundaries to provide screening from the Country Park and the wider landscape.
<b>Impact Assessment</b>	
Overall magnitude of effect on landscape character	<del>High/Medium adverse/Low adverse/Negligible</del>
Description of impacts on landscape character	This is a contained brownfield site with proposed housing replacing a large derelict agricultural shed, and as such landscape effects would be limited and localised.
Overall magnitude of effect on views	<del>High/Medium adverse/Medium-Low adverse/Negligible</del>
Description of impacts on public views within and surrounding the site	Views from within the Country Park – elevated views of the proposed housing seen in the context of the existing housing estate at Hampton Park; magnitude of effect would be <b>medium - low</b> .
Description of impacts on private views surrounding the site	Properties within Hampton Park – properties which look onto the site would have direct but partial views of the proposed housing which would be filtered by existing and proposed tree planting along the eastern boundary; 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/Moderate-high/High</del> This is a brownfield site which is visually contained to the south, west and north. Proposed tree planting to these boundaries will provide an appropriate landscape buffer to the Country Park, and the wider landscape. The proposed housing would be seen as an extension of Hampton Park. In landscape terms access from Neal Close would be preferable to upgrading the existing farm track.



□ Site to be surveyed   Conservation Areas --- Bridleway  
  Listed Buildings + + Byway - - - Footpath

1:10000

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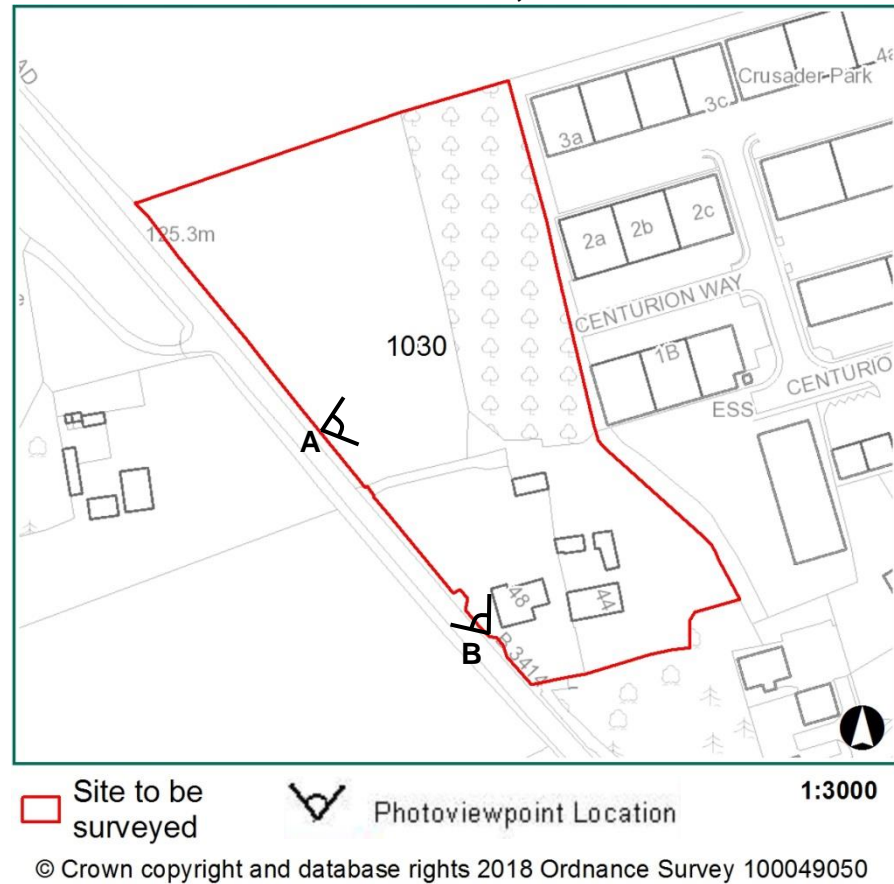


View B: View towards Bishopdown and Laverstock.



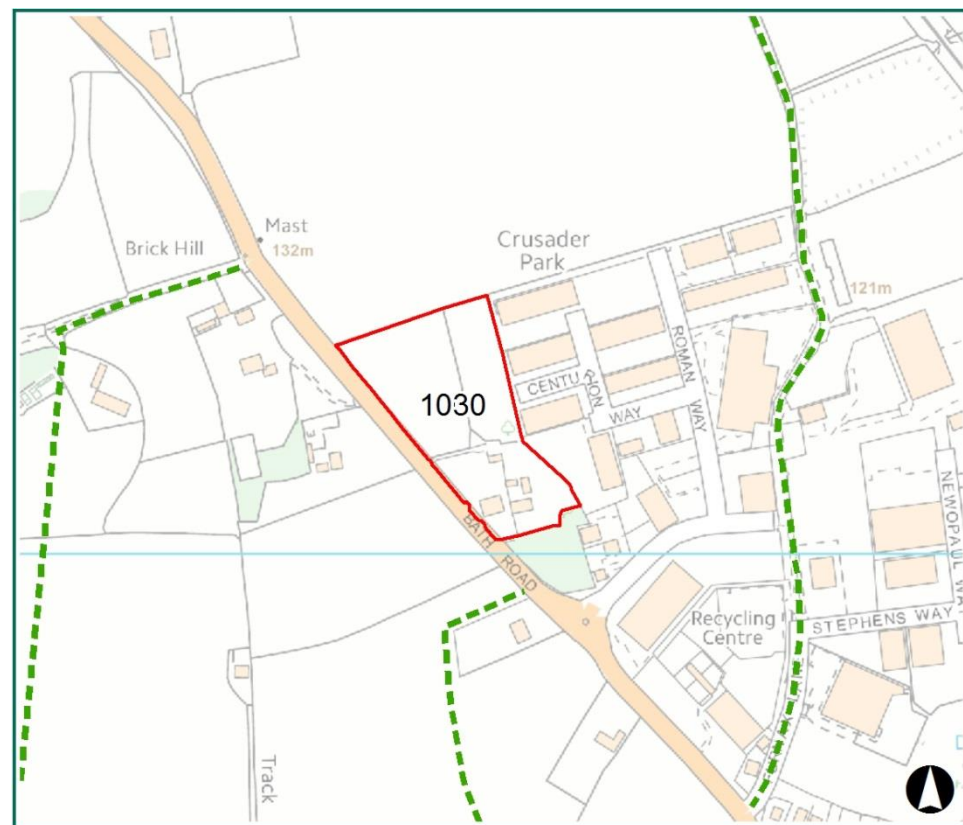
View C: Barn within the site.

Site: 1030 – 44 & 45 Bath Road, Warminster



Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is in Landscape Character Area (LCA) 6A Warminster Greensand Terrace (County Landscape Character Assessment, 2005). The key characteristics of LCA 6A 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>
<b>National/Local Designations</b>	N/A
<b>Site description</b>	<p>The 1.87ha site area comprises a group of buildings (Brick Hill Farm) and two residential properties, a field and area of scrub with mature hedgerows with trees to the site boundaries. The site adjoins the B3414 Bath Road to Warminster which borders the western edge of the site. To the north of the site is a large arable field, to the east the Crusader Business Park at Roman Way and to the south and west farmland with some agricultural sheds and Chedlanger House set within wooded grounds on the opposite side of the road. The site gently slopes to the south east.</p>
<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>	The site adjoins the Bath Road and the business park. It has few characteristics of the wider LCA.
<b>Views</b>	
<b>Visual prominence judgement</b>	<del>High/Moderate-high/Moderate-low</del> <b>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 site is generally contained by the high hedges and trees which provide some screening of the industrial units along Centurion Way. Brick Hill forms a gentle rise to the north of the site. There are glimpsed views of the wider landscape from field openings alongside the main road.
<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low/Moderate-low/Moderate-high/</del> High Landscape buffers would be required to the mature hedges and trees which could be supplemented with additional tree planting along Bath Road. The area of scrub to the eastern edge could be planted to create a linear woodland to screen the industrial units with GI benefits.
<b>Impact Assessment</b>	
Overall magnitude of effect on landscape character	<del>High/Medium adverse/Low adverse/</del> Negligible
Description of impacts on landscape character	Proposed housing would result in the loss of an agricultural field but would have limited impacts on the wider LCA because of its location between the business park and Bath Road.
Overall magnitude of effect on views	<del>High/Medium adverse/Low adverse/</del> Negligible
Description of impacts on public views within and surrounding the site	Bath Road – glimpsed views, partly screened by roadside hedge and trees; magnitude of effect <b>low adverse</b> .
Description of private views surrounding the site	Residential properties beyond Bath Road – glimpsed views largely screened by intervening woodland and roadside hedges and trees; magnitude of effect <b>low adverse</b> .
<b>Mitigation Measure and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	<del>Low/Moderate-low/Moderate-high/</del> High The site is well contained by the mature roadside hedgerow with trees and is adjacent to the Crusader Business Park, at a location which could be considered to be a gateway to the western edge of Warminster. The mature hedges should be retained within adequate landscape buffers and there is the opportunity to create a significant area of woodland within the scrub area along the eastern edge of the site adjacent to the business park.



Site to be surveyed
  Conservation Areas
  Bridleway
  Footpath

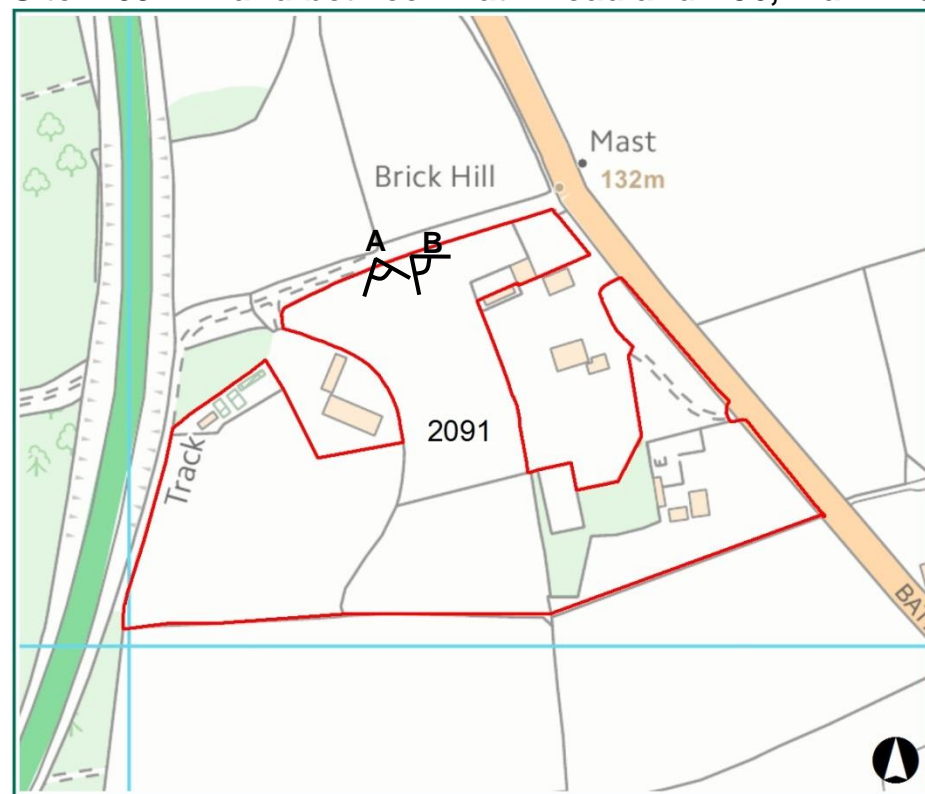
Listed Buildings
 + + Byway

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View B: View along Bath Road with site on the right.

Site: 2091 – Land between Bath Road and A36, Warminster



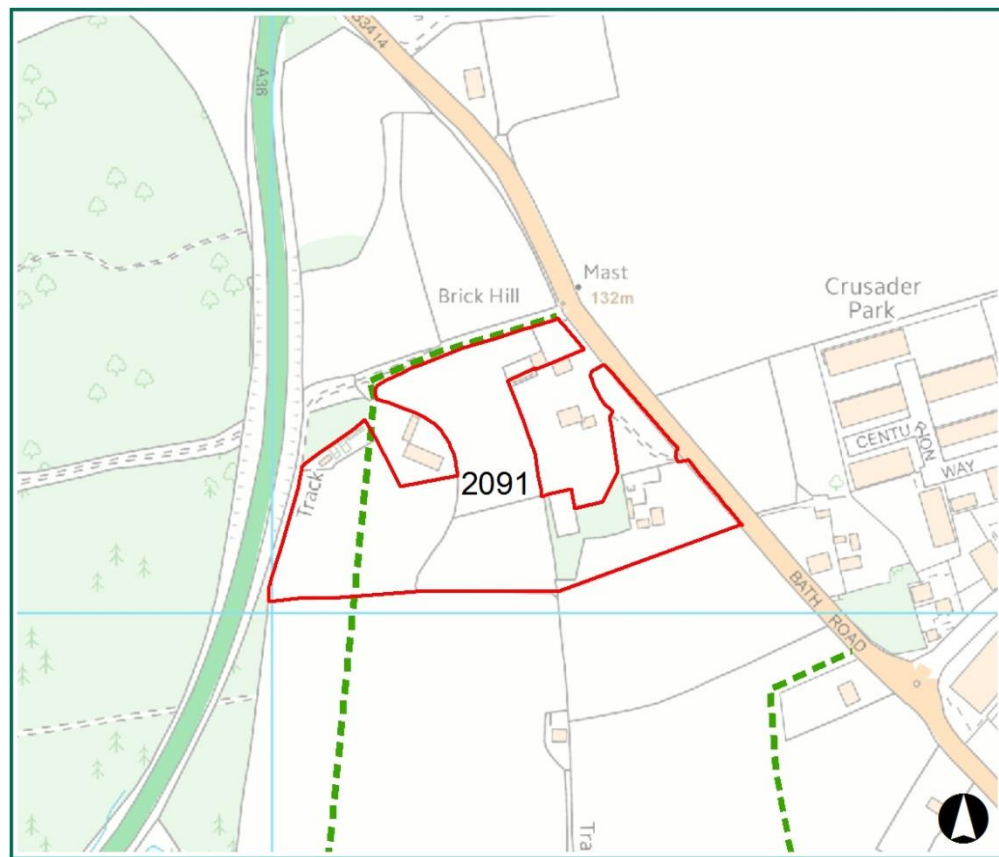
Site to be surveyed  
 Photoviewpoint Location  
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View A: View from public right of way, looking south across the site.

Element	Assessment
<b>Key features of landscape character area</b>	<p>The site is in Landscape Character Area (LCA) 6A Warminster Greensand Terrace (County Landscape Character Assessment, 2005). The key characteristics of LCA 6A 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>
<b>National/Local Designations</b>	N/A
<b>Site description</b>	The 4.34 ha site comprises several irregular shaped fields with mature hedgerows and tree clumps, a cluster of agricultural buildings to the south eastern part of the site which is bounded by the B3414 Bath Road to the east and the A36 in cutting to the west. The site excludes three properties which sit towards the middle of the site. A PROW (long distance footpath) follows the lane along the northern edge and across the field on the western part of the site. Norridge Wood (CWS and ancient woodland) adjoins the A36.
<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>	The site sits between the A36, in cutting and the Bath Road and has limited characteristics of the wider LCA.
<b>Views</b>	
<b>Visual prominence judgement</b>	<del>High/Moderate-high</del> <b>Moderate-low/Low</b>

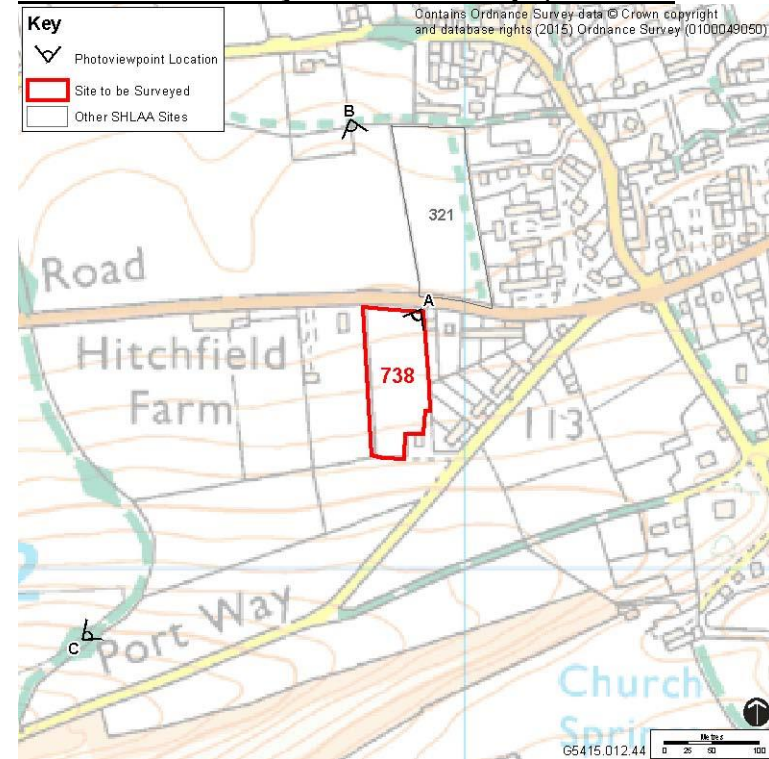
Public accessibility	<del>High sensitivity</del> / <del>Moderate-high sensitivity</del> / <del>Moderate-low sensitivity</del> / <del>Low sensitivity</del>
Important views	<del>Highly important views</del> / <del>Some important views</del> / <del>No important views</del> / <del>Views dominated by detracting features</del>
Evaluation of visual qualities of site and surrounding area	The site is generally contained by high hedges and trees, including mature garden trees to Chedlanger House and along the lane. The site slopes gently to the south and because of the lack of hedges to the southern boundary there are longer distance views from the PROW which crosses the site.
<b>Mitigation</b>	
Overall Mitigation Potential	<del>Low</del> / <del>Moderate-low</del> / <del>Moderate-high</del> / <del>High</del> Landscape buffers would be required to the mature trees and hedges with appropriate offsets/ open space to 147A to provide adequate amenity separation. Any development would need to be appropriate to the site's context which is one of larger properties set within extensive grounds/ gardens.
<b>Impact Assessment</b>	
Overall magnitude of effect on landscape character	<del>High</del> / <del>Medium adverse</del> / <del>Low adverse</del> / <del>Negligible</del>
Description of impacts on landscape character	Proposed housing would result in the loss of pastoral fields but would have limited impacts on the wider LCA because of its location between the A36 and Bath Road.
Overall magnitude of effect on views	<del>High</del> / <del>Medium adverse</del> / <del>Low adverse</del> / <del>Negligible</del>
Description of impacts on public views within and surrounding the site	Bath Road – direct and glimpsed views, partly screened by roadside hedge and trees; magnitude of effect <b>medium- low adverse</b> . PROW crossing the site – open views across the fields would be lost; magnitude of effect <b>high adverse</b> .
Description of private views surrounding the site	Residential properties adjacent to the site – direct open and glimpsed views, where intervening trees would provide some screening; magnitude of effect <b>high – medium adverse</b> .
<b>Mitigation Measure and Capacity to Accommodate Change</b>	
Capacity to Accommodate Change	<del>Low</del> / <del>Moderate-low</del> / <del>Moderate-high</del> / <del>High</del> Development at this site would need to reflect the existing pattern of settlement of single dwellings within larger plots. The woodland belts, mature trees and hedges would need to be retained within landscape buffers/ open spaces.



View B: View looking southeast towards property on Bath Road.

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**Site: 738 Land adjacent Danes Lye, Bratton**



**View A: View of site from B3098 Westbury Road at northeast corner of site**

Element	Assessment
<p><b>Key features of landscape character area</b></p>	<p>The site is predominantly in the narrow northeastern part of Landscape Character Area (LCA) 6A Warminster Terrace (County Landscape Character Assessment, 2005). The southern edge of the site is in LCA 3A Salisbury Plain West, which extends onto higher ground to the south and east. LCA 11C Trowbridge Rolling Clay Lowland is on lower ground to the north and west of the site. 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 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> <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> <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 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> </ul>

	<ul style="list-style-type: none"> <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>	Bratton village Conservation Area is approximately 0.15km to the east of the site, and is separated from the site by houses between B3098 Westbury Road and Castle Road.
<b>Site description</b>	<p>The 0.91ha site is a small rectangular field of grassland on sloping ground at the western edge of Bratton. There is a bungalow in the southeast corner of the field, which together with its immediate garden curtilage, is excluded from the site.</p> <p>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 immediate north of the site is the B3098 Westbury Road which is on lower ground. The northern site boundary is defined by a post and wire fence. To the east the site is bordered by rear garden hedges associated with two storey houses on sloping ground between the B3098 Westbury Road and Castle Road. Castle Road extends southwest up the escarpment slope and also provides access to the bungalow in the southeast corner of the site. There is a single large detached property to the immediate west of the site. This house is surrounded by mature trees and there is a substantial hedge which separates the site from the property's curtilage. To the immediate southwest and south of the site, beyond intact hedgerow boundaries are small pastoral and arable fields on sloping ground.</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/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>	<p>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 elevated 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 which LCA 6A is described as (although it is not as steeply sloping as the escarpment itself). Features such as mixed woodland runs in discontinuous belts along the base of the chalk escarpment and coniferous belts planted as game coverts are also not key features. Whilst there is existing residential development to the west, east and southeast of the site, grassland 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 a remote feel. Overall the site and immediate landscape context is peaceful.</p>

<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>	<p>Whilst the site is on the lower slopes of the chalk escarpment with land falling away to the north, residential development to the east and southeast, and particularly residential development with associated mature trees to the west, help to limit the site's prominence. Overall the site is of <b>moderate-low</b> visual prominence. There is no public access within the site, but the B3098 Westbury Road is to the immediate north with open views from a short section of the road. Castle Road to the south of the site also allows some near and open public views of the site. Public accessibility is moderate-low. The site forms a small part of some important views toward Bratton village from the PRow and roads on the chalk escarpment to the southwest.</p>

<b>Mitigation</b>	
<b>Overall Mitigation Potential</b>	<p><del>Low/Moderate-low/Moderate-high/High</del></p> <p>As previously described, the western settlement edge is relatively exposed compared to other parts of the village where there is a greater degree of tree cover. Whilst space for mitigation on this relatively small site would be limited and the topography of the site and its surroundings would be difficult to screen altogether, there is scope to improve the appearance of settlement edge through additional tree and hedgerow planting. There is a <b>moderate-high</b> potential for mitigation.</p>

<b>Impact Assessment</b>	
<b>Magnitude of effect on landscape character</b>	<del>High/Medium/Low adverse/Negligible</del>
<b>Description of impacts on landscape character</b>	Effects on landscape character would be limited to the loss of a small area of grassland, which would be replaced by new houses and associated vehicle access, gardens and driveways. Whilst this site is currently open, it is bordered by existing residential development on three sides and is already perceived as being part of the settlement. 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> .
<b>Magnitude of effect on views</b>	<del>High/Medium/Low adverse/Negligible</del>
<b>Description of impacts on public views within and surrounding the site</b>	<p>B3098 Westbury Road (no pavements on section adjacent to site) – There would be a distant and open view of new houses in the southwestern corner of the site on the section of road west of Hitchfield Farm. New houses would occupy a small proportion of this view and the existing view already includes a glimpsed view of houses. On the short section of road to the immediate north of the site, there would be near, open and fleeting views of new houses in the site. Overall a low proportion of the view would be affected and the magnitude of effect would be <b>low adverse</b>.</p> <p>PRows BRAT24 and BRAT25 (sections within site 321): There would be relatively distant and open views of new housing development in the gap between existing houses on the south side of the B3098 Westbury Road. A small proportion of the view would be affected and the magnitude of effect would be <b>low 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</p>



	<p>Long Distance Route): There would be relatively distant and open views of new houses from sections of the long distance route. New houses would be seen amongst existing residential development at the western edge of the village. Overall a small proportion of the view from would be affected and the magnitude of effect would be <b>low adverse</b>.</p> <p>Port Way/ Castle Road (minor road on chalk escarpment, southwest of Bratton): There would be open views of new houses in the southern part of the site from sections of the road where the view is not obscured by earth banks and/or vegetation. New houses would be seen amongst existing residential development at the western edge of the village. Overall a small proportion of the view from would be affected and the magnitude of effect would be <b>low adverse</b>.</p>
<p><b>Description of impacts on private views surrounding the site</b></p>	<p>Residences to the east and southeast: There would be open and near views mainly from upper storey windows 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>.</p> <p>Residence to the immediate west: Direct and near views from the property would be filtered by mature trees to the garden curtilage, although it is likely that there would be more open but oblique views from the rear of the house of new development in the southern part of the site. There would also be views of new houses above the substantial hedgerow, which forms the western site boundary. Overall a moderate proportion of the view would be affected and the magnitude of effect would be <b>medium adverse</b>.</p> <p>Residence at Hitchfield Farm on the south side of the B3098 Westbury Road to the west of the site: It is likely that there would be an oblique, filtered and relatively distant view of new houses in the southwest corner of the site. It is likely that a small proportion of the view would be affected in winter months and the magnitude of effect would be no greater than <b>low adverse</b>.</p> <p>Two storey residences on the settlement edge on the north side of the B3098 Westbury Road: From lower and upper storey windows there would be a mixture of direct and oblique views looking upslope toward the site beyond the intervening pastoral field. The new housing development would be seen in and amongst existing residential development to the south of the B3098 and a small proportion of the view would be affected. The magnitude of effect would be <b>low adverse</b>.</p>
<p><b>Mitigation Measures and Capacity to Accommodate Change</b></p>	
<p><b>Capacity to Accommodate Change</b></p>	<p><b>Low/Moderate-low/Moderate-high/High</b></p> <p>Existing residential development to the west, east and southeast of the site would minimise effects on landscape character and limit adverse visual effects to local views. Effects on public views would be relatively limited, with higher visual effects likely to be experienced by neighbouring residents. 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 the appearance of the settlement edge. Overall there is a <b>high</b> capacity to accommodate new housing on this site.</p>

