

SOUTHAMPTON ROAD, ALDERBURY

Proposed 47 Plot Residential Estate with Associated Public Open Space

LANDSCAPE & VISUAL APPRAISAL



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1.0 INTRODUCTION

1.1 Background

- 1.1.1 This report represents the Landscape and Visual Appraisal (LVA) of the Proposed Residential Development at Southampton Road, Alderbury which is described in more detail in the accompanying Planning documents and the design & Access Statement. This LVA should also be read in conjunction with the architectural drawings, prepared by R H Partnership, which form the basis of the application. The location of the proposal is indicated on Figure 01 Site Location Plan. This LVA is a tool used to identify and assess the significance of and the effects of change resulting from the Proposed Development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.
- 1.1.2 It describes the methods used to assess the impacts. The baseline conditions currently existing at the site and surroundings, the potential direct and indirect impacts of the proposed development arising from the "Outline planning permission with all matters reserved, apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments" into the existing landscape character and visual amenity context. (see Design and Access Statement and architectural drawings for detailed information on the proposal) (see figure 01 for the Location Plan).
- 1.1.3 Government guidance draws attention to the protection of the landscape character and quality, placing an increasing pressure on local regulatory authorities to take the issues into account in all decision making that concerns the wider landscape. To that effect this report has been commissioned to demonstrate to the local authority that it is possible to allow development within the Site without detrimental visual effect whilst both maintaining the character and quality of the surrounding area.
- 1.1.4 A study area of a 3km radius was used as views of the proposed development such as the proposed are relatively indistinguishable within views beyond this distance and the impact on identified receptors is negligible.
- 1.1.5 The Site lies within the control of Wiltshire Council and Alderbury Parish Council.
- 1.1.6 The survey and fieldwork were carried out during a period of time from December 2022 to June 2024. Where possible photos used are those taken in winter as this provides the worst-case scenario (visually) but where this is not possible professional judgement will be required to determine how the view may change in mid-winter.

2.0 LANDSCAPE POLICY

2.1 National Planning Policy

- 2.1.1 The National Planning Policy Framework 2023 (NPPF), must be taken into account in the determination of planning applications. The revised NPPF sets out the Government's planning policies for England and how these should be applied. The relevant headings and paragraphs that relate to this project are as below (the numbering is as referenced in the NPPF):

2.0 Achieving sustainable development.

7. *The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection.*
8. *Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
 - b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
 - c) *an environmental objective – to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*
10. *So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.*

5.0 Delivering a Sufficient Supply of Homes

60. *To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.*

- 61) To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance. The outcome of the standard method is an advisory starting-point for establishing a housing requirement for the area (see paragraph 67 below). There may be exceptional circumstances, including relating to the particular demographic characteristics of an area²⁵ which justify an alternative approach to assessing housing need; in which case the alternative approach should also reflect current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for²⁶.
- 64) Where a need for affordable housing is identified, planning policies should specify the type of affordable housing required³⁰, and expect it to be met on-site unless: a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and b) the agreed approach contributes to the objective of creating mixed and balanced communities.

8.0 Promoting Health and Safe Communities

- 96) Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:
 - a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
 - b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and
 - c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 97) Planning policies and decisions should aim to achieve healthy, inclusive and safe places and beautiful buildings which:
 - a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses

and places of worship) and other local services to enhance the sustainability of communities and residential environments.

- b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
- d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
- e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

102) Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.

11.0 Making Effective Use of Land

123) Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or 'brownfield' land⁴⁹.

124) Planning policies and decisions should:

- A) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside.
- B) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production.

124) Planning policies and decisions should support development that makes efficient use of land, taking into account.

- A) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.

B) (including residential gardens), or of promoting regeneration and change; and

E) the importance of securing well-designed and beautiful, attractive and healthy places.

12. Achieving well-designed places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

130. Planning policies and decisions should ensure that developments:

- A) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- B) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- C) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- D) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.
- E) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- F) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

131. Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever

possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

15. Conserving and enhancing the natural environment

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate.
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

2.1.2 The National Planning Policy Framework is accompanied by a suite of planning practice guidance available at <http://planningguidance.planningportal.gov.uk>, which provides advice on many aspects of the planning process. Sections particularly relevant to this report include:

- Natural environment; landscape

2.1.3 The landscape section refers to the principle that planning should recognise the intrinsic character and beauty of the countryside. And suggests local plans should have policies for the conservation and enhancement of the natural environment, including landscapes, both designated and the wider countryside. The guidance refers to the use of landscape

character assessment at a national and local level as a tool to help inform, plan and manage change.

- 2.1.4 In assessing the impact on visual amenity, the guidance suggests that factors to consider include: establishing the area in which a proposed development may be visible, identifying key viewpoints, the people who experience the views and the nature of the views.

2.2 Local Planning Policy: Wiltshire Core Strategy (WCS), Southern Wiltshire District. Adopted plan 2015.

- 2.2.1 The Spatial Strategy for Wiltshire consists of three key elements, namely:
- a. Settlement Strategy - classifies Wiltshire's settlements based upon an understanding of their role and function.
 - b. Delivery Strategy - identifies the level of growth and how Wiltshire's settlements will develop in the most sustainable fashion.
 - c. Infrastructure Requirements – describes how infrastructure will be provided to support future development.
- 2.2.2 Core Strategies:
- a. *Core Policy 1: Settlement Strategy* - The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire. category. Principal Settlements The area strategies in Chapter 5 list the specific settlements which fall within each category.
 - b. *Core Policy 2: Delivery strategy* - In line with Core Policy 1, the delivery strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at least 42,000 homes.
 - c. *Core Policy 3: Infrastructure Requirements* - All new development will be required to provide for the necessary on-site and, where appropriate, off-site infrastructure requirements arising from the proposal. Infrastructure requirements will be delivered directly by the developer and/or through an appropriate financial contribution prior to, or in conjunction with, new development.
- 2.2.3 *Core Policy 23: Spatial Strategy for the Southern Wiltshire Community Area* - The strategy for the Southern Wiltshire Community Area is to provide for balanced growth of both housing and employment to deliver sustainable communities and help address the shortfall in affordable housing. The strategy will respond to the Community Area's location (in full or part) within a nationally designated landscape. In the Southern Wiltshire Community Area this includes the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and the New Forest National Park. It will deliver, within the overall objective of conserving the designated landscapes, a modest and sustainable level of development.
- 2.2.4 *Core Policy 51: Landscape* - Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies.

- 2.2.5 Core Policy 51: Green Infrastructure - Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network and shall ensure that suitable links to the network are provided and maintained.

2.3 Wiltshire Housing Site Allocations Plan. Adopted February 2020.

- 2.3.1 The policies of this Plan are strategic in nature. As a whole, the Plan supports the delivery of the Wiltshire Core Strategy. Therefore, the site allocations in this Plan will support the delivery of housing to meet strategic needs. However, as anticipated by Core Policy 2 of the Wiltshire Core Strategy, there remains a role for parish and town councils in bringing forward neighbourhood plans to deliver non-strategic allocations to support housing supply.
- 2.3.2 *"Landscaping will be provided at boundaries and throughout each site retaining and reinforcing as much as possible of existing hedgerow and tree cover. This will often be required in order to establish a visual boundary to a settlement and so help preserve the settlement's character and appearance in the wider landscape as well as protect the amenity of adjoining uses, as will tools such as Landscape and Visual Impact Assessment (LVIA) as part of the planning application process. Core Policies 51 and 52 are particularly relevant (Landscape and Green Infrastructure). Some sites relate to Areas of Outstanding Natural Beauty and building design, layout and landscaping measures will be necessary to deliver a scheme which positively assimilates within the wider landscape setting and reflects the character of the local vernacular in accordance with requirements of Core Policy 51."*

2.4 Neighbourhood plan

- 2.4.1 The neighbourhood plan covering the Site has been designated to Alderbury and Whaddon Parish council in 2014 however it has not been prepared or adopted and so has no planning relevance on the proposed development.

3.0 ASSESSMENT METHODOLOGY

3.1 Introduction

3.1.1 This report aims to assess the effects of the development proposal on the landscape and visual resource of the area. The assessment has involved the following key stages:

- Desk based research to determine the scope of the study.
- Preparation of the zone of theoretical visibility (ZTV).
- Desk-based research to establish the landscape and visual baseline and identify potential receptors.
- Field work to verify the ZTV and baseline studies and ascertain how the landscape and visual resource will change; and
- Assessment and reporting of potential effects.

3.1.2 The baseline information that has been gathered from desk top study and consultation with consultees and other stakeholders includes:

- The identification of natural and built landscape features such as landform, vegetation, settlement patterns and hydrology using Ordnance Survey mapping.
- A review of aerial photography.
- A review of planning policy documents and evidence base; and
- A review of published landscape character assessments.

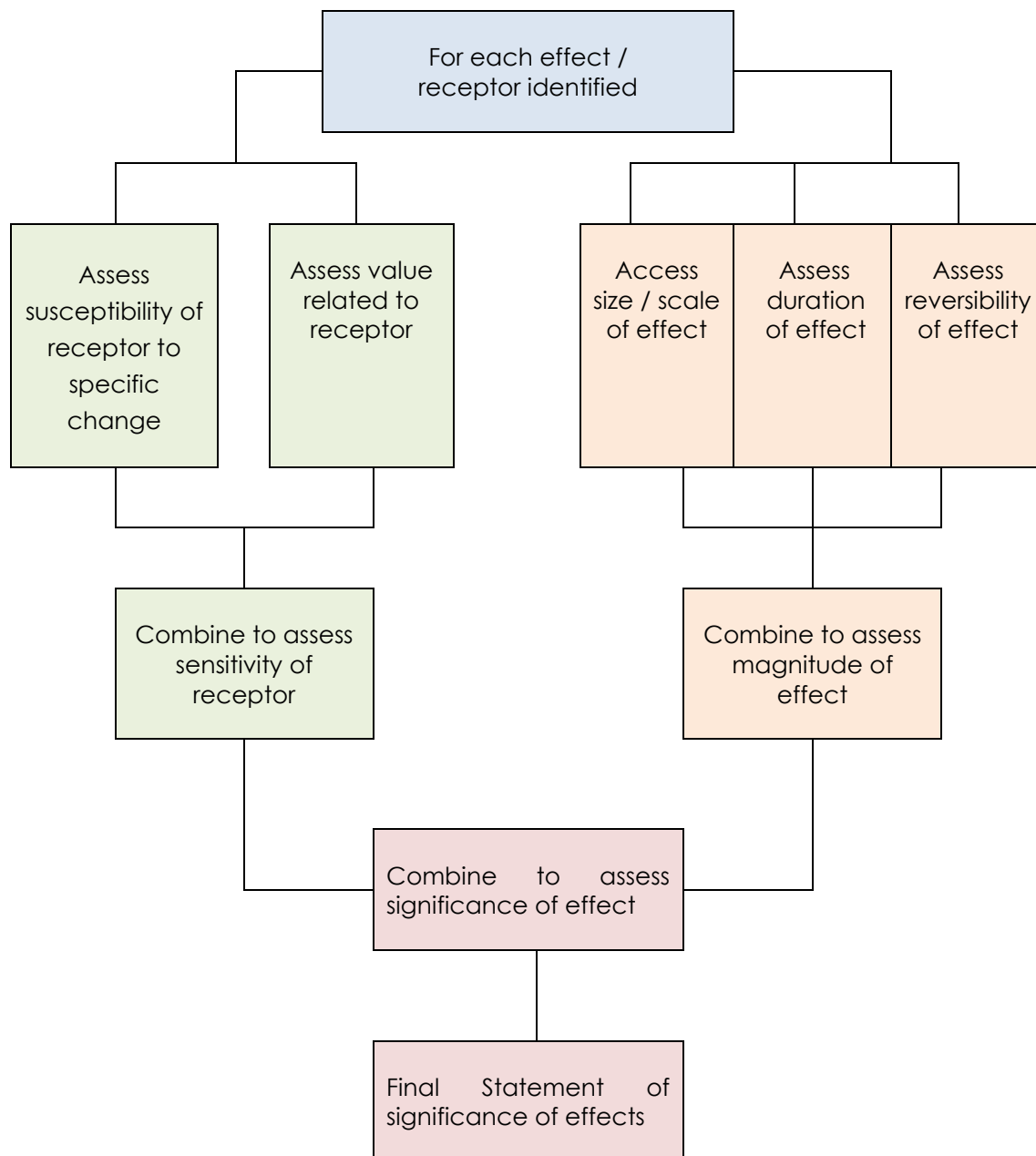
3.1.3 The baseline field survey was carried out by Bea Landscape Design Ltd on 22nd June 2024. Information collected during the field survey included the following:

- The recording of the landscape character, elements and features.
- The identification of potential effects on the landscape character and visual amenity.
- The verification of the ZTV and visibility of the Site.
- The identification and photographing of representative views.
- The confirmation of potential visual receptors; and
- The identification of potential design and mitigation proposals.

3.1.4 The above process is supported by the use of viewpoints to illustrate and evaluate effects at key or representative locations relevant to the proposal, but the assessment of effects is not confined just to these key viewpoints.

3.1.5 The report and the appraisal has been carried out in accordance with 'Guidance for Landscape and Visual Impact Assessment', 3rd Edition 2013, a joint publication by the Landscape Institute and Institute of Environmental Management and Assessment and the Landscape Character Assessment Guidance for England and Scotland, published by the Countryside Agency; 2002.

3.1.6 The assessment approach and process are summarised in the following flow diagram, taken from the GLVIA Third Edition.



3.1.7 GLVIA 3 recognises that professional judgement is an important concept within LVA. Whilst there is scope for quantitative measurements of some factors, in many situations the assessment must rely on qualitative judgements that are based on reasoned and informed justifications.

- 3.1.8 This report is a standalone document and is not required to form part of an Environmental Impact Assessment (EIA) and is why it is stated as being a Landscape and Visual Appraisal (LVA) rather than a full Landscape and Visual Impact Assessment (LVIA). In accordance with the above guidance this reduces the overall scope of the document and does not require the determination of the 'significance of effects' that might be identified within the assessment.
- 3.1.9 In order to determine the scale of effects, two key aspects should be established. These are the nature of the landscape or visual receptor likely to be affected, often referred to as its sensitivity and the nature of the effect likely to occur, which is often referred to as the magnitude of the likely change. The combination of these two results in a judgement of the scale of the effect. Consideration of the scale of the effect then enables a judgement to be made as to whether the effect is significant (if required for a formal EIA) or notable (for non-EIA developments).

3.2 Landscape effects

'An assessment of landscape effects deals with the effects of change and development on the landscape as a resource'.

Landscape Baseline

- 3.2.1 The establishment of the landscape baseline commences with a desktop study to collate and review the existing information and published material about the Site and its surroundings including; statutory and non-statutory landscape designations, landscape character assessments, landscape fabric such as soils, land use, cultural heritage and protected landscape features including trees, hedgerows or buildings and other professional evaluations or studies on the landscape. This information is used to determine the scope of the assessment and the extent of the study area and field survey work.
- 3.2.2 The field survey is carried out to identify and record the landscape elements and resources, key characteristics, aesthetic qualities and perceptions that contribute to the landscape value both within and surrounding the Site.

Table 1: 'Landscape Value'			
Value	Recognition	Features	Quality/Condition
Very High	A landscape of feature of international scale and very limited potential for substitution: World Heritage Sites (where designated for landscape reasons).	Internationally acclaimed landscapes with very strong sense of place. Particular planning policy may apply to conservation of landscape/ features	A very high-quality landscape/ feature: attractive landscape / feature; exceptional / distinctive.
High	Typically a landscape of feature of national recognition: National Scenic Areas / Areas of Outstanding Natural Beauty. National Parks, designated landscapes on the English Heritage Register.	Typically, a strong sense of place with landscape / features worthy of conservation; no or few detracting features.	A high-quality landscape / feature; attractive landscape / feature; exceptional / distinctive
Medium	Regional recognition or undesignated, but locally valued landscape / features: Local Landscape Areas, Regional Scenic Areas, locally listed designed landscapes and Regional Parks.	Typically, contains distinguishing features worthy of conservation; evidence of some degradation and / or some detracting elements.	Ordinary to good quality landscape / feature with some potential for substitution; a reasonably attractive landscape / feature; fairly typical and commonplace
Low	Typically, an undesignated landscape / feature.	Few landscape features worthy of conservation, evidence of degradation with many detracting features.	Ordinary landscape / feature with high potential for substitution; quality that is typically commonplace and unremarkable; limited variety or distinctiveness.
Negligible	Typically, an undesignated landscape / feature.	No landscape features worthy of conservation; evidence of degradation with many detracting features.	Low quality landscape / feature with very high potential for substitution; limited variety or distinctiveness; commonplace.

Landscape Value

- 3.2.3 The condition and value of the landscape receptors is identified using the criteria as set out in Table 1. The categories are not exhaustive, and the final classification takes into account the location and relative condition of adjacent areas. The applicability of the criteria has been based on professional judgement.

Susceptibility

'The ability of the landscape receptor to accommodate the proposed development without undue consequences for the maintenance of the baseline and/or the achievement of planning policies and strategies'

- 3.2.4 A landscapes susceptibility to change is the ability of the landscape to accommodate change without undue negative consequences. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character type or an individual landscape element or feature. Landscape susceptibility will vary in response to a specific landscape that is being considered and to the nature or type of change that might occur.
- 3.2.5 The susceptibility to accommodate the proposed change is categorised as High, Medium, Low or Negligible as follows:

Table 2: Landscape Susceptibility Criteria	
Susceptibility value	Assessment Criteria
High	Scale of enclosure – landscapes with a low capacity to accommodate the type of development proposed due to interactions of topography, vegetation cover and built form. Nature of land use - landscapes with no or little existing reference or context to the type of Proposed Scheme. Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland). Nature of existing features – landscapes where detracting features or major infrastructure is not present or where these are present but their influence on the landscape is limited.
Medium	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development proposed due to interactions of topography, vegetation cover and built form. Nature of land use - landscapes with some reference or context to the type of Proposed Scheme. Nature of existing elements – landscapes with components that are easily replaced or substituted. Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is noticeable
Low	Scale of enclosure – landscapes with a high capacity to accommodate the type of development proposed due to interactions of topography, vegetation cover and built form. Nature of land use - landscapes with extensive existing reference or context to the type of Proposed Scheme. Nature of existing elements – landscapes with components that are easily replaced or substituted, or where there are few/no existing elements present (e.g. cleared brownfield sites). Nature of existing features – landscapes where detracting features or major infrastructure is present and the influence of these on the landscape is dominant.
Negligible	A landscape with very high ability to accommodate the proposed development, with no undue consequences for maintenance of the baseline and / or achievement of planning policies / strategies.

- 3.2.6 Having considered in detail the contributing factors to landscape value and the susceptibility of the Site and surrounding area to the type of the development proposed, conclusions on the landscape sensitivity can be drawn by balancing the judgements on value and susceptibility.
- 3.2.7 As advocated in the GLVIA3, professional judgement is used to balance judgments on the value and susceptibility in order to determine sensitivity. Each of these aspects of the analysis will vary subject to the scale and detail of the assessment.
- 3.2.8 Susceptibility may also be informed by existing Landscape Character Assessments, which often note sensitivity. However, this is frequently 'intrinsic' or 'inherent' sensitivity, which may not directly relate to the type of development proposed. In such cases, a judgement must be made as to how this sensitivity might relate to the development in question.

Sensitivity

- 3.2.9 The sensitivity of affected receptors has been considered on a scale of very high, high, medium, low or negligible. It should be noted that the levels are indicative, and arbitrary divisions of continuum. In the assessment professional judgement is always used to determine the overall level, but the table below provides a framework to assist with the assessment.
- 3.2.9.1 A combination of value and susceptibility forms the basis to reach the sensitivity of Landscape Receptor. A combination of high susceptibility and high value is likely to result in the highest sensitivity, whereas a low susceptibility and low value is likely to result in the lowest level of sensitivity. However, there can be complex relationships between the value attributed to a landscape and its susceptibility to change. Landscapes considered highly susceptible to the proposed change are normally considered to be of high sensitivity unless there are particularly strong reasons associated with the landscape value that lead to a reduction in sensitivity. Similarly, receptors considered of low or medium susceptibility are usually in the same category of sensitivity, unless there are reasons associated with the landscape value that lead to an increase in sensitivity.
- 3.2.9.2 Table 3, below, is used to define characteristics of the different levels of sensitivity for landscape receptors. It should be noted that the levels are indicative, and arbitrary divisions of a continuum. In the assessment, professional judgement is always used to determine the overall level.

Table 3. Landscape Sensitivity Criteria	
Sensitivity value	Assessment Criteria
Very High	Landscapes of very high international/national importance and rarity or value with no or very limited ability to accommodate change without substantial loss/gain (i.e. national parks, World Heritage Sites).
High	Landscapes of high national importance containing distinctive features or elements with limited ability to accommodate change without incurring substantial loss/gain (i.e. designated areas, areas with a strong sense of place - registered parks and gardens, country parks).
Medium	Landscapes of local or regional recognition of importance able to accommodate some change (i.e. features worthy of conservation, some sense of place or value through use/perception).
Low	Local landscape areas or receptors of low to medium importance with ability to accommodate change (i.e. non-designated or designated areas of local recognition or areas of little sense of place).
Negligible	Landscapes of very low importance and rarity able to accommodate change

- 3.2.10 Within the assessment, an overall judgment of sensitivity is only provided where this is considered sufficient to allow an informed assessment on the receptor.

Magnitude of landscape change

- 3.2.11 Effects on landscape receptors are assessed in terms of their magnitude of change. This is a combination of the size or scale, geographic extent of the area influenced and the duration and reversibility of the impact. Within the assessment, size and scale or extent may not always be noted. In many cases, it is considered sufficient to describe only the magnitude of change, which is informed by an overall professional judgement.
- 3.2.12 Size and scale concerns the amount of existing landscape elements that will be lost, the extent to which these represent or contribute to the character of the landscape. It also relates to the degree to which aesthetic or perceptual aspects of the landscape are altered through removal or addition of new features, such as hedge loss or introduction of tall features on skylines. Size and scale, where noted, may be rated as follows:

Table 4: Magnitude of Landscape Effect	
Magnitude Category	Assessment Criteria
Large	The size and scale of change is considered large due to the extent and proportion of loss of existing landscape elements, the degree of alteration to aesthetic or perceptual aspects through change and to key characteristics which are critical to character. Where geographical extent would substantially influence on the landscape at a regional scale, i.e. across several landscape character areas/types. Duration of impacts would be considered long term and where the potential reversal of the impact is not likely and in practical terms would be very difficult to achieve.
Medium	The size and scale of change is considered medium due to the extent and proportion of loss of existing landscape elements, the degree of alteration to aesthetic or perceptual aspects through change and to key characteristics which are critical to character. Where geographical extent would substantially influence the landscape at a local scale, i.e. a single landscape character area/type (or potentially multiple area/types where a site is located on the boundary between areas). Duration of impacts would be considered midterm and where the potential reversal of the impact is likely and in practical terms would be difficult to achieve.
Small	The size and scale of change is considered small due to the extent and proportion of loss of existing landscape elements, the degree of alteration to aesthetic or perceptual aspects through change and to key characteristics which are critical to character. Where geographical extent would substantially influence the immediate setting of the site, i.e. limited influence of part of a single landscape character area/type. Duration of impacts would be considered short term and where the potential reversal of the impact is more likely and in practical terms would be easy to achieve
Negligible	The size and scale of change is considered very small due to the extent and proportion of loss of existing landscape elements, the degree of alteration to aesthetic or perceptual aspects through change and to key characteristics which are critical to character. Where geographical extent would substantially influence the landscape of the site only. Duration of impacts would be considered very short term and where the potential reversal of the impact is likely or committed to and in practical terms would be easy to achieve

Determining the Level of effect on the Landscape

- 3.2.13 The next step is to determine the scale of effects (see table 5). This is evaluated by combining the sensitivity (or nature) of the landscape receptor and the magnitude (or nature) of change. The following matrix provides an objective rationale for determining the scale of effects, in order to provide consistency and transparency to the process; however, a degree of professional judgement is a key element of the evaluation.

		Table 5: Level of Landscape Effect Matrix.				
Magnitude of Landscape change		Receptor Sensitivity (or value/importance)				
		Very High	High	Medium	Low	Negligible
	Large	Major	Major	Moderate to Major	Minor to Moderate	Negligible
	Medium	Major	Moderate to Major	Moderate	Minor	Negligible
	Small	Moderate to Major	Minor to Moderate	Minor	Negligible to Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible

3.2.14 The geographical extent over which landscape effects are felt is distinct from the size or scale. For example, large scale effects may be limited to the immediate Site area. Again, extent is subject to a degree of professional judgement, but where noted these may be rated as follows:

- *Wide:* influencing several landscape types or areas, beyond 5km
- *Medium:* generally within the local character area or up between 1-5km
- *Local:* the Site and immediate surrounds, up to around 0.75 to 1km
- *Site:* within around 0.75km of the Site.

3.2.15 The duration of the effect relates to the time period during which the changes to the landscape will occur. This is rated as follows:

- *Long term:* 10 -25 years
- *Medium term:* 5 to 10 years
- *Short term:* up to 5 years

3.2.16 The magnitude of change is a product of the size/scale, extent and duration of the impacts. This is judged as a four-point scale (See table 4):

3.2.17 Within the assessment, size and scale or extent may not always be noted. In many cases, it is considered sufficient to describe only the magnitude of change, which is informed by an overall professional judgement.

Quantifying landscape effects

3.2.18 The scale indicates the importance of the effect, taking into account the sensitivity (or nature) of the receptor and the magnitude (or nature) of the effect. It is usually rated on the following scale of effects:

- *Major:* indicates an effect that is very important in the planning decision making process.
- *Moderate - Major:* indicates an effect that is, in itself, material in the planning decision making process.
- *Moderate:* indicates a noticeable effect that is not, in itself, material in the planning decision making process.
- *Slight:* indicates an effect that is trivial in the planning decision making process.
- *Negligible / No Change* indicates an effect that is akin to no change and is thus not relevant to the planning decision making process.

3.2.19 The scale of effects detailed above can be classed as beneficial, neutral or adverse.

Classification of landscape effects

3.2.20 Beneficial landscape effects can occur when features or key landscape characteristics such as established hedgerows, mature trees or old buildings or structures which - when considered singularly or collectively - help to define the character of an area are retained and enhanced and or where new structures in keeping with the scale or character of the surroundings are introduced.

3.2.21 Adverse landscape effects occur when features or key landscape characteristics such as established hedgerows, mature trees or old buildings or structures which - when considered singularly or collectively - help to define the character of an area are lost, or where new structures are out of scale or character with the surroundings are introduced.

- *Major adverse:* The Proposed Scheme would result in effects that are at a complete/considerable variance with the landform, scale and pattern of the landscape that cannot be fully mitigated; would permanently degrade, diminish or destroy the integrity of valued characteristics features, elements and/or setting; would cause a very high quality landscape of recognised value to permanently changed and its quality diminished.
- *Moderate adverse:* The Proposed scheme would have effects on the landscape which are out of scale with the landscape, or inconsistent with the local pattern and landform and may be locally dominant and/or result in a noticeable reduction in scenic quality and a degree of change to the intrinsic landscape character of the area;
- *Minor adverse:* The Proposed scheme would have effects on the landscape which occur where the proposals do not quite fit with the scale, landform or local pattern of the landscape and may be locally intrusive but

would result in a minor reduction in scenic quality or change to the intrinsic landscape character of the area.

- *Neutral* The Proposed scheme would have effects on the landscape which when the change proposed results in no discernible improvement or deterioration to the landscape resource. The proposals sit well within the scale, landform and pattern of the landscape and / or would not result in any discernible reduction in scenic quality or change to the intrinsic landscape character of the area.
- *Minor beneficial:* The Proposed scheme would have effects on the landscape where derelict buildings, land or poorly maintained landscape features are repaired, replaced and maintained or where new features are introduced such as new tree planting which helps to define landscape structure where none currently exists. Beneficial landscape effects can be slight, moderate or substantial.

Judging the overall importance of the effects

- 3.2.22 Effects may be described as significant in projects that are subject to EIA. However, for non-EIA projects this term is replaced here with notable. Notable effects are defined as those that are Moderate-Major or Major. However whilst an effect may be notable, it does not necessarily mean that such an effect would be unacceptable.
- 3.2.23 Account is taken of the effect that any mitigation measures for example planting or landform may have in terms of minimising potentially detrimental effects or improving the landscape composition of the area.

Glossary

The assessment is necessarily technical in nature and therefore, a short overview of terminology used, is provided as follow based on the guidelines:

- *Landscape Resource:* The combination of elements that contribute to the landscape character.
- *Landscape Receptors:* The defined aspects of the landscape resource that have the potential to be affected by a proposal.
- *Landscape effects:* The effects on the landscape as a resource in its own right.

3.3 Visual effects

'An assessment of visual effects deals with the effects of change and development on the view available to people and their visual amenity.'

Zone of Theoretical Visibility (ZTV)

- 3.3.1 The purpose of identifying the ZTV is to define the extent or zone within which the proposed development may be visible. The ZTV is the preferred term as it indicates those locations from which the proposed development may appear as a component of the view.
- 3.3.2 It provides a means of identifying potential receptors (areas of land used by the public and individual/groups of buildings) so that an assessment of effects on identified receptor locations can be undertaken. It also assists in the assessment of effects on different landscape character types and designated Sites as it indicates whether a view may be obtained in these areas.
- 3.3.3 The ZTV does not guarantee that a development will definitely be, or not be, visible from any given location, nor is it representative of the sensitivity to change, the magnitude of change or the significance of impact at any receptor location.
- 3.3.4 Computer-generated ZTVs are a widely used tool in visual impact assessments. It is common practice for ZTVs to be prepared using Digital Terrain Models (DTMs) which are a 'bare earth' representation of the topography of an area. DTMs do not account for the screening effect of buildings, vegetation and other such structures. (see figure 02)
- 3.3.5 The ZTV produced as part of this LVA uses a 3D digital terrain Model provided by Google Earth. Taking the digital terrain model, a point is then located at the highest point of the proposed development (this is chosen as it is the element that introduces a new building with the greatest potential visual impact) and then this is used to produce a series of rays that radiate out from this high point and that create a 'Viewshed' or ZTV.
- 3.3.6 This ZTV does not take into account any screening by any local or wider features other than those that are represented by the contours of the land and thus that is why further field studies are undertaken to examine what the effect of existing buildings, trees, hedgerows, woods and other existing features both natural and man-made will have of the possible view of the Site.
- 3.3.7 It should be noted that this process relies on the resolution of the data used to generate it, and is therefore never 100% accurate; however, it does give a very useful illustration of potential visibility.
- 3.3.8 In addition to the above an enhanced ZTV (Visual envelope) has been produced that has been refined further where LIDAR data (Light Detection & Ranging) is available to take into account the screening effect of existing buildings, vegetation and other such features to provide areas of predicted visibility described as "unobstructed views" where at least one of

the reference points may be visible without any intervening obstructions. Any additional areas of predicted visibility (which only includes dense and evergreen vegetation) are block shaded in a different colour and described as “potential filtered views” resulting in a predicted ‘Visual Envelope’ of the proposed development. (See figure 03)

- 3.3.9 The ZTV analysis shading uses a single block colour to represent all areas where at least one reference point might be visible but makes no distinction between a theoretical glimpsed view of the top corner of a proposal and a broad view of its full height. The tree canopies that are included are probably the most imprecise element of the LIDAR data, due to their nature, and the most prone to change. Transitions between areas of unobstructed views and areas of potential filtered views should be treated as hazy and changeable, not stark and defined as they are shown on the outputs. It seems safe to assume however (from the nature of the data collection) that barring all other changes they are if anything slightly underestimated.
- 3.3.10 Additional interpretation and site visits are needed to analyse areas of potential filtered views. The deciduous vegetation buffers used to identify these areas could be anything from a street tree or scraggly hedge to a large copse or block of woodland. There is no way of indicating the depth of the intervening screening between viewer and reference point, or of determining the density of that screening, let alone seasonal changes.
- 3.3.11 It should be noted that this process relies on the resolution of the data used to generate it, and is therefore never 100% accurate; however, it does give a very useful illustration of potential visibility.

Visual Baseline

- 3.3.12 In order to establish the visual baseline a desk top survey is undertaken accompanied by initial site visits to determine the scope of the assessment, site context including the ‘Zone of Theoretical Visibility’, the identification of the receptors who may be affected by the development proposal and identifying views and viewpoints. Views identified nearest to the Site are assessed first to allow for a systematic review of the viability of the more distant viewpoints targeted during the desktop study. Due to the scale of the proposed development viewpoints representative of short (up to 0.2km), medium (0.2km – 1km) and long (over 1km) distances from the Site are selected for more detailed analysis, with specifically identified long distance views analysed where appropriate such as Pepper Box Hill, a recognised view point.
- 3.3.13 The appraisal has principally examined views which would be observed from public locations, during daylight hours, although it has considered private views from residential properties it recognises that no individual has a “right to a view” and that this LVA is not intended to be a Residential Visual Amenity Assessment (RVAA). The views available to private occupants are difficult to confirm accurately and as such assumptions have been made with regard to areas where it is likely that occupants may have a view of the Proposed Development, without judging the degree of influence the Proposed Development has within these views.

3.3.14 A viewpoint is a location from where a view of the proposal is gained; a number of viewpoints have been chosen in order to support the assessment of landscape and visual effects and illustrate effects at key locations: The viewpoints are carefully selected to be either:

- *Representative viewpoints:* those selected to represent the experience of different types of visual receptors, where large number of viewpoints cannot all be included individually and where significant effects are unlikely to differ. For example, viewpoints may be chosen to represent views of users of a number of footpaths or bridleways. Viewpoints may also be selected to reflect visual elements that inform the landscape resource.
- *Specific viewpoints:* important key viewpoints within the landscape. Examples of these may include local visitor attractions, settlements, routes valued for their scenic amenity, or places with cultural landscape associations.
- *Illustrative viewpoints:* those chosen specifically to demonstrate a particular effect or specific issues, e.g. restricted visibility at certain locations.

3.3.15 A range of views and viewers are represented through the choice of viewpoints. Factors which were considered in selecting the final viewpoints to be used for the assessment include:

- Landscape character type (separate and combinations of type)
- The presence of nationally designated landscapes and/or Areas of High Landscape Value within local planning policy, recreational routes, local amenity spaces
- Visual composition, for example focused or panoramic views, simple or complex landscape pattern, vistas or glimpses.
- Distance from the proposed development (short, medium and long-range views)
- Aspect and elevation
- Viewer type
- Activities of the receptors, for example those at home, work, travelling in various modes or carrying out recreation
- Modes of movement, for example those moving through the landscape or stationary
- Potential for cumulative views of the proposed development in conjunction with other developments

3.3.16 The extent of existing visibility of the Proposed Scheme from the identified visual receptors or viewpoints is identified as either being the following:

- *No View:* The Proposed Scheme is not visible (or difficult to perceive).
- *Glimpse:* There is an obscured view (by intervening vegetation or built form) or distant view of part of the Proposed Scheme.
- *Partial:* There is a clear view of part of the Proposed Scheme; a partial view of most of it; or a distant view in which the Proposed Scheme forms a significant proportion of it; and

- **Open:** A panoramic view of most of the Proposed Scheme, occupying most of the field of vision.

For this study a series of viewpoints have been identified to aid the assessment of effects. they have been illustrated to show the extent of the Site that is visible from that particular location.

3.3.17 For all the viewpoints, photographs were taken with a digital SLR camera with a full-frame sensor and fixed 50mm lens using a monopod, taken in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19 September 2019, Landscape Institute. The following information was recorded and is supplied:

- Precise location 12 figure OS grid reference.
- Viewpoint altitude in metres Above Ordnance Datum (m AOD) interpolated from DTM/OS mapping.
- Viewing height in metres
- Distance to proposal
- Date of assessment, and
- visual range.

3.3.18 The following information is described in the assessment.

- Description of location (receptor)
- Description of nature of existing view and likely change during operation.
- Description of magnitude of impact and sensitivity of visual receptors
- Summary of the significance of the potential impact
- Description of the cumulative impacts

Visual Receptors

3.3.19 Visual receptors are people that experience the view. Development can change people's direct experience and perception of the view depending on existing context, the scale, form, colour and texture of the proposals, the nature of the activity associated with the development, and the distance and angle of view. Visual effects can be experienced through development intruding into existing views experienced by residents and day to day users of the area, and the views of tourists and visitors passing through or visiting the area.

3.3.20 The likely effects of the proposed development on the potential visual receptors are assessed from the selected representative views or viewpoints based on the field survey data with consideration of each identified effect, an assessment of the nature of the visual receptor and the nature of the effect on the views and visual amenity.

Value

Table 6: Visual Receptor Value

Value Category	Importance of view	Value indicators
High	Views from nationally or internationally important landscape or heritage resources, Scheduled Monuments; may be identified in planning policies or statutory documents.	A high value or celebrated view; referred to in national or international guidebooks, tourist guides etc.; literary and art references; presence of interpretive facilities (e.g. visitor centre).
Medium	Views from local or regionally important landscape or heritage resource, such as Local Landscape Areas or Conservation Areas; may be identified in local planning policies or supplementary planning documents.	A moderately valued view; referred to in local or regional guidebooks, tourist maps etc.; local literary and art references; presence of some interpretive facilities (e.g. parking places or sign boards)
Low	Views from locations with no local or regional importance with minimal or no cultural associations.	A low valued view; without designation or reference at national, regional, or local level.

- 3.3.21 The appreciation of a view or of a landscape has a degree of recognised importance and value (see Table 6) and it is the effect of the proposed scheme on this value that will be examined.
- 3.3.22 Visual receptor susceptibility is a function of receptor type, location and activity. In assessing visual receptor susceptibility, factors such as the following have been accounted for with a degree of professional judgement (see table 7):

Table 7 Susceptibility of the Receptor

Susceptibility to change	
High	Residents at home. Walkers on long distance trails and mountain access routes, Users of footpaths where the attractive nature of the countryside is a significant factor in the enjoyment of the walk, Cyclists on national and local cycle routes designed to provide an attractive experience. Road users on recognised tourist routes. Visitors to landscape and heritage resources and other attractions where views of the surroundings are an important contributor to appreciation, experience and/or enjoyment.
Medium	General road users. Passengers on rail lines where the trains run at low or moderate speeds. Users of public open space and footpaths where the nature of the surroundings is not a significant factor in the enjoyment of the activity. Visitors to landscape and heritage resources and other attractions where views of the surroundings are a minor contributor to appreciation, experience and/or enjoyment.
Low	People at their place of work or shopping. Users of high-speed roads and passengers in trains running at high speed. People engaged in recreational activities where the view of the surroundings is secondary to the enjoyment of the activity (such as playing or spectating at outdoor sports facilities) Users of public open space and footpaths where the nature of the surroundings is irrelevant to the enjoyment of the activity
Negligible	Users of indoor facilities where the view is irrelevant to their activity.

3.3.23 As with landscape, susceptibility and value can be combined in different ways to form a judgement about the sensitivity of a given receptor. It is generally accepted that a combination of high susceptibility and high value is likely to result in the highest sensitivity, whereas a low susceptibility and low value is likely to result in the lowest level of sensitivity. Again in many cases, the assessment is informed by an overall professional judgement.

Table 8 Sensitivity of the Receptor

Level of sensitivity	
Very High	Static views from and of major tourist attractions. Views from and of very important national/international landscapes, cultural/historical sites (e.g. National Parks, World Heritage sites);
High	Views by users of nationally important PRoW / recreational trails (e.g. national trails, long distance footpaths). Views by users of public open spaces for enjoyment of the countryside (e.g. country parks). Static views from dense residential areas, longer transient views from designated public open space, recreational areas. Views from and of rare, designated landscapes of national importance.
Medium	Static views from less populated residential areas, schools and other institutional buildings and their outdoor areas. Views by outdoor workers. Transient views from local/regional areas such as public open space, scenic roads, railways or waterways, users of local/regional designated tourist routes of moderate importance. Views from and of landscapes of regional importance.
Low	Views by users of main roads or passengers in public transport on main arterial routes. Views by indoor workers. Views by users of recreational/formal sports facilities where the landscape is secondary to enjoyment of the sport. Views by users of local public open spaces.
Negligible	Quick transient views such as from fast moving vehicles. Views from industrial area, land awaiting re-development. Views from landscapes of no importance

Visual receptor magnitude of change.

- 3.3.24 The assessment of the magnitude of change on visual receptors follows similar principles to landscape assessment in terms of size or scale, the geographic extent of the area influenced and its duration and reversibility. Within the assessment, size and scale or extent may not always be noted. In many cases, it is considered sufficient to describe only the magnitude of change, which is informed by an overall professional judgement.

3.3.25 Size and scale concerns the relative change in the elements, features, qualities and characteristics that make up the view. Size and scale, where noted, are rated as follows:

Table 9: Magnitude of Visual Effect	
Magnitude Category	Assessment Criteria
Large	The size and scale of change is considered substantial due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and nature of experience. Where the geographical extent of change is over an extensive area. The duration of the effects are considered to be long term (10-25 years) and are considered to be non-reversible.
Medium	The size and scale of change is considered noticeable due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of experience. Where the geographical extent of change is moderate within a localised area. The duration of the effects are considered to be medium term (5-10 years) and are considered to be partially reversible.
Small	The size and scale of change is considered small due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of experience. Where the geographical extent of change is minor within a localised area. The duration of the effects are considered to be short term (0-5 years) and are considered to be partially or fully reversible.
Negligible	The size and scale of change is considered barely perceptible due to the extent of loss, addition or alteration of features, the changes to the composition of the view including the proportion of the view occupied by the proposal, the degree of contrast and the nature of experience. Where the geographical extent of change over the local landscape is not discernible. The duration of the effects are considered to be shorty term (0-5 years) and are considered to be fully reversible.

3.3.26 Where specifically noted, the geographical extent over which visual effects is described as follows:

- *Wide:* influencing most of a view or receptor (over half)
- *Medium:* generally between one quarter or one half of a view or receptor
- *Small:* generally less than one quarter of a view or receptor
- *Limited:* generally affecting only a small part of the receptor

3.3.27 The duration of the effect relates to the time period during which the changes to the landscape will occur. This is rated as follows:

- *Long term:* 10-25 years
- *Medium term:* 5 to 10 years
- *Short term:* 0 to 5 years

Quantifying visual effects

3.3.28 The second step is to determine the scale of effects (see table 10). This is evaluated by combining the sensitivity (or nature) of the visual receptor and the magnitude (or nature) of change. The following matrix provides an objective rationale for determining the scale of effects, in order to provide consistency and transparency to the process; however a degree of professional judgement is a key element of the evaluation.

Table 10: Scale of Proposed Effect Matrix				
		Sensitivity to change / nature of receptors (Table 8)		
		Low	Medium	High
Magnitude of Change resulting from identified impacts. (Table 9)	No Change/Negligible	Negligible	Negligible	Negligible - Slight
	Small	Minor	Minor - Moderate	Moderate
	Medium	Minor - Moderate	Moderate	Moderate - Major
	Large	Moderate	Moderate - Major	Major

3.3.29 Lastly, the criteria that define the scale of significance and whether these are adverse or beneficial are defined by both the sensitivity of the visual receptor and the magnitude of the visual effect rating the effects as either being beneficial or adverse.

Classification of Visual Effects

3.3.30 Adverse visual effects occur when the proposed development will introduce new, non-characteristic, discordant or intrusive element/s into views.

- *Major adverse:* Where the Proposed Scheme would cause a major deterioration in the existing view from a highly sensitive receptor and would constitute a major discordant element in the view.
- *Moderate adverse:* Where the Proposed Scheme would cause an obvious deterioration in the existing view from a moderately sensitive receptor, or perceptible damage to a view from a more sensitive receptor.
- *Minor adverse:* Where the Proposed Scheme would cause a limited deterioration in the existing view from a receptor of medium

sensitivity, or cause a greater deterioration to a view from a receptor of low sensitivity.

- *Neutral* Where the Proposed Scheme will have no discernible improvement or deterioration to views or visual amenity.
- *Minor beneficial:* Where the Proposed Scheme would cause a limited improvement in the existing view from a receptor of medium sensitivity, or would cause greater improvement to a view from a receptor of low sensitivity
- *Moderate beneficial* Where the Proposed Scheme would cause an obvious improvement in the existing view from a moderate sensitive receptor, or perceptible improvements to a view from a more sensitive receptor.
- *Major beneficial* Where the Proposed Scheme would cause a major improvement in the existing view from a highly sensitive receptor.

3.3.31 Although public perception of residential developments is diverse, the worst-case evaluation is used in this assessment. As such, effects are assumed to be adverse except where stated.

3.3.32 The scale indicates the importance of the effect, taking into account the sensitivity (or nature) of the receptor and the magnitude (or nature) of the effect. It is usually rated on the following scale of effects:

- *Major:* indicates an effect that is very important in the planning decision making process.
- *Moderate - Major:* indicates an effect that is, in itself, material in the planning decision making process.
- *Moderate:* indicates a noticeable effect that is not, in itself, material in the planning decision making process.
- *Minor:* indicates an effect that is trivial in the planning decision making process.
- *Negligible / Change* indicates an effect that is akin to no change and is thus not relevant to the planning decision making process.

Judging the overall importance of the effects

3.3.33 Effects may be described as significant in projects that are subject to EIA. However, as noted in Section 2.1.3, for non-EIA projects this term is replaced here with notable. Notable effects are defined as those that are moderate-substantial or substantial. However whilst an effect may be notable, it does not necessarily mean that such an effect would be unacceptable.

3.3.34 Account is taken of the effect that any mitigation measures for example planting or landform may have in terms of minimising potentially detrimental effects or improving the landscape composition of the area.

Visual glossary

3.3.35 The assessment is necessarily technical in nature and therefore, a short overview of terminology used, is provided as follow based on the guidelines:

- *Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.*
- *Visual Receptors: Individuals and / or defined groups of people who have the potential to be affected by a proposal.*
- *Zone of Theoretical Visibility: A computer-generated zone within which a development is theoretically visible based on landform only (excluding existing buildings, woodlands, other obstacles).*
- *Visual Envelope: The visual envelope from which the development is theoretically visible taking into account trees, woodland, hedges and built structures.*
- *Visual Effects: The effects on specific views and on the general visual amenity experienced by people.*

LANDSCAPE ASSESSMENT

4.0 ASSESSMENT OF LANDSCAPE EFFECTS

- 4.0.1 The following section provides a summary of the baseline or current condition of the Site and surrounding area informed by the desktop and field surveys against which the landscape effects of the development proposal is to be assessed.

4.1 Baseline Conditions

Land Use

- 4.1.1 The Site is currently used for agriculture with the main area where the proposed housing is to be located being arable and pasture grassland, see to Figure 04 Aerial Photograph.
- 4.1.2 According to the ecology survey produced by Cornwall Environmental Consultants, the existing site is stated as being mostly other neutral grassland, with feature central wet copse, western broadleaf woodland, and intact boundary hedges with associated boundary broad leaf trees. Two veteran trees located on the western boundary and running water has also been identified on the boundary of the northern boundary.
- 4.1.3 From the desktop survey completed, in which current and historic map data was surveyed, the Site allocated by the applications red line boundary has not been previously built upon and only used as arable fields.
- 4.1.5 In accordance with Table 1 the Land use as arable fields has a Medium Value as it does contain some notable ecological features such as the wet copse, intact hedgerows and veteran trees. Table 2 identifies the existing land use as having a medium Susceptibility to change due to the existing conditions being able to accommodate the Proposed Development without significant effect on the wider landscape. This results in the existing land use of the Site having a Medium Sensitivity.

Topography

- 4.1.6 With regards to topography the Application Site occupies part of a relatively level plain that forms part of the Salisbury Plain and West Wiltshire Downs, described later in the identified in Landscape Character section. Across the extent of the site, from southwest to northeast the land drops from 86.14m AOD to 67.19m AOD across a distance of over 500m. See Figure 05 Topography.
- 4.1.7 0.22km to the northwest of the site, lies the A36 from Salisbury to Southampton which is set within a localised human-caused valley with the landscape on the side of the Site embanking 3m up to the level of the site. To the south of the Site, cutting through the village of Alderbury, a localised ridge slopes up from the site's boundary at 86.14m AOD to 105m AOD and sloping down again joining and creating the Britford Water Meadows SSSI.
- 4.1.8 In accordance with Table 1 the Topography of the Site is ordinary with no notable features and has Low Value. Table 2 identifies the topography as having a Low Susceptibility to

change due to it being able to easily accommodate the Proposed Development. The above thus results in the topography of the Site having a Low Sensitivity.

Hydrology

- 4.1.9 To the south of the study and wider area, the landscape is dominated by the River Avon valley, a feature that stretches from Devizes, Wiltshire to the Christchurch natural harbour and the English Channel. The River Avon meets and joins the River Nadder at Salisbury, just west of Salisbury Cathedral. These both continue to flow to the southwest of Alderbury creating a line of Water Meadows, SSSI sites, with the most notable one being the Britford Water Meadow SSSI. Within Alderbury and on the border of Whaddon, there is an unnamed lake, 0.6km east of the site, running alongside the east of Firs Road. As these water features are out of the Site boundary, they will have little to no effect on the site.
- 4.1.10 To the northern boundary, there is an unnamed brook, which creates a wet copse in the centre of the site, with a natural spring to the west, located within an existing woodland. See Figure 01 & 04 Location and Aerial Plans.
- 4.1.11 In accordance with Table 1 the Hydrology of the area has a medium Value as there are three medium quality features present within the Site. In conjunction with this, the site has a medium to low Susceptibility. The result of the value and Susceptibility means that the Sensitivity is also medium.

Landscape Character

- 4.1.12 A description of the landscape character of the Application Site and surrounding area can be found at a national and regional level with the Natural England publication (2014) 'The Character Map of England' and the County Councils Landscape Character Assessment. These are supplemented by a local character assessment carried out to inform the Application. See figure 06 for the Landscape Character.

NCA Profile: 132 Salisbury Plain and West Wiltshire Downs (NE479)

- 4.1.13 The Application Site is identified as being within the National Character Area Profile: 132: Salisbury Plain and West Wiltshire Downs, due to the large scale of this character area assessment and the relatively limited size of the Application Site the effect of the Proposed Development on the character of the area would have little if any effect on its character and as such the reliance on this document is of limited use.

Regional Landscape Character Areas

Landscape Character County Areas - 'Forest – Heathland Mosaic'

4.1.14 The Salisbury District Landscape Character Assessment, Salisbury District Council 2008, identifies 16 different landscape types. The site is located within the county character of 'Forest – Heathland Mosaic' and more specifically 14A: Farley Forest. See Figure 8A.

4.1.15 Key characteristics of the above landscape typology are:

- Gently undulating landform based on London and Reading Clay Formations and Bagshot Sand.
- A peaceful enclosed landscape of extensive woodland cover with intermittent views though to more open areas
- Complex landscape comprising broadleaved and coniferous woodland, wood-pasture, heath, grassland and farmland offering a range of habitats.
- Pastoral and arable fields are bounded by full hedgerows and hedgerow trees.
- Substantial areas of woodlands of diverse and rich ecological value including ancient woodland, beech, high oak and wet woodland
- Fragments of lowland bog and formerly extensive heath survive.
- Presence of mansions and historic parklands particularly former deer parks.
- A settled landscape with large villages, frequent small clusters of buildings along roads and a distinctive pattern of dense linear settlement fringing commons to the south.
- Buildings of red brick, tile and thatch.
- Shaded lanes, sometimes sunken, wind their way through the wooded areas, plus the busy A36 passes through the type.

4.1.16 The text that goes with the above states:

'This Landscape Character type encompasses gently undulating landform, which is peppered with a patchwork of broadleaved and coniferous woodland, wood-pasture, grassland and farmland. This is a mature and complex landscape, displaying an intricate network of full hedgerows and hedgerow trees. Settlement pattern consists of several large villages, which often have a strong vernacular character of red brick, thatch and tile and often fit harmoniously within the surrounding landscape. There is a predominantly rural character throughout, partly due to the network of shady rural lanes which cross the landscape. Sense of tranquillity is also strong throughout most of the area, except in proximity

to the busy A36 road corridor. This landscape is closely linked in both landscape and visual characteristics to the New Forest landscape, which extends outside the Study Area to the south.'

- 4.1.17 The surrounding landscape fits very neatly within both the National and Regional identified landscapes, especially the frequent small clusters of buildings along roads.

Local Landscape Character

- 4.1.18 On a district level, the character of the site is firmly within the 'F: Forest – Heathland Mosaic' with the southern boundary of the site meets the identified urban character setting boundary within the district level map within the Salisbury District Landscape Character Assessment report.
- 4.1.19 Due to the nature of the site and where it lies, the character within the red line boundary is strongly associated with the 'Forest – Heathland Mosaic' however to the west, south and east extents, the character is 'urban'. This results in a very specific landscape which is a rural site cantered around an urban 'cluster of buildings' of different ages and styles that have been developed over different periods of time 'along a road'. The intervening landscape between the dwellings range from well-manicured and controlled private gardens and public open spaces/village greens to areas of agricultural, arable and pasture landscapes.
- 4.1.20 Associated with the above are large sports fields, lying to the east of the site, and other public facilities such as recreation grounds, schools and retail buildings.
- 4.1.21 The local landscape also contains elements of its original historic character in the form of listed features, to the west of the site. Both features sit on the junction of Southampton Road, Clarendon Road and Folly Lane and are Grade 2 listed.
- 4.1.22 In accordance with Table 1 the Land use as arable pastures has medium Value as it does contain some notable ecological features. However, due to the identified local character being that of the 'Forest – Heathland Mosaic', the ability of the Site to accommodate the proposal is high and thus the Susceptibility is Low. This medium value and Low susceptibility results in a Medium Sensitivity.

Cultural Heritage

- 4.1.23 The Site is located in between the northern extents of the settlement of Alderbury on Southampton Road and the A36 road from Salisbury to Southampton. The northwestern extents of Alderbury has been a settlement since the late 1800's however the portion of settlement that lies directly around the sites south and east boundary has only existed since the 1920's and onwards. The most recent development has been in 2023 to the east of the site boundary.
- 4.1.24 As previously stated, the local landscape also contains elements of its original historic character in the form of listed features, to the west of the site. The first is Cherry Cottage,

reference 1023784 and the second is a Milestone, reference 1355753. Both features sit on the junction of Southampton Road, Clarendon Road and Folly Lane and are Grade 2 listed.

- 4.1.25 Outside of the proposed red line of the Site, 950m to the south of the Southampton Road, sits Longford castle Registered Park and Garden, reference 1000424. It's a Grade 2 listed Park and Garden with a Grade 1 listed country house featured within. See Figure 07 Designation Plan.
- 4.1.26 Within Wiltshire, lies the Salisbury Conservation Area which is detailed in the report 'City of Salisbury Conservation Area Appraisal and Management Plan'. The area map covers the city of Salisbury and extends to cover parts of the Britford Water Meadow. However, it does not cover Alderbury and so has little to no effect on the site.
- 4.1.27 In accordance with Table 1 due to the Site not being within a Registered Park and Garden or a Conservation Area, the value is low. Additionally, due to the identified historic designations lying outside of the Site boundary, the ability of the Site to accommodate the proposal is high and thus the Susceptibility is Low. This low Value and Low susceptibility results in a negligible Sensitivity.

Landscape Features

- 4.1.28 The vegetation cover is a result of the geology, history and current land use associated with the Site.
- 4.1.29 There are several elements that make up the vegetation/ landscape of the site identified by the local landscape character. These can be split into the following main headings:
- Gently undulating landform.
 - Pastoral and arable fields are bounded by full hedgerows and hedgerows trees.
 - Fragments of lowland bog and formerly extensive heath survive.
 - A settled landscape with large villages, frequent small clusters of buildings along roads and a distinctive pattern of dense linear settlement fringing commons to the south.
 - Shaded lanes, sometimes sunken, wind their way through the wooded areas, plus the busy A36 passes through the type.
- 4.1.30 The boundary hedgerows and hedgerow trees make up the more prominent landscape features and have been surveyed and forms part of a separate Tree Survey carried out as part of the planning application. This covers the species, size, age, condition and proposed management of the hedgerows and trees going forward.

- 4.1.31 The site is arable and pasture fields resulting in a semi-managed looking and feeling landscape with few areas of wild landscaping forming the wet copse.
- 4.1.32 In accordance with Table 1 there are some good quality landscape features, but the use of the site also means that these have been pushed to the boundary of the site resulting in a Medium Value. The features which are of good quality will have a High Susceptibility and thus a High Sensitivity with the ordinary having a Low Susceptibility and Low Sensitivity.

Landscape Value

- 4.1.33 The Site is located on the boundary of open Countryside and sits outside of Green Belt land and 2.7 km northeast of the Cranborne Chase & West Wiltshire Downs National Landscape and 2km east from the SSSI Britford Water Meadows site. See Figure 01 Site Location Plan.
- 4.1.34 In accordance with box 5.1 of the GVLIA 3 as the Site is not designated, further analysis was undertaken using the factors identified in box 5.1 to see if the Site could be identified as a 'Valued Landscape'. The analysis undertaken showed that within the context of the study area and surrounding landscape character that the Site did not meet enough of the factors to be designated as a 'Valued Landscape' in its own right.
- 4.1.35 In accordance with Table 1 of the assessment methodology and the above analysis the landscape recognition can be categorised as being 'low' quality as the Site is not part of registered scape and designated land or identified as a potential 'Valued Landscape'.
- 4.1.36 The Site is located outside of the Conservation Area and has not been previously developed, only having an agricultural use.
- 4.1.37 To reiterate, in accordance with Table 1, the Site has been identified as having a low value. Furthermore, in accordance with Table 2, The Site is assessed as having a Medium Susceptibility due to the land's current condition and the proposals being in keeping with the current land layout. The Sensitivity of the landscape can therefore be considered to be Medium.

4.2 Landscape Mitigation Measures

- 4.2.1 The design and layout for the proposed development has been prepared by architects RH Partnership. This has been prepared in accordance with a series of design principles to address the criteria of the National Planning Policy Framework as described within the Design and Access Statement.

Development Proposal

- 4.2.2 The development proposes "Outline planning permission with all matters reserved, apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments".

- 4.2.3 The landscape constraints include:

- existing hedgerows and trees to the site boundaries
- access points for grey infrastructure into the site.
- mature trees to the west of the proposed access road
- the loss of agricultural fields and ecological landscape
- existing nearby residential buildings.

- 4.2.4 The landscape opportunities include:

- the retention and enhancement of the existing boundary hedgerows as inclusive elements of the development retaining and improving existing habitats.
- the retention of the existing trees and wet woodland as inclusive elements of the development.
- the provision of additional hedgerows and trees within the development enhancing the scheme's appearance and variety of habitats as well as providing additional public open spaces.
- Incorporating trees and species appropriate to the landscape character providing continuity.
- Increased opportunities for informal recreation.

Mitigation Strategy (Landscape)

- 4.2.5 The landscape mitigation strategy for the proposed development revolves around several core principles as illustrated on the current revision of the BEA Landscape Strategy Plans BEA-22-125-01, BEA-22-125-02, BEA-22-125-03, and BEA-22-125-04. These principles have evolved as part of the landscape assessment process and comments from the Local Planning Authority to protect and respond to the landscape and planning policy guidance and have informed the design of the revised Landscape Strategy.

Core Principles (Landscape)

- 1) *To conserve and enhance the existing landscape features including native boundary hedgerows and mature trees.*
- 2) *To enhance the existing landscape character by retaining and incorporating existing and proposed characteristic soft landscape features such as hedgerows, trees and the wet copse and eastern woodland blocks to the development.*
- 3) *To provide additional screening to the northern edge of the Site by allowing the existing hedgerow along the roadside to increase in height.*
- 4) *To provide additional landscape features in the form of tree avenues in public open space.*
- 5) *To provide new amenity 'village green' areas for residents and users of the allotments.*
- 6) *To improve the biodiversity of the site and its surroundings.*

4.2.6 Any retained trees and hedgerows are to be protected in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction – Recommendations'.

4.2.7 Where feasible and suitable the landscape strategy includes considerations of wildlife habitats and wildlife attracting and native species in the public open space as well as more ornamental shrubs and tree species where appropriate in the plots.

4.3 Prediction of Landscape effects

Landscape Receptors

4.3.1 The anticipated landscape effects of the proposed development on the Site have been evaluated in relation to the statutory and non-statutory landscape designations or classifications, the local landscape character assessment and the individual landscape elements and features. Using tables 4 and 5 and the classification of effects in 3.2.21 the following can be determined:

Land Use

4.3.2 The effect of the development proposal on the land use, identified as having a Medium Sensitivity, of the new 47 plot housing estate will be a change from agricultural arable and pasture. This will have a high magnitude of change across the Site with a loss of the open grassland. The scale of the proposed effect on land use could therefore be considered to be high adverse effect.

- 4.3.3 The effect of the inclusion of the proposed landscape strategy within the will change the sites arable land to a more urban area but with large public open space areas opened to provide areas of informal recreation and increased biodiversity. The development includes a range of diverse habitats and plant species which is considered to have a beneficial effect. The overall effect on land use after mitigation can therefore be considered to be Medium adverse.

Topography

- 4.3.4 The topography of the Site is not significant in terms of defining its use or character in relation to the Development Proposal and as such it is identified as having a low Sensitivity to change. The development does not propose to change the levels on site and alternatively use existing contours to create habitat. This will result in a Negligible to Minor adverse effect on topography.

Hydrology

- 4.3.5 There are minimal water features within the area of the Proposed Development thus its Sensitivity is medium. As part of the Proposed Development, the water features have been retained and are not disturbed. A drainage strategy for the housing development has been developed that will not increase the 'Run Off' from existing levels. As there will be no change to the current location of the existing features and no effect to them, and the addition of a proposed pond water feature then this will have a minor beneficial effect.

Landscape Character Types

- 4.3.6 At a national level the character area is 132: Salisbury Plain and West Wiltshire Downs, due to the scale of the proposals and the scale and coverage of the landscape character area the Proposed Development will have no effect on the character referenced will still stand and remain unchanged and have a Negligible Effect.
- 4.3.7 At a regional level. The site is located within the 'Forest – Heathland Mosaic', but again due to the size of the identified character area and the size of the proposed development the effect of the proposals will be minimal and will have a Negligible effect.
- 4.3.8 At a local level the landscape character has been identified as being on the edge of the 'urban' setting but still sitting firmly within the 'Forest – Heathland Mosaic', with a Medium Sensitivity. The proposals are in complete keeping with this existing bordering 'urban' character however will have a high effect and change to the site's 'forest heathland mosaic' character. The development does take steps to manage the effect on the landscape character by including large areas of biodiverse public open space by retaining some its existing character. This in turn will have a medium magnitude of effect resulting in a Minor to Moderate adverse effect. As part of the mitigation the use of appropriate building materials, planting and species will ensure the elements of the landscape character are preserved and enhanced as part of the proposals.

Cultural Heritage

- 4.3.9 There are no historic and cultural features within the site and minimal features in the immediate area of the Proposed Development thus its Sensitivity is low. The closest historic features are a grade 2 listed cottage and a grade 2 listed milestone at 300m to the west of the site. As there will be no change or affect to these features, this will have a Negligible effect.

Landscape Features

- 4.3.10 The Proposed Development is designed to retain the high Sensitivity features and augment these within the new development and landscape. Most of the existing boundary hedgerows will be retained and improved where required with additional rows being added where necessary. In addition to this a comprehensive Landscape Strategy Plan has been produced that mitigates the loss of the trees that are required to be removed and also provides additional landscaping and wildlife areas. The proposals will thus have a small magnitude of change resulting in a Minor adverse effect but with mitigation will result in a Moderate Beneficial effect.

Landscape Value

- 4.3.11 The effect of the proposed development on the condition or quality of the landscape is deemed to be of a medium magnitude with a medium alteration of the land cover over a half of the Site resulting in a medium to high adverse effect prior to mitigation. When balanced against the retention, enhancement and replacement of beneficial features, choice of materials and the sympathetic building materials as well as the proposed landscape strategy the post mitigation effect is deemed to be a Minor Adverse effect.

Table 11: Landscape Effect Summary				
Receptor Type	Receptor Sensitivity	Magnitude of Change (Table 4)	Level of Proposed landscape effect (Table 5)	Judged Scale of Proposed effect (with Mitigation at year 15)
Land use	Medium	Large	Moderate to major adverse	Moderate adverse
Topography	Low	Negligible	Negligible	Negligible
Hydrology	medium	Small	Negligible to minor	Minor Beneficial
Landscape Character	Medium	Medium	Moderate adverse	Minor adverse
Cultural Heritage	Low	Negligible	Negligible	Neutral
Landscape Features	Low	Medium	Minor adverse	Moderate Beneficial
Landscape value	Medium	Medium	Moderate adverse	Minor adverse

VISUAL ASSESSMENT

5.0 ASSESSMENT OF VISUAL EFFECTS

- 5.0.1 The following section provides a summary of the baseline or current condition of the Site and surrounding area informed by the desktop and field surveys against which the likely visual effect of the development proposal is to be assessed. See Figure 01 and 04 for Location Plan and Aerial Plan.

5.1 Baseline Conditions

Settlement

- 5.1.1 The site located within the small village of Alderbury. It is located in the county of Wiltshire, and it is some 5 km southeast of Salisbury and 27.7 km northwest of Southampton. See Figure 1 Site Location Plan and Figure 8 Aerial.
- 5.1.2 Alderbury, in terms of the main settlement around Southampton Road, originated in the early 1800's as a settlement of dwellings along what is now 'Old Road' with it gently growing and expanding southeast until the present day.
- 5.1.3 The majority of recent buildings have been built to the east of the listed buildings, National Landscape and SSI associated with the village and beyond. Recent developments have included a new housing estate at the end of Firs Road and Pinckney Lane to accommodate the requirement for housing in the area, and another housing estate off Southampton Road on Fosters Lane.
- 5.1.4 More detailed information on the existing buildings their styles of architecture and materials used are contained within the Design and Access Statement.

Transport

- 5.1.5 The main transport links to the Site are via Salisbury by the main A36 road. The main A36 is located on the north of the site boundary and so to access the site via car from Salisbury (from the north and west) or Southampton (from the south and east), visitors must divert down Southampton Road to the one access point at the south of the site.
- 5.1.6 There are no direct rail links near the Site. The nearest rail routes pass through the cities of Salisbury and Southampton with Salisbury being the closest but visitors would still need to use connecting transport options to get from the train station in Salisbury to the site, 5 miles away.

Public Rights of Way (PROW's)

- 5.1.7 The site is all within private land and there are no Public Rights of Way (PROW) that cross it. The nearest PROW goes along Junction Road, the road to the immediate east of the site, and runs along the southern boundary of the new Pinckney Lane housing development and Alderbury and West Grimstead Church of England Primary School.

5.1.8 There are other PRow within the vicinity, and in part these have been used to provide the viewpoints from publicly accessible viewpoints, See Figure 08 Viewpoint Location Plan. These include the following:

- ALDE 6 Bridal Way
- ALDE 7 Footpath
- ALDE 8 Footpath
- ALDE 9 Footpath
- ALDE 11 Footpath
- ALDE 19 Footpath
- ALDE 20 Footpath
- ALDE 17 Byway
- Down 32
- Down 40

5.2 Visual baseline

5.2.1 As part of the visual assessment the roads, footpaths and areas available to public access were reviewed to inform and further define the 'Zone of Theoretical Visibility' (see Figure 5) which was originally generated digitally from OS terrain (only) data. Only areas identified by the computer-generated model shown on the ZTV plan and following desk tops analysis were assessed in detail on Site to identify the specific actual viewpoints. A total of nine viewpoints were recorded as identified in Figure 08 Viewpoint Location Plan.

5.2.2 The ZTV plan (Figure 02) supported by the Topography plan (Figure 05) illustrates the relatively low lying position the Site occupies and the limited potential for views from the south east due to the rise in level around the older part of Alderbury, with the majority of possible views of the proposed development primarily from the north and west.

5.2.3 The enhanced ZTV which includes existing buildings and vegetation indicates that the zone from which the proposed development can prominently be seen from is very small and well contained within the 3km study area. As such views into the Site are extremely limited.

5.2.4 The enhanced ZTV plan does show that there could be possible views from over 3 kilometres away to the South and east. However the field survey has determined that topography, vegetation, settlement and other structures, most notably existing woodland, trees and hedgerows of the regular enclosed fields in Alderbury surrounding the site, obstruct and filter views from many locations. To illustrate this, views 8 and 9 have been included.

5.2.5 The following nine viewpoints were considered based on the ZTV plan and subsequent field survey. The locations of the viewpoints are shown on Figure 08. with the photographs shown in Figures 09-17.

5.2.6



Figure 09 - View 1 is a view taken from Southampton Road, directly South of the site, which links the Site's access road to Alderbury, Sailsbury and Southampton via the A36. Although the photo was taken in December, the trees to the periphery of the view still help to screen part of the Site's eastern side from this location. In the summer, these same views will be filtered from the added leaf cover. Using professional judgement, the development will be seen from this location, especially in winter, due to it being the main access point of the site. In accordance with Table 6 this view has been given a low value due to being transient and from table 7 a low to medium susceptibility due to the identified receptors as mainly motorists and pedestrians. In accordance with Table 8 the sensitivity has been identified as Low to negligible being mainly motorists and pedestrians with transient views. In accordance with table 9 this view has been given a medium magnitude of change and using Table 10 this results in a Minor Moderate Adverse effect.

5.2.7

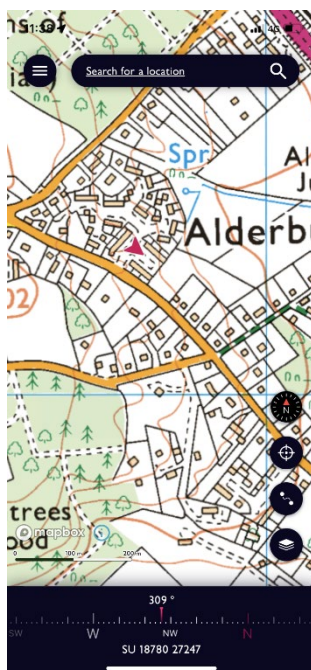


Figure 10 - View 2 is a view taken from the west of the Site but adjacent to the proposed main access road of the development. This Road is Bracken Close, a secondary access road from Oakwood Close which is the primary access road in the adjacent existing residential estate. The photo is taken looking southeast towards the existing boundary trees and hedgerow. Further east in the view (north) this planting is allowed to grow taller and thus screen this view. Directly in the centre of the view are existing trees, identified in the tree survey which are just outside the Site boundary. The proposal for the new residential development will be located within the field closest to the view and feature public open space directly on the boundary between the existing housing estate and the Site, separating the proposed 5 housing plots placed along the eastern boundary of the Site's entrance (see Appendix, The Landscape strategy). The photo was taken in December and shows the worst-case scenario for views into the Site. The landscape strategy aims to add in frontage hedgerows to the proposed plots thus aiding with filtering views into Bracken Close. In accordance with Table 6 this has been given a medium value from the secondary residential receptor and a low value from the Motorist receptor. In accordance with Table 7 the susceptibility of the receptor is identified as being Medium and low being secondary residential and general road users. In accordance with Table 8 the sensitivity is medium and Low again being upper story residential views and road users with transient views. In accordance with Table 9 this view has been given a large and

medium magnitude of change and using Table 10 this results in a Moderate Adverse effect.

5.2.8

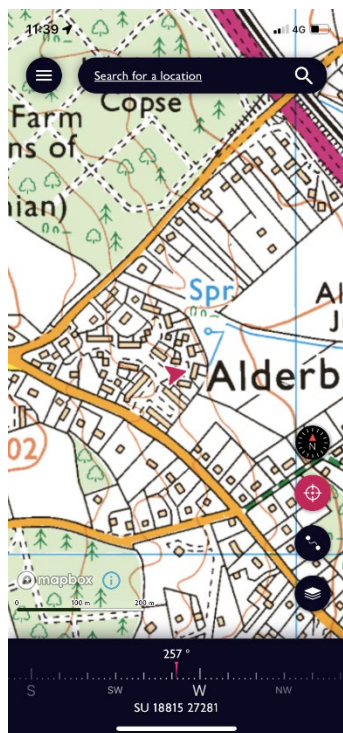
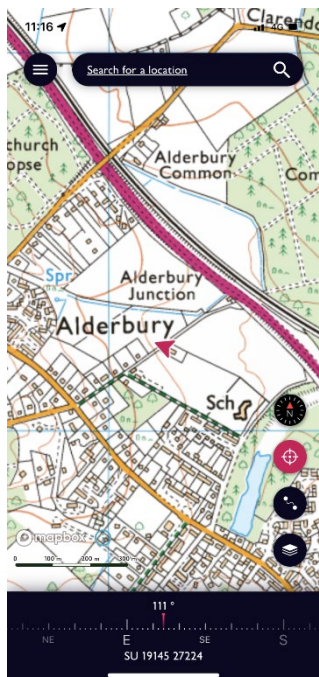


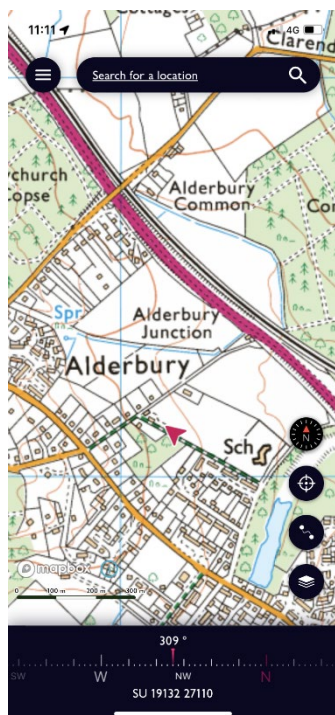
Figure 11 - View 3 is taken from a corner on Oakwood Grove. Although from this location the Site is mostly filtered from the public by residential housing, it has been included to show that the proposals are visible from the upper levels of existing housing estate. In terms of the receptors, this view has been given three different types: Motorists (M), Pedestrians (P) and Residential (R). In accordance with Table 6 this view has been given a low (M), low to medium (P) and High (R) values due to it being a transient place but also residential. Its susceptibility to change, in accordance with Table 7 has also been identified as being Low (M), low (P) and High (R). In accordance with Table 8 this view has been given a Low (M), Medium (P) and Medium (R) Sensitivity Values due to the identified receptors. In accordance with Table 9 this view has been given a Negligible (M), Low to medium (P) and Large (R) magnitude of change and using Table 10 this results in the view being medium Adverse effect.

5.2.9



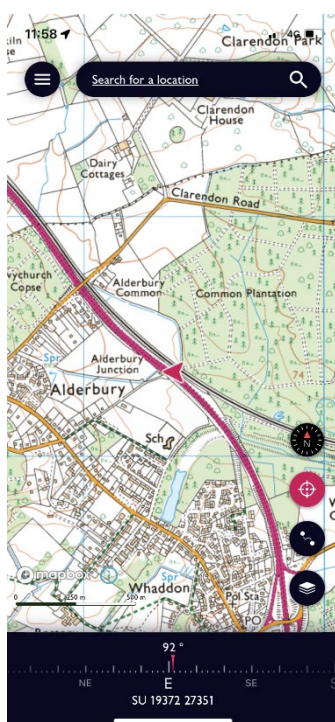
See Figure 12 - View 4 is a view taken to the east of the Site from the unadopted road named as Junction Road. Again, this photo is taken when the vegetation has dropped the leaves and thus completely shows the extent of the Site. The taller trees in the centre of the photo are deciduous and so in the summer will filter the major views of the residential development. In accordance with Table 6 this view has a Low value and in accordance with Table 7 a medium susceptibility. Table 8 identifies this view as having a low sensitivity with a large magnitude of change, in accordance with Table 9. The result of the above analysis and in accordance with Table 10 is that the proposals will have a Minor – Moderate Adverse effect.

5.2.10



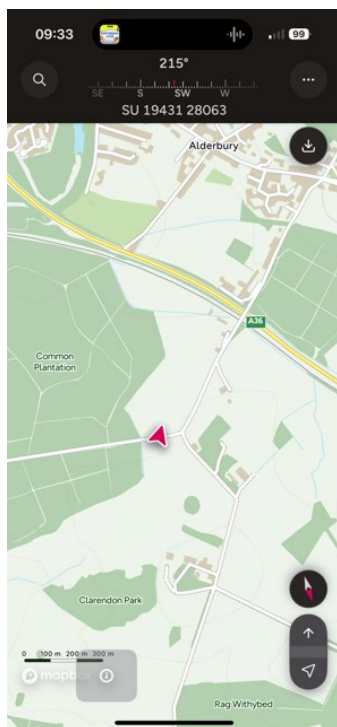
See Figure 13 - View 5 is a view taken to the southwest of Site from PRoW Footpath ALDE 20. Unlike the others, this photo is taken when the vegetation is still in full leaf and thus completely obscures the Site. Although the photo was taken in June and the trees are still covered with leaves, the density of the vegetation, the distance from the proposals and the surrounding existing residential development will screen these long and middle-distance views. In accordance with Table 6 this view has been given a Low Value due to the lack of any local designations. In accordance with Table 7 the susceptibility of the receptors is identified as being Medium being on a PRoW and will also have a medium sensitivity. The magnitude of change in accordance with Table 9 is Negligible resulting in a Negligible/Neutral effect in accordance with Table 10.

5.2.11



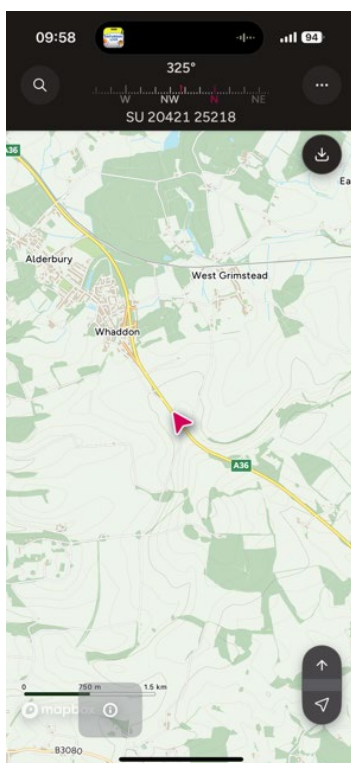
See Figure 14 - View 6 is a view taken to the northeast of the Site, directly adjacent to the top corner of its boundary, on a layby on the main A36 road from Salisbury to Southampton. This photo is taken looking over the main road and existing hedgerow/ tree line and the existing building on the boundary of the Site. Again, this photo is taken when the vegetation is not in leaf however the site is still virtually obscured. In accordance with Table 6 this view has been given a low Value due to the identified receptors as being motorists at speed. In accordance with Table 7 this view has been given a low susceptibility with the receptors having a negligible level of sensitivity in accordance with Table 8. The magnitude of change is also identified as being Negligible, this results in a Negligible effect in accordance with Table 10.

5.2.12



See Figure 15 - View 7 is a view taken to the north of the site on Claredon Road, a main access route to Alderbury from the north. This photo is taken when the vegetation is still in full leaf, thus obscuring any views. In winter, views will be far more open, however due to the location of the proposed site, and the topography the views will still be obscured. In accordance with Table 6 this view has been given a low Value due to the identified receptors as being motorists. In accordance with Table 7 The susceptibility of the receptors is identified as low being that this view is representative of views of pedestrians, cyclists with the majority being road users. In accordance with Table 8 the sensitivity of the receptor is identified as being Negligible as the surrounding vegetation has been left to grow high. In accordance with Table 9 the magnitude of impact will also be Negligible as the site is not visible. In accordance with Table 10 this results in a Negligible effect.

5.2.13



See Figure 16 - View 8 is a view taken south of the Site, on a layby on the main A36 road from Salisbury to Southampton. Again, this photo is taken when the vegetation is still in full leaf and thus the majority of the existing buildings and facilities of the village of Alderbury are obscured. In winter, views will be far more open however due to the distance from the site and the topography, the new proposed development will be still obscured. In accordance with Table 6 this view has a Low Value and in accordance with Table 7 a low susceptibility. The sensitivity of these identified receptors is Negligible in accordance with Table 8. The Magnitude of change, in accordance with Table 9, is Negligible. In accordance with Table 10 this results in a Negligible effect.

5.2.14



See Figure 17 - View 9 is a view taken directly on a recognised viewpoint at Pepperbox Hill. This view overlooks the landscape towards Salisbury in the northeast with the spire of Salisbury Cathedral being visible and a key view. Again, this photo is taken when the vegetation is still in full leaf and thus the majority of the existing buildings and facilities are obscured. The village of Alderbury is partially visible at this time but blends into the rest of the landscape. In winter views will be the same, but the landscape will be void of leaf cover with the existing buildings being slightly more visible. In accordance with Table 6 the potential receptors have been given a value of Medium as they are from a recognised viewpoint. The susceptibility of these receptors is high in accordance with Table 7 as they are static, and people purposefully travel to see the view. The sensitivity (table 8) of these receptors is high again being of importance. In accordance with Table 9 the identified magnitude of change is Negligible due to the distance from the site. Using table 10 the proposals will result in a Negligible - Minor Adverse effect.

Table 12: Viewpoints Summary						
Name of Viewpoint	Distance/ Direction to Site	Receptor Type	Value (Table 6)	Susceptibility (Table 7)	Sensitivity (Table 8)	Magnitude of Change (Table 9)
View 1 taken from Southampton Road directly to the south of the proposed Site, which links the site's access road to Alderbury, Sailsbury and Southampton via the A36.	10 m 43° NE	Motorists and Pedestrians	Low	Low to Medium	Low to Negligible	Medium
View 2 taken from the main existing residential estate that directly abuts the western boundary of the proposed development and the extent of the Site. This view is taken to the east just beyond where the hedge and tree line allows views into the Site.	8m 309° NE	Secondary Residential	Medium	Medium	Medium	Large
		Motorists	Low	Low	Low	Medium
		Pedestrians	Low to medium	Low	Medium	Low to Medium
View 3 taken from a junction on Oakwood Grove. The plots numbered 48,49 and 50.	31m 257° WSW	Motorists,	low	Low	Low	Negligible
		Pedestrians	Low to medium	Low	Medium	Low to Medium
		(Residential)	High	High	Medium	Large
View 4 Taken from the private section of Junction Road.	12m 111° ESE	Private Road	Low	Medium	Low	Large
View 5 taken from the PRow Footpath Alde20.	113m 309° NW	Public Rights of Way	Medium	Medium	Low	Negligible
View 6 from the Main A36 Road from Sailsbury to Southampton just north of the Site.	97 m 92° E	Motorists	Low	Low	Negligible	Negligible
View 7 taken from Claredon Road that links directly to the village of Alderbury	450 m 215 ° SW	Motorist, Pedestrians	Low	Low	Negligible	Negligible
View 8 taken from further on the main A36 that links Sailsbury and Alderbury to Southampton.	2000m 325 ° NW	Motorists	Low	Low	Negligible	Negligible
View 9 taken from the recognised viewpoint at Pepperbox Hill looking towards Sailsbury	371 m 100 ° East	Recognized Viewpoint	Medium	High	High	Negligible

5.3 Visual Mitigation Measures

Development Proposal

5.3.1 The development proposes the Outline planning permission with all matters reserved, apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments". The design/ location of the proposals has evolved to maximise the opportunities provided by the Site and minimise and mitigate the effect on the identified visual constraints and the water assets. 5.3.2 The visual constraints include:

- Visual effects from the Village of Alderbury and the existing nearby residential properties.
- Short distance views from the A36, and country lanes to north of the site boundary.

5.3.3 The opportunities for visual mitigation include:

- The use of sympathetic materials for the external treatment of the proposed buildings to reflect the rural setting and historic environment and help the building recede into the landscape.
- Retain and enhance the style and type of planting associated with the local character.
- Retain and allow the existing perimeter hedgerows to increase in height to screen lower levels views from the north and east.
- Retain where possible existing mature trees and introduce new tree planting to further filter views.
- Introduction of internal tree planting to filter views into the development and break up the roofscape.
- Continual management and maintenance of all existing and new planting to ensure longevity allowing boundary hedges to grow in height and new planting to mature.
- Using the existing site contours and levels to place development.

Mitigation Strategy (Visual)

5.3.4 Based on the above constraints and opportunities the visual mitigation strategy for the proposed development revolves around three core principles as illustrated within Bea Landscape Strategy Plans BEA-22-125-01, BEA-22-125-02, BEA-22-125-03, and BEA-22-125-04, respectively and submitted as part of the planning application. These principles have evolved as part of the visual assessment process to protect and respond to the visual resources and receptors and have informed the design of the proposed development layout.

Core Principles (Visual)

- 1) Retain the existing boundary hedgerows, allow to grow in height and augment with new hedgerows to further filter lower-level views into the Site from various aspects.
- 2) Retain the existing trees especially those near to the boundary and supplement with additional tree planting across the site to further filter views.
- 3) Retain woodland buffer to the western edge and middle of the site to provide future containment and reduce short to middle distance views of the proposals.

5.4 Prediction of Visual effects.

- 5.4.1 The anticipated visual effects of the proposed development will be those changes to visual amenity which affect the visual receptors within the Zone of Theoretical Visibility (ZTV). The number of identified visual receptors is comparatively small, defined by landform, existing vegetation, trees and woodland. The result of this is that the proposals have a very limited effect with only on a relatively small number of receptors.

High Sensitivity Visual Receptors

- 5.4.2 Within the ZTV, potential high sensitivity receptors are to the west, south and east are limited to potential first floor, filtered and seasonal views from residential properties to the West and south of the site and within the estate on Oakwood Grove in the village of Alderbury.
- 5.4.3 The Bare Earth ZVT does not take into account tree and forest lines and 3d buildings which as previously stated filter additional high sensitivity views of the site.
- 5.4.4 The above views are mitigated by the location of the proposals within the landscape and the onsite retained and additional tree planting. Also, the materials used on the proposal are more appropriate and sympathetic for this rural location.
- 5.4.5 The retention of most significant existing trees to the boundary of the site and the planting of new tree planting, site wide, to prevent short to medium range views.

Medium Sensitivity Visual Receptors

- 5.4.6 Evaluation of the viewpoints indicated that that there are medium sensitive receptors mainly from nearby Public Rights of Way.
- 5.4.7 Potential views from first floor windows of properties to the west of the Site from within Alderbury village.
- 5.4.8 Motorists driving within or adjacent to the site on the main A36 road.
- 5.4.9 The above views are mitigated by the location of the proposals within the landscape and the onsite retained and additional tree planting. Also, the materials used on the proposal are more appropriate and sympathetic for this rural location.
- 5.4.10 The retention of most significant existing trees and woodland to the boundaries as well as the existing hedgerows adjacent to the county lanes of the sites and the planting of site wide tree planting to limit and prevent short to medium range views from the east.

Low Sensitivity Visual Receptors

- 5.4.11 The last main group of identified receptors are motorists using the local road network. These are identified as being low value due to the transient nature of these receptors the speed of view.
- 5.4.12 The above views are mitigated by the retention of all significant existing trees to the boundary as well as the existing hedgerows, which will be allowed to increase in height. This will be supplemented by a number of proposed native tree species. These will be planted site wide

to break up the built form and roofscape within the site. The existing woodland block to the east is to be retained to limit and prevent short to medium range views from the east.

Summary of Scale of Proposed visual Effect

- 5.4.18 The information on visual effects is contained within the text contained on each of the selected views. In terms of a summary the summary table below (Table 13) gives the results for the susceptibility (magnitude /scale of effect) for each of the views. See Figure 08 for view location and Figures 09-17 for individual views.

Table 13 Summary of Magnitude/Scale of Effects.			
Name of Viewpoint	Sensitivity (Table 8)	Magnitude of effect without Mitigation (Table 10)	Magnitude of Effect with mitigation Year 15
View 1 taken from Southampton Road directly to the south of the proposed Site, which links the site's access road to Alderbury, Sailsbury and Southampton.	Negligible to Low	Moderate Adverse	Minor Adverse
View 2 taken from the main existing residential estate that directly abuts the western boundary of the proposed development and the extent of the Site. This view is taken to the east just beyond where the hedge and tree line allows views into the Site.	Low to Medium	Moderate Adverse	Moderate Adverse
View 3 taken from a junction on Oakwood Grove. The plots numbered 48,49 and 50.	Medium to High	Moderate Adverse	Moderate Adverse
View 4 Taken from the private section of Junction Road.	Low	Negligible	Negligible
View 5 taken from the PRow Footpath Alde20.	Medium	Negligible	Negligible
View 6 from the Main A36 Road from Sailsbury to Southampton just north of the Site.	Negligible	Negligible	Negligible
View 7 taken from Claredon Road that links directly to the village of Alderbury	Negligible	Negligible	Negligible
View 8 taken from further on the main A36 that links Sailsbury and Alderbury to Southampton.	Negligible	Negligible	Negligible
View 9 taken from the recognised viewpoint at Pepperbox Hill looking towards Sailsbury	Low	Negligible	Negligible

SUMMARY

6.0 NON-TECHNICAL SUMMARY

- 6.0.1 The assessment of visual and landscape effects has been carried out in accordance with 'Guidance for Landscape and Visual Impact Assessment', 2013, a joint publication by the Landscape Institute and Institute of Environmental Management and Assessment and the Landscape Character Assessment Guidance for England and Scotland, published by the Countryside Agency; 2002.
- 6.0.2 The proposals are for the "Outline planning permission with all matters reserved, apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments".
- 6.0.3 The Site lies within the control of Wiltshire Council and Alderbury Parish Council.
- 6.0.4 This report represents the Landscape and Visual Assessment (LVA) of the Proposed Development at the 'Site' off Southampton Road, Alderbury, which is described in more detail in the accompanying Planning documents and Design & Access Statements. This LVA should also be read in conjunction with the architectural drawings that form the basis of the application. The location of the proposals is indicated on Figure 01 Site Location Plan. This LVA is a tool used to identify and assess the significance of and the effects of change resulting from the Proposed Development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.

6.1 Landscape effects

- 6.1.1 The proposed site is located within the village of Alderbury, 3km outside of the city of Salisbury.
- 6.1.2 The landscape character and land use is directly associated with the site and takes the form of agricultural arable and pastureland. The proposals are not in keeping with this character and existing land use however the proposal is in keeping with the neighbouring landscape character which lies immediately to the west, south and east of the site.
- 6.1.4 There is little effect on the topography, hydrology, vegetation and Landscape features and where there are, such as the removal of trees to accommodate the proposals, these are mitigated by the provision of proposed new landscaping as indicated on the Landscape Strategy plans.
- 6.1.5 The design of the proposals has evolved to maximise the opportunities provided by the Site and minimise and mitigate the effect on the identified constraints including the existing boundary hedgerows and trees and setting of the site.
- 6.1.6 The landscape strategy plans, Appendix B, submitted as part of the planning application are based on several core principles including the conservation and enhancement of the existing characteristic boundary hedgerows and mature trees. The introduction of similar landscape features such as hedgerows and tree avenues within the site and a change in the management of the boundary hedgerow to allow it to increase in height.

- 6.1.7 The assessment of the likely effects of the proposed development on the landscape receptors has concluded that there will potentially be a negligible or neutral effect on Topography and Cultural Heritage. A medium effect on Hydrology, Landscape Character, and Landscape Value. A high adverse effect on Land use, and a Minor beneficial effect on Landscape Features.

6.2 Visual effects

- 6.2.1 The site is located within the small village of Alderbury, which is located in the county of Wiltshire. It is some 5 km southeast of Salisbury and 27.7 km northwest of Southampton. See Figure 01 Site Location Plan and Figure 04 Aerial.
- 6.2.2 As part of the visual assessment the roads, footpaths and areas available to public access were reviewed to further define the 'Zone of Theoretical Visibility' (ZVT) (see Figure 02) which was generated digitally from Google data to support an enhanced ZVT that takes into account the existing topography and vegetation. Nine viewpoints were evaluated (refer to Figure 08. Viewpoint Location plan), to assess the likely effect of the proposals on the visual receptors as shown in Figures 09-17. The visual receptors identified include residential properties, Public Rights of Way and motorists/ pedestrians.
- 6.2.3 The enhanced ZVT clearly shows that the visual impact of the proposed development without any proposed mitigation is extremely limited and contained to properties that immediately adjoin the Site.
- 6.2.4 The development proposal maximises the opportunities provided by the Site including its chosen location of the main development area within the Site.
- 6.2.5 Other opportunities include the retention of the existing vegetation, especially the hedgerow along the boundaries, and retention of the existing trees. The landscape strategy plans BEA-22-125-01, BEA-22-125-02, BEA-22-125-03, and BEA-22-125-04 have been designed to provide landscape mitigation to address the constraints provided by the visual receptors and is based on several core principles including, the retention and enhancement of the boundary hedges and allowing them to increase in height, retention of boundary and internal trees where possible and the proposal of planting new hedgerows and trees to break up the mass of the proposals at low level. Finally, the proposal to retain the woodland along the western boundary of the Site to restrict and screen short and middle-distance views from the west.
- 6.2.6 The assessment of the likely visual effects of the development on the high sensitivity visual receptors after mitigation concluded that there will be a slight to moderate adverse effect to the residential properties to the east of the site.
- 6.2.7 The likely visual effects of the proposed development to the medium sensitivity visual receptors Public Rights of Way ALDE 20, after mitigation are considered to be negligible.

- 6.2.8 The assessment of the likely visual effects of the development on the low sensitivity visual receptors after mitigation concluded that there would be slight to moderate adverse on motorists using the main A36 road to the north. This is reduced to Minor adverse after mitigation is taken into account.

6.3 Conclusion

- 6.3.1 The proposed location for "Outline planning permission with all matters reserved, apart from details of access from Southampton Road, for a residential development of up to 47 dwellings, along with associated public open space, landscaping and biodiversity enhancements and a car park to serve the community allotments" has been selected specifically to minimise both potential landscape and visual effects due to its position on existing levels and on the side of the site closest to the existing urban character. The proposals will, however, still have at worst a moderate adverse effect.
- 6.3.2 To mitigate the above the choice of the housing estates layout in keeping with the topography of the site and the intervention of large areas of public open green space to help the proposals recede into the existing landscape and enhance the existing landscape character.
- 6.3.3 The landscape strategy also proposes mitigation including the retention of the eastern woodland buffer and wet woodland in the centre, retaining and enhancing existing boundary hedgerows and trees and the incorporation of new site wide trees that will help both screen the development and integrate it in the surrounding landscape.
- 6.3.4 Regardless of the above mitigation the visual impact of the proposed development are well contained and only allows views from properties that immediately adjoin the Site.

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