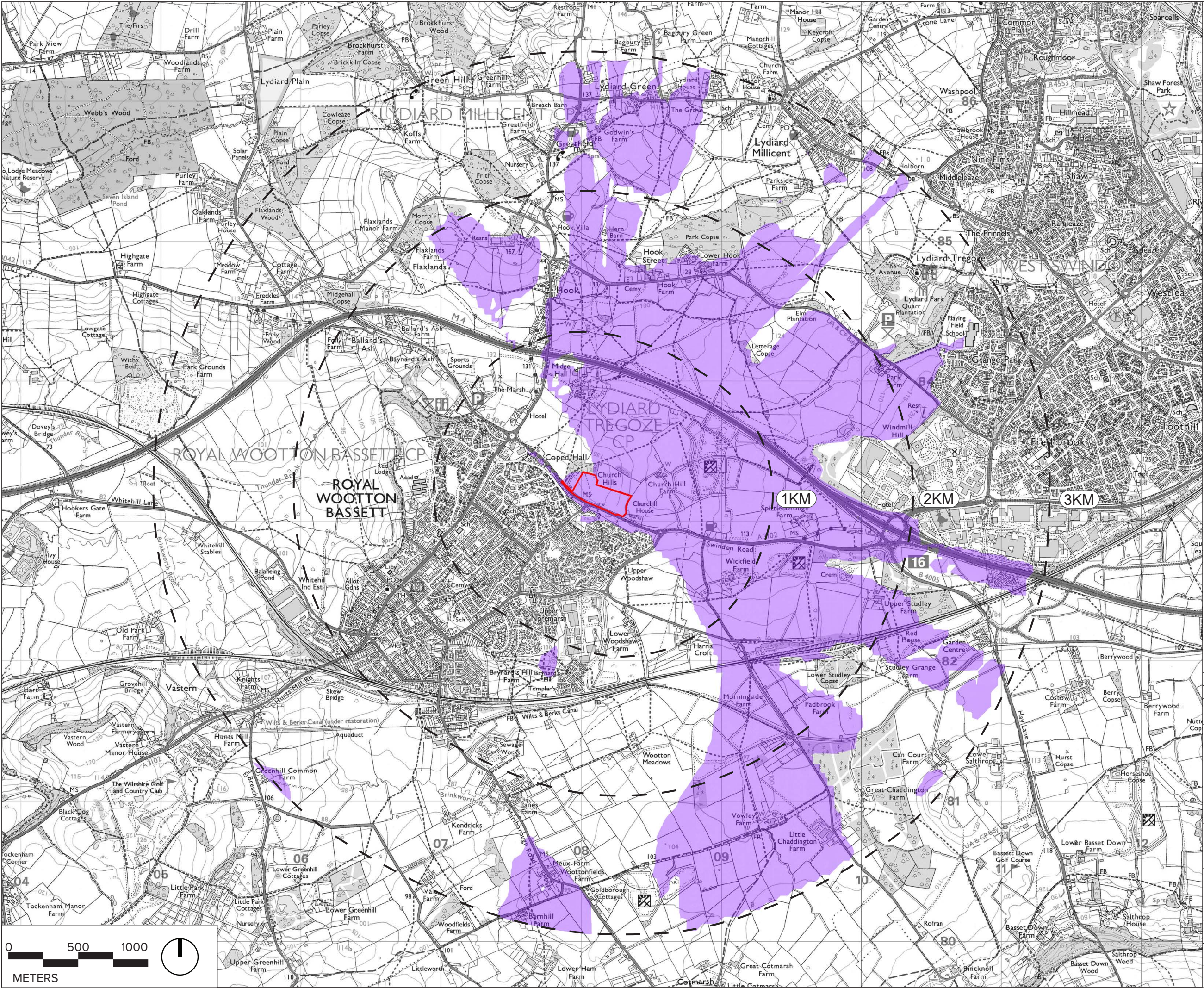




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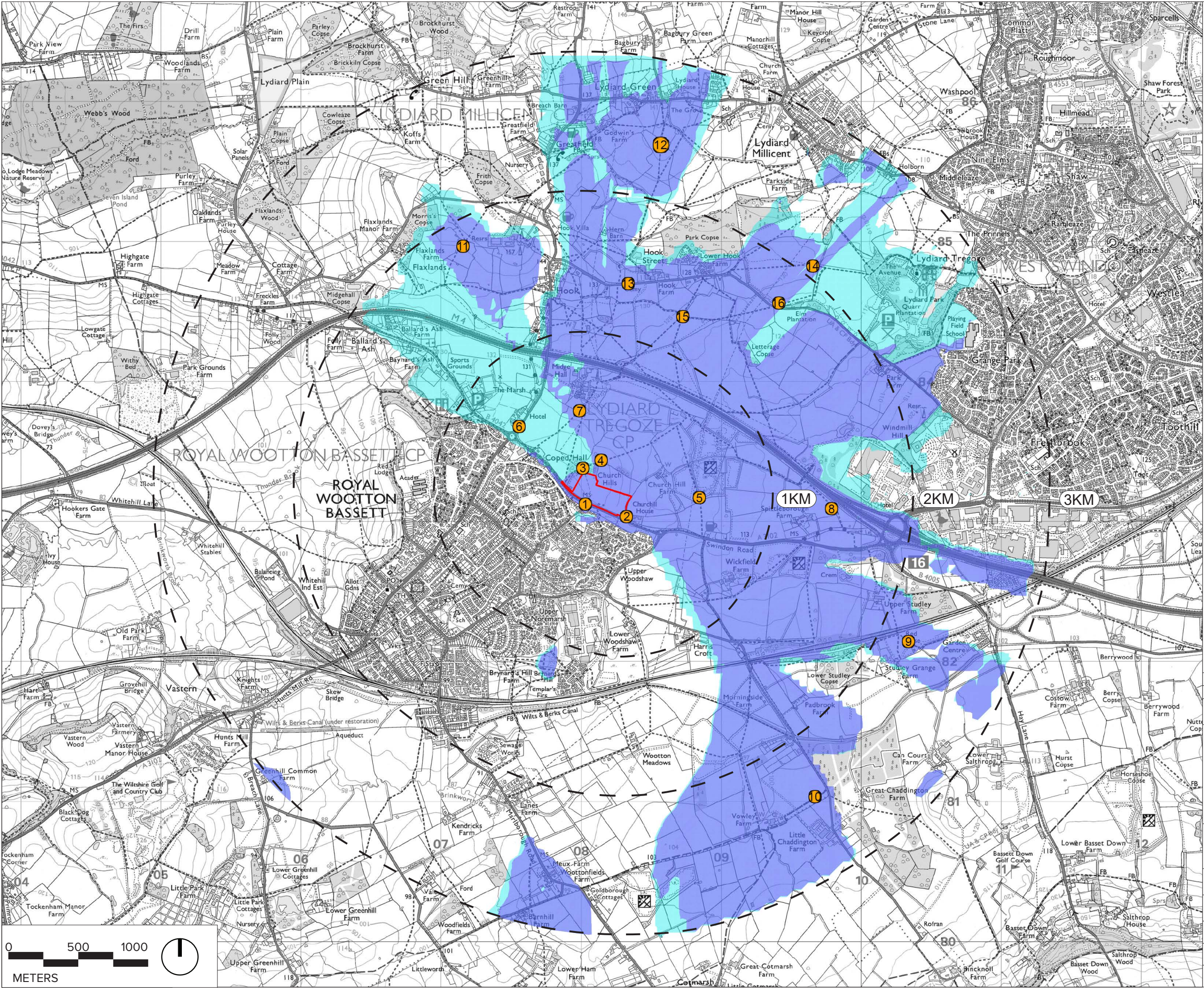
- SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY (KM)
- ZONE OF THEORETICAL VISIBILITY (ZTV) - SUMMER

SOURCES:
ORDNANCE SURVEY
OS TERRAIN 5 DTM
IDOX LIDAR DSM 1M

Rev	Description	Date
-	--	--
Purpose of Issue		
PLANNING		
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Suffolk St Queensway Birmingham B1 1TT		
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk		
Client		

Project LAND NORTH OF SWINDON ROAD, ROYAL WOOTTON BASSETT			
Drawing Title FIGURE 8: ZONE OF THEORETICAL VISIBILITY (ZTV) - SUMMER			
Drawn EC	Checked RW	Approved RW	Date 25/09/2025
Job No. 22.0071	Scale 1:25,000	Sheet Size A3	Revision
Drawing Number BMD.22.0071.LVIA.FIG.008			





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- SITE BOUNDARY
- DISTANCE FROM SITE BOUNDARY (KM)
- ZONE OF THEORETICAL VISIBILITY (ZTV) - SUMMER
- ZONE OF THEORETICAL VISIBILITY (ZTV) - WINTER
- VIEWPOINT LOCATIONS

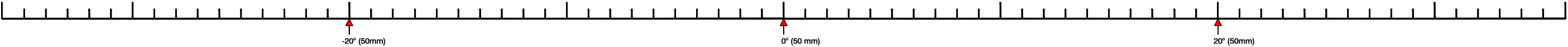
SOURCES:
ORDNANCE SURVEY
OS TERRAIN 5 DTM
IDOX LIDAR DSM 1M

Rev	Description	Date
-	--	--
Purpose of Issue		
PLANNING		
Bradley Murphy Design Ltd Studio 3, Floor 18 Alpha Studios Alpha Tower Suffolk St Queensway Birmingham B1 1TT		
t: 0121 815 9127 e: info@bradleymurphydesign.co.uk www.bradleymurphydesign.co.uk		
Client		

Gleeson Land			
Project LAND NORTH OF SWINDON ROAD, ROYAL WOOTTON BASSETT			
Drawing Title FIGURE 9: ZONE OF THEORETICAL VISIBILITY (ZTV) & VIEWPOINT LOCATIONS			
Drawn EC	Checked RW	Approved RW	Date 25/09/2025
Job No. 22.0071	Scale 1:25,000	Sheet Size A3	Revision
Drawing Number BMD.22.0071.LVIA.FIG.009			-



APPENDIX D: VIEWPOINT PHOTOGRAPHS



VIEWPOINT 12: PUBLIC FOOTPATH, LYDIARD GREEN, LYDIARD MILLICENT					
Distance from the site boundary:	2.46km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:408572; N:185729	Horizontal Field of View:	39.6°	Weather Conditions:	Clear skies
Direction of View:	South	AOD:	138m	Receptors Represented: P _{RoW} users	
Camera Make and Model:	Nikon D3500	Date and Time:	11:01 12.07.25		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 09 AT APPENDIX C



VIEWPOINT 13: HOOK STREET, HOOK					
Distance from the site boundary:	1.40km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:408335; N:184701	what3words:	salsa.icon.readjust	Weather Conditions:	Clear skies
Direction of View:	South	AOD:	133m	Receptors Represented: Road users	
Camera Make and Model:	Nikon D3500	Date and Time:	09:40 12.07.25		

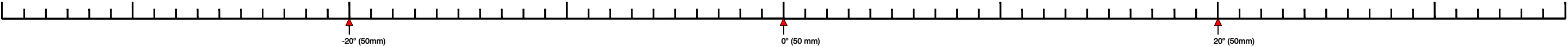


VIEWPOINT 13: HOOK STREET, HOOK					
Distance from the site boundary:	1.40km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:408335; N:184701	what3words:	salsa.icon.readjust	Weather Conditions:	Clear skies
Direction of View:	South	AOD:	133m	Receptors Represented: Road users	
Camera Make and Model:	Nikon D3500	Date and Time:	09:40 12.07.25		

EXISTING BASELINE VIEWS (EXTENDED PANORAMA)

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 09 AT APPENDIX C





VIEWPOINT 13: HOOK STREET, HOOK					
Distance from the site boundary:	1.40km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:408335; N:184701	Horizontal Field of View:	39.6°	Weather Conditions:	Clear skies
Direction of View:	South	AOD:	133m	Receptors Represented: Road users	
Camera Make and Model:	Nikon D3500	Date and Time:	09:40 12.07.25		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 09 AT APPENDIX C



VIEWPOINT 14: THE AVENUE, LYDIARD PARK, LYDIARD TREGOZE

Distance from the site boundary:	2.09km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:409531; N:184866	what3words:	ivory.hints.swim	Weather Conditions:	Clear skies
Direction of View:	Southwest	AOD:	120m	Receptors Represented: PRow users	
Camera Make and Model:	Nikon D3500	Date and Time:	09:11 12.07.25		

← APPROXIMATE SITE EXTENT →



VIEWPOINT 14: THE AVENUE, LYDIARD PARK, LYDIARD TREGOZE

Distance from the site boundary:	2.09km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:409531; N:184866	what3words:	ivory.hints.swim	Weather Conditions:	Clear skies
Direction of View:	Southwest	AOD:	120m	Receptors Represented: PRow users	
Camera Make and Model:	Nikon D3500	Date and Time:	09:11 12.07.25		

EXISTING BASELINE VIEWS (EXTENDED PANORAMA)

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 09 AT APPENDIX C



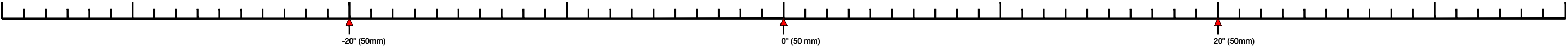
PROJECT: LAND NORTH OF SWINDON ROAD, ROYAL WOOTTON BASSETT

CLIENT: GLEESON

APPENDIX D VIEWPOINT PHOTOGRAPHS

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DATE:	NOV' 25
DRAWN BY:	EC
CHECKED:	RW



VIEWPOINT 14: THE AVENUE, LYDIARD PARK, LYDIARD TREGOZE					
Distance from the site boundary:	2.09km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:409531; N:184866	Horizontal Field of View:	39.6°	Weather Conditions:	Clear skies
Direction of View:	Southwest	AOD:	120m	Receptors Represented: P _{RoW} users	
Camera Make and Model:	Nikon D3500	Date and Time:	09:11 12.07.25		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 09 AT APPENDIX C



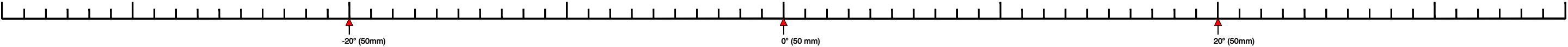
VIEWPOINT 15: PUBLIC FOOTPATH, LETTERAGE COPSE, LOWER HOOK FARM					
Distance from the site boundary:	1.43km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:409057; N:184434	what3words:	crouching.remix.wicked	Weather Conditions:	Clear skies
Direction of View:	South	AOD:	120m	Receptors Represented: PRow users	
Camera Make and Model:	Nikon D3500	Date and Time:	08:38 12.07.25		



VIEWPOINT 15: PUBLIC FOOTPATH, LETTERAGE COPSE, LOWER HOOK FARM					
Distance from the site boundary:	1.43km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:409057; N:184434	what3words:	crouching.remix.wicked	Weather Conditions:	Clear skies
Direction of View:	South	AOD:	120m	Receptors Represented: PRow users	
Camera Make and Model:	Nikon D3500	Date and Time:	08:38 12.07.25		

EXISTING BASELINE VIEWS (EXTENDED PANORAMA)

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 09 AT APPENDIX C



VIEWPOINT 15: PUBLIC FOOTPATH, LETTERAGE COPSE, LOWER HOOK FARM					
Distance from the site boundary:	1.43km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:409057; N:184434	Horizontal Field of View:	39.6°	Weather Conditions:	Clear skies
Direction of View:	South	AOD:	120m	Receptors Represented: P _{RoW} users	
Camera Make and Model:	Nikon D3500	Date and Time:	08:38 12.07.25		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 09 AT APPENDIX C



PROJECT: LAND NORTH OF SWINDON ROAD, ROYAL WOOTTON BASSETT

CLIENT: GLEESON

APPENDIX D VIEWPOINT PHOTOGRAPHS

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DATE:	NOV' 25
DRAWN BY:	EC
CHECKED:	RW

North Wessex Downs



VIEWPOINT 16: PUBLIC FOOTPATH, LYDIARD PARK, LYDIARD TREGOZE

Distance from the site boundary:	1.77km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:409395; N:184551	what3words:	thudding.qualify.hung	Weather Conditions:	Clear skies
Direction of View:	Southwest	AOD:	123m	Receptors Represented: PRow users	
Camera Make and Model:	Nikon D3500	Date and Time:	07:19 12.07.25		

← APPROXIMATE SITE EXTENT →

Planting on the edge
of Lydiard Park



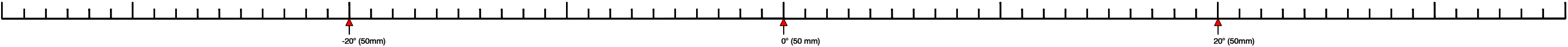
VIEWPOINT 16: PUBLIC FOOTPATH, LYDIARD PARK, LYDIARD TREGOZE

Distance from the site boundary:	1.77km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:409395; N:184551	what3words:	thudding.qualify.hung	Weather Conditions:	Clear skies
Direction of View:	Southwest	AOD:	123m	Receptors Represented: PRow users	
Camera Make and Model:	Nikon D3500	Date and Time:	07:19 12.07.25		

EXISTING BASELINE VIEWS (EXTENDED PANORAMA)

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 09 AT APPENDIX C





VIEWPOINT 16: PUBLIC FOOTPATH, LYDIARD PARK, LYDIARD TREGOZE					
Distance from the site boundary:	1.77km	Lens:	Fixed 50mm (equivalent focal length)	Camera Height Above AOD:	1.6m
OS Grid Reference:	E:409395; N:184551	Horizontal Field of View:	39.6°	Weather Conditions:	Clear skies
Direction of View:	Southwest	AOD:	123m	Receptors Represented: PRoW users	
Camera Make and Model:	Nikon D3500	Date and Time:	07:19 12.07.25		

TO BE VIEWED AT COMFORTABLE ARMS LENGTH WHEN PRINTED AT A3

FOR VIEWPOINT LOCATIONS REFER TO FIGURE 09 AT APPENDIX C

APPENDIX E: SCHEDULE OF LIKELY LANDSCAPE EFFECTS

APPENDIX E SCHEDULE OF LIKELY LANDSCAPE EFFECTS

DISTRICT		
North Wiltshire Landscape Character Assessment		
LCT: URBAN FRINGE SCARP		
BASELINE	RECEPTORS AND THEIR SENSITIVITY (COMBINED JUDGEMENT ON VALUE AND SUSCEPTIBILITY)	SENSITIVITY
Key characteristics of relevance to the Site and Study Area are: <i>Rolling lowland hills with a scarp slope and mixed farming. Influence of settlements which have been significantly extended in the 20th century and evidence of urban fringe uses.</i>	Value LCT – Urban Fringe Scarp is attributed as being of Medium value within the study area, due to the condition of the landscape and its individual elements being in moderate condition and some distinctive elements contributing to its overall character such as rising topography allowing for views towards the North Wessex Downs. The rural character of this LCT also provides some pockets of tranquillity though urban influence is ever present.	Medium
	Susceptibility The Application Site has a high level of containment, situated on the northern settlement edge of Royal Wootton Bassett, with a mixture of residential and commercial properties in close proximity to the Site. The topography falls towards the settlement edge, reaching a high point to the north of the Site, and limiting views of the Site from the wider rural landscape to the north. As a result, the receptor has a high level of ability to accept the type of development proposed which would be perceived as a slight extension of existing urban settlement area. As the Application Site is a relatively small area, the development will be perceived as part of the existing built form on Swindon Road and will be seen within the context of Royal Wootton Bassett. Therefore the susceptibility would be Low .	
	MAGNITUDE OF IMPACT (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
	Construction Phase During construction, vegetation along the Site’s boundaries would be retained and enhanced where possible and removal of any vegetation will be limited to allow access into the Site. Changes within the Site would represent a very limited proportion of the LCT and the scale of change is considered to be low and indirect, resulting in a negative effect that would only influence the immediate setting of the Proposed Development. As a result, the magnitude of impact would be Low .	Temporary Minor Adverse Effect
	Operation Phase (Year 0) The geographical extent of change would only influence the immediate setting of the Proposed Development and would not have a detrimental impact on the surrounding landscape character. Proposed built form will tie into the surrounding context and therefore this would result in a Low magnitude of impact at year 0.	Short Term Minor Adverse Effect
	Operation Phase (Year 15) Mitigation and enhancement proposals for the Site are to be developed with the aim of enhancing landscape character and to assimilate the built form into the landscape. The development will be designed to complement and reflect the character of its surrounding context. At year 15, the development will look to provide mature and established planting and management of the existing landscape features, supplemented by additional green infrastructure within the Site and along its boundaries. The amount of green infrastructure will only influence a very small proportion of the LCT, therefore the magnitude of change is considered to remain Low .	Long Term Minor Adverse Effect

DISTRICT		
North Wiltshire Landscape Character Assessment LCA3: SWINDON FRINGE		
BASELINE	RECEPTORS AND THEIR SENSITIVITY (COMBINED JUDGEMENT ON VALUE AND SUSCEPTIBILITY)	SENSITIVITY
Key characteristics of relevance to the Site and Study Area are: - Elevated ground with rolling hills and a steep escarpment to the north and west; - Significant areas of housing and other development in the town of Wootton Bassett and in ribbon development between the villages; - Wide views from elevated positions on the scarp slope of the coral rag and from high points such as Brynard's Hill, over floodplain and lowland vales, and also eastwards to development on the edge of Swindon; - Degraded agricultural landscapes, including arable and by pasture some of which is for equestrian use, and small irregular fields of medieval origin, with gappy hedgerows, boundaries in poor condition and a lack of mature trees; - Presence of power lines, service sector land uses such as garden centres and workshops, and communication corridors; - Areas of woodland including ancient woodland; - Features of historical interest including an iron age earthwork, Roman remains, and the disused canal; and - A comprehensive network of public footpaths. Opportunities to manage change set out in the assessment relevant to the Site and Study Area include: - Ensure development reinforces the locally distinctive character and incorporates landscape mitigation to minimise landscape and visual effects; - Identify and seek opportunities to create new woodland belts and copses, in particular to help screen and contain settlement; and - Maintain and use footpath network to offer local people recreational opportunities in terms of countryside access routes and cycleways.	Value LCA 3Swindon Fringe is attributed as being of Medium value within the study area, due to the condition of the landscape and its individual elements being in moderate condition and some distinctive elements contributing to its overall character such as rising topography allowing for views towards the North Wessex Downs. The rural character of this LCT also provides some pockets of tranquillity though urban influence is ever present.	Medium
	Susceptibility The Application Site has a high level of containment, situated on the northern settlement edge of Royal Wootton Bassett, with a mixture of residential and commercial properties in close proximity to the Site. The topography falls towards the settlement edge, reaching a high point to the north of the Site, and limiting views of the Site from the wider rural landscape to the north. As a result, the receptor has a high level of ability to accept the type of development proposed which would be perceived as a slight extension of existing urban settlement area. As the Application Site is a relatively small area, the development will be perceived as part of the existing built form on Swindon Road and will be seen within the context of Royal Wootton Bassett. Therefore the susceptibility would be Low.	
	MAGNITUDE OF IMPACT (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
	Construction Phase During construction, vegetation along the Site's boundaries would be retained and enhanced where possible and removal of any vegetation will be limited to allow access into the Site. Changes within the Site would represent a very limited proportion of the LCA and the scale of change is considered to be low and indirect, resulting in a negative effect that would only influence the immediate setting of the Proposed Development. As a result the magnitude of impact would be Low.	Temporary Minor Adverse Effect
	Operation Phase (Year 0) The geographical extent of change would only influence the immediate setting of the Proposed Development and would not have a detrimental impact on the surrounding landscape character. Proposed built form will tie into the surrounding context and therefore this would result in a Low magnitude of impact at year 0.	Short Term Minor Adverse Effect
	Operation Phase (Year 15) Mitigation and enhancement proposals for the Site are to be developed with the aim of enhancing landscape character and to assimilate the built form into the landscape. The development will be designed to complement and reflect the character of its surrounding context. At year 15, the development will look to provide mature and established planting and management of the existing landscape features, supplemented by additional green infrastructure within the Site and along its boundaries. The amount of green infrastructure will only influence a very small proportion of LCA, therefore the magnitude of change is considered to remain Low.	Long Term Minor Adverse Effect

SITE LEVEL		
Landscape Character of Site - individual components of the physical landscape that are present in the Site		
BASELINE	RECEPTORS AND THEIR SENSITIVITY (COMBINED JUDGEMENT ON VALUE AND SUSCEPTIBILITY)	SENSITIVITY
The Site comprises a single grazed field of grassland with existing hedgerow and trees along its boundaries. The Site lies north of Swindon Road at the settlement edge of Royal Wootton Bassett. To the west is a single dwelling, Elmcroft, with a hotel and restaurant to the east. To the north are open fields bound by hedgerows. <u>Vegetation</u> The site is made up of one field of grassland. Existing boundary vegetation includes hedgerow and tree planting. <u>Public access</u> There is currently no public access to the Site. <u>Heritage</u> The Site contains the site of a former Post Mill which is now a scheduled monument.	Value The Site itself is medium to small in scale and has a good level of containment. Located at the settlement edge of Royal Wootton Bassett, north of the busy Swindon Road which gives the Site a limited degree of tranquillity. Regarding biodiversity value, there are existing mature hedgerows along the boundaries which provide some value to local wildlife – and thus, landscape character. There is no amenity value attached to the Site in its current state. The site does contain a scheduled monument giving it some value in terms of heritage. As a result, the value of the Site, is considered to be Medium.	Medium
	Susceptibility The Site itself is medium to small in scale and well contained. The Proposed Development is of a similar scale and character to the adjacent existing settlement area south of Swindon Road, as a result, the nature of development proposed would not be out of character for the village or adjacent land uses. There are also opportunities to enhance the local landscape character and to assimilate the proposed built form into the landscape. Therefore the susceptibility is considered to be Low.	
	MAGNITUDE OF IMPACT (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
	Construction Phase During construction, there would be a permanent loss of some vegetation to allow for access and creation of a development platform. Protective fencing would be installed to the outer edge of the root protection area of all retained trees and hedgerows, as required by an Arboricultural Method Statement and Tree Protection Plan, in accordance with BS5837:2012. The geographical extent of change would influence the immediate setting of the Proposed Development only. There would be some modification to the existing landform. Hoarding would be erected to provide another layer of containment. The construction traffic would introduce a temporary uncharacteristic feature into the local landscape. The size and scale of change is considered to be High due to the partial loss of existing landscape features, and the addition of uncharacteristic features, elements and activity.	Temporary Moderate Adverse Effect
	Operation Phase (Year 0) Under current proposals, existing vegetation on the periphery of the Site would be retained and enhanced where possible. At completion, mitigation and enhancement measures would have introduced new tree and shrub planting, using locally prevalent and native species in accordance with relevant landscape guidance and in planting arrangements to reflect local character, albeit at this stage it would not yet be sufficiently mature to help assimilate the Proposed Development into the immediate landscape setting. The scale of change would remain a High magnitude of change at Year 0.	Short Term Moderate Adverse Effect
	Operation Phase (Year 15) Although limited, the landscape mitigation and enhancement proposals would have matured to provide additional screening and softening of the new built form and the creation of an enhanced green infrastructure network local to the Site, helping to further assimilate the Proposed Scheme into the immediately surrounding landscape. New tree planting would be well established, offering a stronger coverage to further enhance the local landscape character than at Year 0. The presence of new built form and access would be permanent, thus the magnitude of change is considered to reduce to Medium.	Long Term Minor / Moderate Adverse Effect

APPENDIX F: SCHEDULE OF LIKELY VISUAL EFFECTS

APPENDIX F SCHEDULE OF LIKELY VISUAL EFFECTS

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 1: Swindon Road, Royal Wootton Bassett Receptors: - Road users - Settlements Direction of View: North Grid Reference: E: 408013 N: 183136 AOD: 130m Distance from the Site Boundary: 10m	This viewpoint is taken from the footway along Swindon Road. The viewpoint sits at 130m AOD and views of the Site are filtered due to the hedgerow along the southern boundary. Elements within the site are visible above the hedgerow such as the timber pylons and vegetation along the western boundary. Two tall trees within Elmcroft House are visible on the skyline. There will be greater visibility of the land within the Site during winter months, through the boundary vegetation.	Value This view is not from a designated location and the current view towards the surrounding landscape beyond the Site is also limited. Views from settlement areas are largely screened by fencing or vegetation to the south of Swindon Road. The value of this view is considered to be Low for road users and Medium for residents.	Road users Low Settlement Medium
		Susceptibility The residents along Swindon Road currently have limited views of the Site, due to the existing hedgerows both sides of Swindon Road as well as fencing in place to screen views of traffic. Views for road users are in the direction of travel, channelled by vegetation flanking the road, views of housing development / settlement are prevalent for receptors in this location. The susceptibility for receptors is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase Construction activity on the Site would be evident, due to the close proximity of the receptors, who will experience views of taller elements such as cranes and scaffolding along with the construction works / completion of built form and site hoarding (which would limit views of lower-level activities). Night time The lighting of the Site during the construction stage would be visible from this location, marginally changing the existing baseline night time view. Lighting during the construction stage would be managed to provide the necessary minimum levels to ensure the Site is secure and operations can be conducted safely. Lighting associated with the construction stage would be temporary and seen in the context of existing street lighting on Swindon Road and existing residential properties on the edge of the settlement. The magnitude of change is considered to be Medium .	EFFECT Temporary Road users Minor Adverse Effect Temporary Settlements Moderate Adverse Effect
		Operation Phase (Year 0) At completion, the Proposed Development would introduce new built form into the view as well as a new access road, which would increase visibility into the Site. The Proposed Development would be filtered by the existing hedgerow with rooflines being primarily visible. The Proposed Development would be slightly more visible in winter months though still filtered by field boundary hedgerows. Night time The Proposed Development would introduce a new source of lighting which would be a discernible change to the existing baseline night time view. Lighting associated with the Proposed Development would be visible from this location, albeit seen in the context of existing street lighting on Swindon Road and existing residential properties on the edge of the settlement. The magnitude of change is therefore considered to be Medium .	Short Term Road users Minor Adverse Effect Short Term Settlements Moderate Adverse Effect
		Operation Phase (Year 15) For all receptors in the long term, there will be permanent features within the view. The rooflines of the built form have potential to extend above the boundary vegetation and there would be direct views of the gateway into the Site. The establishment of proposed planting along the Site's boundaries would supplement existing, assisting in softening / filtering / screening views of proposed built form. Night time At year 15, the Proposed Development would still be a discernible change to the existing baseline night time view albeit with reduced visibility due to maturing boundary vegetation. Lighting associated with the Proposed Development would be seen in the context of existing street lighting on Swindon Road and existing residential properties on the edge of the settlement. The magnitude of change is considered to reduce to Low .	Long Term Road users Negligible Adverse Effect Long Term Settlements Minor Adverse Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 2: Swindon Road, Royal Wootton Bassett Receptors: Road users Direction of View: Northwest Grid Reference: E:408326; N:183019 AOD: 125m Distance from the Site Boundary: 32m	This viewpoint is taken from the verge along Swindon Road. The viewpoint sits at 125m AOD, at point slightly lower than the Site. The rising landform within the Site is visible through a low point in the boundary vegetation. Views of the Site are filtered due to the hedgerow along the eastern and southern boundaries. Elements within the site are visible above the hedgerow such as the timber pylons and vegetation along the western boundary. The roofline and two tall trees within Elmcroft House are visible on the skyline. There will be slightly greater visibility of the Site's southeast facing slope during winter months, through the boundary vegetation.	Value This view is not from a designated location, and the current view towards the surrounding landscape beyond the Site is also limited. The value of this view is considered to be Low for road users.	Road users Low
		Susceptibility Road users on Swindon Road have glimpsed views of the rural landscape to the north and settlement edge to the south. Views for road users are in the direction of travel, channelled by vegetation flanking the road, views of housing development / settlement is prevalent for receptors in this location. The susceptibility for receptors is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase Construction activity on the Site would be evident, due to the close proximity of the receptors, who will experience views of taller elements such as cranes and scaffolding along with the construction works / completion of built form and site hoarding (which would limit views of lower-level activities). Night time The lighting of the Site during the construction stage would be visible from this location, marginally changing the existing baseline night time view. Lighting during the construction stage would be managed to provide the necessary minimum levels to ensure the Site is secure and operations can be conducted safely. Lighting associated with the construction stage would be temporary and seen in the context of existing lighting at nearby commercial properties (hotel / restaurant) and road infrastructure. The magnitude of change is considered to be Medium .	Temporary Road users Minor Adverse Effect
		Operation Phase (Year 0) At completion, the Proposed Development would introduce new built form into the view, which would be seen in the context of existing built form adjacent to the Site at the hotel. The development would be filtered by the existing hedgerow at the southern boundary. The southern edge of the Proposed Development would be slightly more visible in winter months. Night time The Proposed Development would introduce a new source of lighting, notably changing the existing baseline night time view. Lighting associated with the Proposed Development would be visible from this view, albeit seen in the context of existing lighting at nearby commercial properties (hotel / restaurant) and road infrastructure. The magnitude of change is therefore considered to be Medium .	Short Term Road users Minor Adverse Effect
		Operation Phase (Year 15) For receptors in the long term, there will be permanent features within the view. The rooflines of the built form have potential to extend above the boundary vegetation. The establishment of proposed planting along the Site's boundaries would supplement existing, assisting in softening / filtering / screening views of proposed built form. Night time At year 15, the Proposed Development would still be a discernible change to the existing baseline night time view albeit with reduced visibility due to maturing boundary vegetation. Lighting associated with the Proposed Development would be seen in the context of existing lighting at nearby commercial properties (hotel / restaurant) and road infrastructure. The magnitude of change is considered to reduce to Low .	Long Term Road users Negligible Adverse Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 3: PUBLIC FOOTPATH, ELMCROFT, ROYAL WOOTTON BASSETT Receptors: Users of PRoW Direction of View: Southeast Grid Reference: E:407969; N:183374 AOD: 136m Distance from the Site Boundary: 51m	This viewpoint is taken from the public footpath to the north of the property adjacent the Site known as Elmcroft House. The public footpath passes along the western boundary of Elmcroft House, passing through a clearing before entering a dense plantation of native trees. The viewpoint sits at 136m AOD, a point higher than the Site. The pylon at the northwestern corner is visible while glimpsed views of the centre of the Site are available through small gaps in boundary vegetation. Due to intervening vegetation and topography views of the Site are limited. There are glimpsed views of the North Wessex Downs National Landscape, from the public right of way as it passes through the clearing. There will be slightly greater visibility of the Site and North Wessex Downs during winter months, through the boundary vegetation and that within the bounds of Elmcroft House.	Value This view is not from a designated location, and the current view from the public footpath towards the surrounding landscape beyond the Site are limited by woodland plantation and boundary vegetation. Views towards the North Wessex Downs National Landscape are only distant glimpses from the public footpath. Therefore, the value of this view is considered to be High for PRoW users.	High
		Susceptibility Users of the PRoW would have filtered views and are set back from the Site by 51m. Views of adjacent housing is already prevalent for receptors in this location. While settlement is visible within this local area, it is not prevalent in this current view. The susceptibility for receptors is considered to be Medium .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase Construction activity on the Site would be evident, due to the close proximity of the receptors, who will experience views of taller elements such as cranes and scaffolding along with the construction works / completion of built form and site hoarding (which would limit views of lower-level activities). Night time The lighting of the Site during the construction stage would be glimpsed from this location, slightly changing the existing baseline night time view. Lighting during the construction stage would be managed to provide the necessary minimum levels to ensure the Site is secure and operations can be conducted safely. Lighting associated with the construction stage would be temporary and seen in the context of existing nearby residential property and light spill off Swindon Road. The magnitude of change is considered to be Medium .	Temporary Moderate Adverse Effect
		Operation Phase (Year 0) At completion, an area close to the northwestern boundary and the scheduled monument would be kept free of built development. The Proposed Development would introduce new built form into the view that would be largely screened by Elmcroft House and field boundary vegetation. The development would be located at lower points in the Site's topography, thus unlikely to protrude into the skyline. During winter months there would be slightly greater visibility of the retained open space and glimpses of new built form. Night time: The Proposed Development would introduce a new source of lighting as a small addition to the existing baseline night time view. Lighting associated with the Proposed Development would be partially glimpsed from this view and seen in the context of existing nearby residential property and light spill off Swindon Road. The magnitude of change is therefore considered to be Low .	Short Term Minor Adverse Effect
		Operation Phase (Year 15) At year 15 the Proposed Development would be largely screened from view by proposed enhanced field boundary planting and additional structural planting within the green infrastructure framework of the development. Night time: At year 15, the Proposed Development would still be a discernible change to the existing baseline night time view albeit with reduced visibility due to maturing boundary vegetation. Lighting associated with the Proposed Development would be partially glimpsed from this location and seen in the context of existing nearby residential property and light spill off Swindon Road. The magnitude of change is therefore considered to reduce to Very Low .	Long Term Negligible Adverse Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 4: PUBLIC FOOTPATH, CHURCH HILLS, ROYAL WOOTTON BASSETT Receptors: Users of PRoW Direction of View: South Grid Reference: E:408227; N:183458 AOD: 135m Distance from the Site Boundary: 151m	This viewpoint is taken from the public footpath to the north of the property adjacent the Site known as Elmcroft House. The public footpath emerges from a dense plantation of native trees which screens views before the path enters a large open field north of the Site. The viewpoint sits at 135m AOD, a high point in the local landscape. There are clear views to the east and north towards the edge of Swindon and the North Wessex Downs. There is a filtered view through the intervening field boundaries, with the existing settlement edge at Swindon Road being partially visible as well as the North Wessex Downs on the distant skyline. Due to intervening vegetation and topography, views of the Site are limited. There will be slightly greater visibility of the Site and settlement edge at Swindon Road during winter months, through the boundary vegetation towards the existing.	Value This view is not from a designated location, and the current view from the public footpath towards the surrounding landscape beyond the Site is limited by woodland plantation and boundary vegetation. There are elevated, distant views towards the North Wessex Downs National Landscape, with heavily filtered in views in the direction of the Site. The value of this view is considered to be High for PRoW users.	High
		Susceptibility Users of the PRoW would have filtered views and are separated from the Site by 151m. While settlement is visible in this particular view, it is not prevalent and is heavily filtered. The susceptibility for receptors is considered to be Medium .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase Construction activity on the Site would be evident in views towards the south, who will experience views of taller elements such as cranes and scaffolding along with the construction works / completion of built form and site hoarding (limiting views of lower-level activities) which would be incongruous in this setting. Night time The lighting of the Site during the construction stage would be glimpsed from this location, slightly changing the existing baseline night time view. Lighting during the construction stage would be managed to provide the necessary minimum levels to ensure the Site is secure and operations can be conducted safely. Lighting associated with the construction stage would be temporary and seen in the context of lighting in the settlement and street lighting on Swindon Road. The magnitude of change is considered to be Medium-Low .	Temporary Moderate Adverse Effect
		Operation Phase (Year 0) At completion, an area close to the northwestern boundary and the scheduled monument would be kept free of built development. The Proposed Development would introduce new built form into the view that would be heavily filtered by field boundary vegetation. The development would be located at lower points in the Sites topography on a southeast facing slope, thus unlikely to protrude into the skyline in views from this location. During winter months there would be slightly greater visibility of the retained open space at the northern edge of the Site and glimpses of new built form. Night time The Proposed Development would introduce a new source of lighting visible from this location; however, this would be substantially blended with the lighting in the settlement and street lighting on Swindon Road. The magnitude of change is therefore considered to be Low .	Short Term Minor Adverse Effect
		Operation Phase (Year 15) For receptors in the long term, there will be permanent features within the view. At year 15 the Proposed Development would be largely screened from view by proposed enhanced field boundary planting and additional structural planting within the green infrastructure framework of the development. Night time At year 15, the Proposed Development would still be a discernible change to the existing baseline night time view albeit with reduced visibility due to maturing boundary vegetation. The lighting of the Proposed Development would still be substantially blended with the lighting in the settlement and street lighting on Swindon Road. The magnitude of change is therefore considered to reduce to Very Low .	Long Term Negligible Adverse Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 5: PUBLIC FOOTPATH, SALLY PUSSEY, ROYAL WOOTTON BASSETT Receptors: Users of PRoW Direction of View: West Grid Reference: E:408850 ; N:183160 AOD: 117m Distance from the Site Boundary: 490m	This viewpoint is taken from the public footpath to the north of Sally Pusseys on Swindon Road. The viewpoint sits at 117m AOD with the Site and Church's Hill being a notable rising landform in the view. The public footpath runs through an open grazed field before passing through a field boundary into a solar farm where views briefly open up and the Site is visible. The Solar panels partially block views of the Site. The roofline and two tall trees at Elmcroft House are visible on the horizon. There is a filtered view through the intervening field boundaries towards the rising landform within the Site. The rooflines at the existing settlement edge on Swindon Road are partially visible. There will be slightly greater visibility of the Site's southeast facing slope during winter months, through the layers of boundary vegetation.	Value This view is not from a designated location, and the current view from the public footpath towards the surrounding landscape surrounding the Site is limited by boundary vegetation. The solar farm is a notable detractor that dominates the view from this location. The value of this view is considered to be High-Medium for PRoW users.	Medium
		Susceptibility Users of the PRoW would have mostly clear views of the centre of the Site, where it rises towards the west. The rooflines of the settlement edge at Swindon Road are the most notable development in the view. While settlement is visible in this view, it is not prevalent in this current view and heavily filtered by vegetation. Given the strong influence of the solar farm, the susceptibility for receptors is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase Construction activity on the Site would be evident, albeit seen in the middle distance, with views of taller elements such as cranes and scaffolding along with the construction works / completion of built form and site hoarding (which would limit views of lower-level activities), taking up a relatively small part of the view and seen in the context of the solar farm. Night time The lighting of the Site during the construction stage would be discernible from this location, marginally changing the existing baseline night time view. Lighting during the construction stage would be managed to provide the necessary minimum levels to ensure the Site is secure and operations can be conducted safely. Lighting associated with the construction stage would be temporary and seen in the context of lighting in the settlement and street lighting on Swindon Road. The magnitude of change is considered to be Low .	Temporary Minor Adverse Effect
		Operation Phase (Year 0) At completion, the Proposed Development would introduce new built form into the view, which would be seen in the middle distance and in the context of existing built form adjacent the Site on Swindon Road, set back beyond the solar farm. The development would be filtered by the existing hedgerow. During winter months there would be slightly greater visibility of new built form at the centre of the Site. Night time The Proposed Development would introduce a new source of lighting, marginally changing the existing baseline night time view. Lighting associated with the Proposed Development would be visible from this location and seen in the context of existing lighting at nearby settlement edge and road infrastructure. The magnitude of change is therefore considered to remain Low .	Short Term Minor Adverse Effect
		Operation Phase (Year 15) For receptors in the long term, there will be permanent features within the view, albeit the rooflines of the built form have potential to extend above the boundary vegetation but seen in the middle distance. The establishment of proposed planting along the Site's boundaries would supplement existing, assisting in softening / filtering / screening views of proposed built form. Night time At year 15, the Proposed Development would still be a discernible change to the existing baseline night time view albeit with reduced visibility due to maturing boundary vegetation. The Proposed Development would introduce a new source of lighting, slightly changing the existing baseline night time view. Lighting associated with the Proposed Development would be seen in the context of existing lighting at nearby settlement edge and road infrastructure. The magnitude of change is considered to reduce to Very Low .	Long Term Negligible Adverse Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 6: COPED HALL, ROYAL WOOTTON BASSETT Receptors: Road users Direction of View: Southeast Grid Reference: E:407569; N:183679 AOD: 131m Distance from the Site Boundary: 555m	This viewpoint is taken from the local road to the northwest of the Site. The woodland plantation to the west of Elmcroft House and field boundary vegetation contains visibility to short distances with only rooftops of tallest existing built form being visible. Views towards the Site are screened by a combination of topography and field boundary vegetation.	Value This view is not from a designated location, and the current view towards the surrounding landscape beyond the Site is also limited. The value of this view is considered to be Low for road users.		Low
		Susceptibility Road users at Coped Hall have limited views of the rural landscape north of Royal Wootton Bassett. Views of housing development not prevalent for receptors in this location though the land at the centre of the view is allocated for housing development. The susceptibility for receptors is considered to be Low .		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase The construction stage activity would be largely screened by a combination of topography and intervening field boundary vegetation. Construction elements would be barely perceptible. No Change on views would occur as a result.		Temporary Negligible to Neutral Effect
		Operation Phase (Year 0) At completion the proposed development would be largely screened by a combination of topography and intervening field boundary vegetation. Built form would be barely perceptible. No Change on views would occur as a result.		Short Term Negligible to Neutral Effect
		Operation Phase (Year 15) At year 15 the proposed development would be largely screened by a combination of topography and intervening field boundary vegetation. Built form would be barely perceptible. No Change on views would occur as a result.		Long Term Negligible to Neutral Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 7: PUBLIC FOOTPATH, MIDGE HALL, ROYAL WOOTTON BASSETT Receptors: Users of PRow Direction of View: South Grid Reference: E:407987; N:183785 AOD: 127m Distance from the Site Boundary: 435m	This viewpoint is taken from the public footpath to the north of the Site near Midge Hall. This view is from a lower point in the local landscape than the Site, on the northern side of Church's Hill. Views towards the Site are screened by a combination of topography and field boundary vegetation. The existing settlement edge at Swindon Road is completely screened from view. The settlement edge and tall tower blocks at Swindon are visible in the distance, to the northeast.	Value This view is not from a designated location and the current view from the public footpath, towards the surrounding landscape beyond the Site, is limited by woodland plantation and field boundary vegetation. The North Wessex Downs National Landscape is visible on the skyline in the long distance. The value of this view is considered to be High for PRow users.	Medium	
		Susceptibility Users of the PRow would have views of the Site screened by a combination of topography and field boundary vegetation, with views in the direction of the Site forming a relatively small part of this wider panoramic view. Views of housing development is present for receptors in this location in views towards Swindon, albeit seen in the distance. Therefore, the susceptibility of this view is considered to be Low .		
	MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)			EFFECT
	There will be a slightly greater visibility through the field boundary vegetation on the skyline in the direction of the Site during winter months. The Site would remain screened from view.	Construction Phase The construction stage activity would be largely screened by a combination of topography and intervening field boundary vegetation. Construction elements would be barely perceptible. Night time: The lighting of the Site during the construction stage would not be visible from this location and would not notably increase the level of light spill at the settlement edge. No Change on views would occur as a result.	Temporary Negligible to Neutral Effect	
		Operation Phase (Year 0) At completion the proposed development would be largely screened by a combination of topography and intervening field boundary vegetation. Built form would be barely perceptible. Night time: The Proposed Development would introduce a new source of lighting; however, this would not be directly visible from this location and not notably increase the level of light spill at the settlement edge. No Change on views would occur as a result.	Short Term Negligible to Neutral Effect	
		Operation Phase (Year 15) At year 15 the proposed development would be largely screened by a combination of topography and intervening field boundary vegetation. Built form would be barely perceptible. Night time: At year 15 the lighting within the Proposed Development would still be screened from view at this location and not notably increase the level of light spill at the settlement edge. No Change on views would occur as a result.	Long Term Negligible to Neutral Effect	

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 8: PUBLIC FOOTPATH, SPITTLEBOROUGH FARM, ROYAL WOOTTON BASSETT Receptors: Users of PRow Direction of View: West Grid Reference: E:409820; N:183082 AOD: 110m Distance from the Site Boundary: 1.46km	This viewpoint is taken from the public footpath to the north Spittleborough Farm and just south of the M4 motorway. The viewpoint sits at 110m AOD with the Site and Church's Hill being a discernible rising landform in the view. The public footpath runs through open, grazed fields south of the M4 motorway. The roofline and two tall trees at Elmcroft House are visible on the horizon. There is a filtered view through the intervening field boundaries towards the rising landform within the Site. The existing settlement edge at Swindon Road is partially visible.	Value This view is not from a designated location and the current view from the public footpath, towards the Site, is limited by boundary vegetation. The value of this view is considered to be High-Medium for PRow users.	Medium
		Susceptibility Users of the PRow would have mostly clear views of the centre of the Site where it rises towards the west, albeit seen in the middle to long distance and forming a very small part of this wider agrarian view. The settlement edge on Swindon Road is discernible in the view. The farm buildings at Spittleborough Farm are a notable feature. The M4 is largely screened from view with the footbridge being the only visible feature at this location. The susceptibility for receptors are considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase Construction activity on the Site would be evident in a small part of this view, which will experience middle to long distance views of taller elements such as cranes and scaffolding along with the construction works / completion of built form. Night time The lighting of the Site during the construction stage would be a very slight change the existing baseline night time view. Lighting during the construction stage would be managed to provide the necessary minimum levels to ensure the Site is secure and operations can be conducted safely. Lighting associated with the construction stage would be temporary and seen in the context of lighting in the settlement and street lighting on Swindon Road. The magnitude of change is considered to be Very Low .	Temporary Negligible to Minor Adverse Effect
		Operation Phase (Year 0) At completion, the Proposed Development would introduce new built form into a very small part of the view, which would be seen in the middle to long distance and in the context of existing built form adjacent to the Site on Swindon Road. Night time: The Proposed Development would be a nominal addition to the existing baseline night time view. Lighting associated with the Proposed Development would be partially glimpsed from this view, albeit seen in the context of the existing nearby settlement edge and road infrastructure. The development would be filtered by the existing hedgerow. The magnitude of change is therefore considered to be Very Low .	Short Term Negligible to Minor Adverse Effect
		Operation Phase (Year 15) For receptors in the long term, there will be permanent features within the view. The rooflines of the built form have potential to extend above the boundary vegetation. The establishment of proposed planting along the Site's boundaries would supplement existing, assisting in softening / filtering / screening views of proposed built form. Night time At year 15, the Proposed Development would still be a nominal change to the existing baseline night time view with reduced visibility due to maturing boundary vegetation. Lighting associated with the Proposed Development would be seen in the context of existing lighting at the settlement edge and road infrastructure. The magnitude of change is considered to remain Very Low .	Long Term Negligible Adverse Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 9: PUBLIC FOOTPATH, RED HOUSE, HAY LANE, CANCOURT Receptors: Users of PRow Direction of View: Northwest Grid Reference: E:410327; N:182160 AOD: 112m Distance from the Site Boundary: 2.19km	This viewpoint is taken from the public footpath to the north of Red House and just south of the Great Western Main Line railway. The viewpoint sits at 112m AOD with the Site and Church's Hill being a discernible, though distant rising landform, amongst others in the view. The roofline and two tall trees at Elmcroft House are visible on the horizon. There is a filtered view through the intervening field boundaries towards the rising landform within the Site. The existing settlement at Royal Wootton Bassett is partially visible beyond woodland blocks that lie within the intervening rural landscape.	Value This view is not from a designated location, and the current view from the public footpath towards the Site is limited by a combination of topography and field boundary vegetation. The value of this view is considered to be High-Medium for PRow users.	Low
		Susceptibility Users of the PRow would have a glimpsed view of the centre of the Site, in the long distance, where it rises towards the west – albeit forming a very small part of this view. The settlement at Royal Wootton Bassett is notable in the view. Elmcroft House is partially visible on Church's Hill set amongst the vegetation that surrounds the property. The susceptibility for receptors is considered to be Very Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase Construction activity on the Site would be partially visible in a very small part of this view, on the rising landform within the Site, which will experience views of taller elements such as cranes and scaffolding along with the construction works / completion of built form. These elements would be visible though viewed from a distance greater than 2km. Night time: The lighting of the Site during the construction stage would be a very slight additional source of lighting; however, this would be indistinguishable from the lighting in settlement areas at the northern extent of Royal Wootton Bassett. The magnitude of change is considered to be Very Low .	Temporary Negligible Adverse Effect
		Operation Phase (Year 0) At completion, the Proposed Development would introduce new built form into the view, which would be seen in the context of existing built form adjacent the Site at Royal Wootton Bassett. The development would be filtered by the existing intervening vegetation and seen in the long distance. Night time: The Proposed Development would introduce a new source of lighting; however, this would be indistinguishable from the lighting in settlement areas at the northern extent of Royal Wootton Bassett. The magnitude of change is therefore considered to be Very Low .	Short Term Negligible Adverse Effect
		Operation Phase (Year 15) For receptors in the long term, the rooflines of the built form have potential to extend above the boundary vegetation. The establishment of proposed planting along the Site's boundaries would supplement existing, assisting in softening / filtering / screening views of proposed built form. Night time: At year 15 the lighting from the Proposed Development would be less visible and remain indistinguishable from the lighting in settlement areas at the northern extent of Royal Wootton Bassett. The magnitude of change is considered to remain Very Low .	Long Term Negligible Adverse Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 10: PUBLIC FOOTPATH, CHADDINGTON LANE, LITTLE CHADDINGTON FARM Receptors: Users of PRoW Direction of View: Northwest Grid Reference: E:409715; N:181057 AOD: 102m Distance from the Site Boundary: 2.45km	This viewpoint is taken from the public footpath to the east of Little Chaddington Farm. The viewpoint sits at 102m AOD with the Church's Hill being a discernible though distant rising landform amongst others in the view. The roofline and two tall trees at Elmcroft House are visible on the horizon. The existing settlement at Royal Wootton Bassett is partially visible beyond woodland blocks that lie within the intervening rural landscape.	Value This view is not from a designated location and the current view from the public footpath towards the Site is limited by a combination of topography and field boundary vegetation. The view is predominantly rural, with some scenic qualities, though settlement is a visible feature. The value of this view is considered to be High-Medium for PRoW users.	Low
		Susceptibility Users of the PRoW would have filtered and distant glimpsed views towards the Site and Royal Wootton Bassett, in the long distance – albeit forming a very small and barely discernible part of this view. The settlement at Royal Wootton Bassett is notable in the view. Elmcroft House is partially visible on Church's Hill set amongst the vegetation that surrounds the property. The susceptibility for receptors is considered to be Very Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase Construction activity on the Site would be almost entirely screened. Receptors may experience distant glimpses of taller elements such as cranes and scaffolding. These elements would be visible though viewed from a distance greater than 2km. Night time: The lighting of the Site during the construction stage would be a very slight additional source of lighting; however, this would be indistinguishable from the lighting in settlement areas at the northern extent of Royal Wootton Bassett. Therefore, the magnitude of change is considered to be Very Low .	Temporary Negligible Effect
		Operation Phase (Year 0) At completion, the Proposed Development would place some additional built form in the view which would be set behind the existing built form adjacent the Site at Royal Wootton Bassett. The development would be heavily filtered by the existing intervening vegetation. Night time: The Proposed Development would introduce a new source of lighting; however, this would be substantially blended with the lighting within the wider settlement at the northern extent of Royal Wootton Bassett. The magnitude of change is therefore considered to be Very Low .	Short Term Negligible Effect
		Operation Phase (Year 15) For receptors in the long term, the proposed rooflines of the built form would be further filtered and softened by existing and proposed boundary vegetation. Viewed from a distance greater than 2km. Night time: At year 15 the lighting from the Proposed Development would be less visible and remain indistinguishable from the lighting in settlement areas at the northern extent of Royal Wootton Bassett. The magnitude of change is considered to remain Very Low .	Long Term Negligible Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 11: PUBLIC FOOTPATH, FLAXLANDS FARM, FLAXLANDS Receptors: Users of PRoW Direction of View: Southeast Grid Reference: E:407072; N:184863 AOD: 143m Distance from the Site Boundary: 1.79km	This viewpoint is taken from the public footpath to the northwest of the Site near Flaxlands Farm. This view is from a lower point in the local landscape than the Site, on the northern side of Church's Hill. Views towards the Site are screened by a combination of topography and field boundary vegetation. The existing settlement edge at Swindon Road is completely screened from view. The settlement edge and tall tower blocks at Swindon are visible to the northeast.	Value This view is not from a designated location and the current view from the public footpath looks towards the surrounding landscape beyond the Site, with the North Wessex Downs National Landscape on the horizon in the long distance. The view has a high scenic value, though some development at the edge of Royal Wootton Bassett would be visible to the right of the view. The value of this view is considered to be High for PRoW users.		Medium
		Susceptibility Users of the PRoW would have views of the Site screened by a combination of topography and field boundary vegetation. Views of development at Royal Wootton Bassett is a persistent feature in views from this right of way. The susceptibility for receptors is considered to be Medium .		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase The construction stage activity would be largely screened by a combination of topography and intervening field boundary vegetation. Construction elements would be barely perceptible. Night time: The lighting of the Site during the construction stage would not be visible from this location. No Change on views would occur as a result.		Temporary Negligible Adverse to Neutral Effect
		Operation Phase (Year 0) At completion the proposed development would be largely screened by a combination of topography and intervening field boundary vegetation. Built form would be barely perceptible. Night time: The lighting within the Proposed Development would not be visible from this location. No Change on views would occur as a result.		Short Term Negligible Adverse to Neutral Effect
		Operation Phase (Year 15) At year 15 the proposed development would be largely screened by a combination of topography and intervening field boundary vegetation. Built form would be barely perceptible. Night time: The lighting within the Proposed Development would not be visible from this location. No Change on views would occur as a result.		Long Term Negligible Adverse to Neutral Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 12: PUBLIC FOOTPATH, LYDIARD GREEN, LYDIARD MILLICENT Receptors: Users of PRow Direction of View: South Grid Reference: E:408572; N:185729 AOD: 138m Distance from the Site Boundary: 2.46km	This viewpoint is taken from the public footpath south of Lydiard Green. This view is from a lower point in the local landscape than the Site on the northern side of Church’s Hill. Views towards the Site are screened by a combination of topography and field boundary vegetation. The existing settlement edge at Swindon Road is completely screened from view. The settlement edge and tall tower blocks at Swindon are visible to the northeast.	Value		Medium
		Susceptibility		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)		EFFECT
		Construction Phase		Negligible Adverse to Neutral Effect Temporary
		The construction stage activity would be largely screened by a combination of topography and intervening field boundary vegetation. Construction elements would be barely perceptible. Night time: The lighting of the Site during the construction stage would not be visible from this location. No Change on views would occur as a result.		
		Operation Phase (Year 0)		
		At completion the proposed development would be largely screened by a combination of topography and intervening field boundary vegetation. Built form would be barely perceptible. Night time: The Proposed Development would introduce a new source of lighting; however, this will not be visible from this location. No Change on views would occur as a result.		Negligible Adverse to Neutral Effect Short Term
Operation Phase (Year 15)				
At year 15 the proposed development would be largely screened by a combination of topography and intervening field boundary vegetation. Built form would be barely perceptible. Night time: At year 15, the lighting within the Proposed Development would not be visible from this location. No Change on views would occur as a result.		Negligible Adverse to Neutral Effect Long Term		

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 13: HOOK STREET, HOOK Receptors: Road users Direction of View: South Grid Reference: E:408335; N:184701 AOD: 133m Distance from the Site Boundary: 1.40km	This viewpoint is taken from the verge on Hook Street. The viewpoint sits at 133m AOD on a rising landform to the north, which allows for views towards the North Wessex Downs National Landscape, which forms the skyline in the long distance. Church's Hill is discernible in the middle distance, with the wooded surrounds of Elmcroft House being notable. The Site is not visible, due to intervening vegetation and topography. The roofline and two tall trees within Elmcroft House are visible on the skyline. The rooflines at the settlement edge on Swindon Road are partially visible above the intervening roadside vegetation.	Value This view is not from a designated location and the current view from the road looks towards the surrounding landscape beyond the Site, with the North Wessex Downs National Landscape on the horizon in the long distance. The view has a high scenic value, though some development at the edge of Royal Wootton Bassett would be visible to the right of view. The value of this view is considered to be Low for road users.	Low
		Susceptibility Receptors would have views of the Site screened by a combination of topography and field boundary vegetation. The Royal Wootton Bassett settlement edge is visible from this road. The susceptibility is considered to be Low .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase Construction activity on the Site would be partially visible in the middle distance, with potential for glimpsed views of taller elements such as cranes and scaffolding along with the construction works / completion of the upper extents of built form above intervening topography and vegetation. Night time: The lighting of the Site during the construction stage would not be directly visible from this location and any light spill would be indistinguishable from that within the settlement area at the northern extent of Royal Wootton Bassett. The magnitude of change is considered to be Low .	EFFECT Temporary Negligible Adverse Effect
		Operation Phase (Year 0) At completion, the Proposed Development would introduce new built form into the view, which would be seen in front of the existing built form at Swindon Road but would be slightly more prominent, albeit seen in the middle distance, filtered by the existing intervening vegetation and forming a very small part of this view. Night time: The lighting within the Proposed Development would not be directly visible and any light spill would be indistinguishable from that within the settlement area at the northern extent of Royal Wootton Bassett. The magnitude of change is therefore considered to be Low .	
		Operation Phase (Year 15) For receptors in the long term, the rooflines of the built form have potential to continue to extend above the boundary vegetation. The establishment of proposed planting along the Site's boundaries would supplement existing, assisting in softening / filtering / screening views of proposed built form. Night time: At year 15, the lighting within the Proposed Development would remain indistinguishable from that within the settlement area at the northern extent of Royal Wootton Bassett. The magnitude of change is considered to remain Low .	Long Term Negligible Adverse Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 14: THE AVENUE, LYDIARD PARK, LYDIARD TREGOZE Receptors: Visitors to Lydiard Park Direction of View: Southwest Grid Reference: E:409531; N:184866 AOD: 120m Distance from the Site Boundary: 2.09km	This viewpoint is taken from the public footpath on the avenue at the centre of Lydiard Park. The view looks southwest towards the edge of the wooded edges of the park. The woodland blocks at the southern edge of the park screens views of the wider landscape to the south. There is a glimpsed view towards the Site, through a gap in the vegetation created to accommodate overhead powerlines. Intervening topography prevents views of the Site.	Value Visitors to Lydiard Park, a registered park and garden, would have a high appreciation of their surroundings and would visit the park to view the layout of the historic avenue and enjoy the open space. The views for receptors are of High value.		Medium
		Susceptibility While the park is an important open green space with high amenity usage, there are no views of the Site from this location and there is no potential for even glimpsed winter views of the nature of development proposed. These receptors have Very Low susceptibility to the proposed development.		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase & Operation Years 0 and 15 The construction stage activity and completed development would be screened by vegetation at the edge of Lydiard Park and other intervening woodland blocks and field boundaries. Construction elements and completed built form would not be visible from this location. No Change on views would occur as a result.		Temporary to Long Term Neutral Effect

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)	OVERALL SENSITIVITY
VIEWPOINT 15: PUBLIC FOOTPATH, LETTERAGE COPSE, LOWER HOOK FARM Receptors: Users of PRoW Direction of View: South Grid Reference: E:409057; N:184434 AOD: 120m Distance from the Site Boundary: 1.43km	This viewpoint is taken from the public footpath next to Letterage Copse, Lower Hook Farm. The viewpoint sits at 120m AOD within the rural landscape to the north of the Site with glimpsed views towards the North Wessex Downs National Landscape, which lies on the skyline in the long distance, beyond Royal Wootton Bassett. Church's Hill is discernible in the middle distance, with the wooded surrounds of Elmcroft House being notable. The Site is not visible, due to intervening vegetation and topography. The roofline and two tall trees within Elmcroft House are visible on the skyline. The rooflines at the settlement edge on Swindon Road are partially visible above the intervening roadside vegetation. There will be slightly greater visibility of the Site and the settlement edge at Swindon Road during winter months through field boundary vegetation.	Value This view is not from a designated location and the current view from the public footpath looks towards the surrounding landscape beyond the Site, with the North Wessex Downs National Landscape on the horizon in the long distance. The view has a high scenic value, though some development at the edge of Royal Wootton Bassett would be visible. Traffic on the M4 and pylons are notable detractors from the quality of the view. The value of this view is considered to be High for PRoW users.	High
		Susceptibility Receptors would have views of the Site largely screened by a combination of topography and field boundary vegetation. The Royal Wootton Bassett settlement edge is visible from this public right of way, though the view is still predominantly rural and distant glimpses of the North Wessex Downs provide some scenic quality. The susceptibility is considered to be Medium .	
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION)	EFFECT
		Construction Phase Construction activity on the Site would be partially visible in the middle distance, with potential for glimpsed views of taller elements such as cranes and scaffolding along with the construction works / completion of the upper extents of built form above intervening vegetation.	Temporary Negligible Adverse Effect
		Night time The lighting of the Site during the construction stage would be discernible from this location, marginally changing the existing baseline night time view. Lighting associated with the construction stage would be temporary and seen in the context of lighting in the existing settlement and street lighting on Swindon Road.	
		The magnitude of change is considered to be Low . Operation Phase (Year 0) At completion, the Proposed Development would introduce new built form into the view, which would be seen in front of the existing built form at Swindon Road but would be slightly more prominent, albeit seen in the middle distance and altering a very small part of this view - though would not obstruct views of the North Wessex Downs. The development would be filtered by the existing intervening vegetation. During winter months there would be slightly greater visibility of the northern edge of the Site with glimpses of new built form being visible.	Short Term Negligible Adverse Effect
		Night time The Proposed Development would introduce a new source of lighting, marginally changing the existing baseline night time view. Lighting associated with the Proposed Development would be visible from this location and seen in the context of existing lighting at nearby settlement edge and road infrastructure.	
		The magnitude of change is therefore considered to be Low . Operation Phase (Year 15) For receptors in the long term, the rooflines of the built form have potential to continue to extend above the boundary vegetation. The establishment of proposed planting along the Site's boundaries would supplement existing, assisting in softening / filtering / screening views of proposed built form.	Long Term Negligible Adverse Effect
		Night time At year 15, the Proposed Development would still be a discernible change to the existing baseline night time view albeit with reduced visibility due to maturing boundary vegetation. The Proposed Development would introduce a new source of lighting, slightly changing the existing baseline night time view. Lighting associated with the Proposed Development would be seen in the context of existing lighting at the nearby settlement edge and road infrastructure.	
		The magnitude of change is considered to remain Low .	

RECEPTOR	BASELINE DESCRIPTION	SENSITIVITY (COMBINING JUDGMENTS ON VALUE AND SUSCEPTIBILITY)		OVERALL SENSITIVITY
VIEWPOINT 16: PUBLIC FOOTPATH, LYDIARD PARK, LYDIARD TREGOZE Receptors: Visitors to Lydiard Park Direction of View: Southwest Grid Reference: E:409395; N:184551 AOD: 123m Distance from the Site Boundary: 1.77km	This viewpoint is taken from the public footpath at the southern edge of Lydiard Park. The view looks across Hook Street and the rural landscape to the south. Letterage Copse is a notable feature of the view, which screens views of the wider landscape to the south. There is a glimpsed view through a gap in the vegetation, albeit this does not open up views towards the Site. A ridgeline in the North Wessex Downs National Landscape rises to form part of the horizon in the long distance, to the left of view.	Value Visitors to Lydiard Park, a registered park and garden, would have a high appreciation of their surroundings and would visit the park to view the layout of the historic avenue and enjoy the open space. The views for receptors at this location are of High value.		Medium
		Susceptibility While the park is an important open green space with high amenity usage, there are no views of the Site from this location and there is no potential for even glimpsed winter views of the nature of development proposed. These receptors have Very Low susceptibility to the proposed development.		
		MAGNITUDE (SCALE, DEGREE OF CONTRAST, DISTANCE FROM RECEPTOR, EXTENT AND DURATION) Construction Phase & Operation Years 0 and 15 The construction stage activity and completed development would be screened by intervening topography and vegetation at Letterage Copse and other intervening field boundaries. Construction elements and completed built form would not be visible from this location. No Change on views would occur as a result.		Temporary to Long Term Neutral Effect

BMD



E: info@bradleymurphydesign.co.uk
W: www.bradleymurphydesign.co.uk
T: 0121 815 9127