

**Appendix 1, LVA Viewpoints 1 to 7
for the erection of a dwelling house, Former sewage Works,
Church Fields, Upper South Wraxhall, Wiltshire, BA15 2SB**

(Planning Ref: *PL/2023/01565* and PINs ref: *APP/Y3940/W/23/3327611*)

hla 623 R02

For Client: Ms J Leggatt

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1.0 Introduction

1.1 Viewpoints, 1 to 7

1.1.1 This Appendix is to be read in conjunction with the Landscape and Visual Appraisal, hla 623 R01, prepared by hla.

1.1.2 The Site was visited on the 25th April 2025 to assess the proposed development. The weather allowed good views and trees were in leaf. Views were selected to represent the most likely and most sensitive public locations where the development might be seen from.

Figure 1 Viewpoints 1 to 6 Plan

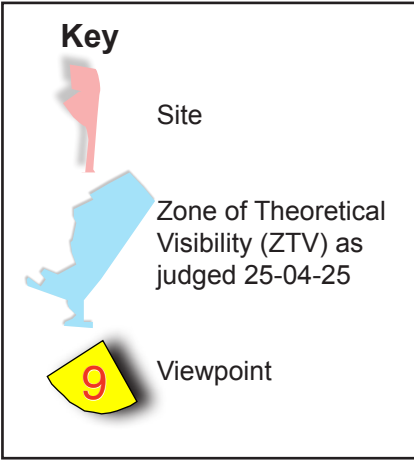
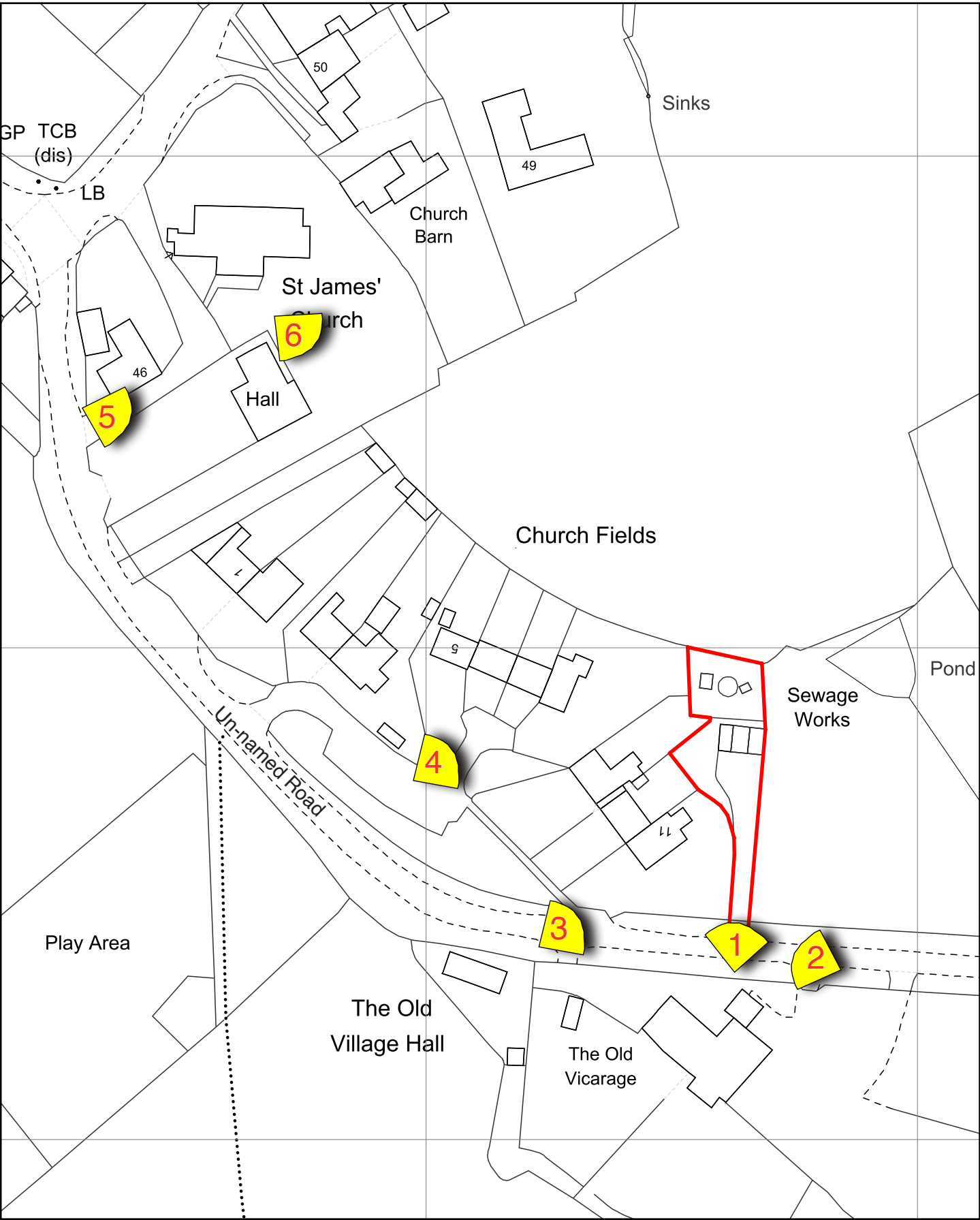
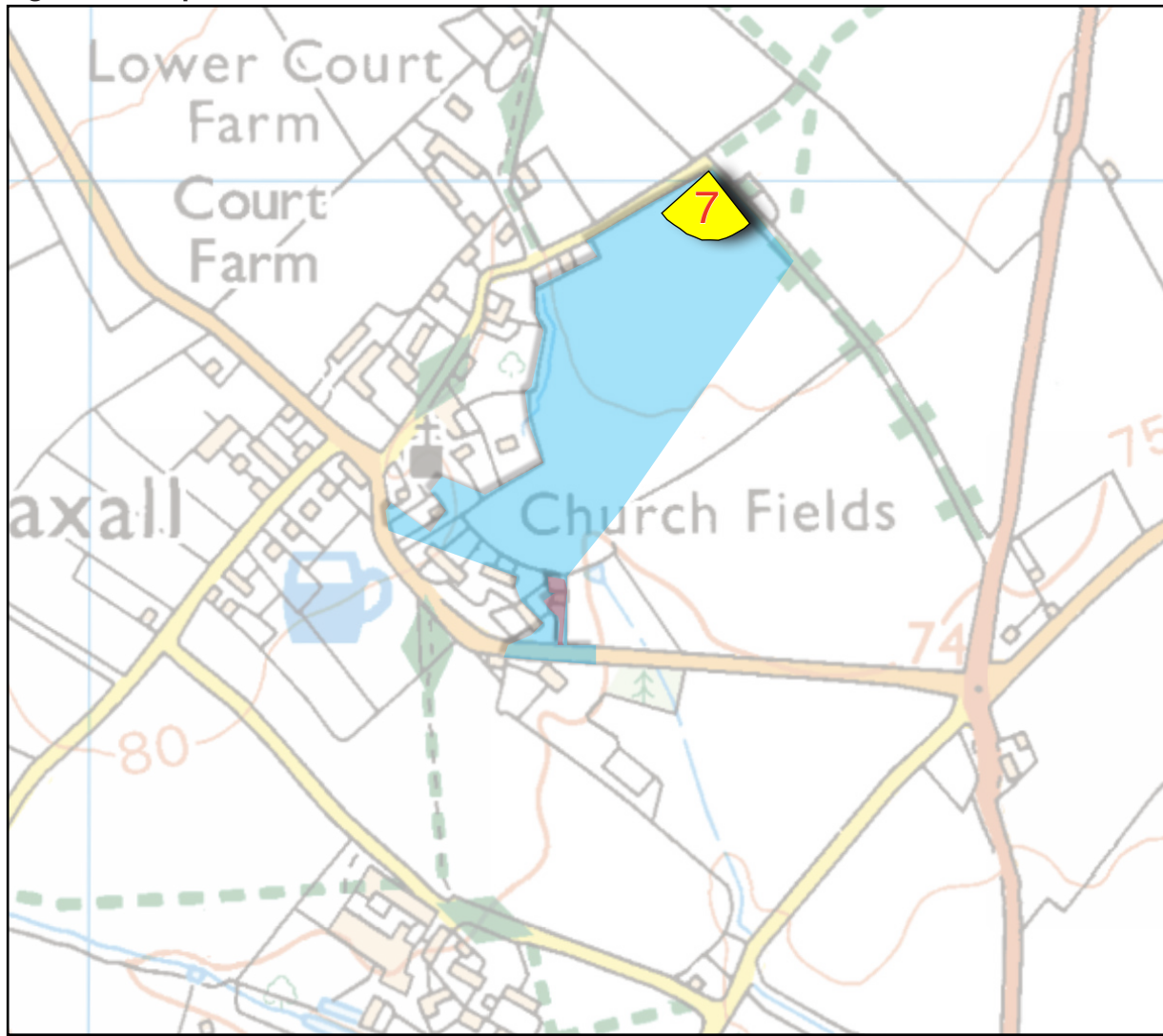
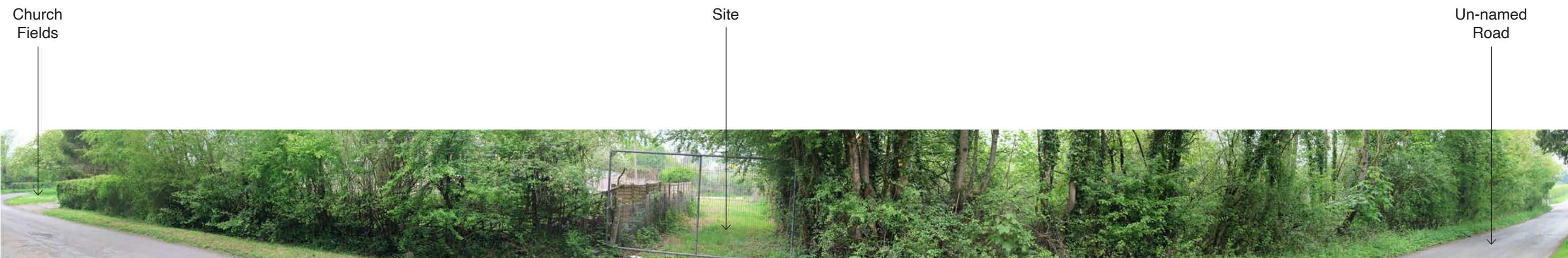


Figure 1 Viewpoint 7 Plan





2.1 Viewpoint 1

2.1 Viewpoint 1 see Figure 1

2.1.1 *Location:* Looking north, from the grass verge, towards the Site entrance that is located approximately 10m to the north.
GPS ref: 51.38058 N, 2.24047 W

2.1.2 *Photographic Height:* 76m AOD (plus 1.5m photographers view).

2.1.3 *Existing Views Description:* This is a near distance, enclosed view across the Un-named road directly south of the Site that looks towards the Site entrance and the Site beyond, which can be partially seen through the locked Heras type security fence panel. The scrubby wooded area located east of the Site and the hedge planting the south of 11 Church Fields frame the view. 11 Church Fields is obscurely seen through the hedge and the Un-named road (a tree-lined rural highway) and vehicles using it influence the foreground.

2.1.4 *Visual Value:* **Medium** (Rural, village edge view from grass verge).

2.1.5 *Visual Susceptibility:* **Low** (People in vehicles (drivers and their passengers) with fleeting views and occasional local people who walk on the road also with fleeting views, the development would be set back and partially seen in the context of other houses where the old sewage works existed and remnant structures remain).

2.1.6 *Visual Sensitivity of Receptors:* **Low**.

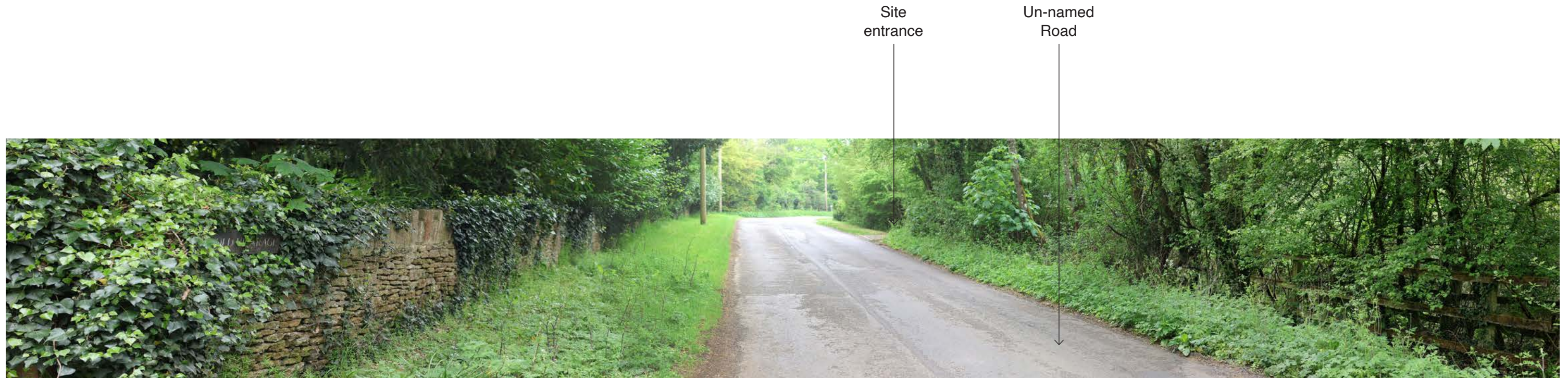
2.1.7 *During Construction Magnitude of Impact:* **Slight Adverse** (construction would be partially discernible in the view).

2.1.8 *On Completion, Magnitude of Impact:* **Negligible Beneficial** (the new access in would replace the existing stone an grass one in, the fencing and gateway treatments would be enhanced and the new house would be partially seen to replace the remnant old sewage works structures).

2.1.9 *On Completion Visual Effect/Significance:* **Negligible Beneficial Visual Effect/Not Significant**.

2.1.10 *Landscape Strategy:* Mitigation is not required. The new high quality hard landscape treatments at the entrance and new intervening garden planting beyond would enhance the landscape as it establishes.

2.1.11 *After establishment of planting:* **Negligible Beneficial Visual Impact/Negligible Beneficial Visual Effect/Not Significant/Long Term**.



2.2 Viewpoint 2

2.2 Viewpoint 2, see Figure 1

2.2.1 *Location:* Looking north west, from the grass verge outside the Old Vicarage, towards the Site entrance that is obliquely seen approximately 25m to the south east.
GPS ref: 51.3804 N, 2.23992 W

2.2.2 *Photographic Height:* 75m AOD (plus 1.5m photographers view).

2.2.3 *Existing Views Description:* This is a near distance, enclosed view across the Un-named road south east of the Site that looks towards the Site entrance with the Site screened by intervening scrubby wooded area located east of the Site. The Un-named road (a tree-lined rural highway) and vehicles using it influence the foreground.

2.2.4 *Visual Value:* **Medium** (Rural, village edge view from grass verge).

2.2.5 *Visual Susceptibility:* **Low** (People in vehicles (drivers and their passengers) and occasional local people who walk on the road may see occasional vehicles accessing the new Site only, the new building would be screened).

2.2.6 *Visual Sensitivity of Receptors:* **Low**.

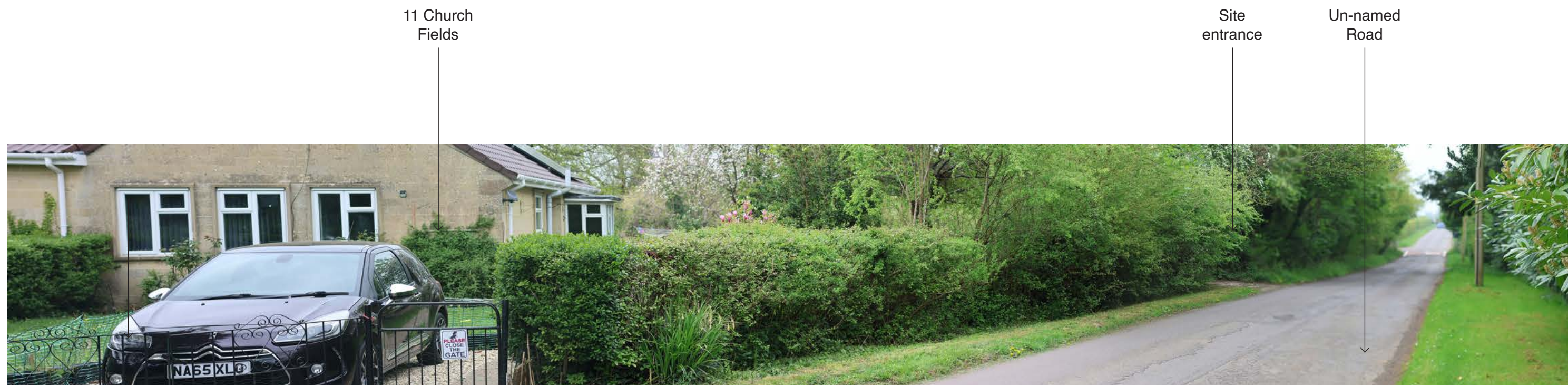
2.2.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (Construction traffic would be seen on few occasions and for a temporary period).

2.2.8 *On Completion, Magnitude of Impact:* **Negligible Adverse**. (The new high quality hard landscape treatments at the entrance would be just discernible and occasional vehicles accessing the new Site may be seen only, the new building would be screened).

2.2.9 *On Completion Visual Effect/Significance:* **Negligible Adverse Visual Effect/Significant**.

2.2.10 *Landscape Strategy:* Mitigation is not required. (The new high quality hard landscape treatments at the entrance would be just discernible and occasional vehicles accessing the new Site may be seen only, the new building would be screened).

2.2.11 *After establishment of planting:* **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term**.



2.3 Viewpoint 3

2.3 Viewpoint 3 see Figure 1

2.3.1 *Location:* Looking north east, from the grass verge opposite 11 Church Fields, towards the Site entrance that is obliquely seen approximately 25m to the north east.
GPS ref: 51.38060 N, 2.24105 W

2.3.2 *Photographic Height:* 76m AOD (plus 1.5m photographers view).

2.3.3 *Existing Views Description:* This is a near distance, enclosed view across the Un-named road south west of the Site that looks towards the Site entrance with the main Site screened by 11 Church Fields that along with the Un-named road dominate the foreground. The scrubby wooded area located east of the Site makes up the background. The Un-named road (a tree-lined rural highway) and vehicles using it also influence the foreground.

2.3.4 *Visual Value:* **Medium** (Rural, village edge view from grass verge).

2.3.5 *Visual Susceptibility:* **Low** (People in vehicles (drivers and their passengers) with fleeting views and occasional local people who walk on the road also with fleeting views, the development would be set back and partially seen in the context of other houses where the old sewage works existed and remnant structures remain).

2.3.6 *Visual Sensitivity of Receptors:* **Low**.

2.3.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (Construction traffic would be seen on few occasions and for a temporary period).

2.3.8 *On Completion, Magnitude of Impact:* **Negligible Adverse**. (The new high quality hard landscape treatments at the entrance would be just discernible and occasional vehicles accessing the new Site may be seen only, the new building would be screened).

2.3.9 *On Completion Visual Effect/Significance:* **Negligible Adverse Visual Effect/Significant**.

2.3.10 *Landscape Strategy:* Mitigation is not required. (The new high quality hard landscape treatments at the entrance would be just discernible and occasional vehicles accessing the new Site may be seen only, the new building would be screened).

2.3.11 *After establishment of planting:* **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term**.

7 Church
Fields

Possible glimpse of Site

9 Church
Fields



2.4 Viewpoint 4

2.4 Viewpoint 4 see Figure 1

2.4.1 *Location:* Looking north east, from outside 6 and 7 Church Fields, from approximately 60m south west of the Site.
GPS ref: 51.38059 N, 0.24107 W

2.4.2 *Photographic Height:* 77m AOD (plus 1.5m photographers view).

2.4.3 *Existing Views Description:* This is a near distance, suburban view across the Church Fields housing estate towards the Site with may be just partially discernible, beyond the housing and intervening planting and above 2m above ground level.

2.4.4 *Visual Value:* **Low** to **Medium** (suburban view with some planting).

2.4.5 *Visual Susceptibility:* **Low** (local people in the car parking and front garden areas who may partially glimpse the new house although it would be barely discernible and seen in the context of suburban buildings).

2.4.6 *Visual Sensitivity of Receptors:* **Low**.

2.4.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (Construction may be barely discernible).

2.4.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new house may be barely discernible).

2.4.9 *On Completion Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant**.

2.4.10 *Landscape Strategy:* Mitigation is not required.

2.4.11 *After establishment of planting:* Not applicable.



2.5 Viewpoint 5

- 2.5 Viewpoint 5, see Figure 1
- 2.5.1 *Location:* Looking south east, from the grass verge of the Un-named Road, looking across the Village Hall car park and the backs of Church Field houses, located approximately 125m north west of the Site.
GPS ref: 51.38152 N,2.24223 W
- 2.5.2 *Photographic Height:* 80m AOD (plus 1.5m photographers view).
- 2.5.3 *Existing Views Description:* This is a near distance, suburban view across the Village Hall car park towards the Site with may be just partially discernible, beyond the cars, the housing and the intervening planting and above 2m above ground level.
- 2.5.4 *Visual Value:* **Low to Medium** (village view heavily influenced by car parking).
- 2.5.5 *Visual Susceptibility:* **Low** (local people walking in the village and drivers (and their passengers) using the Un-named Road, who may partially glimpse the new house although it would be barely discernible and seen in the context of suburban buildings).
- 2.5.6 *Visual Sensitivity of Receptors:* **Low**.
- 2.5.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (Construction may be barely discernible).
- 2.5.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new house may be barely discernible).
- 2.5.9 *On Completion Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant**.
- 2.5.10 *Landscape Strategy:* Mitigation is not required.
- 2.5.11 *After establishment of planting:* Not applicable.



2.6 Viewpoint 6

2.6 Viewpoint 6, see Figure 1

2.6.1 *Location:* Looking south east, from Listed Church graveyard, located approximately 95m north west of the Site.
GPS ref: 51.38168 N, 2.24183 W

2.6.2 *Photographic Height:* 80m AOD (plus 1.5m photographers view).

2.6.3 *Existing Views Description:* This is a near distance, view from the setting of the Grade II* Listed Church that is also influenced by the suburban character of housing within the village. The planting within the graveyard and at the edge of the village softens the view.

2.6.4 *Visual Value:* **Medium** (Listed Building setting influenced by the local suburban character).

2.6.5 *Visual Susceptibility:* **Low** (Church and graveyard visitors who may partially glimpse the new house although it would be barely discernible and seen in the context of suburban buildings).

2.6.6 *Visual Sensitivity of Receptors:* **Low**.

2.6.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (Construction may be barely discernible).

2.6.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new house may be barely discernible).

2.6.9 *On Completion Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant**.

2.6.10 *Landscape Strategy:* Mitigation is not required.

2.6.11 *After establishment of planting:* Not applicable.



2.7 Viewpoint 7

2.7 Viewpoint 7, see Figure 1

2.7.1 *Location:* Looking south, from PRow SRA29 (Byway), located approximately 400m north north east of the Site.
GPS ref: 51.38390 N, 0.23873 W

2.7.2 *Photographic Height:* 83m AOD (plus 1.5m photographers view).

2.7.3 *Existing Views Description:* This is a medium distance view, through a one-off gap, at a field gate, from a PRow. The Site is just discernible and seen alongside the village edge buildings at Church Fields. There are high quality open countryside views to the east of the village.

2.7.4 *Visual Value:* **Medium** (wide, countryside view from one-off PRow location).

2.7.5 *Visual Susceptibility:* **Low** (PRow users who would see an incremental change to the housing located at the village edge).

2.7.6 *Visual Sensitivity of Receptors:* **Low**.

2.7.7 *During Construction Magnitude of Impact:* **Negligible Adverse** (Construction may be discernible).

2.7.8 *On Completion, Magnitude of Impact:* **Negligible Adverse** (The new house would be partially discernible and seen in the context of the existing suburban village edge character).

2.7.9 *On Completion Visual Effect/Significance:* **Negligible Adverse Visual Effect/Not Significant**.

2.7.10 *Landscape Strategy:* Mitigation is not required.

2.7.11 *After establishment of planting:* Not applicable.