

**Landscape and Visual Appraisal (LVA)
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 R01

For Client: Ms J Leggatt

By N Harper BA DipLA CMLI
May 2025



Harper Landscape Architecture LLP

a: Hillcliffe, Fairlight, East Sussex TN35 4BG p: 01424 442842 m: 07985 732311 e: nickhla@btinternet.com

www.harperlandscapearchitecture.co.uk

Partnership no OC392053



Contents

	Introduction	4
1.0	Qualifications and experience	5
2.0	Description of the Site and the proposal	6
3.0	Scope and structure of report	17
4.0	Landscape Planning Policy	18
5.0	Landscape Character and Visual baseline description	23
6.0	Landscape character and visual impacts	29
7.0	Conclusions	34

Tables

Table 1	Determining Landscape Sensitivity
Table 2	Determining Significance of Landscape Effects
Table 3	Determining Visual Sensitivity
Table 4	Determining Magnitude of Visual Impact
Table 5	Determining Significance of Visual Effect
Tables 6a, b, c	Landscape Character and Visual Impacts Summary Table

Figures

Figure 1	Location Plan and Aerial Photograph
Figure 2	Red Line Plan extracted from Planning and Heritage Statement, February 2023
Figure 3	Site Location Plan and Red Line
Figure 4	Site-wide Photographs a. to i. Plan NTS
Figures 5a.-d.	Site-wide photographs a. to i. Plan
Figure 6	Proposed House (drwg No. 1931.6c Rev A)
Figure 7	Proposed Cycle Shed (drwg No. 1931.7A)
Figure 8	Proposed Floor Plans and Elevations (drwg No. 1931.5c)
Figure 9	Extract of Magic Map
Figure 10	Local Landscape Character Area Plan
Figures 11a,b	Viewpoints 1 to 7 Plans

Appendices

Appendix A	Landscape Character and Visual baseline methodologies
Appendix 1	hla 623 R02 Viewpoints 1 to 7
Appendix 2	Natural England, National Character Area, National Character Area (NCA) 107 Cotswolds*
Appendix 3	Wiltshire landscape Assessment 2005 LCT Limetsone Lowland LCA 16A Malmesbury-Corsham Limestone Lowlands *
Appendix 4	Landscape Institute (LI) Technical Guidance Note (TGN) 06/19 Visual Representation of Development proposals, 17-09-19
Appendix 5	Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value

* See internet link in Bibliography (last page of this LVA)



Introduction

Ms J Leggatt instructed Harper Landscape Architecture LLP (hla) to carry out this Landscape and Visual Appraisal (LVA) on the 20th March 2025. The LVA has been prepared by Nick Harper BA (Hons), DipLA (Hons), CMLI, Chartered Landscape Architect and Partner of hla.

This LVA is put forward to describe the Landscape Character and Visual Impacts and Effects in relation to the proposals for the erection of a dwelling house, Former sewage Works, Church Fields, Upper South Wraxhall, Wiltshire, BA15 2SB

The LVA has been prepared in accordance with: the Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment (GLVIA 3); and the Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value.

The LVA has focussed on the Landscape Planning Policy, as relevant to Landscape and Visual issues, and in relation to those listed in the Planning Application (ref: *PL/2023/01565*), refused 20th April 2023 and the dismissed Appeal (*PINS ref: APP/Y3940/W/23/3327611*), decision 27th February 2024.

The Green Belt is not a Landscape Designation and therefore it is not covered in this LVA however the relevance for openness and views may be a consideration in the wider planning considerations.

1.0 Qualifications and experience

1.1 Qualifications

- 1.1.1 Nick Harper is a Chartered Landscape Architect with a degree in landscape design, a post graduate diploma in landscape architecture and he is a full chartered (Landscape Architect) member of the Landscape Institute (CMLI) since 1995.

1.2 Experience

- 1.2.1 Nick is a partner of the business of HLA which has operated as a landscape architecture consultancy since 2008. HLA is a limited liability partnership (LLP) and a registered practice of the Landscape Institute (LI).
- 1.2.2 Nick has good experience of LVA in relation to agricultural development.
- 1.2.3 Nick has good experience of Landscape and Visual Appraisal (LVA) work in sensitive rural, locations. He has been a team leader on a number of award (RIBA, LI, TCPI and ICE) winning projects and he has given expert landscape evidence at many of Public Inquiries and Planning Hearings for both Landscape and Visual matters, and Green Belt.
- 1.2.4 Nick has 36 years professional experience and prior to setting up HLA had positions as, a Principal at Hyder Consulting, an Associate at Chris Blandford Associates and a Senior Landscape Architect with Battle McCarthy and also the London Borough of Enfield. He was also a Senior Lecturer for the BA and MA Landscape Architecture courses at Greenwich University and has regularly represented a number of Design Review Panels (DRP).

2.0 Description of the Site and the Proposal

2.1 The existing site (see Figures 1, 2, 3, 4, 5a, 5b and 5c)

- 2.1.1 The Site is 0.05 ha in area and it is in the Green Belt and the South Wraxhall Conservation Area. It is outside the defined limits of development specified in the Development Plan. It is located in the village of Upper South Wraxall, a small settlement in North Wiltshire and in the jurisdiction of Wiltshire Council. The Site is approximately 8km east of Bath, 3km north of Bradford-on-Avon, approximately 5km south west of Corsham and approximately 7km west of Melksham.
- 2.1.2 Upper South Wraxall village is a curving, linear residential settlement pattern in the Cotswolds. The Site is located approximately 110m south east of the Listed St James Parish Church and Village Hall.
- 2.1.3 The Site is located to the east of Church Fields, a small group of mid 20th Century houses arranged along the eastern edge of the village edge and accessed from an un-named classified road. To the north of the Site there is a field defined by hedgerows and wooded areas and beyond this and beyond this is the Listed Little Courts. To the south of the un-named lane is the Old Vicarage, a large residential property set within extensive grounds.
- 2.1.4 The Site is Previously Developed Land (PDL) as a former sewage works. The northern part of the Site is dominated by the remnant sewage works structures that includes a raised concrete tank, associated fencing, steps, engineered earthworks and signage. Between the former sewage works and the un-named road is an area of hardstanding which formerly housed a 3 bay garage block and an access track.
- 2.1.5 The village and Site are within the Green Belt (GB) designation. There are no landscape designations that cover the Site.
- 2.1.6 The Site is located in Flood Zone 1, an area of low probability of flooding.
- 2.1.7 The Site is relatively flat with a slight slope from west to east and between approximately 76 and 77m AOD and there is are engineered earthworks to the west side.
- 2.1.8 In terms of heritage interest the Site is within the Cotswolds historic (although undesignated) landscape and there are the following Listed Buildings in relative close proximity: Grade II* Church of St James (ref: 1021864); various Grade II monuments within the Church of St James churchyard; and the Grade II Little Courts (ref: 1021870). The Planning and Heritage Statement (part of the original planning application) offers further heritage detail on pages 7 and 8.
- 2.1.9 A preliminary Ecological Appraisal (PEA), by Cotswold Environmental, was carried and issued in November 2022. Whilst the PEA found the existing Site may have value for protected species (sheltering, foraging and basking reptiles and breeding amphibians), it stated that the Site was small scale and no impacts beyond the Site boundary would be anticipated (subject to appropriate lighting).
- 2.1.10 The Site's field boundaries (see Figure 4) are described as follows.

Boundary B (north eastern Site boundary): 2m height dilapidated weld mesh fence with 'L' shaped steel posts. The dense scrub to the east of the Site screens views in from the east. The main species include mature Ash, Elder, Bramble, Hawthorn, Honeysuckle and Blackthorn.

Boundary C (north western Site boundary): 2m height dilapidated weld mesh fence with 'L' shaped steel posts. This boundary backs on to gardens, the houses beyond screen ground level views in from the west. There is no planting.

Boundary D (eastern Site boundary): 1.8m height dilapidated weld mesh fence with concrete posts. The dense scrub to the east of the Site screens views in from the east. The main species include mature Ash, Elder, Bramble, Ivy, Hawthorn, Honeysuckle, Blackthorn and Nettle.

Boundary E (western Site boundary): 1.2m height dilapidated weld mesh fence with concrete posts. This boundary is open to gardens, the houses beyond screen ground level views in from the west. There is little planting (although some Bramble).

Boundary F (south western Site boundary): 1.5m height residential close board fencing and dilapidated 1.2m height weld mesh fencing inside this. This boundary backs on to the garden with the fencing screening views beyond. There is little planting (although some Elder).

Boundary G (southern Site boundary): This is open to the road with a secure heras type padlocked fencing panel that is securing access.

Boundary A (northern Site boundary): 2m height dilapidated weld mesh fence with 'L' shaped steel posts. Fence and planting obscures views on from the north and creates some enclosure to the Site. The main species include Bramble, Hawthorn, Honeysuckle and Blackthorn.

Figure 1 Location Plan and Aerial Photograph



Figure 2 Red Line Plan extracted from Planning and Heritage Statement, February 2023

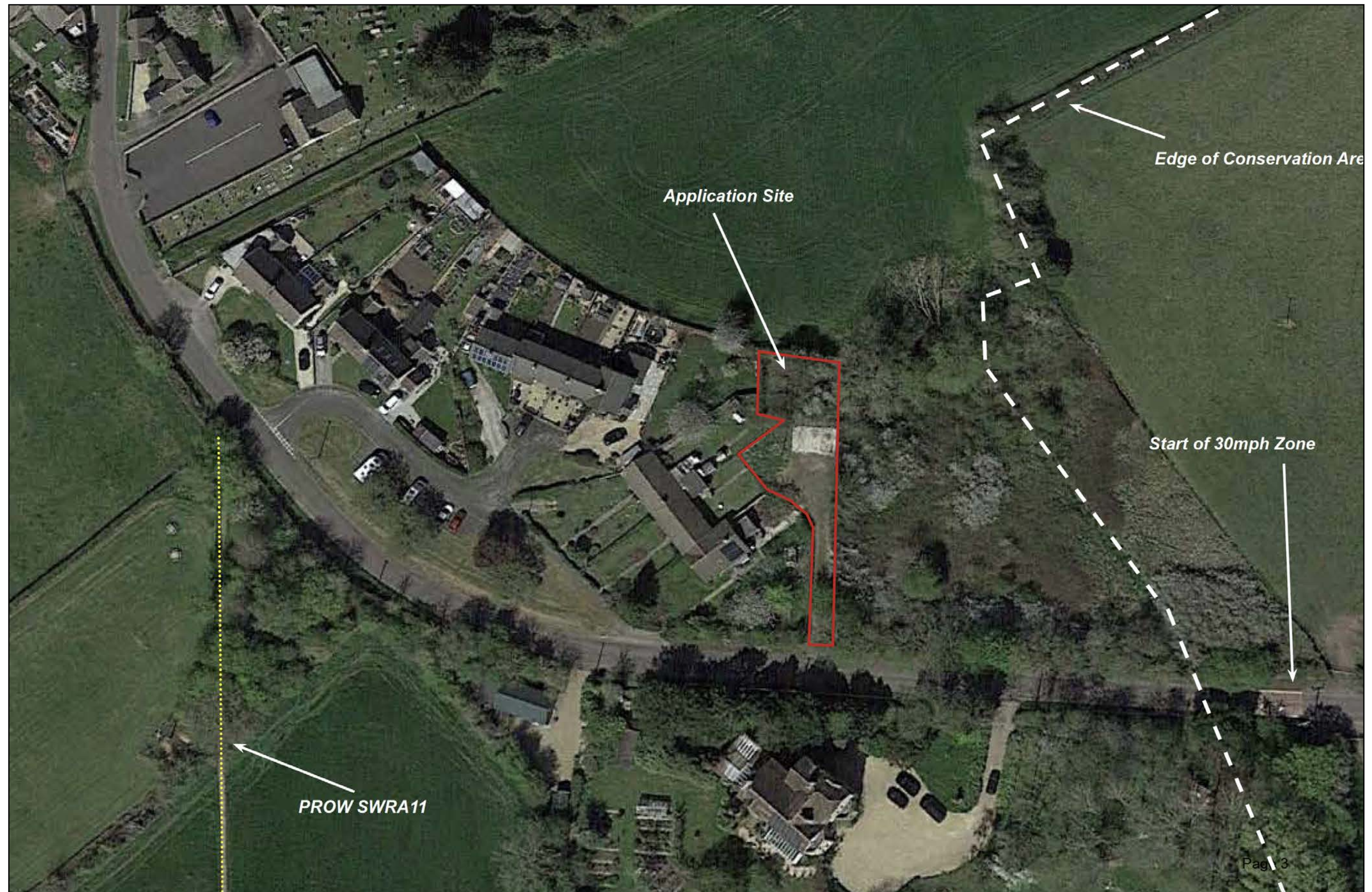
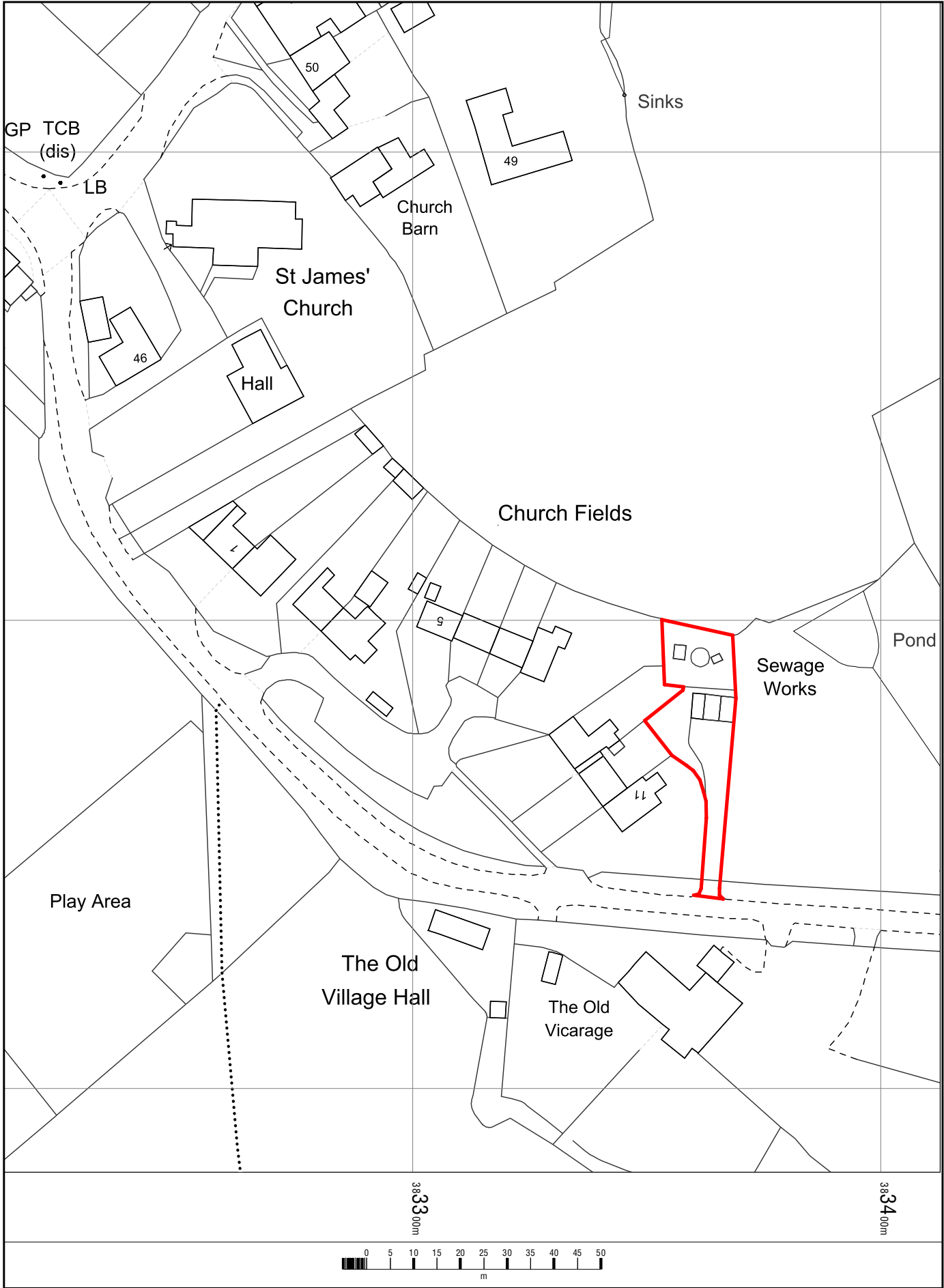


Figure 3 Site Location Plan and Red Line



An aerial photograph of a residential area with a red outline and labels A through H, indicating a specific site of interest. The outline follows a path through a wooded area, with labels A through H marking specific points. A road is visible on the left, and a large field is on the right. The labels are as follows: A (top left of the outline), B (top right), C (left side), D (right side), E (left side), F (left side), G (bottom), and H (top left). Arrows point from the labels to the corresponding points on the outline. The outline starts at point A, goes down to B, then left to C, then down to D, then left to E, then down to F, then left to G, and finally up to H.

a Site-wide Viewpoint

A Existing boundary treatment

0 ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ ■ 70m

Figure 5a Site-wide Photographs a. b. and c.



View a. Looking north across the Site 25-04-25



View b. Looking south across the Site 25-04-25



View c. Looking north across the Site 25-04-25

Figure 5b Site-wide Photographs d. e. and f.



View d. Looking north west across the Site 25-04-25



View e. Looking south east across the Site 25-04-25



View f. Looking north east across the Site 25-04-25

Figure 5c Site-wide Photographs g. and h.



View g. Looking south west across the Site 25-04-25



View h. Looking south east across the Site 25-04-25

2.2 The proposal (see Figures 6, 7 and 8)

2.2.1 The dismissed Appeal proposal is for a single dwelling house within the northern section of the Site, in the location of the remnant sewage works structures. The house is a one and a half storey property that has been designed and would be constructed by Border Oak Design and Construction Ltd, an award winning company who specialise in oak framed buildings.

2.2.2. The dwelling is orientated with the main roof ridge and gable ends running along the north-south axis of the Site. It is located away from the western boundary to avoid the main sewer running through the site and to provide a 3m buffer zone with the adjacent gardens of 9, 10 and 11 Church Fields.

2.2.3. The dwelling is 11.8m in length by 6m wide with a projecting wing on the eastern elevation measuring 2.1m length by 4.8m wide.

2.2.4 The materials would include a plinth of locally sourced Cotswolds stone with Spruce weather-boarding that would weather naturally to become a silver grey colour. Cardinal reproduction Cotswold slates in diminishing courses would be used for the roof. Windows and doors would be traditional style timber and a conservation style rooflight would be installed in to the roof. Guttering and pipework would be galvanised metal. It is noted that the Dismissed Appeal, limb 32, on page 5 quoted the following.

“The design of the proposed new dwelling would be in-keeping with the traditional designs found elsewhere in the Conservation Area, and the chosen materials would be appropriate in their context.”

2.2.5. The accommodation would comprise an open plan living area, utility and wet room on the ground floor with two bedrooms and a bathroom on the first floor within the loft area.

2.2.6 A small cycle shed 3m long by 2.4m wide and 3.5m high (to the apex of the dual pitched roof) is also proposed. This would be constructed of horizontal timber weather-boarding to match the house and a corrugated metal roof.

2.2.7 A ground source heat pump would provide a sustainable heat source for the property.

2.2.8 Access from the Site to the public highway would use the existing surfacing and as such it would be unaltered. Three off street parking spaces are to be provided and sufficient space would remain for vehicle manoeuvring.

2.2.9 The surface water drainage proposal for the development would utilise a SUDS drainage design to include a water butt for garden irrigation and a permeable surface material to the drive and turning area.

8

9

10

11

Existing inspection chambers

New shrub and native hedge planting

Existing fences

Lightweight, moveable cycle shed

Turning area with 3no. parking spaces

New native hedge planting to boundaries - currently post & mesh fences

Air source heat pump

Recycling & refuse bins

Existing trees

Existing access

CHURCH FIELDS

Recycling and refuse bins

Air source heat pump

Mains sewer (approximate position)

No construction within 3m buffer zone either side of mains sewer

Site area: 0.05ha

PROPOSED HOUSE on land at CHURCH FIELDS .
UPPER SOUTH WRAXALL for MS J. LEGGATT

SITE PLAN 1:200 ONA3 . DEC. 2022

Revision A: 10.5.22 Garage added B:14.12.22 House rotated and redesigned C:3.1.23 Minor amendments to landscaping

0 5 10M

d1931.6c

BORDER OAK

©All rights reserved

45°

FRONT

SIDE

3.5

REAR

SIDE

2.4

3.0

FLOOR PLAN

PROPOSED HOUSE on land at CHURCH FIELDS. UPPER SOUTH WRAXALL for MS J. LEGGATT

0 1 2 3 4 5M

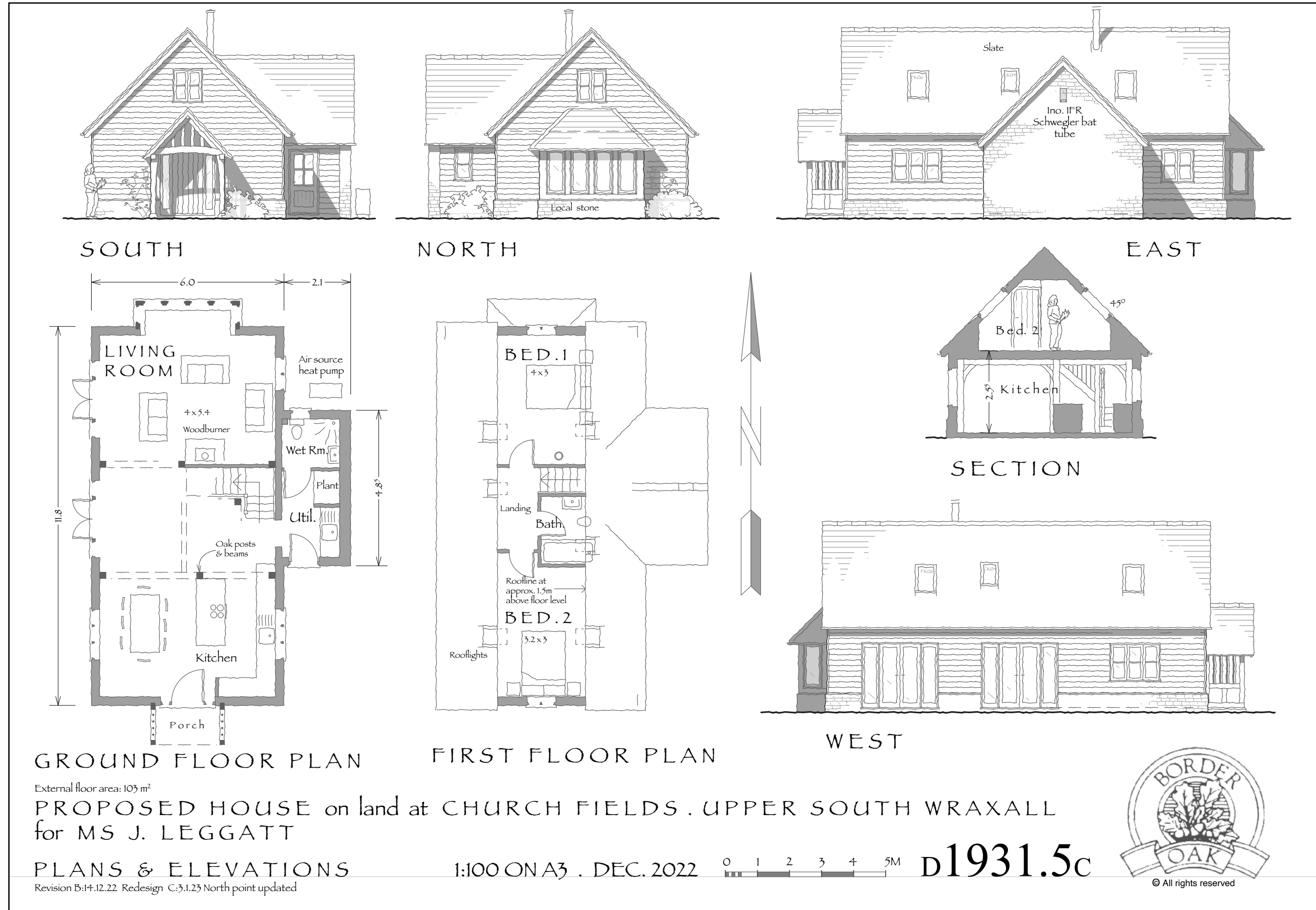
BORDER

OAK

© All rights reserved

CYCLE SHED 1:100 ON A4. JAN. 2023 D1931.7A

Figure 8 Proposed Floor Plans and Elevations (drwg No. 1931.5c)



3.0 Scope and structure of report

3.1 Scope of the report

- 3.1.1 This report assesses the Landscape Character and Visual Impacts and Effects that are likely to occur as a result of the proposed development put forward and described in the previous chapter.

3.2 Structure of the report

- 3.2.1 The upcoming sections of the report are structured as follows, Section 4.0 describes the Landscape Planning Policy, Section 5.0 the Landscape Baseline, Section 6.0 the Landscape Character and Visual Impacts/Effects and Section 7.0 the Conclusion and a Final Statement. The LVA judgements are made using Appendix A Landscape Character and Visual Impact Methodologies and there is a Bibliography on the last page.

4.0 Landscape Planning Policy

4.1 Landscape planning policy (see Figure 9)

4.1.1 The following Landscape Planning Policies relate to those relevant to the Site and development , and those noted in the Planning Refusal 20th April 2023 and the Dismissed Planning Appeal 27th February 2024.

4.2 National landscape planning policy

4.2.1 It is noted that the NPPF should be read in conjunction with the Environmental Protection Act 1990, the Environment Act 1995, and the National Parks and Access to the Countryside Act 1949 (as amended by the Environment Act 1995).

4.2.2 The relevant Landscape Planning Policies of the NPPF December 2024 are listed as follows, these are an update since the Refused Planning Application and Dismissed Appeal (which used the 2023 NPPF) so the numbering is now different.

4.2.2.1 At the heart of the NPPF is a presumption in favour of sustainable development; which should be seen as a golden thread running through plan-making and decision-taking (Paragraph 14). This presumption means that where any adverse impacts as a result of development should not outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.2.2.2 The relevant Landscape Planning Policies of the NPPF, are listed with a brief summarised description, for each, under the following headings.

Chapter 2. Achieving sustainable development

- Paragraph 8 (page 5) item c. an environmental objective.
- Paragraphs 10 and 11 (pages 5 and 6) presumption in favour of sustainable development.

Chapter 3. Plan making, sub section strategic policies

- Paragraph 20 (page 9) item d. conservation and enhancement of natural built and historic environment including landscapes and green infrastructure.

Chapter 5. Delivering a sufficient supply of homes

- Paragraph 73d (page 17), as noted in the Dismissed Appeal (as NPPF 23 para. 70d).
“73d) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.”

Chapter 8. Promoting healthy and safe communities

- Paragraph 99 (page 29) environmental benefits of estate regeneration.

Chapter 11. Making effective use of land

- Paragraph 125b (page 36) consideration of various environmental issues with any development, and 125d, as noted in the Dismissed Appeal (as NPPF 23 para. 124c).
“d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).”
- Paragraph 129 (page 37), planning policies and decisions should support development that makes efficient use of land, taking into account various matters including character and setting:

Chapter 12. Achieving well-designed places

- Paragraph 134 (page 39) consideration of design guides and design codes.
- Paragraph 135 (pages 39 and 40) policies and decisions should ensure that developments are as relevant to landscape issues, quoted as follows:
 - a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping,*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*
 - e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.”*
- Paragraph 136 (page 40), trees should be incorporated in to development where possible.
- Paragraph 139 (page 41), Development that is not well designed should be refused.

Chapter 13. Protecting Green Belt Land

The Green Belt is not a Landscape Designation and therefore it is not assessed in this LVA however there is some relevance for visual openness where this LVA overlaps. As such the following paragraphs are included.

- Paragraph 148 (page 43) as noted in the Refused Application (as NPPF 23 147) has replaced the previous paragraph 147, quoted as follows.

“Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations. However, when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site’s location is appropriate with particular reference to paragraphs 110 and 115 of this Framework. Strategic policy-making authorities should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.”

- Paragraph 149 (page 43) as noted in the Refused Application (as NPPF 148), how to define Green Belt boundaries.
- Paragraph 150 (page 36) as noted in the Refused Application (as NPPF 149), quoted as follows.

“If it is necessary to restrict development in a village primarily because of the important contribution which the open character of the village makes to the openness of the Green Belt, the village should be included in the Green Belt. If, however, the character of the village needs to be protected for other reasons, other means should be used, such as conservation area or normal development management policies, and the village should be excluded from the Green Belt.”

- Paragraph 154 e, f (page 44) and g first limb (page 45), as noted in the Dismissed Appeal (also as NPPF 23 154).

“Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- e) *limited infilling in villages;*
- f) *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - *not have a greater impact on the openness of the Green Belt than the existing development.” (first limb).*

Chapter 14. Meeting the challenge of climate change, flooding and coastal change

- Paragraph 162 (page 48) Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes.
- Paragraph 166 (page 49) item b. take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Chapter 15. Conserving and enhancing the natural environment

- Paragraph 187 (page 54) Planning policies and decisions should contribute to and enhance the natural and local environment, ‘including the economic and other benefits of the best and most versatile agricultural land,’ (point b).
- Paragraph 188 (page 54) Plans should: distinguish between the hierarchy of international, national and locally designated sites.

Chapter 16. Conserving and enhancing the historic environment

- Paragraph 219 (page 59) is quoted as follows

“Local planning authorities should look for opportunities for new development within Conservation Areas.”

4.3 Wiltshire landscape planning policy

4.3.1 The current Local Plan is the Wiltshire Core Strategy, adopted January 2015 and the relevant Landscape Planning Policies, as noted in the Planning Refusal (20th April 2023) and the Dismissed Appeal (27th February 2024) are described as follows.

Core Policy 1 - Settlement Strategy (page 42). The section of ‘Large and Small Villages,’ is quoted as follows.

“Large and Small Villages

Large Villages are defined as settlements with a limited range of employment, services and facilities. Small Villages have a low level of services and facilities, and few employment opportunities.

Development at Large and Small Villages will be limited to that needed to help meet the housing needs of settlements and to improve employment opportunities, services and facilities.”

Core Policy 2 - Delivery Strategy (page 53). The section titled ‘Outside the defined limits of development,’ is quoted as follows.

“Outside the defined limits of development

Other than in circumstances as permitted by other policies within this plan, identified in paragraph 4.25, development will not be permitted outside the limits of development, as defined on the policies map. The limits of development may only be altered through the identification of sites for development through subsequent Site Allocations Development Plan Documents and neighbourhood plans.

At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:

- i) Respects the existing character and form of the settlement
- ii) Does not elongate the village or impose development in sensitive landscape areas
- iii) Does not consolidate an existing sporadic loose knit areas of development related to the settlement.”

Core Policy 7 - Spatial Strategy: Bradford on Avon Community Area (page 85). This shows the Site as being in the Green Belt and defers to the settlement strategy referred to in Core Policy 1.

Core Policy 48 - Supporting Rural Life (pages 256 and 257). The section titled ‘Conversion and re-use of rural buildings,’ is quoted as follows.

“Conversion and re-use of rural buildings

Proposals to convert and re-use rural buildings for employment, tourism, cultural and community uses will be supported where they satisfy the following criteria:

- i. The building(s) is/are structurally sound and capable of conversion without major rebuilding, and with only necessary extension or modification which preserves the character of the original building.
- ii. The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas.
- iii. The building can be served by adequate access and infrastructure.
- iv. The site has reasonable access to local services.
- v. The conversion or re-use of a heritage asset would lead to its viable long term safeguarding.”

Core Policy 58 - Ensuring the Conservation of the Historic Environment (pages 287), quoted as follows.

“Development should protect, conserve and where possible enhance the historic environment.”

4.3.2 The conclusions of this LVA show that the development is in accordance with Landscape Planning Policy.

4.3.3 On page 10, in the Conclusion of the Officer’s Report the following is quoted.
“In terms of neutral impacts, officers are satisfied that the proposed development would not harm neighbouring residential properties or the amenities of the occupiers and the visual impacts of the proposed development would not harm landscape character.”

4.3.4 With regard to views from the un-named road the Dismissed Appeal Decision contradicts itself. At paragraph 8 it states the following.
“8. In this location, although it would be seen in the context of the built environment of the village, **it would nevertheless obstruct a substantial portion of the partially open view towards the field to the rear of the site, when seen from the carriageway.**”

Then at paragraph 34 it states that this would be a slight change only, as follows.

“34. The proposed development would formalise the site, which is currently rather unkempt in appearance. **Nevertheless, as the proposed new dwelling would be setback some distance from the carriageway at the end of an access drive, its impact on the appearance of street scene would be slight.** As the proposed development would merely maintain the character and appearance of the area, this is a neutral factor.”



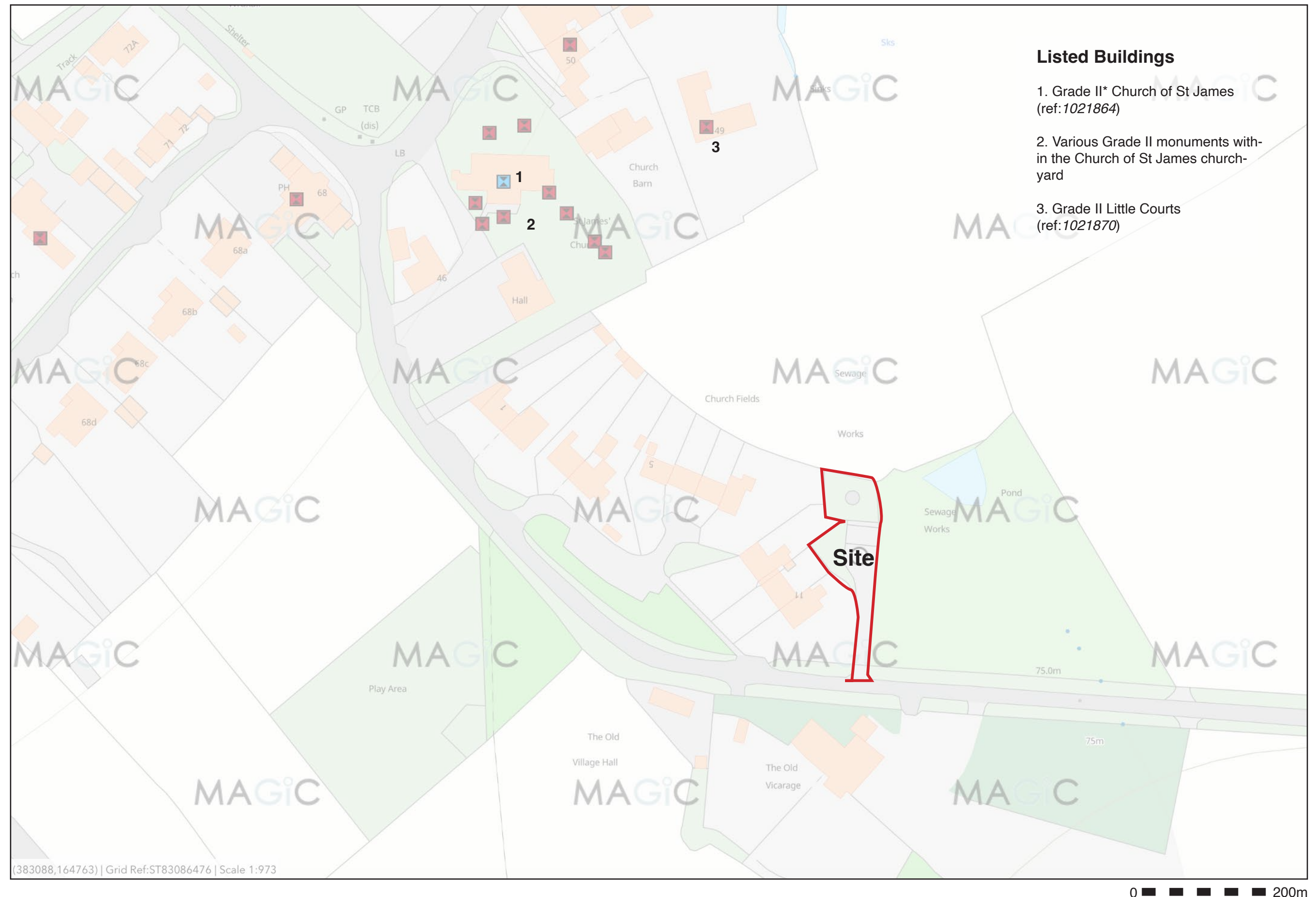
4.3.5 Paragraph 8 of the *Dismissed Appeal Decision* makes a specific statement that relates to Landscape Character and Views, it is quoted, in full as follows.

“8. In this location, although it would be seen in the context of the built environment of the village, it would nevertheless obstruct a substantial portion of the partially open view towards the field to the rear of the site, when seen from the carriageway. Additionally, it would be visible from some of the rear garden areas of the dwellings present to the south-west of the site, and from the upper-floor windows of 8 Church Fields. Accordingly, due to its bulk and massing, it would appear as a conspicuous feature and would greatly reduce the open nature of the site in visual terms when seen from these viewpoints available from within nearby residential plots.”

The following points are made in response to this paragraph.

- Sentence 1: The view from the carriageway is demonstrated in Appendix A, Viewpoint 1. This is a near distance, enclosed view from the un-named road located directly south. The view is partial, narrow and fleetingly seen by drivers (and their passengers) as they pass at speed. The land north and beyond the Site is barely discernible and it is seen in its suburban context with the landscape detracting: road; the Heras type security fence panel; and the dilapidated close board fencing seen in the foreground. The view would be enhanced by the new high quality hard landscape treatments at the entrance, the new intervening garden planting beyond and the field beyond would continue to be partially discernible.
- Sentence 2: There would be views from 3 back gardens (9, 10 and 11 Church Fields) of the new house. The change in view would see the removal of the landscape detracting remnant sewage works structures to be replaced by a small house with a well managed garden space.
- Sentence 3: The new house would be as similarly conspicuous as the remnant sewage works structures and whilst taller and with greater mass it would be a congruous new house constructed of new materials with a well managed garden. It is also noted that the Site is entirely screened to the east with barely any discernible public views in from the south, west, and north. The only altered views are private ones, these are few and would see the removal of landscape detracting elements to be replaced by the sensitively designed and managed new house.

Figure 9 Extract of Magic Map



5.0 Landscape Character and Visual baseline description

5.1 Landscape Character (see Figure 10, and Appendices 2 and 3)

- 5.1.1 Landscape Character is described as Local Landscape Character Area (LLCA), and then using the published Landscape Assessments at: national and county scales, as follows.

5.2 Local Landscape Character Area (LLCA) or Study Area (GLVIA 3) (see Figure 10)

- 5.2.1 GLVIA 3 states that a 'Study Area' (see page 70, 5.2) can be defined to determine the Local Landscape Character Area (LLCA). This LLCA is the area that influences or is influenced by the Site (and it's development) i.e. the Site and it's context. It follows the Zone of Theoretical Visibility (ZTV) and beyond, where perceptual qualities are likely to change. The LLCA (or Study Area) is described in its own right for the purposes of this LVA and also where it manifests 'Key Characteristics' and 'Key Positive Landscape Attributes,' stated in the published Landscape Assessments. The LLCA is delineated on Figure 10 and described as follows.

- 5.2.2 The LLCA is located in the Cotswolds in a rural, residential, village edge location accessed via a narrow entrance from a tree-lined un-named rural road which has a light flow of traffic. Directly west of the Site is Church Fields, a series of 2 storey houses with suburban features including parking, fencing, driveways, domestic planting, washing lines and landscape elements. The LLCA and especially the Site are discreet owing to the surrounding vegetation and village buildings. The Site itself is: screened to the south and east by dense scrub and wooded planting; screened, at ground level, to the west by the Church Fields housing; and obscured to the north by the planting and fencing along the Site's northern boundary. The Site is an old sewage works and the ground level is dominated by its remnant dilapidated elements, including: to the northern end is an underground concrete structure accessed via manholes, that protrudes approximately 1 metre above ground level which has a metal structure fixed to it; also to the north there is a lower level structure possibly a hard lined pond; there is significant hardstanding presumably access to the concrete structure; the whole Site has slightly un-natural landforms possibly owing to the displaced overburden from the sewage works construction; the access appears to be chippings compressed in to soil although there could be a hard surface below; and to the Site's boundaries the fencing is dilapidated weld mesh up to 2m in height. The wider LLCA includes: an open field to the north; dense scrub and wooded areas to the east and south; and the village to the west. The village is made up of light coloured natural stone buildings with a more suburban feel adjacent to the Site and a more historic perception beyond and to the centre of the village focussed around the Grade II* Church of St James (with the top of the Church's steeple can be glimpsed from the Site) and part of the South/Lower Wraxhall Conservation Area. Overall the LLCA is summarised as a rural village edge character defined by buildings (and suburban character along Church Fields) directly to the west, an open field (although obscurely seen from the Site) to the north, scrubby woodland to the east and south, and remnant sewage works and landscape detracting elements influence the Site. The LLCA has some perception of tranquillity although there is constant, distant road noise and the local housing and their suburbanising features lessen the perception of remoteness.

- 5.2.3 Positive Landscape Receptors are discernible within the LLCA and these are listed as follows.

- Mature trees and wooded backdrop.
- Visually discreet Site and LLCA with good enclosure formed by the boundary planting and local housing.
- There are local Public Rights of Way (PRoWs) although there are virtually no views from these.

- The top of the steeple of the Grade II* Church of St James can be glimpsed from the Site.
- High quality, local natural stone Cotswold building materials are used throughout the village, which contributes to the high quality character experienced throughout the village and the Conservation Area.

- 5.2.4 Landscape Detractors within the LLCA, listed as follows.

- Remnant structures, hardstanding, dilapidated fencing, signage and engineered landform of the old sewage works that exist within the Site.
- Suburban backdrop of houses, gardens, driveways, garden features and fencing.
- Power or telegraph posts and cables.
- Consistent, distant traffic noise.

5.2.5 LLCA as manifest in the National Character Area (NCA) Assessment (see Appendix 2)

- 5.2.5.1 The LLCA manifests the following *Key Characteristics* of *NCA 107 Cotswolds* on page 6.

- *"Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combs, and outliers illustrating the slow erosion of escarpments. The limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement.*
- *Open and expansive scarp and high wold dipping gently to the southeast, dissected by river valleys.*
- *Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important lime stone grassland.*
- *Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries.*
- *Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/as woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope.*
- *Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are renowned. Bath stone is also famous and has been used for building since Roman times, both locally in the principal buildings and streets of Bath and more widely, for example for Buckingham Palace in London. Parkland, gardens and historic designed landscapes are features particularly of the dip slope and broad lowland, such as Lawrence Johnston's garden at Hidcote, and Heather Muir's garden at Kiftsgate, parkland at Stanway, Chastleton and Blenheim Palace."*

5.2.6 LLCA as manifest in the Wiltshire Landscape Assessment 2005 LCT Limestone Lowland LCA 16A Malmesbury-Corsham Limestone Lowlands*

5.2.6.1 The 'Key Characteristic Features,' as manifest by the LLCA and described in the Wiltshire Landscape Assessment 2005, Landscape Character Type (LCT) 16 Limestone Lowland, are quoted on page 149, as follows.

- *"Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay.*
- *Mix of permanent pasture and arable farmland.*
- *Strong network of hedgerows with hedgerow trees.*
- *Dry stone walls field boundaries in some areas and around settlements.*
- *Field pattern predominantly large geometric field typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to close to settlement.*
- *Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by network of rural roads.*
- *Traditional buildings of local limestone buildings an outstanding feature."*

5.2.6.2 The 'Positive landscape features of significance,' as manifest by the LLCA and described on page 152 in the Wiltshire Landscape Assessment 2005, Landscape Character Area (LCA) 16A Malmesbury-Corsham Limestone Lowlands (see Appendix 3) are quoted as follows.

"Positive landscape features of significance

- *Peaceful rural landscape.*
- *Strong network of hedgerows, hedgerow trees and occasional woodland copses.*
- *Dry stone walls.*
- *Remaining areas with medieval field pattern.*
- *Distinctive traditional limestone villages.*
- *Network of rural road."*

5.2.6.3 The LCT quotes with the following judgments.

- *"Good Condition," (page 153).*
- *"Moderate Strength of Character," (page 153).*
- *"Strategy - Conserve and Strengthen." (page 153).*

5.2.6.2 Also on page 153 the LCT lists the following LLCA relevant 'Inherent landscape sensitivities.'

- *"The peaceful rural nature of the area.*

- *Areas of ecological importance including ancient woodland and chalk grassland.*
- *The setting, containment and scale of the limestone villages.*
- *The remaining medieval field patterns and dry stone walls around and close to settlement."*

5.2.8 LLCA Sensitivity (LLCA Value cross referenced with LLCA Susceptibility)

5.2.8.1 LLCA Landscape Value is judged using the following (GLVIA 3, Table 5.1, page 84 and Appendix 10 Landscape Institute Technical Guidance Note 02/21 Assessing Landscape Value).

- *Landscape quality (also Special Qualities (AONB) or condition):* The LLCA is in the Cotswolds, a good quality landscape, although not designated. The LLCA has both Positive Landscape Receptors and Landscape Detractors, that lessen the intactness.
- *Scenic quality:* From within the LLCA there views are generally enclosed and influenced by both Positive Landscape Receptors and a number of Landscape Detractors.
- *Rarity:* The Cotswolds a rare Landscape Character Type at a national scale. At a local scale the LLCA is typical of local rural village edge character.
- *Representativeness:* The LLCA is representative of the local village character although the old sewage works was somewhat incongruous.
- *Conservation interests:* The LLCA is part of the Conservation Area.
- *Recreation value:* There are PROWs in the LLCA although there is only one-off view (Viewpoint 7) from where the Site is barely discernible.
- *Perceptual aspects:* The LLCA has some perception of remoteness and tranquillity although this is lessened by the constant distant road noise and the suburbanising effect of the local houses.
- *Associations:* There are no known associations with the Site.
- *Function:* The Site is low quality open space but was an old sewage works in the past.

5.2.8.2 For the reasons given above the LLCA is judged to **Medium** Landscape Value.

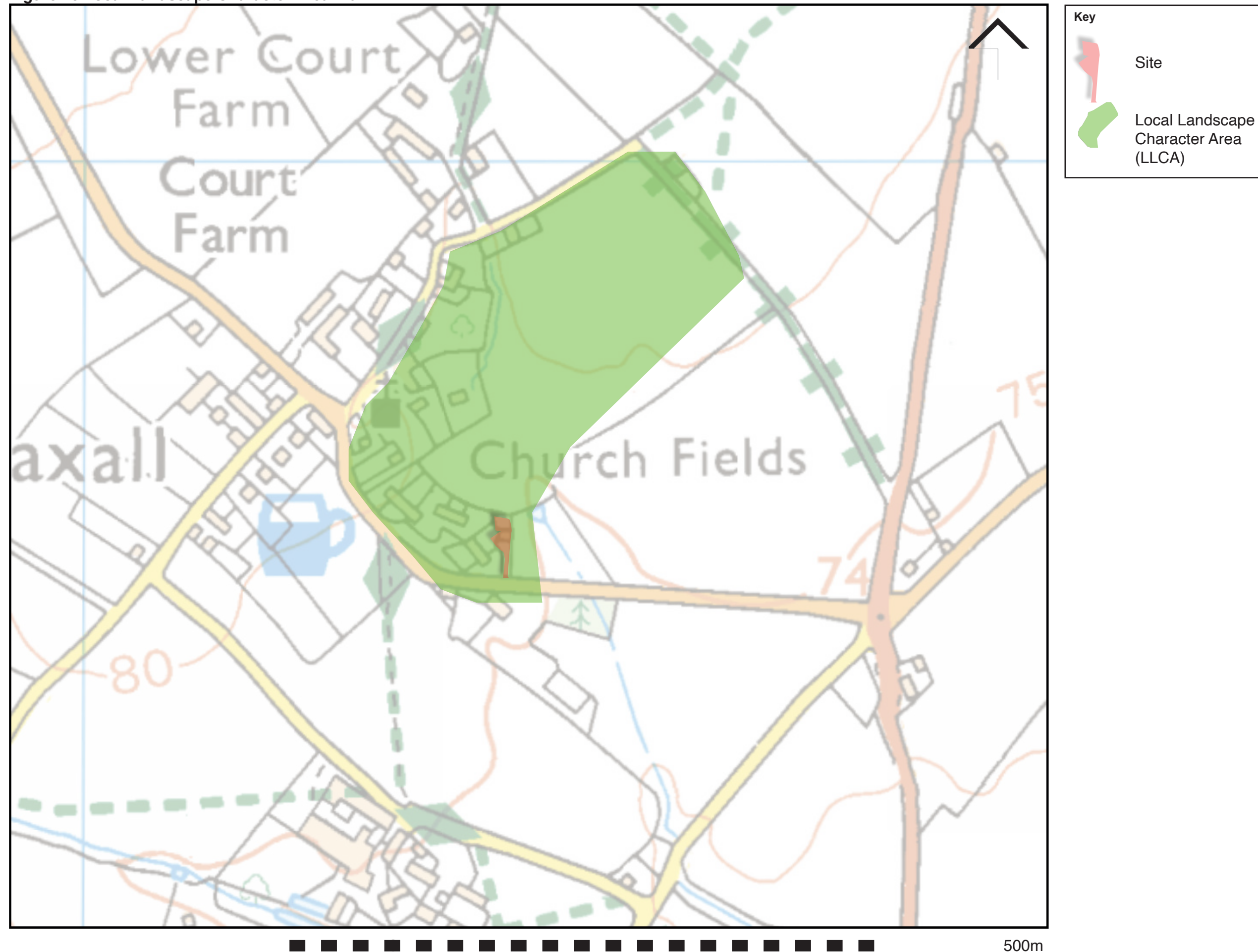
5.2.9 LLCA Susceptibility

5.2.9.1 The LLCA is strongly influenced by the existing adjacent residential character and the development would replace the less congruous and landscape detracting, remnant sewage works structures. As such the Site and wider LLCA is able to accommodate the new house. For these reasons the Landscape Susceptibility is judged to be **Low to Medium**.

5.2.10 LLCA Sensitivity

5.2.10.1 By cross referencing the **Medium** Landscape Value with **Low to Medium** Local Landscape Susceptibility judgements, the local **Landscape Sensitivity** is **Low to Medium**.

Figure 10 Local Landscape Character Area Plan



5.3 National Character Assessment (NCA) (see Appendix 2)

5.3.1 The Site is located in *Natural England, National Character Area (NCA) 107 Cotswolds* which is described as follows.

5.3.2 The NCA summarises it's character on pages 3 and 4, quoted as follows.

"The Cotswolds form the best-known section of the predominantly oolitic Jurassic Limestone belt that stretches from the Dorset coast to Lincolnshire. The dominant pattern of the Cotswold landscape is of a steep scarp crowned by a high, open wold; the beginning of a long and rolling dip slope cut by a series of increasingly wooded valleys. The scarp provides a backdrop to the major settlements of Cheltenham, Gloucester, Stroud and Bath and provides expansive views across the Severn and Avon Vales to the west. Smaller towns and villages nestle at the scarp foot, in the valley bottoms and on the gentler valley sides at springlines. Scattered hamlets and isolated farmsteads are found on the higher ground. The limestone creates a strong sense of place and unity which carries through to the buildings and walls which have been built using local limestone for centuries. The distinctive character of the area is reflected in its designation as the Cotswolds Area of Outstanding Natural Beauty, with sixty five percent of the NCA being covered by this designation."

5.3.3 The NCA lists four 'Statements of Environmental Opportunity' (SEO), SEO1, SEO2, SEO3 and SEO4 (pages 15 to 18). Three of the SEOs (1, 2 and 4) are relevant to the local landscape and these are quoted as follows.

- *"SEO 1: Protect and enhance the highly distinctive farmed landscape, retaining the balance between productive arable, pastoral and wooded elements and the open, expansive views particularly from the scarp, high wold and dip slope."*
- *SEO 2: Safeguard and conserve the historic environment, cultural heritage and geodiversity that illustrate the history, evolution, foundations, landuse and settlement of the Cotswolds landscape, and enable access to and interpretation of the relationship between natural processes and human influences."*
- *SEO 3: Protect, maintain and expand the distinctive character of the Cotswolds and the network of semi-natural and arable habitats, including limestone grassland, beech woods and wetlands along streams and rivers, to enhance water quality, strengthen ecological and landscape connectivity, support rare species and allow for adaptation to changes in climate."*

5.3.4 At the national scale (*NCA 107 Cotswolds*) the landscape is judged to be **Medium to High** Landscape Value, **Low** Landscape Susceptibility (the development would be indiscernible at this national scale) and as such the **Landscape Sensitivity is Medium to High**.

5.4 County Landscape Character Assessment (see Appendix 3)

5.4.1 At a county scale the Site is located in *the Wiltshire Landscape Assessment 2005 LCT Limestone Lowland LCA 16A Malmesbury-Corsham Limestone Lowlands* (see Appendix 3 and 'Key Characteristics,' described in the LLCA section above).

5.4.1.1 Wiltshire landscape Assessment 2005 LCT Limestone Lowland LCA 16A Malmesbury-Corsham Limestone Lowlands

LCA 16A Malmesbury-Corsham Limestone Lowlands quotes an overall description on page 151, as follows.

"Malmesbury-Corsham Limestone Lowlands is the only area within of the Limestone Lowlands Landscape Type. It covers a large area of north west Wiltshire occurring between areas of limestone valleys and higher limestone wold to the west (outside the county) and clay to the east."

The area is predominantly rolling mixed pastoral and arable farmland, in a pattern of large fields bounded by hedgerows with hedgerow trees. The hedgerows vary in condition with some gappy and low flailed hedges in evidence for example around Grittleton."

Changes in the underlying geology and land use cause subtle localised variations throughout the area within an overall graduation from higher ground founded on limestone to the west to lower ground on clay to the east. On the higher and steeper ground of the Forest Marble Limestone to the west, and particularly to the south of Corsham, hedgerows are less prominent with dry stone walls dividing the fields. With less visual obstruction, there are panoramic and distant views the farmland as it falls away gently to the east. There are also some more open areas around Biddestone and to the north of the area. Here a comparative scarcity of tree cover creates a greater sense of exposure. Shallow valleys along the numerous springs and brooks in the area have a more intimate and enclosed feeling. The most prominent of these is along the River Avon where the locally steep valley sides give a sense of containment, and the rich vegetation including willows line the river bank. There are also areas of estate and historic parkland, often associated with large houses. Areas of open pastoral land with numerous standard trees can be found throughout the area, some contain more designed element such as the large avenue near Monkton Farleigh."

A key element in the area is the distinctive limestone villages and towns, connected by a network of winding rural lanes and straight Roman roads. Some brick built dwellings and farmhouses appear to the east of the area reflecting the changing geology. Traditional buildings are frequently centred around village greens and ponds or form a more linear settlement forming a main street along one of the rural roads."

5.4.2 At the county scale (LCA 16A Malmesbury-Corsham Limestone Lowlands) the landscape is judged to be **Medium to High** Landscape Value, **Low** Landscape Susceptibility (the development would be indiscernible at this national scale) and as such the **Landscape Sensitivity is Medium to High**.

5.6 Views (see Figure 11, and Appendix 1)

5.6.1 Visual baseline

5.6.1.1 The Zone of Theoretical Visibility (ZTV) shows that the Site is discreetly located: from the east (near distance private views from a few metres in to the dense scrub located directly east); from the west (from 3 private gardens with partial, barely discernible views, above 2m, from few locations located towards the village centre); from the south (near distance, fleeting, narrow and partial view across the entrance); and from the north (near to medium distance private views across the field located north and a medium distance, one-off PRow view across a field gate located 400m to the north north west).

5.6.1.2 Public Views are split in to the following representational groups and described accordingly.

Near distance views from the un-named Road (Viewpoints 1, 2 and 3)

These views represent a distance of approximately 60m of the un-named road located to the south of the Site. Viewpoint 1 is directly opposite the Site entrance with a view in to the Site and Viewpoints 2 and 3 are oblique views that see the Site entrance only.

Viewpoint 1 is a near distance, enclosed, settlement edge view from the carriageway, directly south of the Site. The view is partial, narrow and fleetingly experienced by drivers (and their passengers) as they pass at speed and by occasional local people who may walk on the road. The Heras style fence panel is seen at the entrance with the dilapidated existing fencing around the Site beyond, the remnant old landscape detracting sewage works structures are seen to the north of the Site and the open field beyond is barely discernible through the northern fence line and planting. Viewpoint 1 sees the Site in its suburban, wooded, settlement edge context. The Landscape Detractors within the Site influence the view. The more open field located beyond and to the north of the Site is barely discernible. It is important to highlight that Viewpoint 1 is fleeting: drivers are unlikely to experience the view owing to the angle and speed of travel; passengers may get a 90 degree view for a moment; and walkers may see the view for a few seconds as they pass.

Viewpoints 2 and 3 see the entrance only. The Site cannot be seen beyond and the views are mainly influenced by the road (and its suburban context in the case of Viewpoint 3) and its low traffic flow.

The judgements for Viewpoints 1, 2 and 3 are as follows: Medium Visual Value; Low Visual Susceptibility; and as such the Visual Sensitivity is judged to be **Low**.

Near distance views from the Village, to the west (Viewpoints 4, 5 and 6)

These near distance views (Viewpoints 4, 5 and 6) represent the few public locations where the Site may be partially glimpsed and as seen above the height of the intervening fences. The Site is barely discernible and predominantly screened by existing intervening planting and houses

Viewpoints 4 (Church Fields) and 5 (across the Village Hall Car Park) are both dominated by suburbanising elements (houses, parked cars, telegraph poles, domestic gardens etc). Viewpoint 6 is from the graveyard and in the setting of the Listed Church graveyard and its view is also influenced (although less so than Viewpoints 4 and 5) by the suburbanising elements at the village edge.

The judgements for Viewpoints 1, 2 and 3 are as follows: Low to Medium Visual Value for Viewpoints 1 and 2, Medium Visual Value for Viewpoint 3; Low Visual Susceptibility (all 3 Viewpoints); and as such the Visual Sensitivity is judged to be **Low** (all 3 Viewpoints).

One-off medium distance views from the Village, to the west (Viewpoint 7)

There is a one-off medium distance view from Public Right of Way SRa29 (Byway) located 400m to the north north west. This is seen over a field gate and break in the tall dense hedge and tree planting that lines this PRow. The Site is just discernible and seen alongside the village edge buildings at Church Fields. There are higher quality, open countryside views as seen to the east of the village.

The judgements for Viewpoint 7 are as follows: Low to Medium Visual Value for Viewpoints 1 and 2, Medium Visual Value for Viewpoint 3; Low Visual Susceptibility (all 3 Viewpoints); and as such the Visual Sensitivity is judged to be **Low** (all 3 Viewpoints).

5.6.1.3 There are private views from: 3 back gardens (9, 10 and 11 Church Fields) in to the Site; from the field located to the north; and the Dismissed Appeal Decision states that there are views from the upper floor windows of 8 Church Fields although the Officer's Report refutes this.

Figure 11a Viewpoints 1 to 6 Plan

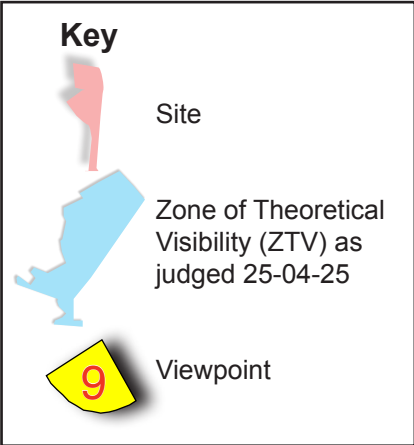
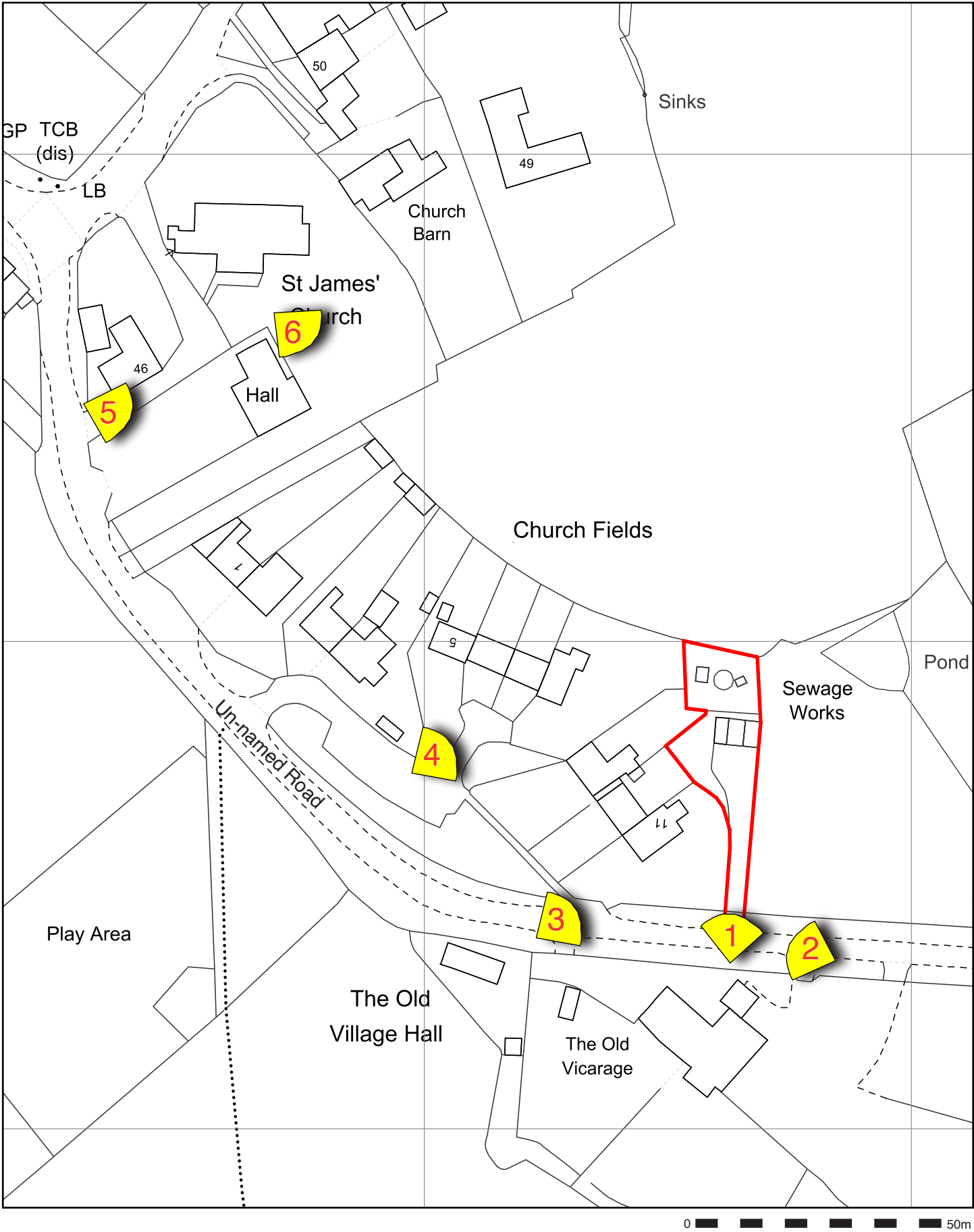
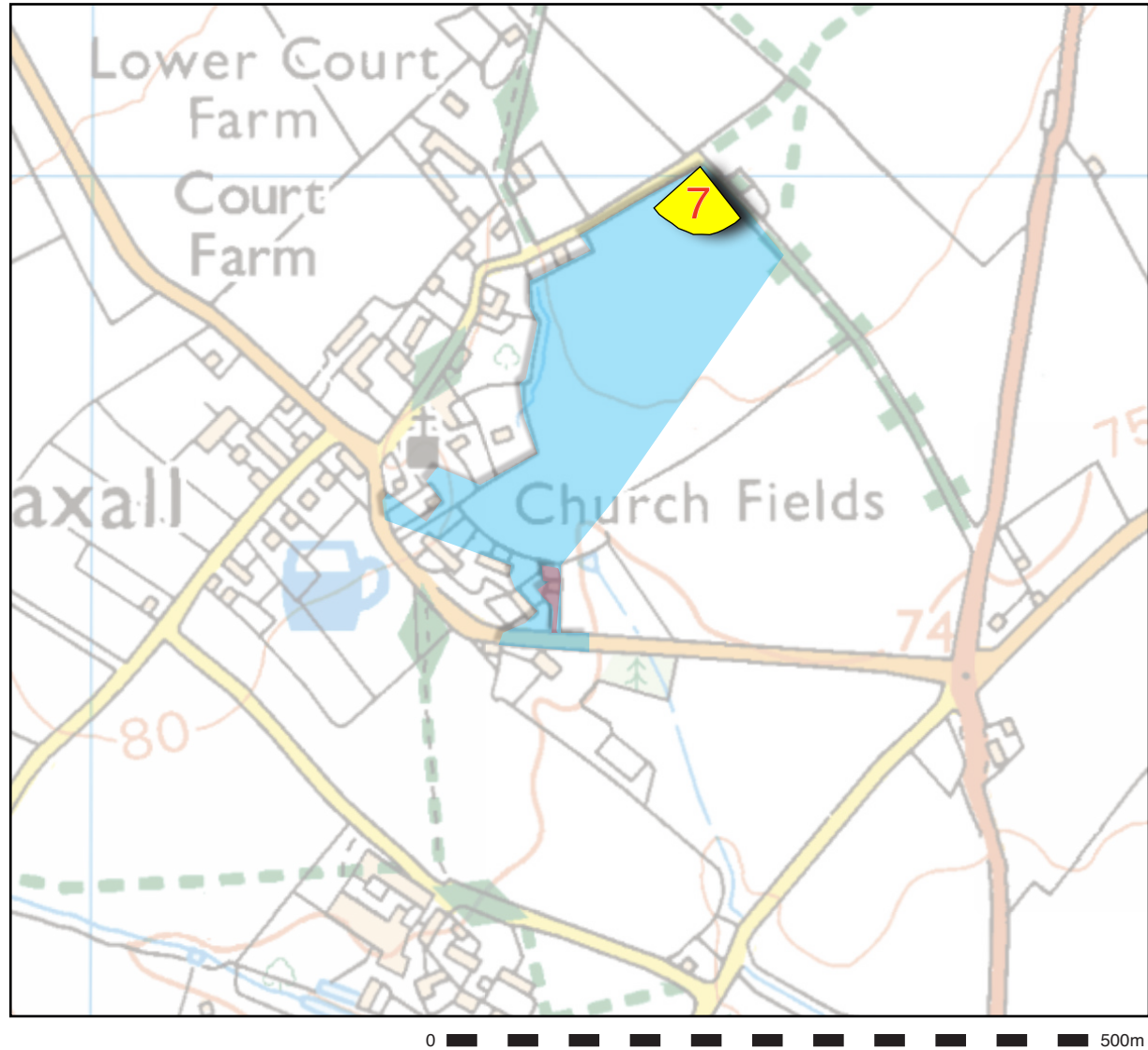


Figure 11b Viewpoint 7 Plan



6.0 Landscape Character and Visual Impacts/Effects

6.1 Overview of change

6.1.1 The changes to Landscape Character and Views would occur as a result of the proposed development as described at 2.2 above. In broad terms this would involve the removal of the landscape detracting and remnant structures of the sewage works to be replaced by a sensitively designed new house, garden and cycle shed. This would offer landscape and visual benefit to offset the minimal adverse change as a result of implementing the proposed new house. The new house would be similarly conspicuous as the remnant sewage works structures and whilst taller and greater in mass it would be a congruous fit with the adjacent residential area. The new house would be constructed of new natural stone and local vernacular materials with new and well maintained fencing and a new well managed garden.

6.1.2 For these reasons the following Landscape and Visual Impact and Effect judgements are given.

6.2 LLCA (Study Area) Impacts/Effect (see Figure 10)

6.2.1 The LLCA **Landscape Sensitivity** is judged to be **Low to Medium**. The Impact/Effect of the development is judged by assessing the changes (noted above) to the local baseline descriptions (both Positive Landscape Receptors and the Landscape Detractors) described in Chapter 5.0 and the *Key Characteristics* manifest in *NCA 107 Cotswolds* and the *Key Characteristic Features, the Positive landscape features of significance* and the *inherent landscape sensitivities*, all as manifest in *LCA 16A* and as used to define these Landscape Character Areas described in the published Landscape Assessments. *LCA 16A* also notes: *Good Condition; Moderate Strength of Character*; and to employ a 'Strategy' of 'Conserve and Strengthen.' The change would be just perceptible with some benefits (removal of incongruous remnant sewage works replaced by congruous housing) and the Magnitude of Impact is judged as **Low to Medium Adverse** during construction and **Low Adverse** at completion. The Landscape Effect is therefore judged to be **Negligible to Minor Adverse Landscape Effect/Not Significant** and **Low Adverse Landscape Impact/Negligible to Minor Adverse Landscape Effect/Not Significant/Long Term**.

6.3 National (NCA 107 Cotswolds) and County (LCA 16A Malmesbury-Corsham Limestone Lowlands) Character Area Impacts/Effects

6.3.1 At the county scale *LCA 16A* recommends the following 'Broad Management Objectives,' that the scheme is in line with.

- *“Conserve the network of hedgerows, hedgerow trees and woodland copses and take opportunities for new planting where this will strengthen local character (for instance avoiding planting that will affect the open views in the high ground at the west of the area).*
- *Encourage conservation and rebuilding of dry stone wall field boundaries, particularly close to settlement.*
- *Conserve the remaining areas of ecological interest such as those with statutory designations, areas of ancient woodland, veteran hedgerow trees and chalk grassland.*

- *Maintain the subtle variations that occur throughout the landscape, encouraging local distinctiveness for instance in the variation in field boundaries from hedgerows to stone walls.*
- *Retain the distinctive character of the villages; ensuring any change respects the traditional stone built character and vernacular form.*
- *Resist urbanisation of the country lanes through addition of road markings and concrete kerbs or lamp posts or excessive signage that detracts from the rural character of the area.”*

6.3.2 The national scale (*NCA107 Cotswolds*) is judged to be **Medium to High Sensitivity**. This *NCA* is broad in scale and the Impact/Effect of the development is judged by assessing its Landscape Character descriptions and the 'Statements of Environmental Opportunity' (SEOs 1, 2 and 3). At this scale the change as a result of the development would be perceived as: indiscernible; a typical built form seen in the local residential settlement edge setting; and with the benefits as noted for the LLCA above. As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Negligible to Minor Adverse Landscape Effect/Not Significant** at completion and **Low Adverse Landscape Impact/Negligible to Minor Adverse Landscape Effect/Not Significant/Long Term**.

6.4 Visual impacts/Effects (see Figure 11, and Appendix 1)

6.4.1 The ZTV shows that the development would be discreetly located: from the east (near distance, private views from a few metres in to the dense scrub located directly east); from the west (3 private gardens that abut the Site would see new garden fencing and partially see the house as a partial, just discernible glimpse above the fencing, from few locations located towards the village centre); from the south (near distance, fleeting, narrow and partial views across the new enhanced entrance); and from the north (near to medium distance, private views across the field located north and a medium distance, one off PRow view across a field gate located 400m to the north north west that may have a just discernible and partial view of the new house seen above the fencing and in the context of the local residential village settlement edge).

6.4.2 Public Views are split in to the following representational groups and described accordingly.

Near distance views from the un-named Road (Viewpoints 1, 2 and 3)

Viewpoint 1 would have a partial, narrow and fleetingly experienced view of the new house glimpsed above the enhanced new entrance and as seen by drivers (and their passengers) as they pass at speed and by occasional local people who may walk on the road. The existing Heras style fence panel would be replaced by a new sensitively designed gateway. Viewpoint 1 would see the new house as a congruous fit in its suburban, wooded, settlement edge context. The more open field located beyond and to the north of the Site would continue to be barely discernible. It is important to highlight that Viewpoint 1 would be a fleeting and an enhanced experience: drivers are unlikely to experience the new view owing to the angle and speed of travel; vehicle passengers may get a 90 degree view for a moment; and walkers may see the view for a few seconds as they pass.

Viewpoints 2 and 3 would see the new entrance only. The development would not be seen beyond and the views would continue to be influenced by the road (and its suburban context in the case of Viewpoint 3), its low traffic flow and the additional occasional vehicle using the Site entrance.

The judgements for Viewpoints 1, 2 and 3 are as follows: Viewpoint 1 is **Slight Adverse** and Viewpoints 2 and 3 are **Negligible Adverse**, Magnitude of Impact during construction; Viewpoint 1 is **Negligible Beneficial** and Viewpoints 2 and 3 are **Negligible Adverse**, Magnitude of Impact at completion; Viewpoint 1 is **Negligible Beneficial** and Viewpoints 2 and 3 are **Negligible Adverse**, Visual Effect at completion; and Viewpoint 1 is **Negligible Beneficial Visual Impact/Negligible Beneficial Visual Effect/Not Significant/Long Term** and Viewpoints 2 and 3 are **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term**.

Near distance views from the Village, to the west (Viewpoints 4, 5 and 6)

These near distance views (Viewpoints 4, 5 and 6) represent the few public locations in the village centre, where the development may be partially seen with some new built form glimpsed above the intervening fences. The new house would be barely discernible and predominantly screened by the existing and new intervening fencing, planting and the existing houses.

The judgements for Viewpoints 4, 5 and 6 are the same for all three, described as follows: **Negligible Adverse** Magnitude of Impact during construction; **Negligible Adverse**, Magnitude of Impact at completion; **Negligible Adverse** Visual Effect at completion; and **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term**.

One-off medium distance views from the Village, to the west (Viewpoint 7)

There is a one-off medium distance view from Public Right of Way SRA29 (Byway) located 400m to the north north west. This is seen over a field gate and it is a one off break in the tall dense hedge and tree planting that lines (and screens views from) this PRow. The development would be partially glimpsed and just discernible, as a congruous fit seen alongside the houses at the village settlement edge.

The judgements for Viewpoint 7 are as follows: **Negligible Adverse** Magnitude of Impact during construction; **Negligible Adverse**, Magnitude of Impact at completion; **Negligible Adverse** Visual Effect at completion; and **Negligible Adverse Visual Impact/Negligible Adverse Visual Effect/Not Significant/Long Term**.

6.4.3 There would be private views from: 3 back gardens (9, 10 and 11 Church Fields) that currently see the landscape detracting old sewage works remnant structures and that would be replaced by the new house; from the field located to the north experienced by the local farmer only; and the *Dismissed Appeal Decision* states that there would be overlooking views (purported as being from the high level roof lights) towards the upper floor windows of 8 Church Fields however the Officer's Report refutes this. In relation to the local houses the following point is made on page 8 of the Officers Report, as follows.

"the development is appraised as not resulting in significant harm to the amenity of these adjacent neighbours."

6.5 Other considerations

6.5.1 This LVA was carried out in Spring when there were leaves on the trees, whilst the judgements remain it is likely that the new development would be slightly more discernible when there are no leaves on the trees and hedgerows.

6.5.2 There would be a minimal increase in lighting levels seen in the context of the local village lighting taht includes the headlights of cars using the un-named road.

6.5.3 The development would cause a minimal change to the South/Lower Wraxhall Conservation Area (a point endorsed by the Inspector for the Dismissed Appeal (limb 32 see 2.2.4 above) with the removal of the landscape detracting elements offering benefit and the new house seen as a natural fit in the residential village settlement edge

6.5.4 There are no known local planning applications/consents that would lead to cumulative Landscape Character and Visual change.

6.6 Landscape Strategy

6.6.1 The Landscape Strategy recommends the following.

- Removal of all existing landscape detracting elements.
- New native planting to be implemented along the east side to match the existing scrub and the north side to screen views in from the north, where there is space to accommodate.
- Sensitive boundary treatments with new fencing and planting at the boundaries with the existing houses (8, 9 and 10 Church Fields).
- Sensitive use of building and landscape materials, focussed on natural stone to blend with the local village vernacular.
- The use of cowled and low level lighting, if lighting is required.

Table 6a Landscape Character and Visual Impacts Summary Table - Landscape Character

	Landscape value	Landscape susceptibility	Landscape sensitivity	During construction: Magnitude of Landscape Impact	At completion: Magnitude of Landscape Impact	At completion: Landscape Character Effect/ Significance	Mitigation	After planting establishment (15 years): Landscape Impact/Landscape Effect/Significance/ Duration
Landscape Character Impact								
Landscape Character Area Descriptions								
Local Landscape Character Area (LLCA)	Medium	Low to Medium	Low to Medium	Low to Medium Adverse Landscape Impact	Low Adverse Landscape Impact	Negligible to Minor Adverse Landscape Effect/Not Significant	See Landscape Strategy in LVIA (ref: <i>hla 623 R01</i>)	Low Adverse Landscape Impact/ Negligible to Minor Adverse Landscape Effect/Not Significant/ Long Term
National: Natural England, NCA 107 Cotswolds	Medium to High	Low	Low to Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Negligible to Minor Adverse Landscape Effect/Not Significant	See Landscape Strategy in LVIA (ref: <i>hla 623 R01</i>)	Low Adverse Landscape Impact/ Negligible to Minor Adverse Landscape Effect/Not Significant/ Long Term
Unitary: Wiltshire landscape Assessment 2005 LCT Limestone Lowland LCA 16A Malmesbury-Corsham Limestone Lowlands	Medium to High	Low	Low to Medium	Low Adverse Landscape Impact	Low Adverse Landscape Impact	Negligible to Minor Adverse Landscape Effect/Not Significant	See Landscape Strategy in LVIA (ref: <i>hla 623 R01</i>)	Low Adverse Landscape Impact/ Negligible to Minor Adverse Landscape Effect/Not Significant/ Long Term

Table 6b Landscape Character and Visual Impacts Summary Table - Views, Viewpoints 1 to 6

Viewpoints Impact								
	Visual Value	Visual Susceptibility	Visual Sensitivity	During construction: Magnitude of Visual Impact	At completion: Magnitude of Visual Impact	At completion: Visual Effect/ Significance	Mitigation	After planting establishment (15 years): Visual Impact/ Visual Effect/ Significance/Duration
Viewpoint 1: 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 <i>Photographic Height: 75m AOD</i>	Medium (Rural, village edge view from grass verge).	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)	Low	Slight Adverse (construction would be partially discernible in the view)	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)	Negligible Beneficial Visual Effect/Not Significant.	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	Negligible Beneficial Visual Impact/ Negligible Beneficial Visual Effect/Not Significant/Long Term
Viewpoint 2: 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 <i>Photographic Height: 75m AOD</i>	Medium (Rural, village edge view from grass verge).	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).	Low	Negligible Adverse (Construction traffic would be seen on few occasions and for a temporary period).	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)	Negligible Adverse Visual Effect/Significant	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)	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term
Viewpoint 3: 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 <i>Photographic Height: 75m AOD</i>	Medium (Rural, village edge view from grass verge).	Low (People in vehicles (drivers and their passengers) with fleeting views and occasional local people who walk on the road would be set back and partially seen in the context of other houses where the old sewage works existed and remnant structures remain)	Low	Negligible Adverse (Construction traffic would be seen on few occasions and for a temporary period)	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)	Negligible Adverse Visual Effect/Significant.	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)	Negligible Adverse Visual Impact/ Negligible Adverse Visual Effect/Not Significant/Long Term
Viewpoint 4: 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 <i>Photographic Height: 77m AOD</i>	Low to Medium (suburban view with some planting)	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)	Low	Negligible Adverse (Construction may be barely discernible)	Negligible Adverse (The new house may be barely discernible)	Negligible Adverse Visual Effect/Not Significant	Mitigation is not required	Not applicable
Viewpoint 5: 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 <i>Photographic Height: 80m AOD</i>	Low to Medium (village view heavily influenced by car parking)	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)	Low	Negligible Adverse (Construction may be barely discernible)	Negligible Adverse (The new house may be barely discernible)	Negligible Adverse Visual Effect/Not Significant	Mitigation is not required	Not applicable
Viewpoint 6: Looking south east, from Church graveyard, located approximately 95m north west of the Site. GPS ref: 51.38168 N, 2.24183 W <i>Photographic Height: 80m AOD</i>	Medium (Listed Building setting influenced by the local suburban character)	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)	Low	Negligible Adverse (Construction may be barely discernible)	Negligible Adverse (The new house may be barely discernible)	Negligible Adverse Visual Effect/Not Significant	Mitigation is not required	Not applicable
Viewpoint 7: Looking south, from PRoW SRA29 (Byway), located approximately 400m north north east of the Site. GPS ref: 51.38390 N, 0.23873 W <i>Photographic Height: 83m AOD</i>	Medium (wide, countryside view from one-off PRoW location)	Low (PRoW users who would see an incremental change to the housing located at the village edge)	Low	Negligible Adverse (Construction may be barely discernible)	Negligible Adverse (The new house may be barely discernible)	Negligible Adverse Visual Effect/Not Significant	Mitigation is not required	Not applicable

7.0 Conclusion

7.1 General

- 7.1.1 The changes to Landscape Character and Views would occur as a result of the removal of the landscape detracting and remnant structures of the sewage works to be replaced by a sensitively designed new house, garden and cycle shed. This would offer some landscape and visual benefit to offset the minimal adverse change. The new house would be similarly conspicuous as the remnant sewage works structures and whilst taller and greater in mass it would be a natural fit with the adjacent houses along Church Fields and at the settlement edge. For these reasons the following Landscape and Visual Impact and Effect judgements are given.

7.2 Landscape Character

7.2.1 LLCA

- 7.2.1.1 The LLCA **Landscape Sensitivity** is judged to be **Low** to **Medium**. The change would be just perceptible with some benefits as noted above and the Magnitude of Impact is judged as **Low** to **Medium Adverse** during construction and **Low Adverse** at completion. The Landscape Effect is therefore judged to be **Negligible to Minor Adverse Landscape Effect/Not Significant** and **Low Adverse Landscape Impact/Negligible to Minor Adverse Landscape Effect/Not Significant/Long Term**.

7.2.2 National (NCA 107 Cotswolds) and County (LCA 16A Malmesbury-Corsham Limestone Lowlands) Character Area

- 7.2.2.1 The national scale (NCA107 Cotswolds) is judged to be **Medium** to **High Sensitivity**. At this scale the change as a result of the development would be perceived as: indiscernible (a typical built form seen in its local residential, settlement edge setting and with the benefits noted). As such the Magnitude of Impact is judged as **Low Adverse** during construction and at completion. The Landscape Effect is therefore judged to be **Negligible to Minor Adverse Landscape Effect/Not Significant** at completion and **Low Adverse Landscape Impact/Negligible to Minor Adverse Landscape Effect/Not Significant/Long Term**.

7.3 Views

- 7.3.1 The ZTV shows that the development would be discreetly located: screened public views from the east; to the west views would be experienced from 3 private gardens that abut the Site and a few locations located towards the village centre that would have barely discernible and partial views; from the south there would be fleeting views as receptors momentarily pass the site who would see an enhanced entrance; and from the north there is a one off public view seen across a field gate, located 400m away that would have a barely discernible and partial view of the new house, seen above the fencing as a congruous fit with the other existing houses at the village settlement edge. The public Views, split in to their representational groups as described above, are summarised as follows.

Near distance views from the un-named Road (Viewpoints 1, 2 and 3)

Viewpoint 1 would have a partial, narrow and fleetingly experienced view of the new house glimpsed above the enhanced new entrance and as seen by drivers (and their passengers) as they pass at speed and by occasional local people who may walk on the road. The existing Heras style fence panel would be replaced by a new sensitively designed gateway. Viewpoint 1 would see the new house as a congruous fit in its suburban, wooded, settlement edge context. The more open field located beyond and to the north of the Site would continue to be barely discernible. It is important to highlight that Viewpoint 1 would be a fleeting and enhanced experience: drivers are unlikely to experience the new view owing to the angle and speed of travel; vehicle passengers may get a 90 degree momentary view; and walkers may see the view for a few seconds as they pass.

Viewpoints 2 and 3 would see the new entrance only. The development would not be seen beyond and the views would continue to be influenced by the road (and its suburban context in the case of Viewpoint 3), its low traffic flow and the additional occasional vehicle using the Site entrance.

The judgements for Viewpoint 1 would be Beneficial/Not Significant (at completion and long term) and for Viewpoints 2 and 3 they would be Negligible Adverse/Not Significant (at completion and long term).

Near distance views from the Village, to the west (Viewpoints 4, 5 and 6)

These near distance views (Viewpoints 4, 5 and 6) represent the few public locations in the village centre, where the development may be partially seen with some new built form glimpsed above the intervening fences. The development would be barely discernible and predominantly screened by existing and new intervening fencing and planting as well as the existing houses.

The judgements for Viewpoints 4, 5 and 6 would be Negligible Adverse/Not Significant (at completion and long term).

One-off medium distance views from the Village, to the west (Viewpoint 7)

There is a one-off medium distance view from Public Right of Way SRA29 (Byway) located 400m to the north north west. This is seen over a field gate and it is a one off break in the tall dense hedge and tree planting that lines (and screens views from) this PRoW. The development would be partially glimpsed and just discernible, as a congruous new house seen alongside the village settlement edge.

The judgement for Viewpoint 7 would be Negligible Adverse/Not Significant (at completion and long term).

- 7.3.2 There would be private views from: 3 back gardens (9, 10 and 11 Church Fields) that currently see the landscape detracting old sewage works remnant structures and that would be replaced by the new house; from the field located to the north experienced by the local farmer only; and the *Dismissed Appeal Decision* states that there would be views from the upper floor windows of 8 Church Fields although the Officer's Report refutes this.

7.4 Other considerations

- 7.4.1 This LVA was carried out in Spring when there were leaves on the trees, whilst the judgements remain it is likely that the new development would be slightly more visible when there are no leaves on the trees and hedgerows.
- 7.4.2 There would be a minimal increase in lighting levels that would be seen in the context of the local village lighting that includes local houses and the headlights of cars on the un-named road.
- 7.4.3 The development would cause a minimal change to the South/Lower Wraxhall Conservation Area (a point endorsed by the Inspector for the Dismissed Appeal (limb 32 see 2.2.4 above).
- 7.4.4 There are no known local planning applications/consents that would lead to cumulative Landscape Character and Visual change.

7.4 Landscape planning policy

- 7.4.1 For the reasons and judgements given above the proposed scheme is not contrary to Landscape Planning Policy.
- 7.4.2 The Officer Report agrees with this, in the conclusion on page 10 it is quoted as follows.

“In terms of neutral impacts, officers are satisfied that the proposed development would not harm neighbouring residential properties or the amenities of the occupiers and the visual impacts of the proposed development would not harm landscape character.”
- 7.4.3 The Green Belt is not a Landscape Designation and therefore it is not covered in this LVA however its relevance for openness and views may be a consideration in the wider planning considerations.

7.5 Dismissed Appeal Decision

- 7.5.1 The *Dismissed Appeal Decision* contradicts itself, paragraph 8 states the development would ‘obstruct a substantial portion of the partially open view towards the field to the rear of the site,’ and at paragraph 34 it states that the ‘impact on the appearance of street scene would be slight.’
- 7.5.2 Paragraph 8 of the Dismissed Appeal makes a specific statement that relates to Landscape Character and Views, and the following points (as described in detail at 4.3.4) rebut these, as follows.
 - The view from the carriageway is a near distance, enclosed, partial, narrow and fleetingly view experienced by drivers (and their passengers) as they pass at speed. The land beyond the Site to the north is barely discernible across the Site and it is seen in its suburban context with the landscape detracting entrance fence panel and remnant old sewage works structures. The view would be enhanced by the new high quality hard landscape treatments at the entrance, the new intervening garden planting beyond would enhance the landscape as it establishes and the field beyond may continue to be partially seen.
 - There would be visual change from 3 back gardens, as described at 4.3.3 and summarised at 7.3.2, above.

- Sentence 3: The new house would be as similarly conspicuous as the remnant sewage works structures and whilst taller and with greater mass it would be a congruous new house constructed of new natural stone materials and with a well managed garden. It is also noted that the Site is entirely screened to the east with barely any discernible public views in from the south, west, and north. The only altered views are private ones, these are few and would see the removal of landscape detracting elements to be replaced with the well designed and managed new house and garden.

7.6 Final statement

The new house is sensitively designed and replaces landscape detracting landscape elements that are remnant of the old sewage works, it is a congruous fit with the adjacent houses at the village settlement edge, it is discreetly located with few public views in and it would cause minimal change to the South/Lower Wraxhall Conservation Area (a point agreed by the Inspector in the Dismissed Appeal limb 32, LVA item 2.2.4 above). This LVA judges that there would be Not Significant change for Landscape Character at all scales and for Views (with Visual Benefit offered at the new entrance) and this was agreed in the Officer’s Report. The Dismissed Appeal Decision is somewhat compromised in its conclusions at paragraphs 8 and 34 and the decision appears harsh in light of the LVA findings and the Officer’s Report. The LVA findings show that the proposals are not contrary to landscape planning policy, and there are good grounds in terms of Landscape Character and Views for allowing this development.

APPENDIX A

1.0 Landscape Character and Visual impact methodologies

1.1 Introduction

- 1.1.1 This section addresses the Landscape Character and Visual impacts. This section addresses how Landscape Character and Visual, baseline conditions are judged to be impacted by development.

1.2 Landscape and Visual Appraisal Methodology, general

- 1.2.1 Landscape and Visual impact judgements proposed in this report, are based upon professional experience and by utilising the principles as set out in the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition, 2013, by the Landscape Institute and the Institute of Environmental Management and Assessment and by reference to the Technical Guidance Note, Assessing Landscape Value outside National Designations (TGN 02-21).

1.3 Landscape Character Impact Methodology

1.3.1 General

- 1.3.1.1 Landscape Character impacts relate to the effects of the proposals on the physical resources and other characteristics of the landscape and its resulting character and quality. Landscape resources and character are considered to be of importance in their own right and valued for their intrinsic qualities regardless of whether they are seen. Landscape receptors are defined as aspects of the landscape resource that have the potential to be affected by a proposal.

- 1.3.1.2 There is no standard methodology for the quantification of the scale or magnitude of relative effects for Landscape Character although there is guidance in GLVIA 3 and TGN 02-20. As such the following definitions are proposed so that Landscape Character judgements can be made. Landscape Character is assessed by assessing the effects of the development at different scales. The term 'Local' is used to define the area within or influenced by the Appeal Site and is likely to closely follow the extent of the Zone of Theoretical Visibility (used in the Visual section).

- 1.3.1.3 The methodology sets out how to make Landscape Character impact judgements. Sensitivity is determined by cross referencing Landscape Value with Landscape Susceptibility (see Table 1). The Magnitude of Impact of the development is then judged at local to national scales. The Significance of Landscape Effect is determined by cross referencing the judgements made for, the Sensitivity of the Landscape Receptor and the Magnitude of Change (see Table 2).

1.3.2 Landscape Value

- 1.3.2.1 Landscape Value is the relative value or importance attached to different landscapes by society on account of their landscape qualities. It is inherent and independent of the proposed development. Landscape qualities are characteristics or features of a landscape that are valued, usually referred to as special qualities in relation to nationally designated landscape. Landscape characteristics are elements which make a particular contribution to landscape character. Landscape Value is assessed using the following range of factors (in oblique, referenced from GLVIA 3, item 5.28, Box 5.1 with some minor changes with the issue of TGN 2/21, as noted).

- *Scenic quality.* 'The term is used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).'
- *Distinctiveness (combines *Rarity and Representativeness*).* *Rarity* is 'The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.' *Representativeness* is whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.'
- *Conservation* (natural heritage factors (TGN 2/21) interests. 'The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of the landscape as well as having value in their own right.'
- *Recreation value.* 'Evidence that the landscape is valued for recreational activity where experience of the landscape is important.'
- *Perceptual aspects.* 'A landscape may be valued for its perceptual qualities, notably wildness, remoteness and/or tranquillity.'
- *Associations.* 'Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.'
- *Function (TGN 2/221).* 'The value attached to landscapes which perform a clearly identifiable and valuable function.'

- 1.3.2.2 Landscape Value judgements are made using the following (linked to the GLVIA 3 categorisations on page 39 and Appendix 10).

- **Very Low** (which could be categorised as a landscape significantly influenced by a dominant landscape detractor).
- **Low** (which could be categorised as Local Community or a landscape which is not designated or protected, which does not make a positive contribution, which is in poor condition, and/or which has been residually altered by detrimental man-made activity, possibly at a small scale)
- **Medium** (which could be categorised as Regional or Local Authority (GLVIA) or an undesignated landscape judged to have a higher (than the Low) value as a result of assessment carried out in accordance with TGN 02-21) or a landscape which may be part of a local designation or other value, that makes a moderately positive contribution, which is in moderate condition, and/or which may have some detrimental activity as a result of man-made intrusion. These may include Local Plan Landscape designations or other undesignated landscapes that have some other medium landscape value.
- **High** (which could be classed as regional, international or national): a landscape which is covered by an international, national designation or in some cases is of regional interest or other important value, that makes an important and positive contribution to its wider context. These may include World Heritage Sites, National Parks, AONBs, Heritage Coasts, Registered Parks and Gardens, including the setting of these.
- **Very High** (which could be classed as international or national): a landscape which is covered by an international or national designation that makes an highly important and significantly positive contribution to its wider context. These may include World Heritage Sites, National Parks, AONBs, or Heritage Coasts.

1.3.2.3 In respect of a test for judging a ‘valued landscape,’ (outside national designations), as referred to in NPPF, Paragraph 174 part a) the following definition is given on page 42 of LI TGN 02/21, Appendix 7, titled ‘The valued landscape policy test’ in England,’ item A4.2.11.

“A ‘valued landscape’ is an area identified as having sufficient landscape qualities to elevate it above other more everyday landscapes.”

The TGN (also page 42) notes that ‘Everyday’ landscapes may nevertheless have value to people. GLVIA 3, item 5.28, Box 5.1 TGN 2/21, is also relevant, as noted at 1.4.2.1, below.

1.3.3 Landscape Susceptibility

1.3.3.1 Landscape Susceptibility judgements are based on the physical state of the landscape and influential elements (Landscape Receptors) within it. It is development. specific It is about its intactness from visual, functional and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place. Judgements are made to assess the ability of Landscape Receptors to accommodate change as a result of proposed development in relation to the baseline. Landscape Receptors can include overall character, key characteristics, individual elements or features and specific aesthetic or perceptual aspects. Landscape Susceptibility judgements are made using the following.

- **Low:** a landscape where Receptors are likely to make a minimal positive contribution so that it could accommodate the type of development being proposed without causing a detrimental change to the baseline condition.
- **Medium:** a landscape where Receptors are likely to make a moderately positive contribution so that it could accommodate partial development or there is potential for effective mitigation to offset detrimental change to the baseline condition.
- **High:** a landscape where Receptors are likely to make a highly positive contribution so that it is unlikely that it could accommodate the type of development being proposed (even with mitigation) and would cause a detrimental and residual change to the baseline condition.

1.3.4 Landscape Sensitivity (see Table 1.)

1.3.4.1 Landscape Sensitivity is the degree to which the Landscape can accommodate change without adverse impact on its character and is judged by cross referencing value with susceptibility.

Table 1 Determining Landscape Sensitivity						
				Value		
		Very Low	Low	Medium	High	Very High
	Low	Very Low	Low	Low	Medium	Medium
Susceptibility	Medium	Low	Low	Medium	High	High
	High	Medium	Medium	High	High	Very High

1.3.4.2 Landscape Sensitivity is described as follows.

- **Very Low** is defined as a Landscape that has Very Low Value (likely to be significantly influenced by a dominant landscape detractor) with Low Susceptibility so that it would be tolerant of the type of change envisaged.

- **Low** is defined as a Landscape which is unlikely to include Local Plan landscape designations and which is likely to be a landscape that has poor or damaged landscape characteristics. It is likely to be tolerant of the type of change envisaged.
- **Medium** is defined as a landscape which is likely to include Local Plan Landscape designations or other undesignated Landscape characteristics and to be of local or district (borough) scale or community importance. It is likely to be a landscape that contributes positively to the character of an area, and it may have capacity to accommodate a degree (potentially with mitigation) of the type of change envisaged and
- **High** is defined as a Landscape likely to protected by a regional, national or international designation and/or widely acknowledged for its Medium to Very High value and/or its Medium to High Susceptibility. It is a Landscape with distinctive character that would be residually altered by the type of change envisaged irrespective of mitigation.
- **Very High** is defined as a Landscape protected by a national or international designation and/or widely acknowledged for its Very High value and High Susceptibility. It is a Landscape with a significantly distinctive character that would be residually altered by the type of change envisaged irrespective of mitigation..

1.3.5 Magnitude of Landscape Effect

1.3.5.1 Magnitude of Landscape Effect refers to the extent to which proposed development would alter the existing characteristics of a landscape and combines judgements on; size or scale of effect, geographical extent influenced; the duration; and the reversibility.

1.3.5.2 Magnitude of Landscape change is described using the following terms,

- **Low** is defined as just perceptible, long term change in components of a landscape or more noticeable temporary and reversible changes.
- **Medium** is defined as clearly perceptible, long term changes or loss of important features in a Character Area but which result in only relatively subtle changes in Character; or changes in a small part of a Character Area which will have a clear effect on the immediate locality. Clearly perceptible change in setting to a neighbouring Character Area which is sufficient to influence its own character, and
- **High** is defined as clearly perceptible changes, for example the loss of features which make an essential contribution to a character area, or the introduction of new large-scale features in to a character area where these are not typical, or change exerted by an overriding influence on a neighbouring character

1.3.5.3 Duration of Landscape Effect is judged as follows.

- **Short term or reversible:** (effects have no influence and the existing baseline Landscape would be returned).
- **Medium term or partially reversible:** (effects that would last until planting establishment becomes effective (10 to 25 years).
- **Long term or not reversible:** (permanent effects).

1.3.6 Significance of Landscape Effect (see Table 2)

1.3.6.1 The Significance of Landscape Effect determines how important the changes might be for the landscape in terms of mitigation and the long term residual effects. It is judged using Table 2.

Table 2 Determining Significance of Landscape Effects				
		Magnitude of change (Adverse or Beneficial)		
		Low	Medium	High
	Very Low	Negligible/Not Significant	Negligible/Not Significant	Minor/Not Significant
Sensitivity of receptor	Low	Negligible/Not Significant	Minor/Not Significant	Minor/Not Significant
	Medium	Minor/Not Significant	Moderate/Significant	Moderate/Significant
	High	Minor/Not Significant	Moderate/Significant	Major/Significant
	Very High	Minor/Not Significant	Moderate/	Major/Significant

Key to Table 2

Negligible	Not significant
Minor	Mitigation should be explored but the effect would be a consideration of only limited Significance in the judgement
Moderate	Every effort should be made to mitigate the impact and if moderate residual effects remain these would be Significant
Major	Every effort should be made to mitigate the impacts/effects and if residual major effects remain these would be Significant

1.4 Visual Impact Methodology

1.4.1 General

1.4.1.1 Visual impacts relate to the effects on the existing visual amenity and the impact on Visual Receptors. Visual Receptors are people with views that may be altered by new development. Effects on visual amenity, as perceived by Landscape Receptors, are therefore clearly distinguished from, although they can be linked to Landscape effects.

1.4.1.2 Viewpoints 1 to 7 and visual impacts are described in Appendix 1 hla 623 R02. Near distance views are defined as being under 200m from the site, medium distance, 200m to 1km, and long distance, as over 1km.

1.4.2 Photographic Methodology (see Appendix 6)

1.4.2.1 In demonstrating photographic evidence to support Viewpoint descriptions and impact judgements it is important to have a photographic methodology that can be repeated by any other party. As such this LVA uses the Landscape Institute Advice Note 06/19 Visual Representation of Development Proposals 17-09-19 (Appendix 9) as the basis for Viewpoint Photography.

1.4.2.2 Photographic viewpoints are selected to give typical or representative views from a variety of locations and from near, middle and long distance locations. All Viewpoints are publicly accessible locations in the landscape.

1.4.2.3 Each photograph is taken from a height approximately 1.5m (eye level) above ground level.

1.4.2.4 The camera used for the viewpoints was a Canon EOS R7 digital mirrorless camera with a 50mm lens. Suppliers of cameras of this type prescribe this as the set-up which most closely resembles the image as seen by the human eye.

1.4.2.5 All photographs were taken at a time when views were clear and during the day. These photographs can be used for photomontage presentations although this is not the case with this LVA.

1.4.3 Visual Baseline

1.4.3.1 Views to the Appeal Site were selected by desktop and on Site assessment as the most likely public locations that views of the development might experience a change. As such they demonstrate highest impact or worst case scenario views, as seen on the 25th April 2025.

1.4.4 Visual Impact Assessment structure

1.4.4.1 The methodology sets out how to make Visual impact judgements. Sensitivity is determined by judging and then cross referencing Visual Value with Visual Susceptibility using Table 3. The Magnitude of Impact for each Viewpoint is determined using Table 4 and the Significance of Visual Effect as a consequence of the development is put forward using Table 5 which cross references the judgements for Visual Sensitivity and Magnitude of Change. The judgements also consider seasonal variations (when there are no leaves on the trees) and at night time.

1.4.5 Visual Value

1.4.5.1 Visual Value judgements relate to the value attached to the view (not the visual receptor). The Value judgements are made using the following criteria.

- **Very Low:** Views which are undocumented, not protected by any designation and dominated by a significant landscape detracting element or significant detrimental man-made intrusion.
- **Low:** Views which are not documented or protected by any designation or do not have any other cultural, historic, ecological or that have some detrimental man-made intrusion.
- **Medium:** Views which have a moderate level of visual interest and where the elements within the view are relatively intact for example local open space and local footpaths or which might be protected by: County; District (or Borough) and Parish designations; or where there is a moderate level of interest for cultural, historic, ecological, or other moderately important reasons, that may influence the view.
- **High:** High quality views where the attention or interest is prolonged and focused on the visual surroundings, where there is a high level of scenic visual interest or the composition includes significant cultural, historic, ecological or other important influences and which is likely to have limited or positive man-made intervention (unless of cultural value).

- **Very High:** Proprietary views where the attention or interest is prolonged and focused on the visual surroundings at an: international (World Heritage Sites); national (National Parks, AONBs and Heritage Coasts); county; regional or district scale, where there is a high level of scenic visual interest or the composition includes significant cultural, historic, ecological or other important influences and which is likely to have extremely limited or positive man-made intervention (unless of cultural value).

1.4.6 Visual Susceptibility

- 1.4.6.1 Visual Susceptibility is the ability of a view to accommodate the type of development being proposed without undue consequences for the maintenance of the baseline situation and judgements are made using the listed criteria as follows.
- **Low:** Views where the Visual Receptor’s attention is not on their surroundings and where setting is not important to the quality of working life. Receptors might include drivers, people who are engaged in work tasks or people engaged in sport where the view is not an integral part of the experience.
 - **Medium:** Views where the Visual Receptors may have a moderate level of interest for example local open space users, local people walking in community areas or engaged in sport where the view is not an integral part of the experience (cycling, walking, jogging etc) and passengers in vehicles.
 - **High:** Views where the Visual Receptors have a high level of interest or where views are recorded in Management Plans or guide books or Views associated with nationally designated landscapes: notable views from a National Trail or promoted route; or designed views (vistas) recorded in citations for historic parks and gardens/scheduled monuments etc. Local residents who have high quality views where they may have limited access to the wider countryside.

1.47 Visual Sensitivity (see Table 3)

- 1.4.7.1 Visual Sensitivity is the degree to which the landscape can accommodate change without adverse impact on its composition and the ability to enjoy the view. It is determined by cross referencing Visual Value with Visual Susceptibility.

Table 3 Determining Visual Sensitivity						
Susceptibility	Value					
		Very Low	Low	Medium	High	Very High
		Very Low	Low	Low	Medium	High
		Low	Low	Medium	High	High
Susceptibility	Value	Medium	Medium	High	High	Very High

1.4.8 Magnitude of Visual change (see Table 4)

- 1.4.8.1 Magnitude of Visual Effect refers to the extent to which proposed development would alter the existing characteristics of a visual composition and the ability to enjoy the view. Judgements combine the size or scale of effect, the geographical extent and the duration and reversibility. Consideration is given to the loss, gain, deterioration or enhancement of existing landscape visual elements as well as the scale, materiality and design style, and the completeness of a view (open, enclosed, framed, partial, momentary, zoetropic etc), and the extent (see also the Zone of Theoretical Visibility) which includes the area impacted and the numbers and types of Visual Receptors.

1.4.8.2 Duration of Visual Effect is judged as follows.

- **Short term or reversible:** (effects have no influence and the visual baseline would be returned).
- **Medium term or partially reversible:** (effects that would last until planting establishment is becomes effective (10 to 25 years)).
- **Long term or not reversible:** (permanent effects).

Table 4 Determining Magnitude of Visual Impact

Visual impact magnitude	Description
Major adverse visual impact or benefit	The proposals would cause a dominant or complete change to the composition of the view, the appreciation of the landscape character, the ability to take or enjoy the view
Moderate adverse visual impact or benefit	The proposals would cause a clearly noticeable change to the the view, which would affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Slight adverse visual impact or benefit	The proposals would cause a perceptible change to the the view but which would not materially affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
Negligible adverse visual impact or benefit	The proposals would cause a barely perceptible change to the the view, but which would not affect the composition, the appreciation of the landscape character or the ability to take or enjoy the view
No change	The proposals would cause no change to the view
Neutral	There would be a change to the view but it is not possible to judge whether this change is an adverse or beneficial impact

1.4.9 Significance of Visual Effect (see Table 5)

1.4.9.1 The Significance of Visual Effect determines how important the changes might be for the View and the appreciation of the View, in terms of the requirements for mitigation and the long term residual effects. It is judged using Table 5.

Table 5 Determining Significance of Visual Effect

				Magnitude of Impact		
		Major Visual Impact (Adverse or Beneficial)	Moderate Visual Impact (Adverse or Beneficial)	Slight Visual Impact (Adverse or Beneficial)	Negligible Visual Impact (Adverse or Beneficial)	Neutral impact
	Very High	Major Visual Effect/ Significant	Major Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/Not Significant	Minor Visual Effect/ Not Significant
	High	Major Visual Effect/ Significant	Moderate/Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant
Sensitivity of receptor	Medium	Moderate/Visual Effect/Significant	Moderate/Visual Effect/Significant	Minor Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant
	Low	Moderate/Visual Effect/Significant	Minor Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant
	Very Low	Minor Visual Effect/Not Significant	Negligible Visual Effect/ Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant	Negligible Visual Effect/Not Significant

Key to Table 5

Visual effect (VE)

- Negligible

The proposals would result in a change to the view that may be barely discernible and/or it would not be possible to make beneficial or adverse judgement irrespective of the Sensitivity. The effects are likely to be short term or reversible and/or they would be very small and lead to Not Significant judgement.
- Minor

The proposals would result in a change to the view that would be barely discernible to clearly noticeable and would be dependent upon the scale of judgement for Sensitivity. The effects may be short term or reversible and/or would be minimal and lead to Not Significant judgement.
- Moderate

The proposals would result in a change to the view that would be perceptible to clearly noticeable and would be dependent upon the scale of judgement for Sensitivity. The effects may be long term and irreversible and/or would be Significant in all cases.
- Major

The proposals would result in a change to the view that would be a dominant or complete change where the impact is Major and the Sensitivity is High. The effects would be Long Term, irreversible and Significant in all cases.

Significance

- Not Significant

Mitigation should be explored but the impact should be a consideration of only limited weight
- Significant

Every effort should be made to mitigate the impact and if residual impacts remain these should feature in the balance of considerations.

Bibliography

Appendix 2 Natural England, National Character Area, National Character Area (NCA) 107 Cotswolds

<https://publications.naturalengland.org.uk/publication/5900626>

Appendix 3 Wiltshire landscape Assessment 2005 LCT Limetsone Lowland LCA 16A Malmesbury-Corsham Limestone Lowlands

<https://www.wiltshire.gov.uk/media/1024/Landscape-Type-16-December-2005-570kb/pdf/lca-dec-05-type-16.pdf?m=1575295792017>