

then deemed to not be affected by the Proposed Development are scoped out of the assessment in accordance with the GLVIA3.

- 1.12. Visual receptors are identified and refined at a number of stages. An initial desktop, often including a Zone of Theoretical Visibility (ZTV) model is used to identify potential visual receptors to change. These are verified on-site and any views which are unlikely to be affected are scoped out. Views representing receptor groups that may be affected are included as photosheets. Further scoping may be carried out to remove further visual receptor groups from the assessment. Effects on the remaining receptor groups are taken through the assessment.

Landscape Sensitivity

- 1.13. Landscape sensitivity is dependent on:

- The susceptibility of the landscape to the type of change proposed; and
- The value placed on the landscape.

- 1.14. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of proposed development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

- 1.15. Landscape susceptibility indicates the ability of a defined landscape receptor to accommodate the Proposed Development *“without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.”* (GLVIA, 3rd edition, para 5.40). An example of how susceptibility can be described at each end of the continuum of low to high is provided in Table 1 below.

- 1.16. Landscape Value is *“the relative value that is attached to different landscapes by society”* (GLVIA, 3rd edition, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the assessment of the value of designated landscapes, with TGN 02/21 relating to non-designated landscapes.

Visual Sensitivity

- 1.17. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development is a combination of the susceptibility of the receptor and the value of the view.

- 1.18. Susceptibility for visual receptors (people) relate to *“the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular location.”* (GLVIA, 3rd edition, para 6.32). An example of how susceptibility can be described at each end of the continuum of low to high is provided in Table 2 below.

- 1.19. In visual terms, value relates to that attached to views experienced by receptors (people). An example of how value can be described at each end of the continuum of low to high is provided below for visual receptors in Table 2 below.

Magnitude of Effects

- 1.20. The assessment of the magnitude of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.



- 1.21. Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how scale of effect can be described for landscape and visual receptors at each end of the continuum of small to large is provided in Tables 3 and 4 below.
- 1.22. Geographical extent of effect is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how geographical extent can be described at each end of the continuum of low to high is provided in the tables below for both landscape and visual receptors.
- 1.23. Duration and reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how duration and reversibility can be described at each end of the continuum of low to high is provided in the tables below for both landscape and visual receptors.
- 1.24. The above elements are combined using professional judgement to reach an assessment of the magnitude of effect.
- 1.25. It should be noted that visual effects are assessed on receptor groups and not viewpoints (TGN 24-01 6(7)), the latter of which are used as a visual aid to understand the nature of views experienced by receptor groups.

Level or Importance of Effects

- 1.26. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. The GLVIA3 refers to this aspect as significance. However, this can cause confusion with what may be considered 'significant' when used in the context of an EIA. Therefore, the combination of the magnitude and sensitivity is referred to as the 'level of effect'.
- 1.27. Best practice guidelines stipulate that the level of any landscape or visual effect should be evaluated, both during the construction works and following completion of the development.
- 1.28. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.
- 1.29. Matrix 5 below indicates how the general relationship between sensitivity and magnitude of change determines the level of effect. The level of effect is rated within the range of Major – Major / Moderate – Moderate – Moderate / Minor – Minor – Negligible.

Nature of Effects

- 1.30. Landscape and visual effects are considered likely to arise during both the Construction and Operation phases of the Proposed Development. The changes will be judged to be positive (beneficial) or negative (adverse) in their overall consequences for identified receptors.
- 1.31. The following terms have been used to define landscape effects:
- Adverse: The Proposed Development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and



- Beneficial: The Proposed Development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

1.32. Where there will be negligible or no change, the nature of effect can be considered 'Neutral'.

Mitigation Measures

1.33. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.

1.34. The evaluation of landscape and visual effects following mitigation, are known as residual effects.

Photography Methodology

1.35. Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). Photographs were stitched in Photoshop using the cylindrical method and presented on photosheets in accordance with the Landscape Institute TGN 06/19.



Table 1: Sensitivity of Landscape Receptors

	Landscape Value	Landscape Susceptibility	
	Characteristics and features as recognised in published landscape character assessments or policy (using the criteria set out in Landscape Institute Technical Guidance Note 02/21 for non-designated landscapes, and using Box 5.1 of the GLVA3 for designated landscapes).	The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences	
High  Low	Landscape makes very strong contribution to criterion Landscape displays higher than average level of conformity with criterion. Landscape displays typical level of conformity with value criterion. Landscape displays below average conformity with or makes below average contribution to value criterion. Landscape makes little or not contribution to or has little or no conformity with value criterion.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation. The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.	High  Low



Table 2: Sensitivity of Visual Receptors

	Value (attached to views)	Visual Susceptibility The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations	
High 	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land). Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps. No designations present	People visiting recognised viewpoints People using Public Rights of Way and Access Land Users of local roads where speeds are lower and where footways may be present People using recreational facilities or playing outdoor sports but for whom views are not the main focus. People travelling along major roads or using transport routes where the focus is not on the views and speeds are high People at places of work where attention is not on the views.	High 
Low			Low



Table 3: Magnitude of Landscape Effects

	Scale identifies the degree of change which would arise from the development	Geographical Extent Indicates the geographic area over which the effects will be felt	Duration and Reversibility Identifies the time period over which the change to the receptor would arise as a result of the development.
Large	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive, affecting the majority or all the character area / receptor.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Medium	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Partial, affecting a moderate amount of the character area / receptor.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Small	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the character area / receptor to a minor extent.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.
Negligible / None	Negligible to no perceptible change	Affecting an extremely limited part of the character area/receptor.	

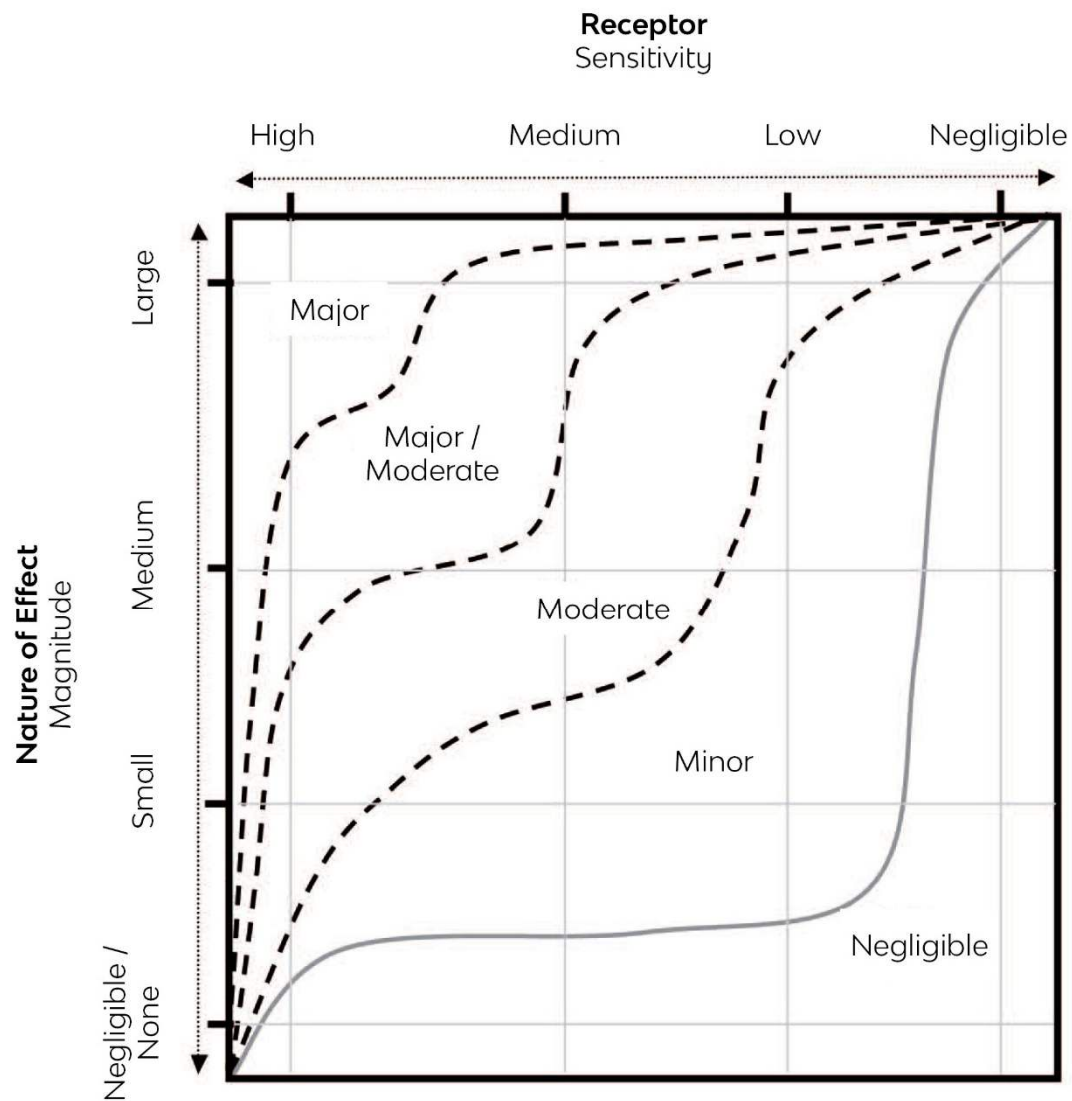


Table 4: Magnitude of Visual Effects

	Scale identifies the degree of change which would arise from the development	Geographical Extent Wide, and/or within close proximity, and/or open views.	Duration and Reversibility identifies the time period over which the change to the receptor would arise as a result of the development.
Large	Intensive/dominant or major alteration to key elements of the baseline view.	Changes perceived over wide area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Medium	Partial/noticeable or minor alteration to key elements of the baseline view.	Changed perceived by receptors over moderate to localised area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Small	Minor alteration to few elements of the baseline view.		
Negligible / None	Barely perceptible or no change to the baseline view.	Changes perceived by receptors over a localised or isolated extent e.g., a single viewpoint.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.



Table 5: Landscape and Visual Significance Matrix (derived from IEMA 2011²)



² IEMA (2011) Special Report – The State of Environmental Impact Assessment Practice in the UK



Appendix 4: Scoping letter to Wiltshire Council



FAO the Landscape Officer @
Wiltshire Council

Land at Gate Farm, Sutton Benger

Tyler Grange Group Limited have been instructed to undertake a Landscape and Visual Impact Assessment (LVIA) for an outline application for residential development on Land at Gate Farm, Sutton Benger.

The Site is positioned on the western side of the Sutton Benger settlement. The Site itself is characterised as a grass covered field with a network of hedgerow and trees present on the boundary, the field is unevenly subdivided with strips of land to the north and east divided from the wider field. There is no public access to the Site.

The location of the Site is illustrated on the attached plan as is a 2km study area.

The LVIA will be undertaken using a methodology following best practice guidance informed by:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA) 3rd Edition - Landscape Institute and IEMA (2013)¹; and
- Assessing landscape value outside national designations (TGN 02/21), May 2021.

A Zone of Theoretical Visibility (ZTV) has been produced to narrow the area of study and determine potential landscape and visual receptors. The Geographic Information System (GIS) software generated image illustrates the extent to which development of up to a maximum 9m ridge height on the Site would be potentially visible within a 3km radius to a 1.6m high receptor. The calculation is based on LIDAR 1m DSM (Digital Surface Model) and takes into account built form and vegetation present within the landscape. The ZTV generated for a potential residential development at the Site identifies the influence of the topography, built form and vegetation in limiting views. However, field verification is still required to refine the accuracy as intervening features may have been removed (such as demolition of built form or felling of wooded vegetation) or added to the landscape.

The LVIA will consider the following documents and policies:

Planning policy

- Wiltshire Core Strategy (Adopted 2015)
 - Core Policy 51: Landscape
 - Core Policy 52: Green Infrastructure
 - Core Policy 57: Ensuring High Quality Design and Place Shaping

¹ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment 3rd Edition



- The Site lies within the area of the made Sutton Benger Neighbourhood Plan.

Landscape Character

The Site is located within the Wiltshire Landscape Character Assessment (2005). This places the Site within Landscape Character Type (LCT) 16: Limestone Lowland and Landscape Character Area 16A: Malmesbury-Corsham Limestone Lowlands.

The Site is also identified within the North Wiltshire Landscape Character Assessment (White Consultants, June 2004). This assessment places the Site within the LCT: Lowland Limestone (Forest Marble) and LCA8: Hullavington Rolling Lowland.

Visual Receptors

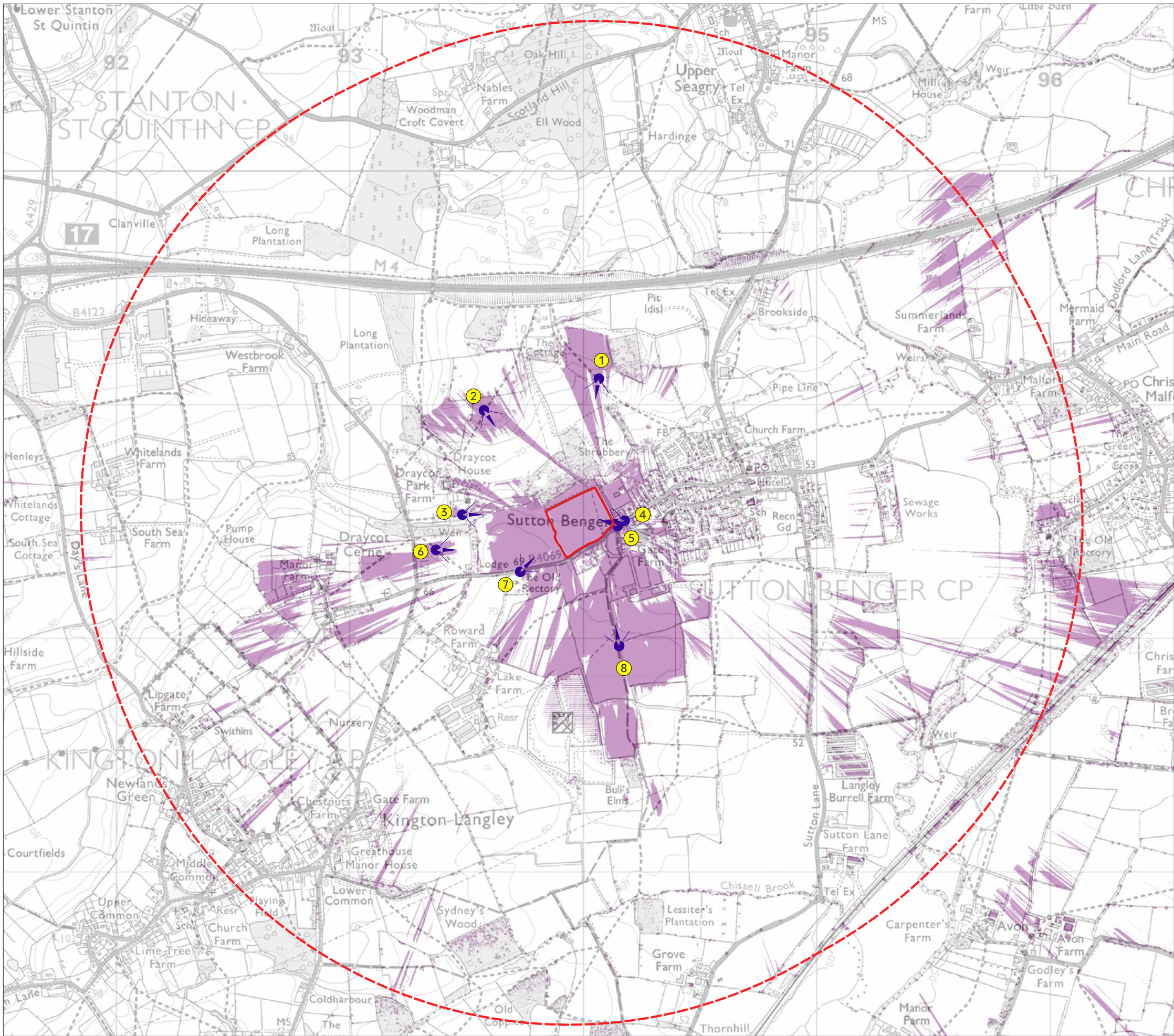
Potential photoviewpoint locations (attached) have been chosen to be representative of a number of visual receptors including users of public rights of way and local roads. Local views within the made NDP that are orientated towards the Site and are within the public domain have also been considered. The photoviewpoints allow for views from a range of orientations and distances to be considered, ensuring a balanced assessment of the likely landscape and visual change arising from a potential residential development.

Summary

We trust that you find the above approach acceptable and proportional to a potential residential development at the Site, however if you have any additional feedback, please do get in touch.

Kind regards,

Tom Rosser-Smith Ba (Hons) PGdip
Senior Landscape Consultant



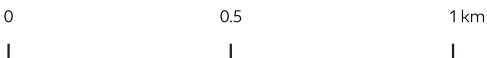
LEGEND

- Site Boundary
- 2km Study Area
- Zone of Theoretical Visibility
- Photoviewpoint Locations 1-8

Notes:

The Zone of Visibility (ZTV) illustrates the extent to which the development at a 9m ridge height is potentially visible assuming a receptor with an eye height of 1.6m within a 2km radius. The ZTV has been modelled using GIS computer software (QGIS) and Lidar DSM 1m data (2022), and as such, vegetation and built form are taken into account. Field verification is required to refine the accuracy of the ZTV.

Revision	Description
-	First Issue



Project	Gate Farm, Sutton Benger
Title	Zone of Theoretical Visibility (ZTV) and Photoviewpoint Locations
Scale	1:17000 @ A3
Drawing No.	17958_P07
Date	SEPTEMBER 2025
Checked	IJ/TRS



Appendix 5: Value and Sensitivity



Appendix 5: Value and Sensitivity of Receptors

Table 1 Landscape Value of the Site

Criterion from Table 1 of TGN 02/21	Landscape Character Area (LCA) 8A: Hullavington Rolling Lowland	Site Assessment
Natural Heritage The presence of landscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	LCA 8A notes that the LCA is a rural area of gently rolling hills and shallow valleys. But the presence of settlement and transport corridors including the M4 are also present. Natural heritage characteristics noted within the LCA description include: - Rolling or lowland hills between 60-120m AOD; - Patchwork of irregular, medium sized fields, mainly pasture; - Continuous hedges with many mature oaks; and - Medium sized woodland and deciduous copses. These features are noted within the wider landscape context surrounding the Site, these features are influenced by the frequency of settlement and major transport corridors in the area. Medium	The Site is typical of the pasture field network present within the area. Hedgerow, hedgerow trees, woodland (The Shrubbery) and Sutton Benger brook form the most notable features of natural heritage interest within or in the immediate vicinity of the Site. As set out within the Ecological Appraisal, there are no statutory ecological designations covering any part of the Site. The Tree Survey and Arboricultural Impact Assessment (AIA) notes that the woodland to the north of the Site is Category A (High Quality) with 5 Category A individual trees identified near the northern Site boundary. The Shrubbery woodland area to the north is classed as Ancient Woodland. These features are all off-Site. 31 trees and 1 section of hedgerow have also been identified as Category B (Moderate Quality) around the Site boundaries. The remaining hedgerow around the Site has been identified as Category C (Low Quality). Medium
Cultural Heritage Whether the landscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	There are a number of designated heritage assets within the extent of the study area, these are predominantly listed buildings which are present across the area. A Scheduled Ancient Monument is present near the western edge of the study area. (Dovecote at Manor Farm, Draycot Cerne). No Registered Park and Gardens are present. The boundary of Sutton Benger Conservation Area is located to the east of the Site. The LCA description highlights a long history of settlement within the area. Areas named	As set out within the Heritage Statement, there are no designated heritage assets within the Site. 5, High Street is an 18th Century dwelling present to the south of High Street and is a Grade II listed building. The Grade II* listed Church of St James is approximately 310m to the west of the Site. The remaining adjacent development ranges from the 19th to 21st Century in design and construction. The Site did not form part of the now disbanded Draycot Estate. But the boundary of the park was present to the north, east and west of the Site. The estate and parkland were disbanded and sold in the early 20th Century, Draycot House that the estate served was demolished in 1955. Medium



	within the description lay outside of the Study Area. Medium	
Landscape condition (quality) Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	The wider landscape area is comprised of a mosaic of agricultural land, settlement and transport corridors. The Site is adjacent to the Sutton Benger settlement edge. Within the LCA 8A guidelines <i>‘the overall objectives for the area are to conserve and enhance its pastoral character, and the ensure that any new development respects the grain of the dispersed settlement in the area and the vernacular building materials’.</i> Medium	The features within the Site are characteristic of the area. The hedgerow boundaries to all orientations are generally of lower quality (as supported by the AIA) with some breaks present within the provision. The Draycot Estate has been disbanded with the land sold off. No part of the Site is managed as parkland and the Site has been adapted to form a sub-divided semi-enclosed pasture covered field. Medium/Low
Associations Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area.	The LCA has no known notable cultural associations with art, literature or events in history. Low	The Site has no known notable cultural associations with art, literature or events in history. Low
Distinctiveness Whether the landscape contains a particular character and / or features or elements which are considered particularly important examples.	The Study area contains most but not all of the features highlighted within the wider published LCA 8 Hullavington Rolling Lowland. These features are typical of the LCA and are not considered to be rare examples. Medium	The Site contains most but not all of the features highlighted within published LCA 8 Hullavington Rolling Lowland. These features are typical of the LCA and are not considered to be rare examples. The tree survey carried out by Tyler Grange has identified 5 individual trees and two woodlands that are considered to be Category A examples on or near the boundary of the Site. It has also identified 31 Category B trees and hedgerows. Medium
Recreational Value Evidence that the landscape is valued for recreational activity where experience of the landscape is important	There are PROW present within the LCA. Sutton Benger parish council promotes walking routes around the village. Medium	There is no public access within the Site and the land is within private ownership. Low
Perceptual (scenic quality)	As highlighted within the LCA description it is generally a rural area. But the description does note the presence of transport	The character of the Site is influenced by its edge of settlement position, it occupies a location that is bound on two sides by potential perceptual detractors (Sutton



The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).	corridors such as the M4 and A420 and settlement such as the edge of Chippenham. The Study Area is largely rural in character although the M4 Motorway corridor and railway line are present. The B4122 and minor roads cross the area. Sutton Benger, Kington Langley and smaller areas of settlement are present within the area. Medium/Low	Benger and High Street). Overhead transmission lines and towers are present within the Site. The Site is not located within a qualitative landscape designation or a Conservation Area. It is noted that the Sutton Benger Conservation Area is adjacent to the south east Site boundary. Views are generally limited to locations near the Site due to intervening features in the area. Visibility with the remaining features of the Draycot Estate (man made lake and church) is limited by separation and intervening features such as landform and vegetation. The woodland to the north was once part of the estate and is a pleasant feature. Degradation has occurred to this feature by virtue of the powerline corridor that has been cut through it. Medium/Low
Perceptual (Wildness and Tranquility) Landscape with a strong perceptual value notably wildness, tranquility and/or dark skies.	The LCA notes that there is a rural character to parts of the area but this is tempered by the proximity of settlement and transport infrastructure crossing the landscape. These features influence the wildness and tranquility of the LCA. CPRE 'England's Light Pollution and Dark Skies interactive mapping¹ indicates that the east and south east of the Site are subject to elevated levels of artificial lighting due to the neighbouring settlement edge. Medium	The south and east of the Site is influenced by the neighbouring settlement edge and road. Electricity infrastructure also crosses the Site. The northern and western boundaries remain undeveloped and retain a greater sense of tranquility and wildness although the development edges are visible throughout the Site and the road is audible. Medium/Low
Functional Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.	The Study area is a settled and working landscape with residential and commercial development present. Scattered farms are also present. The landscape is bisected by major and minor transport routes. Its function as a leisure resource is bolstered by PROW within the area. Medium	The Site functions as agricultural land comprised of pasture. There is no public access within the Site. This limits the Sites function as a leisure resource. Medium/Low
Summary of Analysis	Medium	Medium/Low

¹ [England's Light Pollution and Dark Skies Map](#)



Table 2 Value, Susceptibility and Sensitivity of Receptors

Receptor	Value of the Receptor	Susceptibility of the Receptor	Sensitivity of the Receptor
Landscape receptors			
Wider Landscape (LCA 8: Hullavington Rolling Lowland	Medium	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation. Medium	Medium
Character of the Site	Medium/Low	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation. Medium	Medium
Visual Receptors (Representative Photoviewpoint Number)			
Footpath SBEN13 users to the west (Photoviewpoint 6)	Undesignated landscape. View from local route identified on maps. Medium/Low	People using Public Rights of Way or Access Land. High/Medium	Medium
Bridleway SBEN22 users to the south (Photoviewpoint 8)	Undesignated landscape. View from local route identified on maps. Medium/Low	People using Public Rights of Way or Access Land. High/Medium	Medium
Pedestrians and motorists on High Street (Photoviewpoint 4, 5 and 7)	No designations present. Low	Users of local roads where speeds are lower and footway present. Medium/Low	Medium/Low



Appendix 6: Landscape Effects



Appendix 6: Magnitude of Change and Landscape Effects

Receptor	Sensitivity of landscape receptor (see Appendix 5)	Predicted Change	Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Effects	Magnitude of Change	Effects
The site-specific landscape elements and features	Medium	The character of much of the Site will permanently change from its current use as agricultural land to a residential development and associated infrastructure set within a framework of enhanced planting and open space. This is a permanent change is not intended to be reversed. The geographical extent of this change is limited to the area within the Site, this represents a localised geographical extent. The Proposed Development will introduce built elements into the Site where currently there is only transmission lines and towers. The proposed domestic built form will be introduced within the context of the adjacent settlement to the east and the lower density linear settlement pattern present to the south of the Site along High Street. The new dwellings would be of a domestic scale in keeping with the neighbouring context. The landscape strategy (Appendix 8) for the Proposed Development includes the retention and enhancement of the Site’s landscape features such as hedgerows and hedgerow trees where possible to maintain wildlife connectivity and landscape structure. However, in order to access and construct the Proposed Development there will be limited hedgerow loss along the southern boundary of the Site. There would be an overall increase in hedgerow provision throughout the scheme with additional planting occurring on the boundaries to fill gaps and supplement the existing provision. Planting would also take place amongst the development blocks to break up their mass and aid in their assimilation. Undeveloped green spaces within the Site would be optimised for biodiversity and BNG purposes. The retained green corridor to the east provides a setback from the settled edge of Sutton Benger that would provide separation between new and old development and a sense of space that would remove the overbearing effects of development. The new hedgerow and trees that would in time provide robust vegetative features. The existing hedgerow on the western boundary would be retained with development setback from its edge to provide the opportunity for additional planting to make the boundary planting wider. There is currently no public access to the Site. The proposed development will allow public access and facilitate the creation of circular walks, this is an aspiration of the landscape strategy and would benefit permeability within the area. New attenuation features in the form of basins will provide new hydrological landscape features that will be multifunctional in nature, and accessible, whilst providing biodiversity and amenity value alongside their drainage function. The proposed planting would reach semi-maturity at year 15 providing an enhanced landscape setting for the Proposed Development. The tree planting would further assist in the integration of proposals and provide green infrastructure benefits linking to the wider landscape.	Moderate/Major	Moderate/Major Adverse	Moderate	Moderate Adverse
North Wiltshire Landscape Character Area (LCA) 8: Hullavington Rolling Lowland	Medium	There is existing residential development within this LCA and it forms a common feature. As such, residential development within the locale of the Site (old and recent) is not uncharacteristic or incongruent in this settlement edge location. The geographical extent of this change is limited to a small part of the wider LCA. The Proposed Development would introduce residential development, associated streets, gardens and infrastructure to a small part of the wider LCT. The creation of attenuation features will be provided for within the scheme and will be planted with marginal aquatic species and wet grassland seed mixes. From the wider area within this LCT, where visible the Proposed Development will form a part of views which take in similar built form at Sutton Benger and will be softened by the proposed landscape strategy (Appendix 8). This change is permanent and is not intended to be reversed. There will be native tree planting within development blocks and along the Site fringes to assist in breaking up the mass of built form and appearance of the roofscape, further contributing to the landscape infrastructure and integration of the Proposed Development into its context.	Moderate/Minor	Moderate/Minor Adverse	Minor	Minor Adverse



		The proposed planting would reach semi-maturity at year 15 providing an enhanced landscape setting for the Proposed Development. The tree planting would further assist in the integration of proposals and provide green infrastructure benefits linking to the wider landscape.				
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Appendix 7: Visual Effects



Appendix 7: Magnitude and level of Visual Effects

			Year 1		Year 15 (Residual Effects)	
Receptor	Sensitivity of visual receptor (see Appendix 5)	Predicted Change	Magnitude of Change	Effects	Magnitude of Change	Effects
Footpath SBEN13 users to the west (Photoviewpoint 6)	Medium	From footpath SBEN13 there would be a minor alteration to the overall composition of the view with development within the Site positioned beyond the intervening land form. Views of built form would be limited to the roofscape within the Site. This built form would not appear as a solid mass and would be broken up into smaller groups of development interspersed with new planting. These views would be limited to a short section of the footpath (approximately 230m in length) as it crosses one field. Intervening features in the landscape include trees and rising landform. The Proposed Development would create a permanent change that is not intended to be reversed. By Year 15, it is expected that the appearance of the proposed built form would weather and soften in views and the semi maturation of landscape planting, which includes native tree species, would further contribute to filtering views and provide longevity to the filtering effect provided by intervening vegetation.	Minor	Minor Adverse	Negligible	Negligible
Bridleway SBEN22 users to the south (Photoviewpoint 8)	Medium	From bridleway SBEN22 change in the view would be noticeable but overall a minor alteration to key elements of the baseline view. The Proposed Development would be seen beyond intervening residential dwellings, domestic curtilage and vegetation in the middle ground of the view. These intervening features would screen and filter elements of the Proposed Development within the Site. The development would not be an incongruent addition to the view given the existing settled baseline. Beyond the Site to the north, The Shrubbery and neighbouring woodland can be seen, this forms a backdrop to the Site from this location. The geographical extent of visual change for these receptors covers a moderate proportion of the route (approximately 800m in length). The Proposed Development would create a permanent change that is not intended to be reversed. By Year 15, it is expected that the appearance of the proposed built form would weather and soften in views and the semi maturation of landscape planting, which includes native tree species, would further contribute to filtering views and provide longevity to the filtering effect provided by intervening vegetation.	Moderate / Minor	Moderate / Minor Adverse	Minor	Minor Adverse
Pedestrians and motorists on High Street (Photoviewpoint 4, 5 and 7)	Medium/Low	From the road to the south oblique views of the Site are achieved at different points along the route. The road is at a lower elevation to the Site, this in combination with southern boundary vegetation limits the view and provides filtering. Implementation of the Proposed Development would result in a noticeable change to the view. Residential development and the Sutton Benger settlement is an existing feature of views along the road and implementation of the Proposed Development would not be an incongruent addition and would form an extension to this recognised context. Development would be set back from the southern boundary with layers of new vegetation in time providing a well vegetated corridor between the road and the dwellings. The proposed access point would provide the clearest view into the Site and this would be briefly experienced as the receptor passes the entrance. It should be noted that Photoviewpoint 4 is representative of ‘important view’ PM1 from the Made Sutton Benger and Draycot Cerne Neighbourhood Plan (NP). Photoviewpoint 4 has been recorded at a publicly accessible point on the High Street (B4069). The representative image for PM1 within the NP has been taken from private land and is therefore not representative of the view for the public. The location of the image within the NP has been discounted from the assessment. The geographical extent of visual change for these receptors will be experienced over a stretch of approximately 550m of the road, making it a relatively localised area where visual change will be experienced from. The Proposed Development would create a permanent change that is not intended to be reversed. By Year 15, it is expected that the appearance of the proposed built form would weather and soften in views and the semi maturation of landscape planting, which includes native tree species and hedgerow on the southern boundary, would further contribute to filtering views and provide longevity to the filtering effect provided by intervening vegetation.	Moderate	Moderate Adverse	Moderate/Minor	Moderate/Minor Adverse



Residential Views

This LVIA has focussed upon the analysis of views from publicly accessible locations. Views from private residential dwellings have not been tested in the field and therefore the following commentary predicts the nature of the change for these people.

Receptor	Predicted Change	Year 1	Year 15
		Magnitude of Change	Magnitude of Change
Residents of dwellings adjacent to the eastern Site boundary	The extent of the change is limited to approximately five dwellings to the east of the Site. There would be views of the proposed scheme from these dwellings given this close proximity. Development within the scheme is designed to be set back from the eastern boundary to limit overlooking and to maintain privacy, the strip of retained land to the east increases this separation. Additional planting is designed to be included within the set back as part of the landscape strategy for the Site and this would soften views between these existing dwellings and the Proposed Development. Overall there would be a noticeable change to key elements and features of the view, views from the dwellings would be brief as the viewer moves around the structure, views from the garden areas would be filtered by intervening vegetation. The change would be experienced by a limited number of receptors over a localised extent. The change would be permanent and is not intended to be reversed. Over time the landscape framework would mature and further assimilate the development within the view.	Moderate	Moderate/Minor
Residents of dwellings to the south of High Street	The extent of the change is limited to approximately seven dwellings to the south of the Site and High Street. There would be views of the proposed scheme from these dwellings given this close proximity. Development within the scheme is designed to be set back from the southern boundary to limit overlooking and to maintain privacy, the High Street provides additional separation. Additional planting is designed to be included within the set back as part of the landscape strategy for the Site and this would soften views between these existing dwellings and the Proposed Development. Overall there would be a noticeable change to key elements and features of the view, views from the dwellings would be brief as the viewer moves around the structure, views from garden areas would be filtered by intervening vegetation. The change would be experienced by a limited number of receptors over a localised extent. The change would be permanent and is not intended to be reversed. Over time the landscape framework would mature and further assimilate the development within the view.	Moderate	Moderate/Minor



Appendix 8: Illustrative Landscape Mitigation and Enhancement Plan





Key:

-  Site Boundary
-  Existing and Retained Vegetation
-  Proposed Open Space Trees
-  Proposed Street Trees
-  Proposed Ornamental Shrub Planting
-  Proposed Attenuation Basin
-  Proposed Marginal Planting
-  Proposed Species Rich Seeding
-  Proposed LEAP
-  Proposed Benches
-  Public Right of Way



Project	Sutton Benger
Drawing Title	Illustrative Landscape Mitigation and Enhancement Plan
Scale	A3: 1:1500
Drawing No	17958/P08a
Date	October 2025
Checked	EE/TRS



Plans:

Plan 1: Site and Local Context

Plan 2: Landscape Planning Policy and Designations

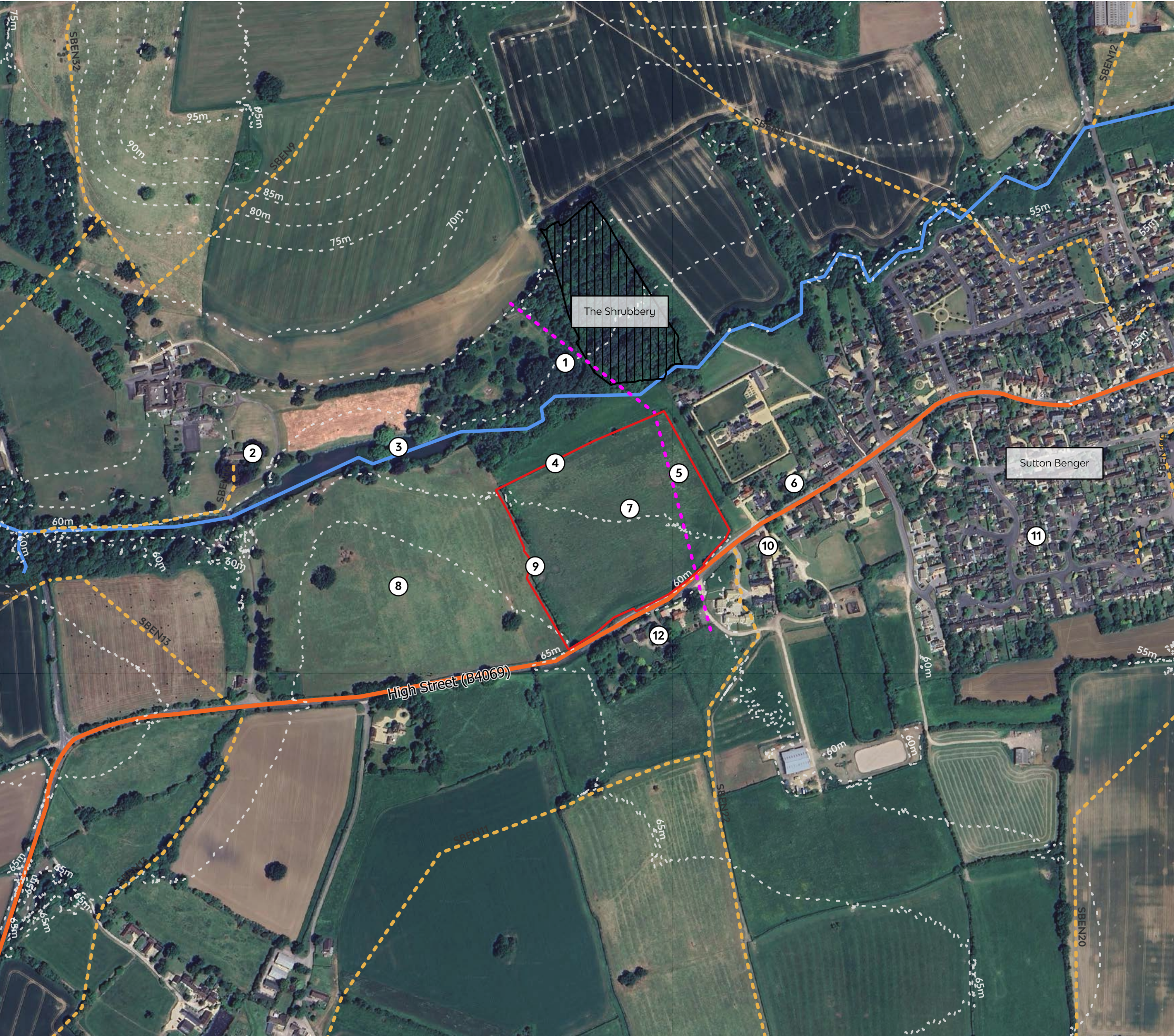
Plan 3: Topography

Plan 4: Published Landscape Character

Plan 5: ZTV and Photoviewpoint Locations

Photosheets



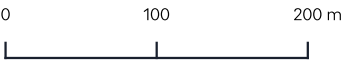


LEGEND

- Site Boundary
- Contours
- Sutton Benger Brook
- PROW
- Powerlines
- Road B4069
- Ancient Woodland

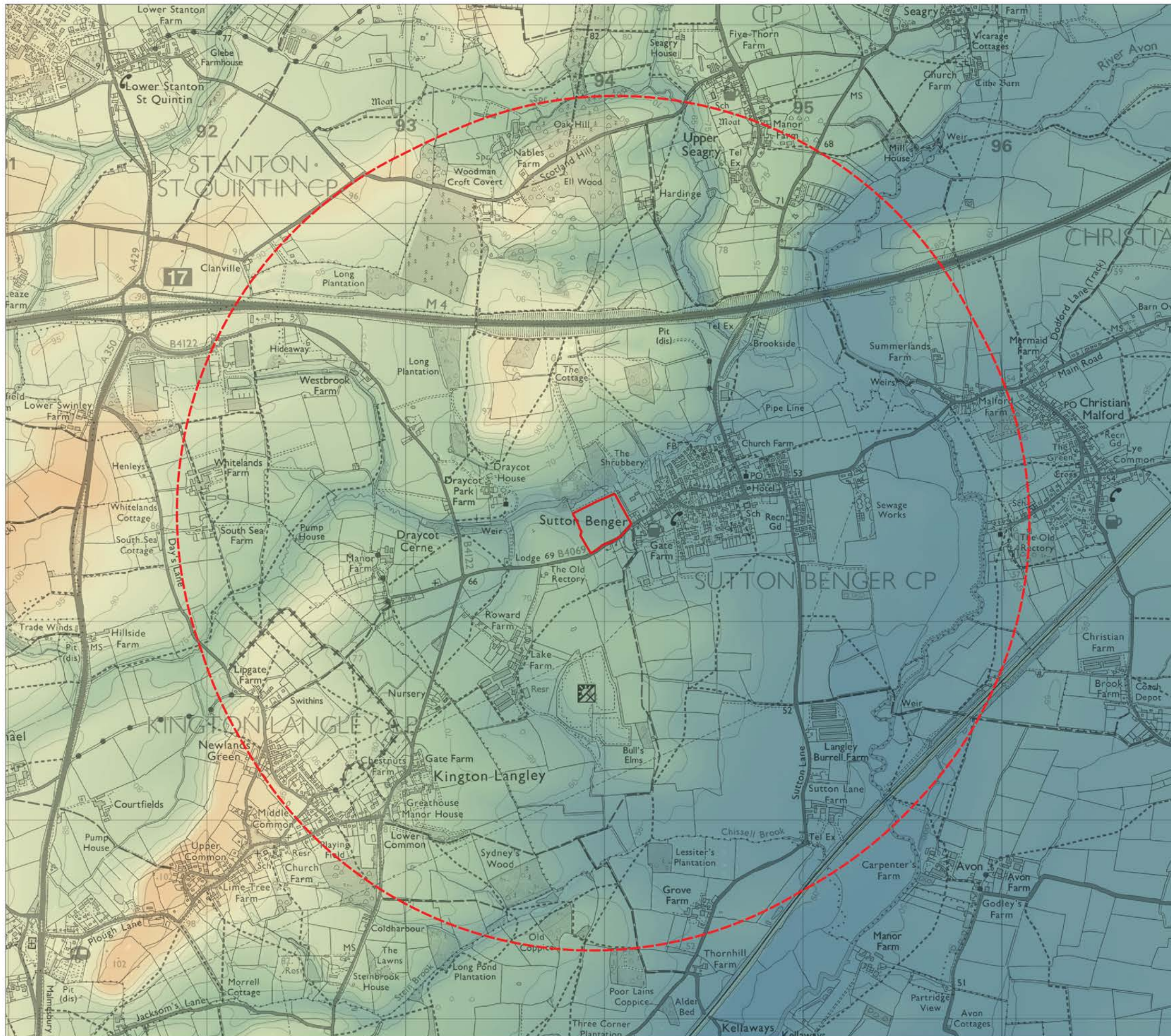
- 1) The Shrubbery is a deciduous woodland to the north of the Site.
- 2) The Church of Saint James is a Grade II* Listed Building to the north west of the Site.
- 3) Sutton Benger Brook is located to the north of the Site and crosses the study area along an east/west alignment.
- 4) The field that comprises the Site is unevenly sub divided by a fence and hedgerow. This creates a strip of land along the north and east of the Site area that is separate from the main body of the field. Historic mapping shows this is not a recent change.
- 5) Overhead transmission lines cross the east of the field; transmission towers are also present.
- 6) To the east of the Site is residential development and The Wellesley Arms Public House. The development pattern is relatively linear with the highest density of buildings along High Street, this density reduces away from the road where dwellings are set within large plots.
- 7) The Site is comprised of grass covered agricultural land.
- 8) The neighbouring land to the west is comprised of a network of agricultural fields with scattered development and roads also present.
- 9) The western boundary is comprised of a mature hedgerow, the northern boundary abuts woodland while the southern and eastern boundaries are comprised of a combination of fencing and hedgerow.
- 10) 5, High Street is a Grade II listed building to the south east of the Site.
- 11) The main body of the Sutton Benger settlement lies to the east. The settlement pattern has spread from a linear one along High Street to a number of housing estates branching from the main road.
- 12) Dwellings to the south side of High Street are on the outskirts of Sutton Benger. They have a linear settlement pattern and are at a low density.

Revision	Description
-	First Issue
A	10/12/25 - Updated site boundary



Project	Gate Farm, Sutton Benger
Title	Plan 1: Site and Local Context
Scale	1:5000 @ A3
Drawing No.	17958_P02a
Date	OCTOBER 2025
Checked	IJ/TRS

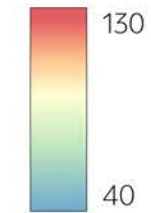




LEGEND

- Site Boundary
- 2km Study Area

Height(m) AOD



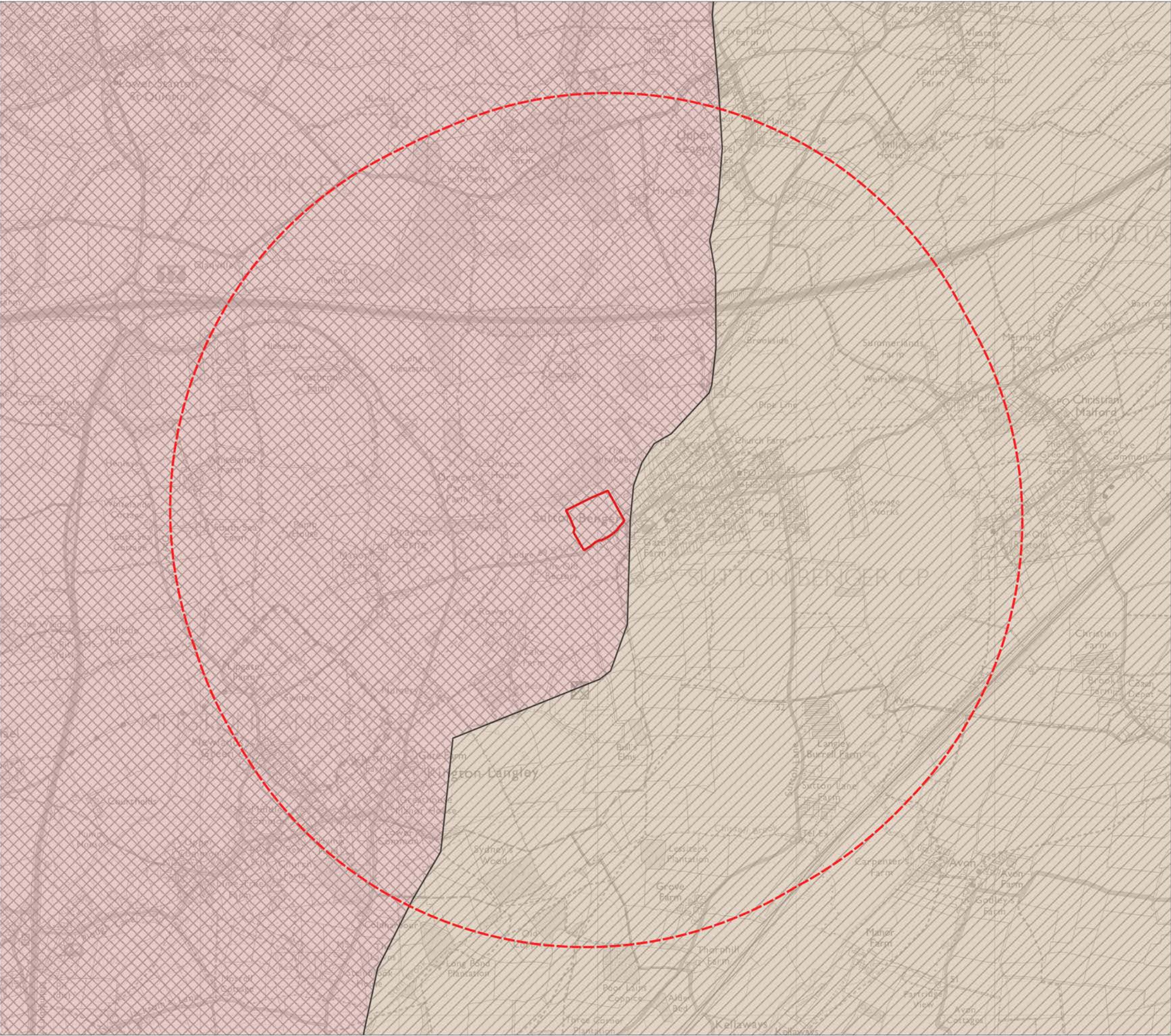
Source:
The plan has been modelled using GIS computer software (QGIS) and LIDAR Composite DTM 2022 1m data.

Revision	Description
-	First Issue
A	10/12/25 - Updated site boundary



Project	Gate Farm, Sutton Benger
Title	Plan 3: Topography
Scale	1:20000 @ A3
Drawing No.	17958_P04a
Date	DECEMBER 2025
Checked	IJ/TRS





LEGEND

-  Site Boundary
-  2km Study Area

Site and study area fall entirely within National Character Area 117: Avon Vales

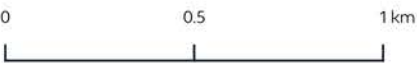
Wiltshire Landscape Character Assessment (2005)

-  LCT12: Open Clay Vale and LCA 12B: Avon Open Clay Vale
-  LCT16: Limestone Lowland and LCA 16A: Malmesbury-Corsham Limestone Lowlands

North Wiltshire Landscape Character Assessment (2004)

-  LCT Lowland River Farmland and LCA11 Avon Valley Lowland
-  LCT Lowland Limestone (Forest Marble) Farmland and LCA8 Hullavington Rolling Lowland

Revision	Description
-	First Issue
A	10/12/25 - Updated site boundary



Project	Gate Farm, Sutton Benger
Title	Plan 4: Published Landscape Character
Scale	1:20000 @ A3
Drawing No.	17958_P05a
Date	DECEMBER 2025
Checked	IJ/TRS

