



STEPHENSON  
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Planning, Landscape & Environment  
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# LAND EAST OF CALNE ROAD, LYNEHAM

Landscape and Visual Appraisal

Ashflame Properties Limited

December 2025

# Contents

|          |                                           |           |
|----------|-------------------------------------------|-----------|
| <b>1</b> | <b>Introduction</b>                       | <b>4</b>  |
| 1.1      | Background                                | 4         |
| 1.2      | The Site and Proposed Development         | 4         |
| 1.3      | Scope of Appraisal                        | 5         |
| 1.4      | Methodology                               | 5         |
| 1.5      | Visual Aids                               | 6         |
| <b>2</b> | <b>Local Planning Policy and Guidance</b> | <b>7</b>  |
| <b>3</b> | <b>Landscape and Visual Baseline</b>      | <b>12</b> |
| 3.1      | Introduction                              | 12        |
| 3.2      | The Site                                  | 12        |
| 3.3      | The Study Area                            | 13        |
| 3.4      | Landscape Designations                    | 13        |
| 3.5      | Landscape Character                       | 13        |
| 3.6      | Visual Amenity                            | 16        |
| 3.7      | Visual Receptors                          | 16        |
| <b>4</b> | <b>Landscape and Visual Effects</b>       | <b>19</b> |
| 4.1      | Introduction                              | 19        |
| 4.2      | Green Infrastructure Proposals            | 19        |
| 4.3      | Viewpoint Analysis                        | 19        |
| 4.4      | Effects on Site Fabric                    | 20        |
| 4.5      | Effects on Landscape Character            | 21        |
| 4.6      | Visual Effects                            | 24        |
| 4.7      | Summary of Landscape and Visual Effects   | 34        |

## Appendices

Appendix 1 Landscape and Visual Appraisal Methodology and Criteria

Appendix 2 Landscape Sensitivity

Appendix 3 Annotated Photoviewpoints

Appendix 4 Parameters Plan (ref: PP-01B)

## Figures

Figure 1 Site Location and Study Area

Figure 2 Landscape Designations

Figure 3 Landscape Character

Figure 4 Topography

Figure 5 Zone of Theoretical Visibility

## Document history

|                    | Name            | Date             |
|--------------------|-----------------|------------------|
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| Technical Reviewer | Craig Scott     | 03 December 2025 |
| Approved           | Craig Scott     | 03 December 2025 |

# 1 INTRODUCTION

## 1.1 Background

- 1.1.1 Stephenson Halliday was commissioned in September 2025 to prepare a Landscape and Visual Appraisal (LVA) of the proposed development at Land East of Calne Road, Lyneham on behalf of Ashflame Properties Limited. Ashflame Properties Limited is seeking outline planning permission for up to 200 residential dwellings (Use Class C3) on land east of Calne Road, Lyneham. This assessment forms part of a suite of documents that accompany the application for this development proposal.
- 1.1.2 This LVA defines the existing landscape and visual baseline environments; assesses their sensitivity to change; describes the key landscape and visual related aspects of the Proposed Development; and, describes the nature of the anticipated changes and assesses the effects arising during construction and operation.
- 1.1.3 The LVA considers the potential effects upon:
- landscape fabric;
  - landscape character; and
  - visual receptors including residential, transport and recreational receptors.
- 1.1.4 The LVA has been undertaken in accordance with published best practice; namely the Guidelines for Landscape and Visual Impact Assessment (Third Edition)<sup>1</sup>, Landscape Institute and IEMA 2013 (GLVIA3) and associated technical guidance notes published by the Landscape Institute (referenced as appropriate in Appendix 1).
- 1.1.5 Although linked, landscape and visual effects are considered separately. Landscape effects derive from changes in the landscape fabric, which may result in changes to the character, whereas visual effects are the effect of these changes as experienced by people (visual receptors).
- 1.1.6 The LVA has been authored and reviewed by Chartered Landscape Architects with extensive experience in undertaking Landscape and Visual Impact Assessments (LVIA) for residential development.

## 1.2 The Site and Proposed Development

- 1.2.1 The Site is situated on the southern edge of the village of Lyneham in Wiltshire, approximately 10km south west of Swindon. The Site lies to the east of the A3102 which forms the main arterial route through the village and extends to the north east providing

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<sup>1</sup> Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) (2013). Landscape Institute and Institute of Environmental Management and Assessment

connections to Royal Wootton Bassett, and south towards Calne. The village of Bradenstoke lies approximately 2.5km west of Lyneham.

- 1.2.2 The proposal involves the construction and operation of a residential development for up to 200 dwellings. The development proposals are presented on the parameter plans (ref: PP-01B). The main elements of the proposed works are:
- The introduction of up to 200 new dwellings; and
  - Creation of new public open space, landscaping, access arrangements, drainage features and ecological enhancements.
- 1.2.3 The above works form the 'Proposed Development'. A full description of the Proposed Development is contained within the Planning Statement that accompanies the application.
- 1.2.4 **Figure 1** places the Proposed Development within its local context.

## 1.3 Scope of Appraisal

### Study Area

- 1.3.1 It is accepted practice within landscape and visual appraisal work that the extent of the study area for a development proposal is broadly defined by the visual envelope of the Proposed Development. In this case a study area of 2km has been used (as shown on **Figures 1 - 5**). This study area is adequate to identify all non-negligible effects on landscape and views given the height, scale and mass of the Proposed Development, local topography, built form and woodland belts within the study area.

### Temporal Scope

- 1.3.2 The assessment will take account of the effects of the Proposed Development at the following points in time:
- Construction Phase – short term phase (less than 2 years) at which the construction works would be visible;
  - Operation Phase Year 1 – at the point the construction works are first completed; and
  - Operation Phase Year 15 – long term operational phase following establishment of mitigation planting and further growth of any existing or new vegetation within the landscape.

## 1.4 Methodology

- 1.4.1 This section provides a summary of the methodology adopted for the LVA. Full details of the assessment methodology, including assessment criteria, are provided in **Appendix 1**.

## 1.5 Visual Aids

- 1.5.1 Photographs of the existing views around the study area, towards the Site, are shown in **Appendix 3** which accompanies this report. The method of visualisation selected has been informed by Landscape Institute Technical Note 06/19 Visual Representation<sup>2</sup>. The purpose of the viewpoint photography is to accurately illustrate the baseline landscape and visual amenity conditions of the study area from viewpoints representative of identified receptors.

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<sup>2</sup> Technical Guidance Note 06/19: Visual Representation of Development Proposals. Landscape Institute (2019). Available online: <https://www.landscapeinstitute.org/visualisation/>

## 2 LOCAL PLANNING POLICY AND GUIDANCE

2.1.1 This assessment has been undertaken in accordance with relevant legislation and planning policy, greater detail of which is provided in the Planning Statement which accompanies the planning application.

2.1.2 With regard to landscape and the Site, the following policies are considered to be of relevance:

### **Wiltshire Core Strategy, Adopted 2015**

2.1.3 The Wiltshire Core Strategy<sup>3</sup>, adopted in January 2015, is the central planning document guiding development across Wiltshire (excluding Swindon) up to 2026. Policies of relevance to this LVA comprise the following:

#### **Core Policy 51 – Landscape**

2.1.4 *“Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies.”*

#### **Core Policy 52 – Green Infrastructure**

2.1.5 *“Development shall make provision for the retention and enhancement of Wiltshire’s green infrastructure network, and shall ensure that suitable links to the network are provided and maintained.”*

#### **Core Policy 57 – Ensuring High Quality Design and Place Shaping**

2.1.6 *“Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:*

- *enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.*
- *the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.*

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<sup>3</sup> Wiltshire Council, *Wiltshire Core Strategy: Development Plan Document* (adopted January 2015).

- *responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*
- *being sympathetic to and conserving historic buildings and historic landscapes.*
- *ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)."*

## **Lyneham and Bradenstoke Neighbourhood Development Plan, 2020–2030**

- 2.1.7 The Lyneham and Bradenstoke Neighbourhood Development Plan<sup>4</sup> was developed to give local residents a stronger voice in shaping development within the parish. It aims to guide sustainable growth that respects the character of Lyneham and Bradenstoke; protect local green spaces, heritage, and community assets; promote small-scale development that meets local needs and influence planning decisions by becoming part of the statutory development plan. Policies of relevance to this LVA comprise the following:

### ***Policy 2: Design***

- 2.1.8 *"All new development must demonstrate a high quality of design. Within the plan area a high quality design means:*

- *in keeping with existing building styles, scales and materials.*
- *use of high quality materials, which blend with the existing colours and choices and which are sustainable and fit for purpose.*
- *improving, where possible, walking and cycle connections between Lyneham and Bradenstoke."*

### ***Policy 6: Local Green Spaces***

- 2.1.9 *"Development in the Local Green Spaces will be consistent with national policy for Green Belts.*

- 2.1.10 *The Local Green Space designation means that development should be controlled. Where appropriate, development should not be approved except in very special circumstances."*

### ***Policy 7: Safe and Sustainable Travel***

- 2.1.11 *"Existing footpaths and cycleways will be protected. The design of new development should encourage walking and cycling and take every available opportunity to improve and enhance the existing network through the provision of new footpaths and cycleways and connections to the existing network. This should include the provision of safe pedestrian crossings in suitable and appropriate locations."*

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<sup>4</sup> Lyneham and Bradenstoke Parish Council, *Lyneham and Bradenstoke Neighbourhood Development Plan 2020–2030* (2020).

## Emerging Wiltshire Local Plan 2020–2038

2.1.12 The emerging Wiltshire Local Plan<sup>5</sup> is a statutory planning document currently under examination. It updates the 2015 Core Strategy to reflect new evidence and national policy, guiding development across Wiltshire until 2038. Its key objectives will be to deliver sustainable development across Wiltshire; meet housing and employment needs based on updated assessments; provide for infrastructure, climate resilience and environmental protection and ensure development is plan-led, reducing speculative proposals. It is noted that as the policies within the emerging Wiltshire Local Plan are not yet adopted, they carry only limited weight with regards to the Proposed Development. Policies of relevance to this LVA comprise the following:

### ***Conserving and Enhancing Wiltshire's Landscapes***

2.1.13 *“Development will conserve and where possible enhance Wiltshire’s landscapes by:*

- *being located and designed to respect landscape character and maintain an area’s distinctive sense of place and reinforce local distinctiveness as set out in the Wiltshire Landscape Character Assessment and landscape strategy;*
- *conserving, enhancing, and restoring the characteristics and views of landscapes along with valued attributes and existing site features such as trees, hedgerows, dry stone walls and waterbodies that contribute to the character and quality of the area;*
- *conserving and enhancing the locally distinctive character of settlements and their landscape settings;*
- *conserving and enhancing the transition between man-made and natural landscapes at the urban fringe;*
- *being of high-quality design appropriate to its townscape and landscape context in accordance with the National Design Guidance and Wiltshire Design Guide, that incorporates green and blue infrastructure, supports climate resilience, biodiversity enhancement, and health and wellbeing of the local community;*
- *be located and designed to prevent erosion of relative tranquillity (light pollution and noise) and intrinsically dark landscapes, and use opportunities to enhance areas in which tranquillity have been eroded;*
- *where necessary, being supported by a proportionate Landscape and Visual Impact Assessment, Landscape and Visual Appraisal, or Townscape Appraisal that shows how, through an iterative process that has considered the site context, this has helped integrate and enhance the proposed development;*

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<sup>5</sup> Wiltshire Council, *Emerging Wiltshire Local Plan 2020–2038* (draft plan, 2023).

- *protecting geology and soils that underpin the landscape character of Wiltshire enhancing healthy ‘living’ soils as the foundation for successful plant growth, natural carbon sequestration, groundwater storage and filtration, as well as all eco-system services.”*

### **Trees, Hedgerows, and Woodland**

- 2.1.14 *“Proposals for major development shall make provision for the retention and enhancement of Wiltshire’s woodlands, hedgerows, and trees, and shall incorporate these assets into development design as part of the wider Green and Blue Infrastructure (GBI) Network.”*

### **Green and Blue Infrastructure**

- 2.1.15 *“Development shall make provision for the retention and enhancement of Wiltshire’s green and blue infrastructure network and shall ensure that suitable links to the network are provided and maintained.*
- 2.1.16 *Where damage or loss of existing green or blue infrastructure is unavoidable, only the minimum necessary shall be removed. Any loss must be mitigated through the creation of new or replacement green and/or blue infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green and blue infrastructure network.”*

## **Wiltshire Design Guide SPD, Adopted March 2024**

- 2.1.17 The Wiltshire Design Guide<sup>6</sup> was adopted in March 2024 with the purpose of supporting Core Policy 57 ‘Ensuring high quality design and place shaping’ of the adopted Wiltshire Core Strategy. Its purpose is to elaborate on Core Policy 57 and builds on the design principles outlined within the National Design Guide. The following principles are considered to be of most relevance to this LVA:

### **Context and Identity**

- Emphasises understanding and responding to landscape character, topography, and visual setting.
- Encourages protection of important views, tranquillity, and dark skies.

### **Nature**

- Promotes integration of green infrastructure, trees, hedgerows, and biodiversity.
- Supports landscape-led design that enhances ecological and visual quality.

### **Built Form and Public Space**

- Encourages layouts that respect local grain, settlement edges, and visual permeability.

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<sup>6</sup> Wiltshire Council, *Wiltshire Design Guide Supplementary Planning Document* (adopted March 2024).

- Advocates for landscape buffers, open space, and visual transitions between built and natural environments.

***Resources and Resilience***

- Includes guidance on sustainable materials, climate-sensitive design, and landscape resilience.

## 3 LANDSCAPE AND VISUAL BASELINE

### 3.1 Introduction

- 3.1.1 This landscape baseline forms the basis for the identification and description of the landscape changes that may result from the Proposed Development. It establishes the character of the area, based on reference to published characterisation studies, designated landscapes, and other sensitive landscape receptors identified via GIS datasets and other desk-based research. The landscape baseline also references the physical landscape elements within the Site.
- 3.1.2 The visual baseline is informed by the landscape baseline. The visual baseline (existing views and visual amenity) forms the basis for the identification and description of the visual changes that may result from the Proposed Development. It establishes the areas from where the Proposed Development may be visible, the different groups of people who may experience views of the Proposed Development, the locations or viewpoints where they will be affected and the nature of the views at those locations. It also establishes the relative number of receptors within each group of people who are likely to be affected by changes in their views or visual amenity.
- 3.1.3 Field surveys have been undertaken during October and November 2025 to confirm and ground truth the desk-based findings; and to verify the extent of potential visibility.

### 3.2 The Site

- 3.2.1 As noted above and illustrated on **Figure 1**, the Site is situated on the southern edge of the village of Lyneham in Wiltshire. Lyneham itself is a large village with a nucleated layout. Lyneham has an historic core comprising traditional village facilities such as a village hall, schools and shops, with more linear / ribbon development extending out along the network of main roads. The village experienced substantial growth during the 20<sup>th</sup> century with the introduction of the MOD base on the western edge of the settlement.
- 3.2.2 The Site comprises two agricultural fields that form an 'L' shaped parcel of land, located between the MOD site to the north, Lyneham Farm to the south and residential properties to the west, all of which provide a degree of visual containment towards the Site. To the east, the landscape is characterised by the wider agricultural landscape that forms the setting of the village, comprising a network of regular shaped fields, field boundary hedgerows and scattered rural properties and farmsteads. Existing vegetation is limited within the context of the Site, with few woodland blocks, however vegetation cover does increase along the network of streams and brooks to the east of the village.
- 3.2.3 The Site is bound by a combination of gappy managed hedgerows, timber post and rail fences and occasional scattered hedgerow trees, with open boundaries along its southern and eastern edges. The northern Site boundary is defined by a 2.4m high security fence topped with barbed wire which separates the Site from the MOD site. The eastern and southern Site boundaries are open and undefined, bordered by the adjacent agricultural fields. The Site is dissected by a timber post and wire fence that divides the agricultural fields.

- 3.2.4 As indicated on **Figure 4**, topography across the Site is broadly flat with a gentle fall from west to east. The generally flat landscape is typical of the wider area and affords views eastwards from the settlement edge out across the rural landscape.
- 3.2.5 There is a good Public Right of Way (PRoW) network within the context of Lyneham and the Site which comprise an interconnected series of footpaths and bridleways that extend across the rural landscape, which are illustrated on **Figure 1**. Of most relevance to the Site are PRoW Lyne 27 located approximately 50m from the southern Site boundary and PRoW Lyne 10 which lies approximately 300m east of the Site, both of which are likely to experience views of the Proposed Development.

### 3.3 The Study Area

- 3.3.1 An initial 2km study area has been considered for this LVA and is presented on **Figure 1**, together with selected environmental constraints and local PRoW. The ZTV analysis, presented at **Figure 5**, indicates that the majority of views of the Proposed Development are likely to be focussed within 1km. Beyond 1km, views are indicated as being more fragmented and channelled, however visibility does increase across the undulating agricultural landscape to the south east.
- 3.3.2 The study area comprises a combination of the established settlement of Lyneham and the MOD site, with the landscape surrounding the village comprising agricultural fields. Topography within the study area is undulating, with the Site and wider settlement sitting on a relatively flat plateau.

### 3.4 Landscape Designations

- 3.4.1 The Site and its immediate context are not covered by any landscape designations as illustrated on **Figure 2**. The North Wessex Downs National Landscape lies approximately 3.5km east of the Site. It is acknowledged that there could potentially be some intervisibility between the Proposed Development and the National Landscape. However, due to the intervening distance, it is considered that any views would be limited to glimpses, seen in the context of the established settlement and in a very small proportion of the overall aspect. The magnitude of effects on views from the North Wessex Downs National Landscape would be no greater than negligible and as such, are not assessed in detail.
- 3.4.2 There are a number of listed buildings within Lyneham and the closest conservation area is at Bradenstoke approximately 2.5km north west of the Site. Field survey work confirmed that it is unlikely that there would be any visibility of the Proposed Development from within the conservation area, listed buildings or their landscape setting.

### 3.5 Landscape Character

- 3.5.1 The following published baseline landscape character studies have been reviewed at a high level:
- National Character Area Profile 117: Avon Vales; and
  - Wiltshire Landscape Character Assessment, 2025.

- 3.5.2 The following sections briefly identify relevant landscape character areas and key characteristics relevant to the Site.

## NCA 117

- 3.5.3 The Site lies entirely within NCA 117: Avon Vales<sup>7</sup>. The published assessment describes NCA 117 as *“an undulating, low-lying landscape of mixed, predominantly pastoral agriculture and small limestone-built towns, cut by the (Bristol) River Avon and its tributaries, and surrounded to the west, south and east by higher land. Woodlands lie on the steeper slopes and by watercourses, and in a few other areas within a structured farmland of medium to large fields and now straggly hedgerows. It is more than 80 per cent agricultural (both arable and pasture, with some localised nurseries and market gardening) and less than 10 per cent urban, but from the late 20th century onwards it has been subject to much development.”*
- 3.5.4 The NCA gives a good context for the overall character of the Avon Vales, however, for the size and scale of the Proposed Development it is considered that effects on landscape character on a more localised scale is more appropriate. Therefore, this NCA will not be assessed further within this report.

## Local Landscape Character

- 3.5.5 At a more detailed level, landscape character for the study area is described in the Wiltshire Landscape Character Assessment<sup>8</sup>, which was prepared by Wiltshire Council and adopted in 2005. The landscape character of the study area is presented on **Figure 3**.
- 3.5.6 The published assessment provides the landscape character evidence base for guiding landscape change within the county. The comprehensive assessment identifies a series of broad landscape character types (LCT) and smaller landscape character areas (LCA) that provide a more detailed overview of the different landscapes within Wiltshire. For the purposes of this technical note, it is the LCA that are of most relevance to understanding the landscape characteristics of the Site and its context, due to them being Site specific as opposed to the more generic descriptions provided for the LCT.

### **LCA 8A: Swindon – Lyneham Limestone Ridge.**

- 3.5.7 The entirety of the Site lies within LCA 8A: Swindon - Lyneham Limestone Ridge. The published assessment describes LCA 8A as follows:

*“The land form of the area undulates, rising sharply along the western boundary to form a steep scarp slope in places. To the east the transition to the lower clay areas is more gradual. Land cover is predominantly pastoral farmland although there are pockets of arable and horse pasture. The fields are fairly large and divided by a network of hedgerows with numerous hedgerow trees and intermittent woodland clumps, although the hedgerows have become flailed and more open in places. Smaller, more sinuous fields indicative of medieval enclosure are also present in more isolated areas. Settlement has a considerable influence over the area: the Swindon Lyneham Limestone Ridge is divided into two sections by the large urban mass*

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<sup>7</sup> <https://nationalcharacterareas.co.uk/Avon-Vales/>

<sup>8</sup> Land Use Consultants, *Wiltshire Landscape Character Assessment* (Wiltshire County Council, December 2005)

*of Swindon and other large settlements also have a visual influence such as Highworth and Purton, which are highly visible from surrounding lower areas. The RAF airfield at Lyneham, dominates the southern central part of the area. Smaller settlements have also been affected by urban influences with ribbon development expansion and a proliferation of signage along the more popular transport routes, such as the A3102. Building materials and styles vary throughout, with local stone buildings and more modern estates on the periphery. Within the area views are intermittent, but from the peripheral slopes there are panoramic views."*

- 3.5.8 It is noted that the conclusions of the published assessment differ between the originally published 2005 report and the data set available on the Wiltshire Council website. For the purposes of this LVA, the conclusions from the Wiltshire Council website have been included as they are considered to be more up to date.
- 3.5.9 Key characteristics of LCA 8A: Swindon – Lyneham Limestone Ridge include:
- *"Some areas of peaceful rural landscape.*
  - *Wide views over surrounding vales and lowland areas.*
  - *Predominantly pastoral with some areas of permanent pasture of high ecological value.*
  - *Strong hedgerow network with frequent hedgerow trees.*
  - *Scattered woodlands, some of it ancient."*
- 3.5.10 The published assessment also identified a series of 'Forces for Change' for LCA 8A:
- *"Loss of hedgerows and hedgerow trees in some areas plus poor management.*
  - *Potential changes in farming leading to less livestock grazing and consequent scrub encroachment or management as horse paddocks.*
  - *Need for sustainable woodland management to maintain ancient and other woodlands.*
  - *Pressure for expansion of villages particularly those close to large settlements and transport links.*
  - *Pressure for linear development on main road corridors.*
  - *Increasing traffic on narrow rural lane network leading to urbanisation though kerbing, additional lighting and signage.*
  - *Urbanising influence of large settlements."*
- 3.5.11 The overall condition of LCA 8A: Swindon – Lyneham Limestone Ridge is assessed as **Declining**. The strength of landscape character is considered to be **Moderate** with the overall strategy to **Conserve and Improve**.
- 3.5.12 Two other LCA lie within the study area - LCA 11A: Calne Rolling Clay Lowland; and LCA 12B: Avon Open Clay Vale. Given the limited intervisibility between the Site and these LCA, as well

as the intervening distance, it is considered that the magnitude of effects are unlikely to exceed negligible. Therefore, these are not considered in detail.

## 3.6 Visual Amenity

- 3.6.1 The visual baseline and visual envelope for the Proposed Development is based on the landscape baseline, as detailed in the paragraphs above.
- 3.6.2 The visual baseline for the Site and surrounding context is of a transitional landscape between the settlement of Lyneham and the surrounding rural countryside. The settlement edge is defined by residential properties and utilitarian buildings from the MOD site, often set back behind mature hedgerows and intermittent tree cover, giving a distinctly suburban character. Built form within the MOD site creates an urban edge to the settlement in the context of the Site, particularly in views from the A3102.
- 3.6.3 Beyond the immediate settlement, the character transitions to a rural, agricultural landscape, comprising arable fields and grazing land bounded by hedgerows, with scattered hedgerow trees contributing to the area's visual amenity. The gently undulating terrain allows for localised views towards Lyneham, extending westwards across the agricultural landscape and often terminated by the MOD site. The hangars within the MOD site are prominent visual landmarks which form part of the visual baseline.
- 3.6.4 Views east are often foreshortened by the established woodland and linear vegetation associated with the network of brooks and streams in the undulating agricultural landscape. Where longer distance views exist, these are terminated by the wooded ridgeline of the North Wessex Downs National Landscape.

## 3.7 Visual Receptors

- 3.7.1 Visual receptors are “*the different groups of people who may experience views of the development*” (GLVIA, 3rd edition, para 6.3). In order to identify those groups who may be significantly affected the ZTV study, baseline desk study (detailed above) and Site visits have been used.
- 3.7.2 The different types of groups assessed within this chapter encompass local residents; people using key routes such as roads; cycle ways, people within accessible or recreational landscapes; people using PRow; or people visiting key viewpoints. In dealing with areas of settlement, PRow and local roads, receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common.
- 3.7.3 Representative viewpoints have been selected to aid the assessment of effects on visual receptors.

### Visual Receptor Groups

- 3.7.4 The following visual receptor groups are located within the study area and are likely to have visibility of the Proposed Development, as presented on the ZTV study on **Figure 5** and are considered further in Section 6:

## Settlements and Residential Properties

- **Lyneham** – residential properties, publicly accessible locations and local roads, including the A3102, within Lyneham, particularly those on the settlement edge in closest proximity to the Site;
- **Scattered rural properties within 500m of the Site** – there are several residential properties that are detached from the settlement, located within close proximity to the Site, located to the south and east;
- **Goatacre** – residential properties, local roads and publicly accessible locations within Goatacre, approximately 500m south of the Site;

## Recreational Routes

- **PRoW Lyne 27** – this PRoW lies approximately 50m south of the Site and is likely to experience near distance views of the Proposed Development.
- **PRoW Lyne 10** – this PRoW lies approximately 300m east of the Site at its closest point and is likely to experience near and middle distance views of the Proposed Development.
- **Open countryside to the south and south east** – the ZTV indicates the potential for views from the open countryside to the south east of the Site. These receptors include scattered rural properties, users of PRoW HILM 7, HILM 16, HILM 18, HILM 32 and motorists along rural lanes.

3.7.5 As shown on **Figure 5**, a number of visual receptors lie within the study area but are either outside of the ZTV or have very limited intervisibility with the Proposed Development due to intervening distance, vegetation and built form. These include:

- **Bradenstoke** – the settlement is located approximately 2.5km west of Lyneham and to the north of the MOD site. The ZTV indicates that views from Bradenstoke would be contained due to the intervening built form and vegetation within the MOD site and Lyneham.
- **Tockenham** – the settlement lies approximately 2km to the north east of the Site. The ZTV indicates that there is potential for views from the southern edge of the settlement and from several nearby PRoW. Field survey work has confirmed that views towards the Proposed Development would be contained from these locations due to the intervening vegetation and built form on the edge of Lyneham.
- **Scattered rural properties and PRoW to the south west beyond 1km** – the ZTV indicates that views from these receptors would be contained by the combination of intervening built form, vegetation and landform.
- **Scattered rural properties and PRoW to the north east** - the ZTV indicates that views from these receptors would be contained by the combination of intervening built form, vegetation and landform.

3.7.6 Field survey work was carried out to determine the likely intervisibility between these receptors and the Proposed Development. Given the well contained nature of the Site and

scale of the Proposed Development, it is considered that effects on these visual receptors would not be notable and are not considered further.

## 4 LANDSCAPE AND VISUAL EFFECTS

### 4.1 Introduction

- 4.1.1 This section sets out the effects that the Proposed Development would have on landscape and visual receptors.
- 4.1.2 Effects arising from construction would be largely contained within the Site boundary, except for construction traffic using the A3102. Whilst they may be greater in scale, the effects would be short term in nature and therefore unlikely to result in effects greater than the operational effects. As such, specific construction effects on receptors are not individually identified unless the impact on a specific receptor would be greater than the operational effect.

### 4.2 Green Infrastructure Proposals

- 4.2.1 The design of the Proposed Development has followed an iterative process that has considered the Site location and Site constraints. The green infrastructure proposals have sought to provide landscape mitigation to minimise any adverse effects alongside the creation of a high-quality and sustainable setting for new homes.
- 4.2.2 The key elements of the landscape mitigation proposals are:
- Retention and protection of existing trees and hedgerows;
  - Introduction of new green corridors around the perimeter of the Proposed Development to include new tree, hedgerow, shrub and grassland planting, drainage features (SuDS) and provide a suitable offset from existing vegetation to allow them to thrive; and
  - Maximum development heights of up to 10.5m ridge height.
- 4.2.3 Therefore the consideration of landscape and visual effects at Year 15 will be based on the proposals illustrated on the Illustrative Masterplan and the principles set out within the Design and Access Statement.

### 4.3 Viewpoint Analysis

- 4.3.1 A total of 8 viewpoints have been selected from representative viewpoint locations to inform the assessment of landscape and visual effects arising as a result of the Proposed Development. The viewpoint locations are illustrated on **Figures 1 to 5** and annotated Photoviewpoints are presented in **Appendix 3**.
- 4.3.2 Table 4.1 below sets out the viewpoint locations and receptors.

**Table 4.1 Viewpoint information**

| Viewpoint No. | Viewpoint                            | Distance / Direction | Receptor Types              | Visual Receptor Group and LCA                                                                                  |
|---------------|--------------------------------------|----------------------|-----------------------------|----------------------------------------------------------------------------------------------------------------|
| 1             | Melsome Road, Lyneham                | 40m<br>South East    | Residential<br>Motorists    | Lyneham<br>LCA 8A: Swindon – Lyneham Limestone Ridge                                                           |
| 2             | Junction of A3102 and PRoW Lyne 27   | 50m<br>North East    | Motorists<br>Recreational   | Lyneham<br>PRoW Lyne 27<br>Scattered rural properties within 500m<br>LCA 8A: Swindon – Lyneham Limestone Ridge |
| 3             | PRoW Lyne 27                         | 50m<br>North West    | Recreational<br>Residential | PRoW Lyne 27<br>Scattered rural properties within 500m<br>LCA 8A: Swindon – Lyneham Limestone Ridge            |
| 4             | Junction of PRoW Lyne 27 and Lyne 10 | 350m<br>North West   | Recreational                | PRoW Lyne 27<br>PRoW Lyne 10<br>LCA 8A: Swindon – Lyneham Limestone Ridge                                      |
| 5             | PRoW Lyne 10                         | 315m<br>West         | Recreational<br>Residential | PRoW Lyne 10<br>Scattered rural properties within 500m<br>LCA 8A: Swindon – Lyneham Limestone Ridge            |
| 6             | PRoW Hilm 14A, Goatacre              | 590m<br>North        | Recreational<br>Residential | Goatacre<br>LCA 8A: Swindon – Lyneham Limestone Ridge                                                          |
| 7             | Junction of PRoW Hilm 16 and Hilm 18 | 1.2km<br>North West  | Recreational                | Open countryside to the south and south east<br>LCA 11A: Calne Rolling Clay Lowland                            |
| 8             | PRoW Hilm 32                         | 1.9km<br>North West  | Recreational                | Open countryside to the south and south east<br>LCA 11A: Calne Rolling Clay Lowland                            |

## 4.4 Effects on Site Fabric

- 4.4.1 This section describes the physical effects of the Proposed Development on the existing landscape components or elements which are present on the Site. These in combination form the ‘fabric’ of the Site, including the existing landcover, vegetation (within the Site and along its boundaries) and Site levels that are affected.

- 4.4.2 The primary effects would be the loss of existing agricultural land which currently comprises areas of pastoral grassland. This would be replaced by new residential development, landscaping, drainage features and public open space. The proposals would introduce new built elements into the Site, comprising 2 and 2.5 storey residential properties, as well as boundary features.
- 4.4.3 There are established trees and hedgerows along the western Site boundary. While the majority of these features would be retained, the proposals would require the removal of four individual trees to facilitate the Site access arrangements from the A3102 and accommodate visibility splays.
- 4.4.4 There will be alterations to the existing Site levels to accommodate development platforms and drainage features. Level changes would be localised and designed in a manner sympathetic to the existing landscape character so as to not appear as overly engineered features in views from the surrounding landscape.
- 4.4.5 The Proposed Development would introduce a variety of new trees, hedgerows, shrub planting and grassland into the Site that would also change the Site fabric, replacing the existing agricultural groundcover. These would be focussed primarily within the areas of public open space. These new areas of vegetation would help to mitigate the loss of existing vegetation along the western boundary and would represent a slight betterment to the overall tree and hedgerow resource of the Site and LCA 8A. However, given the overall loss of agricultural fields, which are a key characteristic of the setting of Lyneham, the overall effects on the Site fabric would be considered adverse.
- 4.4.6 Both the construction and operational phases would result in increased human activity within the Site.

## 4.5 Effects on Landscape Character

### LCA 8A: Swindon – Lyneham Limestone Ridge.

- 4.5.1 With reference to **Appendix 2**, LCA 8A: Swindon – Lyneham Limestone Ridge is assessed as being of **Community** value due largely to the influence that established settlements have on the LCA, reducing the perception of tranquillity and the condition of the landscape. The susceptibility of LCA 8A is assessed as **Low** due to the landscape being well settled and good degree of enclosure within the study area. The overall sensitivity for LCA 8A: Swindon – Lyneham Limestone Ridge is assessed as **Low**.

#### Construction Phase Effects on LCA 8A: Swindon – Lyneham Limestone Ridge

- 4.5.2 The Site occupies a relatively small area of agricultural land within the context of the wider LCA, adjacent to the established settlement edge of Lyneham. The Proposed Development would introduce new construction activities into the Site which is currently in use as agricultural land and undeveloped. The introduction of construction activities, including the movement of plant and materials, earthworks, and construction of residential units, would be a notable addition to LCA 8A compared to the existing levels of agricultural activity within the Site and the surrounding rural landscape.
- 4.5.3 Large scale effects of the Proposed Development on LCA 8A would be limited to the Site itself, reducing to large / medium within the localised setting up to approximately 500m from the Site boundary.

- 4.5.4 Effects on the character of LCA 8A beyond 500m are considered to be more evident during the construction phase, becoming less so on completion and operation, given the settlement edge location of the Proposed Development.
- 4.5.5 The construction works would affect the physical characteristics of a relatively small area within LCA 8A, limited to the Site and its immediate setting. The construction activities would be afforded a degree of containment by the settlement edge, built form at the MOD site to the west and north and Lyneham farm to the south, as well as the existing tree cover to the east and south. Although the construction works would have a direct effect on LCA 8A, this would be over the short-term and limited to the Site and its immediate setting. Construction activities would only affect the physical features of the Site itself, retaining and safeguarding the majority of existing boundary trees and hedgerow, while features within the wider LCA would remain unaffected. There would be a noticeable change in character within the Site and its immediate setting. This would result in a **Moderate** magnitude of effect on the landscape character of the Site and its immediate setting as a result of the large scale of change over an intermediate geographical extent and short-term duration. The overall effect on the Site and its immediate setting is assessed as **Moderate / Minor Adverse** during construction.
- 4.5.6 Beyond the Site and its immediate setting within LCA 8A, effects as a result of the Proposed Development would be perceptual only. The magnitude of effect on the wider landscape character of LCA 8A during construction is considered to be **Slight** as a result of the small scale of change over a very limited extent and short-term duration. This would result in a **Minor Adverse** effect for the wider LCA 8A: Swindon – Lyneham Limestone Ridge. Once the construction elements are removed, the additional temporary disturbance caused by the construction activity would cease.

#### **Year 1 Operational Phase Effect on LCA 8A: Swindon – Lyneham Limestone Ridge**

- 4.5.7 On completion (at Year 1 of operation), the Proposed Development would introduce a new residential development into the Site, permanently altering the character of the Site and its immediate setting. There would be localised effects on the character of this part of LCA 8A, with the completed development representing a new built component in the landscape. The majority of the existing boundary vegetation, along with the surrounding built form and vegetation would provide some screening and softening to the Proposed Development.
- 4.5.8 The Proposed Development would remove two field parcels from agricultural use, however the prevailing wider field pattern would remain unaffected by the proposals. The Site layout would introduce new residential development into the Site, bound by retained and proposed vegetation. This would not substantially affect the field pattern across LCA 8A as it would represent a small loss of features within this much larger LCA. It is also considered that that established landscape character of the wider LCA would not be substantially altered as residential built form within Lyneham and the surrounding settlements are an existing key characteristic of LCA 8A. The Site's location between properties within Lyneham, the MOD site and Lyneham Farm would ensure that the Proposed Development would be more closely associated with the settlement edge rather than the wider agricultural landscape.
- 4.5.9 The agricultural landscape would be partially affected by the loss of landcover within the Site to make way for the Proposed Development. This would be limited to within the Site itself with the immediate and wider setting of the Site remaining unaffected by the Proposed Development.

- 4.5.10 At Year 1, the magnitude of effect is considered to be **Moderate** due to the large scale of change over an intermediate extent and medium-term duration, resulting in an overall effect of **Moderate / Minor Adverse** on the Site and its immediate setting within LCA 8A: Swindon – Lyneham Limestone Ridge.
- 4.5.11 Within the wider landscape of LCA 8A, the Proposed Development would introduce new built components into the landscape that would occupy only a small proportion of LCA 8A. Changes to the character of the landscape receptor would be localised, situated on the settlement edge of Lyneham on a parcel of land that would effectively create an infill of development between the southern edge of Lyneham, the MOD site and Lyneham Farm. While the proposed landscaping would provide localised benefits to the scheme, at the early operational phase they would not yet have matured enough to provide any substantial screening or landscape enhancements. The changes to the landscape within the Proposed Development, including new landscaping, are considered to be permanent. The magnitude of effect on the wider character of LCA 8A is assessed as **Negligible** as a result of the small / negligible scale of change over a limited extent. The overall effect is assessed as **Negligible Adverse** at Year 1 of operation.

#### **Year 15 Operational Phase Effect on LCA 8A: Swindon – Lyneham Limestone Ridge**

- 4.5.12 At Year 15 of operation and once the proposed mitigation planting has established and begun to mature, this would help to integrate the Proposed Development into the landscape, strengthening green infrastructure networks at the edge of the settlement and softening views of the built form within the wider landscape. The proposals would remain a permanent new feature in the landscape.
- 4.5.13 Whilst the Proposed Development would introduce new residential built form into LCA 8A, the scheme would also bring opportunities to enhance some of the existing on Site landscape features. New hedgerow, tree and shrub planting would be introduced into areas of public open space and along the Site boundaries that would further aid habitat connectivity around the Site and enhance the sense of enclosure. New areas of grassland within the public open space would also provide new habitats for pollinators, contributing towards the biodiversity net gain for the Proposed Development. These landscape proposals would align to the landscape management objectives outlined in the published character assessment that seeks to *“encourage repair, replanting and extension of the hedgerow network; and conserve existing trees and encourage the planting of new hedgerow trees”*.
- 4.5.14 The magnitude of effect for the Site and its immediate setting is considered to remain as **Moderate** due to the medium scale of change over an intermediate extent and permanent duration, resulting in an overall effect of **Moderate / Minor Adverse**.
- 4.5.15 For the wider landscape of LCA 8A during the later operational phase, once the proposed mitigation planting within the Site has established and begun to mature, this would provide an additional layer of containment to the Proposed Development from the surrounding landscape. The proposals would be located on the settlement edge and would be perceived as a natural extension to Lyneham. Mitigation planting would further reduce the perception of the proposals from the wider landscape. The magnitude of effect is assessed as **Negligible** due to the negligible scale of change over a limited extent and permanent duration, resulting in an overall effect of **Negligible Adverse** on the wider landscape character of LCA 8A: Swindon – Lyneham Limestone Ridge at Year 15 of operation.

## 4.6 Visual Effects

### Visual Receptor Groups

- 4.6.1 This assessment focuses on effects on groups of visual receptors, incorporating effects on views from public spaces and streets within neighbourhoods. The assessment of effects focuses on the visual amenity of public spaces, though views from groups of dwellings will also be noted in the descriptions.
- 4.6.2 Information and detail on how visual sensitivity, magnitude of effect and overall level of effects are assessed is provided in **Appendix 1**.
- 4.6.3 The value of the existing views within the study area, towards the Site from all the visual receptor groups, are considered to be of **Community** value. Every visual receptor group includes residential receptors and / or PRoW and would therefore have a **High** susceptibility to the change arising from the Proposed Development, therefore the visual receptors groups would be of **High / Medium sensitivity** unless otherwise stated below.

### Lyneham

- 4.6.4 Receptors within Lyneham comprise residents, users of local roads (including the A3102) and publicly accessible locations within the settlement.
- 4.6.5 **Viewpoints 1 and 2** illustrate views from this receptor group.
- 4.6.6 Views towards the Proposed Development would be contained from the majority of Lyneham due to the intervening built form associated with the settlement and MOD Site. However, there would be views from a very small proportion of the settlement, located on the southern edge of Lyneham, primarily from a small residential estate at Melsome Road and the A3102 to the immediate west of the Site.
- 4.6.7 Existing views from the settlement edge comprise utilitarian built form within the MOD site to the west and north, which help to contain views from the wider settlement. The A3102 is characterised by wide verges with the existing development set back behind established vegetation, ensuring a degree of natural filtering to views of the Site. Security fencing around the MOD site and telegraph poles and wires are components of these views and represent visually detracting features within the context of the Site. In the context of the Melsome Road estate, views from these properties comprise residential built form within the estate, utilitarian buildings within the MOD site to the east and north, and views eastwards out across the Site and surrounding agricultural landscape. There is a landscape buffer ranging between 20m to 50m wide between these properties and the A3102, within which groups of established, mature trees create a softer interface between the properties and the road and provide a green edge to the settlement.
- 4.6.8 There are views towards the wooded ridgeline of the North Wessex Downs National Landscape in the east from the settlement edge. The rural quality of views from these receptors is influenced by a number of detracting features, such as MOD built form and security fencing, that lie in closer proximity to these receptors. The introduction of new residential built form within the Site would restrict views towards this designated landscape from the settlement edge.

## Construction Phase Effects on Lyneham

- 4.6.9 For receptors within Lyneham, views towards the construction activities would be evident primarily from a small number of residential properties along Melsome Road (approximately 40 properties) and Freegrove Drive (approximately 10 properties), as well as motorists along the A3102 immediately west of the Site. The majority of the properties overlook the Site, albeit they are set back from the Site boundary with some partial filtering provided by the intervening treescape within the roadside verge. It is considered that due to the intervening MOD built form and vegetation to the north, views from the wider settlement would be contained, even during the winter. Views of the construction activities would be evident for Motorists and Pedestrians using the A3102, seen through and above the Site boundary vegetation. During construction, views would comprise construction hoarding, vehicle and plant movement, temporary construction lighting, stockpiling of materials and an increased human presence within the Site. The construction works would replace views of the agricultural fields of the Site and would restrict views of the wider agricultural landscape to the east of the settlement, including towards the North Wessex Downs National Landscape. The majority of existing boundary vegetation would be retained and would provide some limited softening to the construction activities. Despite this, the construction works would occupy a substantial horizontal extent of the view for these receptors which would result in a noticeable change to the characteristics of the view. However, this would be seen from a small proportion of Lyneham with views from the wider settlement remaining screened by built form and vegetation within the village.
- 4.6.10 During construction, the magnitude of effect for receptors within the Melsome Road estate and users of the A3102 is considered to be **Slight** due to the medium scale of change over a localised extent and short-term duration. The overall effect is considered to be **Moderate Adverse**.
- 4.6.11 The magnitude of effect on receptors within the wider settlement where views are contained is considered to be **Negligible**, due to the negligible scale of change over an intermediate extent and short-term duration, resulting in a **Minor / Negligible Neutral** effect during construction.

## Year 1 Operational Phase Effects on Lyneham

- 4.6.12 At Year 1 of operation, the Proposed Development would be a noticeable new addition in views from receptors on the settlement edge in close proximity during both the winter and summer months. Close range views would remain limited to the small number of properties along Melsome Road and Freegrove Drive as well as the A3102. The Proposed Development would replace views of the agricultural fields and the wider agricultural landscape and would occupy a notable proportion of the views. While built form within Lyneham and the MOD site is an existing component of views from the settlement, the Proposed Development would introduce new urbanising features into the Site in contrast with the existing agricultural context. The Proposed Development would be set back behind a new landscape buffer and mitigation vegetation located along the Site's western boundary, however this would not yet have matured enough to provide any substantial softening to the Proposed Development.
- 4.6.13 New lighting within the completed development would also be visible, primarily from internal street lighting and within new residential properties. This would introduce new light sources to the east of the A3102 where lighting is currently limited to a few rural properties. While visible, this would sit in the context of the existing lighting within Lyneham. For receptors

using the A3102, new lighting would be noticeable on the eastern side of the road, as well as from within the Melsome Road estate, however, it is considered that the presence of the established settlement edge would mean that this is unlikely to result a substantial change to the overall characteristics of the view.

- 4.6.14 At Year 1 of operation, the magnitude of effect for receptors on the edge of Lyneham is assessed as **Moderate** as a result of the medium scale of change over a localised extent and medium-term duration. The overall effect is assessed as **Moderate Adverse**.
- 4.6.15 Within the wider settlement where views would be contained, the magnitude of effect is considered to be **Negligible** due to the negligible scale of change over an intermediate extent and medium-term duration, resulting in an effect of **Minor / Negligible Neutral**.

#### **Year 15 Operational Phase Effects on Lyneham**

- 4.6.16 By Year 15, established mitigation planting along the western extent of the Site would have established and begun to provide a degree of softening to the proposals. The new residential development would remain noticeable in some views but would be set within the context of established green infrastructure which would help to integrate the proposals into their settlement edge location. However, the Proposed Development would remain a new key characteristic of the view, seen alongside the existing settlement edge and MOD site. For properties overlooking the Site, there would be a loss of views across the landscape to the east, as well as an increased sense of containment within the urban context of the village. It is considered that the magnitude of effect would be **Moderate / Slight** as a result of the medium / small scale of change over a localised extent. The Proposed Development is considered to be a permanent new feature in views. The overall effect on close range receptors within Lyneham is assessed as **Moderate / Minor Adverse**, while effects on receptors within the wider settlement is considered to remain as **Minor / Negligible Neutral**.

#### **Scattered rural properties within 500m of the Site**

- 4.6.17 This receptor group comprises residents of scattered properties outside of the established settlement, within 500m of the Site, typically located to the south and east.
- 4.6.18 **Viewpoints 2, 3 and 5** illustrate views from this receptor group.
- 4.6.19 Existing views from this receptor group typically comprise the open agricultural landscape to the south and east of the Site with views back towards the settlement edge and MOD site. The Site is located between these properties and Lyneham, with residential properties and utilitarian built form an existing component in views.
- 4.6.20 The introduction of new residential built form would bring the settlement edge closer to these receptors, reducing their rural character and integrating them more into the settlement edge. While the overall characteristics of their views would remain similar, the Proposed Development would be a noticeable new component in closer proximity to the receptors location. Where views east exist, these would remain largely unchanged, including views towards the North Wessex Downs National Landscape. The Proposed Development would be set back behind new landscaping along its southern and eastern boundaries, which would help these properties maintain a sense of rurality, however their baseline view would be permanently altered once the development is complete.

### Construction Phase Effects on scattered rural properties within 500m of the Site

- 4.6.21 Construction activities would be noticeable for this receptor group. There would be a degree of screening to some properties as a result of vegetation within their property boundaries, however on the whole, views would be evident. Properties to the south of the Site at Lyneham Farm side onto the Site and intervening vegetation is limited to the hedgerow along the northern edge of PRow Lyne 27. It is noted that properties don't tend to overlook the Site directly and views would either be viewed obliquely or would be limited to rear garden and upper storey windows.
- 4.6.22 Construction views would comprise construction hoarding, vehicle and plant movement, temporary construction lighting, stockpiling of materials and an increased human presence. The construction works would replace views of the agricultural fields within the Site. The construction works would occupy a notable proportion of the horizontal extent of these views, which would result in a noticeable change to the characteristics of the views. Views from these properties are already characterised by built form within Lyneham and the MOD site and the construction activities would be seen alongside these elements.
- 4.6.23 During construction, the magnitude of effect is considered to be **Slight** due to the medium scale of change over a localised extent and short-term duration, resulting in an overall effect of **Moderate Adverse**.

### Year 1 Operational Phase Effects on scattered rural properties within 500m of the Site

- 4.6.24 On completion, there would be clear views towards the new residential development during both the winter and summer months. The completed development would replace views of the agricultural fields and would occupy a notable proportion of the views, effectively bringing the settlement edge closer to these properties. Built form within Lyneham, the MOD site and Lyneham Farm already represent existing built components in views, however the Proposed Development would introduce new urbanising features into views in closer proximity to the receptors location. While there would be new mitigation planting along the Site's southern and eastern boundaries, this would not yet have matured enough to provide any substantial softening or screening to the proposals.
- 4.6.25 New lighting within the Proposed Development would also be visible, primarily from internal street lighting and within the new residential properties. While visible and located closer to the receptors location, this would sit in the context of the existing lighting within Lyneham and the MOD site, which is already a component of views.
- 4.6.26 At Year 1 of operation, the magnitude of effect is assessed as **Moderate / Slight** as a result of the medium scale of change over a localised extent and medium-term duration, resulting in an overall effect of **Moderate Adverse**.

### Year 15 Operational Phase Effects on scattered rural properties within 500m of the Site

- 4.6.27 By Year 15, the mitigation planting along the southern and eastern Site boundaries of the Proposed Development would have established and begun to provide a degree of softening to the proposals. The new residential development would remain evident in some views where vegetation cover is more limited, however it would be set back behind new areas of green infrastructure which, once established, would help to reduce the impression of built form and aid visual integration. However, the introduction of the Proposed Development

would remain a noticeable feature from these nearby rural properties and would extend the influence of residential development further east and south in views.

- 4.6.28 It is considered that the magnitude of effect would be **Slight** due to the medium / small scale of change over a limited extent. The Proposed Development is considered to be a permanent new feature in views. The overall effect on scattered rural properties within 500m of the Site is assessed as **Moderate / Minor Adverse**.

## Goatacre

- 4.6.29 Receptors within Goatacre comprise residents, users of local roads and publicly accessible locations within the settlement.
- 4.6.30 **Viewpoint 6** illustrates views from this receptor group.
- 4.6.31 Views towards the Site are largely contained from the majority of Goatacre due to the combination of intervening vegetation, built form and distance, with Goatacre located approximately 500m south of the Site at its closest point. Mature roadside hedgerows along Goatacre Lane on the northern edge of the settlement help to contain the majority of views from the wider settlement. There is potential for glimpses towards the Site through gaps in the roadside hedgerow, however the majority of the vegetation is intact and in good condition. Where glimpses do exist, views are typically transient and seen adjacent to the direction of travel. There are a number of properties on the northern side of Goatacre Lane from which there is potential for views from rear garden and upper storey rear windows. It is likely that there would be a degree of containment from these properties due to the intervening built form at Lyneham Farm and the field boundary vegetation, which already screens views towards the settlement edge.
- 4.6.32 Existing views from the settlement edge comprise the agricultural landscape that lies between Lyneham and Goatacre as well as of residential properties within Goatacre. There are occasional views towards the North Wessex Downs National Landscape in the east.
- 4.6.33 Visibility of the Proposed Development would reduce following the establishment of the proposed landscaping along the perimeter of the Site, which would layer with the existing intervening vegetation.

## Construction Phase Effects on Goatacre

- 4.6.34 Due to the limited intervisibility between the Site and this receptor group, views towards construction activities are likely to be contained or limited to distant filtered glimpses from approximately 20 properties on the northernmost edge of the settlement. The intervening roadside hedgerow along Goatacre Lane is maintained at a height of approximately 3-4m and limits views towards the Site from the majority of this receptor group. There is potential for greater visibility during the winter months, however views of the construction activity would remain heavily filtered and seen only in a small proportion of the view from receptors along Goatacre Lane. The wider settlement of Goatacre is already a key component of views from within the settlement and any glimpses towards the construction activities would be seen in this context.
- 4.6.35 During construction, the magnitude of effect is considered to be **Negligible** due to the small / negligible scale of change over a localised extent and short-term duration, resulting in an overall effect of **Minor Adverse**.

## Year 1 and Year 15 Operational Phase Effects on Goatacre

- 4.6.36 At Year 1 of operation, views towards the Proposed Development would be limited to distant occasional glimpses through the intervening field boundary vegetation for a small number of residential properties on the settlement edge, largely limited to during the winter months. The existing enclosure created by mature field boundary hedgerows and hedgerow trees would largely screen views of the Proposed Development. Any glimpses would also be seen in the context of the existing built form within Goatacre and perceived as a very limited and distant addition to the presence of residential built form within the view.
- 4.6.37 As the proposed landscape mitigation establishes and matures, this would enhance the landscape setting of the Proposed Development and help to contain views of built form further.
- 4.6.38 At Year 1 of operation, the magnitude of effect is assessed as **Slight / Negligible** as a result of the small / negligible scale of change of a localised extent and medium to permanent duration. The overall effect on these receptor's is considered to be **Minor Adverse**.
- 4.6.39 By Year 15 and once the proposed landscaping has established and begun to mature, this would further soften and screen views of the Proposed Development within the very limited views from the settlement edge. The Magnitude of effect would reduce to **Negligible** as a result of the negligible scale of change over a limited extent and permanent duration. The overall effect is assessed as **Minor / Negligible Adverse**.

## PRoW Lyne 27

- 4.6.40 Receptors using PRoW Lyne 27 comprise recreational users of the route. Given that PRoW Lyne 27 lies in close proximity to the Site, there is potential for effects on the visual amenity of this receptor.
- 4.6.41 **Viewpoints 2, 3 and 4** illustrate views from this receptor.
- 4.6.42 PRoW Lyne 27 extends across a predominantly rural landscape characterised by open agricultural fields and pockets of mature hedgerows. Existing views from PRoW Lyne 27 are dominated by agricultural farmland, punctuated by occasional hedgerow trees, rural properties and linear riparian vegetation within the lower lying valley, that provide a sense of enclosure to parts of the route. The western extent of the PRoW lies close to the settlement edge of Lyneham and as such is influenced by residential and utilitarian built form within Lyneham and the MOD site. Away from the settlement edge, detracting features within the views are limited. Longer distance views east towards the North Wessex Downs National Landscape are a feature of the route, and the visual continuity provided by the well-maintained field boundaries contribute to the overall rural character of the PRoW.
- 4.6.43 The introduction of residential development into the Site would alter the characteristics of views from the PRoW, particularly along its western extent. Whilst built form is already a component of views, the Proposed Development would extend the presence of the settlement closer to the route and would partially erode the sense of rurality. As receptors move eastwards away from the settlement, the influence of the Proposed Development would diminish.

## Construction Phase Effects on PRow Lyne 27

- 4.6.44 During construction, there would be clear views towards the construction activities from a substantial part of the route that lies in closest proximity to the Site (approximately 50m). Approximately 400m of the western extent of the route would run very close to the construction works which would replace views of the agricultural fields that currently comprise the view. While the baseline views from PRow Lyne 27 are of a settlement edge landscape influenced by both residential and MOD built form, the view also comprises rural qualities and is visually linked to the surrounding countryside. Views of construction activities would comprise vehicle and plant movement, construction hoarding, temporary construction lighting, stockpiling of materials and an increased human presence, which would be apparent, albeit set back behind the established hedgerow that lies on the northern edge of the route. However, as receptors move eastwards, away from the settlement edge, these effects would diminish and become less apparent in views. Construction activity would be a noticeable increase compared to the current agricultural activity and would contrast with the rural qualities of the view. Views towards the North Wessex Downs National Landscape from PRow Lyne 27 would not be affected as a result of the Proposed Development.
- 4.6.45 Beyond the 400m extent of the route in the west, intervening built form and vegetation would start to soften and partially screen views towards the construction activities, and views would be further reduced by intervening landform as the route drops down into the valley. Views are likely to be contained from the easternmost part of PRow Lyne 27 by the combination of landform and valley floor vegetation. It is considered that the magnitude of effect on PRow Lyne 27 would be **Moderate** due to the medium scale of change over an intermediate extent of the route and short-term duration. This would result in an overall effect of **Moderate Adverse** during construction.

## Year 1 Operational Phase Effects on PRow Lyne 27

- 4.6.46 On completion, views towards the open agricultural fields within the Site would be replaced by new residential development on the southern edge of Lyneham, extending the settlement edge south and east in views from the route. For approximately 400m of the route that lies in closest proximity to the Proposed Development, views would be altered and would experience a more suburban character. However, as receptors move eastwards, the extent of visual change would reduce. It is acknowledged that views of residential and MOD built form are existing components of the view, but the Proposed Development would be introduced closer to the receptor's location. Views from the easternmost extent of the route would remain screened by intervening landform and vegetation. While the proposed landscaping along the southern and eastern extent of the proposals would provide some filtering of the completed development, it would not yet have matured enough to provide any substantial softening.
- 4.6.47 At Year 1 of operation, the magnitude of effect would be **Moderate** due to the medium scale of change experienced over an intermediate extent of the route and medium-term duration. The overall effect is assessed as **Moderate Adverse**.

## Year 15 Operational Phase Effects on PRow Lyne 27

- 4.6.48 By Year 15 of operation and once the proposed landscaping within the Site has established and begun to mature, this would soften views of the Proposed Development from the route, particularly the section located in closest proximity to the Site, helping to integrate the Proposed Development into its settlement edge landscape. Views along the western extent of the PRow would remain permanently altered, however this would be limited to a relatively

brief section of the overall route. Views from the wider footpath to the east would benefit from the maturing vegetation along the eastern Site boundary, albeit the new residential built form would remain visible in some views, particularly during the winter. The overall characteristics of the view are considered to remain similar to the baseline. The proposed landscaping is also considered to soften the view towards the utilitarian built form within the MOD site.

- 4.6.49 The magnitude of effect at Year 15 is assessed as **Moderate / Slight** as a result of the medium / small scale of change over an intermediate extent of the route and permanent duration, with the overall effect assessed as **Moderate / Minor Adverse**.

## PRoW Lyne 10

- 4.6.50 Receptors using PRoW Lyne 10 comprise recreational users of the route. Given that PRoW Lyne 10 lies in close proximity to the Site, there is potential for effects on the visual amenity of these receptors.
- 4.6.51 **Viewpoints 4 and 5** illustrate views from this receptor.
- 4.6.52 Existing views from PRoW Lyne 10 are characterised by open views across agricultural fields, interspersed with hedgerows and pockets of trees, contributing to a largely rural setting. The proximity of the route to the settlement edge means that glimpses of existing residential built form and MOD infrastructure are already present in the wider landscape and form key components of views. The development of the Site would introduce new residential built form into these views at a closer proximity than the established settlement edge, particularly in locations where the footpath passes closest to the Site boundary. This would result in an increased suburbanisation of views and a reduction in the perceived openness of the landscape for part of the route.

## Construction Phase Effects on PRoW Lyne 10

- 4.6.53 For recreational users of PRoW Lyne 10, views towards the construction activities would be evident for the section of the route that lies between Lyne 27 and Lyne 32 where existing vegetation cover and built form are limited, affording near distance, open views towards the Proposed Development. Construction activities would be introduced into a settlement edge location and in a direction where views are already influenced by residential and utilitarian built form within Lyneham and the MOD site. During construction, views would comprise construction hoarding, vehicle and plant movement, temporary construction lighting, stockpiling of materials and an increased human presence within the Site and its setting. Views would be partially screened and filtered by the established hedgerows, small woodland pockets and the rural properties within the intervening landscape. However, during the winter, intervisibility would be increased and the construction activities would become more apparent.
- 4.6.54 Beyond the extent of PRoW Lyne 10 noted above, wider views from the route to the north east would benefit from a good degree of visual containment due to the combination of undulating landform and the linear vegetation associated with the watercourse in the valley floor. The ZTV at **Figure 5** indicates no intervisibility between the wider route and the Proposed Development and field survey work confirmed that this would likely be the case, even during the winter months.
- 4.6.55 During construction, the magnitude of effect for users of PRoW Lyneham 10 is considered to be **Slight** due to the medium scale of change over a localised extent of the route and short-

term duration. The overall effect during construction is considered to be **Moderate / Minor Adverse**.

#### **Year 1 Operational Phase Effects on PRoW Lyne 10**

- 4.6.56 On completion, the Proposed Development would be a new and noticeable component in views from the south western extent of PRoW Lyne 10, seen adjacent to the established settlement edge and MOD site during both the winter and summer months. Views would remain from only part of the route with views from the wider PRoW remaining screened by landform and vegetation. Where visible, the Proposed Development would replace views of the agricultural fields within the Site and would occupy a notable proportion of the view between the settlement edge and Lyneham Farm. It is noted that built form within Lyneham and the MOD site are existing components of the views, however the Proposed Development would introduce new urbanising features into views at a closer proximity to the PRoW, which would create a degree of contrast with the existing agricultural context. There would be new mitigation vegetation planted along the eastern extent of the Proposed Development, however this would not yet have matured enough to provide any substantial softening or screening to the Proposed Development.
- 4.6.57 New lighting within the completed development would also be visible, primarily from internal street lighting and within the new residential properties. While visible, these would sit alongside the established settlement and within the same field of view, ensuring that the new lighting is not perceived as an entirely new feature in night-time views. It is also considered that the likelihood of receptors using PRoW Lyne 10 during the hours of darkness would be reduced.
- 4.6.58 At Year 1 of operation, the magnitude of effect for recreational receptors using PRoW Lyne 10 is assessed as **Moderate / Slight** due to the medium scale of change over a localised extent of the route and short-term duration. The overall effect is considered to be **Moderate Adverse**.

#### **Year 15 Operational Phase Effects on PRoW Lyne 10**

- 4.6.59 By Year 15, the mitigation planting along the eastern part of the Proposed Development would have established and begun to mature to provide a degree of softening and screening to the proposals. The new residential development would remain evident in some views from PRoW Lyne 10, particularly from the section of the route that lies in closest proximity to the Site's eastern boundary, but would be set back behind an area of new green infrastructure which, once established, would help to reduce the impression of built form and aid visual integration. However, the introduction of the Proposed Development would remain a noticeable new feature in views from this section of the route.
- 4.6.60 It is considered that the magnitude of effect would be **Slight** as a result of the medium / small scale of change over a localised extent. The Proposed Development would be a permanent new feature in views. The overall effect on users of PRoW Lyne 10 is assessed as **Moderate / Minor Adverse**.

#### **Open countryside to the south and south east**

- 4.6.61 Receptors within this group comprise users of the PRoW network, motorists along rural lanes and scattered rural properties.

- 4.6.62 **Viewpoints 7 and 8** illustrate views from this receptor group.
- 4.6.63 The open countryside to the east and south east of Lyneham is characterised by open, gently undulating agricultural fields interspersed with hedgerows and scattered rural properties. The views from this area are typically expansive, offering a sense of rural tranquillity and openness, with the settlement edge of Lyneham and the MOD site forming a more distant, established component in the landscape. Mature trees and belts of vegetation often define field boundaries, and there are intermittent views of farmsteads and rural properties from rural lanes and PRoW. The overall character of these views is predominantly agricultural, reflecting the prevailing character of the wider area.
- 4.6.64 The introduction of residential development on the southern edge of Lyneham would introduce new built features into views from the east and south east, however given the extent of intervening vegetation, views are considered to be limited to distant glimpses. Where visible, the new built form would introduce urbanising elements into the middle and longer distance views, resulting in a loss of rural character and an increased perception of the settlement. There would be a degree of containment provided by the intervening field boundary hedgerows and pockets of woodland which would reduce the perception of the Proposed Development, especially from more distant routes and properties. The Proposed Development would be seen in the context of other visible urban features including residential properties in Lyneham and the surrounding countryside, and the utilitarian built form within the MOD site.

#### **Construction Phase Effects on open countryside to the south and south east**

- 4.6.65 During construction, activities are likely to be contained or heavily filtered due to the intervening vegetation along field boundaries and watercourses. Scattered rural buildings would also help to limit views. There is potential for some intervisibility during the winter months, however views would remain heavily filtered and seen only in a small proportion of the wider views, often from distances beyond 1km. Where glimpsed views are possible, construction activities would be seen in the context of the built edge of Lyneham and would not appear as a totally uncharacteristic feature.
- 4.6.66 During construction, the magnitude of effect is considered to be **Negligible** due to the negligible scale of change over a localised extent and short-term duration. The overall effect on these receptors during construction is assessed as **Minor Adverse**.

#### **Year 1 and Year 15 Operational Phase Effects on open countryside to the south and south east**

- 4.6.67 On completion, views towards the Proposed Development would be limited to distant occasional glimpses through the intervening vegetation, primarily during the winter months. However, for the most part, views would be contained. The majority of these routes and properties are located within a strong landscape setting, characterised by mature hedgerows, linear vegetation along local watercourses and small fragmented woodland blocks. Any glimpses would also be seen in the context of Lyneham, the MOD site and surrounding scattered properties. As the landscape mitigation along the eastern extent of the Proposed Development establishes and matures, this would provide an additional layer of screening and filtering to the proposals, further containing views from the wider countryside. Where visible, the proposals would comprise a very small proportion of the view, often seen obliquely to the receptors direction of travel.

- 4.6.68 At both Year 1 and Year 15 of operation, the magnitude of effect is assessed as **Negligible** as a result of the negligible scale of change over a localised extent and medium to permanent duration. The overall effect on this receptor group is considered to be **Minor / Negligible Adverse**.

## 4.7 Summary of Landscape and Visual Effects

- 4.7.1 The Proposed Development is for a new residential development for up to 200 dwellings with associated landscaping, drainage and ecological enhancements on the southern edge of Lyneham, Wiltshire.
- 4.7.2 The Site is located on agricultural land to the east of the A3102, from which access would be taken. The Site currently comprises agricultural land.
- 4.7.3 The Proposed Development would benefit from a good degree of containment from the adjacent settlement edge and a strong vegetation network within the local context, which would help to reduce the extent of visual effects from surrounding receptors.

### Summary of Landscape Effects

- 4.7.4 Physical effects would be contained within the Site boundary. Visual and perceptual effects on the landscape character diminish with increasing distance from the Site on the host landscape receptor. The proposed mitigation planting would be predominantly native and of local provenance so as to reflect the localised landscape character. In terms of landscape effects on the identified landscape receptor, (LCA 8A: Swindon – Lyneham Limestone Ridge), these range from **Moderate / Minor Adverse** to **Negligible Adverse**.
- 4.7.5 **Moderate / Minor Adverse** effects are expected for the Site and its immediate setting during the construction, Year 1 and Year 15 operation stages of the Proposed Development, due to the scale of change over the majority of the Site. However, away from the Site within the wider landscape of LCA 8A, the long-term effects are considered to be **Negligible Adverse** due to the limited interaction that the wider LCA would have with the Proposed Development.

### Summary of Visual Effects

- 4.7.6 The greatest overall visual effects are on those receptors within closest proximity to the Proposed Development, primarily users of PRow Lyne 27 and residential receptors on the settlement edge of Lyneham. For the construction stage, these receptors would experience **Moderate Adverse** effects due to the scale of change and their proximity to the Site. These effects are considered to reduce to **Moderate / Minor Adverse** once the proposed mitigation has established by Year 15 of operation. Views from the wider settlement of Lyneham are assessed as **Minor / Negligible Neutral** by Year 15 of operation due to the good degree of containment they have from the Site.
- 4.7.7 Receptors using PRow Lyne 10 would experience **Moderate / Minor Adverse** effects during construction and would remain at **Moderate / Minor Adverse** by Year 15.
- 4.7.8 Receptors within Goatacre would be afforded a good degree of containment from the Proposed Development and as such, views from the settlement would be highly limited. Effects at the construction and Year 1 of operation stages are assessed as **Minor Adverse**, reducing to **Minor / Negligible Adverse** by Year 15.

- 4.7.9 Views for receptors within the open countryside to the south and south east would also be highly limited. Construction stage effects are assessed as **Minor Adverse**, reducing to **Minor / Negligible Adverse** at both Year 1 and Year 15 of operation.