

Landscape and Visual Impact Assessment.

Land North of Boreham Road, Warminster, Wiltshire.

On behalf of Bellway.

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1. Introduction.

- 1.1. Pegasus Group have been commissioned by Bellway to prepare a Landscape and Visual Impact Assessment (LVIA) for residential development (the 'Proposed Development') on Land North of Boreham Road, Warminster (the 'Site') shown on **Figure 1: Site Location Plan**. This is an outline planning application with all matters reserved, other than principal means of access from Boreham Road, for the construction of residential dwellings, together with the provision of open space, landscaping and associated infrastructure (see **Appendix 1: Landscape Masterplan**).
- 1.2. An initial desk-top study was carried out to review a range of published information relating to the Site and its context, landscape designations, published landscape character assessments and the accompanying guidance. A Site visit was carried out in xx to review the findings of the desktop study and to determine the extent of the visual influence of the Site.
- 1.3. The main objectives of the LVIA are:
 - To describe the landscape character of the Site and its surroundings, evaluate its sensitivity to change and, taking into account the magnitude of change, assess the effect that the proposal would have on the landscape character.
 - To identify landscape elements associated with the Site, evaluate their sensitivity to change and, taking into account the magnitude of change, assess the effect the proposals would have on landscape elements.
 - To identify potential visual receptors (i.e. people who would be able to see the development), evaluate their sensitivity to change and, taking into account the magnitude of change, assess the effect that the proposal would have on visual amenity. A residential visual amenity study is excluded from this LVIA, noting that appropriate privacy distances between existing properties and new built development would be maintained.
- 1.4. This LVIA should be read in conjunction with the supporting Planning Statement and Design and Access Statement (DAS). The **Landscape Masterplan** is included at **Appendix 1**.
- 1.5. The Senior Landscape Officer at Wiltshire Council was consulted regarding viewpoints. Views 1-12 were approved and two views added (13 and 14) from PRow Warm40 at the request of the LPA.

Assessment Approach and Methodology.

- 1.6. This LVIA assesses the operational stage of the proposed development only, as the construction stage is short and temporary in duration. The effects are therefore assessed at Year 1, immediately post-completion, and at Year 15 to consider the proposed mitigation and enhancement measures.
- 1.7. A preliminary 3km radii study area has been identified to review the baseline condition and planning policies that may be relevant to the Proposed Development. This study area captures the nearby settlements and publicly accessible locations that may offer views of or towards the Site.

1.8. The LVIA has been undertaken with regard to the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) (hereafter referred to as GLVIA3) – Landscape Institute and Institute of Environmental Management and Assessment (2013);
- Technical Guidance Note LITGN-2024-01 Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3) – Landscape Institute (August 2024);
- An Approach to Landscape Character Assessment – Natural England (2014);
- An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management – Natural England (2019);
- Visual Representation of Development Proposals, Technical Guidance Note 06/19 – Landscape Institute (2019); and
- Assessing Landscape Value Outside National Designations, Technical Guidance Note 02/21 – Landscape Institute (2021).

1.9. The detailed **Methodology** for this LVIA is provided at **Appendix 2**.

1.10. The GLVIA3 states in paragraph 1.1 that:

“...Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.”¹

1.11. GLVIA3 also states in paragraph 1.17 that when identifying landscape and visual effects there:

“...is a need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”²

1.12. GLVIA3 also recognises in paragraph 2.23 that:

“...professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements”³

Limitations to the Assessment.

1.13. In undertaking the landscape and visual assessment in relation to the Proposed Development, there are limitations and constraints affecting the outputs from this work. These include:

¹ Paragraph 1.1, Page 4, GLVIA3rd Edition

² Paragraph 1.17, Page 9, GLVIA, 3rd Edition

³ Paragraph 2.23, Page 21, GLVIA, 3rd Edition

- The baseline assessment has been based on information readily available at the time of undertaking the assessment.
- Every effort has been made to ensure that the photographs and their locations represent a variety of receptors and views from a range of distances and directions.
- The assessed development is based on planning application drawings that accompany the planning application including the **Landscape Masterplan** as shown at **Appendix 1** and is assessed on the assumption that the proposals are delivered in line with these drawings including estimated conservative growth of existing and proposed planting.

1.14. The focus of this report is on the landscape and visual effects arising from the proposals; however, whilst effects on cultural heritage and ecology are beyond the scope of this LVIA, heritage assets and nature conservation designations in the study area are shown on **Environmental Designations Plan** at **Figure 2** as they have the potential to inform considerations of landscape value.

Nature of Effect.

1.15. The degree of landscape or visual effect is identified by means of a descriptive scale as per the GLVIA 3rd Edition guidance. However, it is also necessary to consider the nature of the landscape and visual effects. GLVIA 3 assists on this point noting paragraph 5.37 concerning landscape effects which states that:

“One of the more challenging issues is deciding whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be neutral in their consequences for the landscape. An informed professional judgement should be made about this, and the criteria used in reaching the judgement should be clearly stated. They might include, but should not be restricted to:

- ***The degree to which the proposal fits with existing character.***
- ***The contribution to the landscape that the development may make its own right, usually by virtue of good design, even if it is in contrast to existing character.***
- ***The importance of perceptions of landscape is emphasised by the European Landscape Convention, and others may of course hold different opinions on whether the effects are positive or negative, but this is not a reason to avoid making this judgement, which will ultimately be weighed against the opinions of others in the decision making process.”***

1.16. A precautionary approach is applied to this LVIA that assumes all landscape and visual effects are considered to be negative or adverse unless otherwise stated.

2. Site Description.

Context.

- 2.1. The Site is located immediately to the east of the urban edge of Warminster at NGR ST 89472 44423 (centre of Site) approximately 2km to the southeast of the town centre (see **Figure 1: Site Location Plan**). It comprises three arable fields – together extending to circa 11 hectares – bounded to the south by the B3414 (Boreham Road) and several residential properties which front onto the road.
- 2.2. The Site road frontage is defined by a stone wall which limits views into the Site for users of Boreham Road. Home Farm and associated outbuildings are located adjacent to the eastern Site boundary together with an extensive range of farm buildings which have all been converted for residential use (Bishopstrow Court). Bishopstrow House with its associated designed landscape, including belts of woodland, is located approximately 160m to the east of the Site and provides a recognisable landscape feature.
- 2.3. Sitewide vegetation comprises established hedgerows with hedgerow trees which partially define the Sites boundaries and internal field boundaries. The Site boundaries, vegetation associated with surrounding properties provides visual containment, including within the grounds of Bishopstrow House to the east.
- 2.4. Existing public rights of way associated with the Site include a Public Footpath (WARM40) – which extends north from Grange Lane through the northern western part of the Site, before continuing eastwards alongside the northern Site boundary – and Public Footpath (WARM41) which extends north from Boreham Road alongside the eastern Site boundary to connect with WARM40. Both routes afford views to the visually prominent Battlesbury Hill which lies to the north.
- 2.5. The wider landscape context of the Site is varied in character and encompasses residential properties on the edge of Warminster together with agricultural land and several settlements and farmsteads. The extensive Warminster Garrison – including Battlesbury Barracks and Sports Pitches – is located immediately to the northwest of the Site. The villages of Bishopstrow and Norton Bavant are located to the south and southeast respectively.
- 2.6. Trees and woodland are evident in the locality including well treed hedgerow boundaries together with established tree belts and mature blocks of woodland.
- 2.7. The settlement edge adjoining the north-western Site parcel is characterised by late 20th century housing of an unremarkable character.

Designations.

- 2.8. The Site landscape and that of its immediate context is not designated in national, local or any other landscape terms (see **Figure 2: Environmental Designations Plan**). However, land to the north of the railway line and east of Bishopstrow House is located within a Special Landscape Area defined by saved Policy C3 of the West Wiltshire District Plan 1st Alteration– Adopted June 2004. The Cranborne Chase and West Wiltshire Downs National Landscape is located approximately 1km to the south at its closest point – beyond the A36.

- 2.9. No Scheduled Ancient Monuments (SAM) occur within or adjacent to the Site, albeit a number are located within the study area including:
- Battlesbury Camp Monuments: hillfort, settlement, cemetery, barrows, enclosure, and field systems – on Battlesbury Hill to the north of the Site;
 - King Barrow: a long barrow 100m north of Bishopstrow House;
 - Bowl barrow immediately east of Bishopstrow House;
 - Motte and double ringwork east of Bishopstrow Farm;
 - Middle Hill round barrow – northeast of the Site; and
 - Scratchbury Hill Monuments: Iron age hillfort, round barrows and enclosures – east of the Site on Scratchbury Hill.
- 2.10. The Site is not located within a Conservation Area; however, it lies adjacent to the Bishopstrow Conservation Area and there are a number of Listed Buildings within the immediate environs. The Home Farm Farmhouse and associated former farm complex to the north (converted for residential use) are located adjacent to the Site, with these structures having previously been identified by the Local Authority as non-designated heritage assets.
- 2.11. Further Listed Buildings within the study area are located within the Bishopstrow Conservation Area and the Warminster Conservation Area with the majority being Grade II.
- 2.12. Please refer to the Initial Heritage Advice (Pegasus, August 2025) with regard to these heritage designations.
- 2.13. There are no Registered Parks and Gardens within the Site or study area.
- 2.14. No Ancient Woodlands occur within or adjacent to the Site but Eastleigh Wood forms an extensive area of Ancient Woodland to the south of Warminster and the A36.
- 2.15. In addition to the Public Rights of Way (PRoW) WARM40 and WARM41) there are several other PRoW in the immediate locality including WARM39 and WARM78 traversing the slopes of Battlesbury Hill.

3. Description of Proposals.

3.1. The **Landscape Masterplan** (prepared by Pegasus Group Ltd) is contained at **Appendix 1**. At a macro level, the proposed green infrastructure would ensure that the Proposed Development is accessible, to ensure that it would be an attractive place to live, manage surface water attenuation in a sustainable way, create new opportunities to enhance habitats for local wildlife and facilitate improved opportunities for recreation. The key new landscape features proposed are:

- A visually attractive and multi-faceted area of parkland style public open space to the southern section of the Site, providing a range of opportunities for play and informal outdoor recreation and gateway into the Site from Boreham Road.
- A landscape-led approach to the Site layout which allows for green infrastructure corridors within the development. This comprises landscape buffers around the Site boundary to retain existing trees with species rich grassland margins, native hedgerow and tree planting throughout areas of public open space and tree-lined streets throughout the development.
- Sustainable urban drainage systems to manage surface water runoff that include attenuation basins within the southern areas of open space, enriched with appropriate native wetland planting.

3.1. In addition to the Green Infrastructure elements, the following proposals are integrated within the public open space on the Site:

- New pedestrian footpaths circulating through the parkland open space within the south of the Site, linking to the Proposed Development to Boreham Road, and the existing Public Right of Way network passing through and around the Site to the east and west (WARM40 and WARM41).
- New equipped play spaces catering to a variety of age ranges with a range of both naturalistic and equipped play equipment within the Locally Equipped Area for Play (LEAP) in the southern area of public open space, and Local Area for Play (LAP) in the north.
- Locally distinctive tree planting respects local parkland character and adds to the sense of place.

3.2. The Proposed Development could deliver a cohesive and high-quality green infrastructure network that would:

- Sustainably manage surface water runoff improving resilience to climate change, while enhancing visual amenity and creating additional opportunities for biodiversity,
- Encourage and promote healthy and active lifestyles through the provision of high-quality, safe, and accessible open spaces for informal recreation and play for all ages and abilities,
- Enhance pedestrian connectivity to promote and facilitate sustainable travel movements,

- Respect local landscape character to enhance visual amenity and promote a sense of place.
- Create new opportunities for biodiversity through the integration and establishment of a variety of new habitats providing foraging, nesting, and shelter to a range of species.

3.3. The green infrastructure could deliver a broad range of benefits considered enhancement, which could include:

- Protecting and enhancing landscape character and biodiversity by implementing in-keeping landscape improvements and appropriate management practices to deliver biodiversity gain and overall enhancement to the landscape resource of the Site.
- Improving physical and mental health and social well-being by creating good quality green spaces and opportunities for relaxation and health, physical activity as well as providing the overall built infrastructure necessary to ensure people can run, walk, cycle and play.
- Investment in the green infrastructure network which could provide multi-functional open spaces and parks for the benefit of local people, wildlife, and the environment.
- Climate change adaptation and mitigation through increased tree cover for natural air-cooling and CO₂ absorption and sustainable surface water management features.
- Improving the quality of place by using the natural environment to create high-quality living and recreational environments for people to live.
- Creating an attractive setting to new and existing residential areas.
- Sustaining economic growth and investment through high-quality environments of comparative location advantages to attract and retain business locally.

3.4. The iterative design of the scheme has been landscape-led and considered the opportunities to deliver strategic hedgerow, tree and woodland planting that would minimise the visibility of the built elements of the scheme from the adjacent settlement and wider countryside. The indicative design could deliver the following:

- Existing trees and hedgerows to be retained and maintained.
- Proposed Development to be offset from the east, creating a green corridor for native scrub, shrub and individual tree planting to soften potential views of new built form from the surrounding context.
- Native hedgerow planting proposed along the southern boundary with Boreham Road and along the western edge of new built form, softening potential views of the new buildings and defining the interface with the public open space.
- New vehicular access road and internal streets would be tree-lined, with larger stature, extra heavy standard trees where appropriate, breaking up the new built

form and helping to integrate the new development into the existing settlement edge context.

Summary.

- 3.5. The proposal is for a new residential development and associated infrastructure, open space; retention of existing landscaping and significant trees; and enhanced connectivity across the Site that integrates well with context providing an attractive living environment for residents and which enhances permeability across the Site.
- 3.6. The proposals would deliver a significant quantity of housing interlaced with a network of green corridors and attractive green spaces. The Development would comprise an arrangement of residential blocks that have been shaped around the existing field pattern and retained green infrastructure which will be enhanced and consolidated to provide extended wildlife habitats and recreational opportunities.
- 3.7. Development density will vary across the Site, to ensure the efficient use of land, yet reflect the character of the surrounding area, helping to assimilate the proposals into their context.

4. Effects on Landscape Character.

- 4.1. This section seeks to establish how the proposals would have a bearing on landscape character locally. The effects on landscape character consider how the introduction of new landscape elements may physically alter the landform, landcover, landscape pattern, and perceptual attributes of the Site, and/or how the visibility of the proposals could change the way in which landscape character is perceived. Landscape character is defined in GLVIA3 as the:

“Distinct and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”

- 4.2. The landscape around the Site has been subject to two separate landscape character assessments, undertaken at different scales, including:

- National Character Area: 132 ‘Salisbury Plain and West Wiltshire Downs’.
- West Wiltshire District Landscape Character Assessment (2006): ‘Warminster Greensand and Chalk Terrace’ Landscape Character Area.

National Character Area.

- 4.3. At the national level, England is divided into 159 National Character Areas (NCAs) defined by combinations of landscape character, biodiversity, and geology. The Site is located within National Character Area: 132 ‘Salisbury Plain and West Wiltshire Downs’. Key characteristics of the NCA, relevant to the Site and study area include:

- ***“Salisbury Plain, an extensive and open rolling chalk plateau and one of the largest remaining areas of calcareous grassland in north-west Europe.***
- ***Many small, sheltered river valleys, such as the Wylye, with narrow flood plains and meandering river courses.***
- ***Woodland generally confined to valley slopes, with scattered copses and shelterbelts (usually of beech or conifer) found on the high downs, and occasional ancient oak woods on the ridgetops.***
- ***Large arable fields predominate, with generally very few hedgerows or obvious boundary features; there are often wide grass buffer strips.***
- ***Rare flora and fauna of national significance, associated with a chalk landscape, from stone curlew, hobby and corn bunting to dropwort, early gentian and slender bedstraw.***
- ***Outstanding prehistoric ritual landscape, with many Scheduled Ancient Monuments and earthworks prominent in the open landscape, notably Stonehenge.***
- ***Distinctive chalk-cut figures – generally large horses – post-dating the medieval period.***

- *A sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large-scale farmsteads are a prominent feature.*
- *Abundant use made in older buildings of local stone such as flint, Chilmark stone and clunch, together with timber frame and chalk cob.*
- *Large parks and estates found in the valleys, with related groups of estate housing in common style.*
- *Salisbury, an ecclesiastical centre since the early medieval period and now a tourist and local administration centre, with a well-preserved historic core, and a cathedral whose spire has long been a feature in the surrounding landscape.*
- *Military tracks, airfields and structures reflecting a major land use. Visually prominent modern military housing and supporting development are found in the eastern side of the NCA."*

4.4. This document is inevitably a high-level character assessment, which provides a useful overview by which to understand the character of the local and wider landscape and its surroundings.

Local Landscape Character Areas.

4.5. The Site and adjoining land – including the built-up area of Warminster to the west – are located within the 'Warminster Greensand and Chalk Terrace' Landscape Character Area (LCA) forming part of the 'Greensand and Chalk Terrace' Landscape Type (LT) defined by the West Wiltshire District Landscape Character Assessment (Chris Blandford Associates, December 2006). The area is crossed by a main railway line (north of the Site) and is accessible via the B3414 and several minor roads leading north-eastwards across the area.

4.6. The key characteristics for this LCA include:

- *"Gently downward sloping topography from Chalk Downland Edge to the northeast towards Warminster and the valley of the Wylye River to the south.*
- *Landscape is predominantly underlain by Upper Greensand geology, giving rise to rich brown earth soils.*
- *Land use is mixed, with a combination of large arable fields and smaller patches of pasture and rough grassland visible.*
- *Warminster Training Centre introduces a strong built, human element to the character of the area.*
- *Settlement pattern is dominated by proximity to Warminster to the west.*
- *Occasional isolated farmsteads scattered throughout the character area.*
- *Sense of tranquillity disturbed by proximity to main railway corridor, Warminster's urban edge and B3414 road corridor.*

- ***Prehistoric visible earthworks.”***

4.7. The Management Strategy and Objectives set out within the study are as follows:

“The overall strategy for the area is to conserve the existing landscape pattern and dramatic open views to the adjacent Chalk Downland Edge and enhance the landscape setting of Warminster to the west.”

4.8. Specific management objectives are to:

- ***“Resist any development that would affect the open views across the terrace to the chalk uplands.***
- ***Conserve and enhance the current field pattern and hedgerows with careful management and restoration (where necessary) with species appropriate to local landscape character.***
- ***Promote appropriate management of the woodland clumps in the area.***
- ***Encourage ecological management of the arable fields by keeping an unploughed margin around the fields to promote wildlife.***
- ***Conserve and manage the setting of earthworks/archaeological Sites within the area.***
- ***Conserve and enhance the landscape setting of Warminster.***
- ***Screen visually intrusive large developments along the railway corridor, extending eastwards from Warminster.”***

Assessment of the Landscape Character of the Site.

4.9. The Site displays typical elements of the ‘Chess Chalk River Valley’ LCA. In terms of "landscape value" it is appropriate to examine the role of the Site and its immediate context in terms of the range of local factors set out in criteria set out in GLVIA 3 and the Landscape Institute’s *Technical Guidance Note 02/21: Assessing landscape value outside national designations* (TGN 02/21). This considers the landscape in terms of a range of factors as set out below in **Table 1**.

Table 1: Assessment of Landscape Value (after GLVIA3 Box 5.1 and TGN 02/21)	
Landscape Designations	The Site is not within a landscape designation.
Natural Heritage	The Site’s natural heritage comprises of actively managed farmland within the surrounding field pattern and natural boundary elements – hedgerows and hedgerow trees. Such elements are representative of the historic land use. Eight smaller fields shown in 1889 historic mapping (https://maps.nls.uk/view/102348055). Tithe

	mapping records the fields as agricultural potentially part of Bishopstrow House landholding. There are no known relevant geological interests relating to the landscape.
Cultural Heritage	The Site may have formed part of the agricultural land associated with Bishopstrow House located to the east of the Site. An Initial Heritage Advice (Pegasus, August 2025) details cultural associations of the Site and within the surrounding area.
Landscape Condition	The strength of character and intactness of the 'Warminster Greensand and Chalk Terrace' LCA is described as 'generally intact'. The overall condition of the Site is relatively good and typical of the LCA. The land is agricultural, and the field and boundaries are well managed. Remnant hedgerow vegetation is present within the Site. Boundary hedgerow is to be retained and improved with the implementation of additional green infrastructure within the Site.
Associations	Site land potentially associated with Bishopstrow House as former agricultural landholding. Potential archeological associations, refer to Initial Heritage Advice (Pegasus, August 2025).
Distinctiveness	The 'Warminster Greensand and Chalk Terrace' landscape character of the Site is judged to be typical of the rural landscape identified beyond Warminster. Landscape elements such as hedgerows, land use and variable topography are synonymous to the vicinity, depicted in the LCA.
Recreational	Existing public rights of way associated with the Site include a Public Footpath (WARM40) – which extends north from Grange Lane through the northern western part of the Site, before continuing eastwards alongside the northern Site boundary – and Public Footpath (WARM41) which extends north from Boreham Road alongside the eastern Site boundary to connect with WARM40. No other recreational use is associated with the Site or its immediate context.
Perceptual – Scenic	The Site forms a pocket at the interface between the existing urban edge and the surrounding agricultural landscape. The Site is largely enclosed by mature existing boundary vegetation.

Perceptual – Wildness and Tranquillity	The local landscape around Warminster is managed for the purpose of agricultural use, open land, woodland, parkland and smaller settlements and farmsteads.
Functional	The Site is comprised simple rural fields with associated typical boundary hedgerows and trees, within a comparable landscape context at the edge of Warminster. Apart from its agricultural use, it does not feature any special functional characteristics.

- 4.10. In conclusion and having appraised the above factors, it is considered that the Site and the immediate landscape is of medium landscape value overall, predominantly due to it being typical of the landscape surrounding the edge of Warminster. Given the rural location, the existing character of the Site – adjacent to the urban edge and agricultural land, the susceptibility of the Site’s landscape to the type of development proposed is **Medium**. A **Medium** landscape value and susceptibility result in **Medium** landscape sensitivity overall.

Effect on the Landscape Character of the Site and immediate context.

- 4.11. As part of the development proposals, a large area of the Site would be dedicated to public open space including green infrastructure elements, with the remaining area comprising new dwellings including private gardens and the access road.
- 4.12. The Proposed Development parcels have been structured around the existing hedgerows and trees retaining the existing field structure. Existing landscape features of value would be retained, with limited lengths of existing hedgerows and a small number of low-value trees requiring removal to facilitate construction of the Proposed Development. The **Landscape Masterplan (Appendix 1)** illustrates a significant amount of proposed new tree planting, particularly throughout the area of open space in the southern parcel, in order to mitigate the more sensitive parcel of the Site in terms of views of new built form. The development proposes to manage hedgerows to ensure longevity of the habitat, with new native hedgerow planting to bolster the Site boundaries and along areas of public open space, and a range of habitat types to be created through planting native marginal and aquatic species to the proposed attenuation basins to create more opportunities for biodiversity. The existing grassland would be retained where possible, improved and maintained. Tree-lined streets are also proposed throughout the development. The proposed planting would aid in integrating the new built development into the receiving landscape over time, as well as further restricting visibility of new buildings available from the immediate settlement edge context.
- 4.13. The Proposed Development is offset from the adjacent eastern edge of the Site, which allows for landscape buffers around the periphery of the development where root protection areas (RPAs) are avoided to protect existing boundary trees, where proposed new tree planting would bolster existing vegetation and aid in filtering views of built form, and new footpath routes are proposed to provide opportunities for informal recreation and to provide improved connectivity with the wider PRow network. A large area of public open space to the south is proposed with a large attenuation basin, new native shrub and tree planting and marginal and aquatic planting to the basin, enhancing opportunities for biodiversity and aiding in breaking up views of built form from potential locations to the south of the Site.

- 4.14. The magnitude of change within the Site, changing from open field to housing, albeit within a well-considered, landscape-led Site layout that would allow notable green infrastructure enhancement, results in an overall **Medium** magnitude of change and a **Moderate Adverse** effect upon baseline landscape character of the Site itself, and the immediate landscape context.

Effect on the Landscape Character of the wider countryside.

- 4.15. It is also relevant to consider the effects of the Proposed Development upon the wider landscape character beyond the Site and the immediate context.
- 4.16. The West Wiltshire District Landscape Character Assessment (Chris Blandford Associates, December 2006) identifies 10 Landscape Character Types (LCAs) within the district. The Site falls within the 'Greensand and Chalk Terrace' Landscape Type which is divided into seven LCA the Site being within the 'Warminster Greensand and Chalk Terrace'.
- 4.17. The summary for the LCA reflects attributes characteristic of the landscape surrounding the Site, including:

"...The landscape in this area is predominantly farmland, mainly arable with patches of pasture and rough grassland."

- 4.18. The Site and surrounding landscape context generally reflects the Key Characteristics outlined for the LCA – namely the land use and settlement pattern dominated by Warminster.
- 4.19. The Site comprises ***"mature hedgerows, often containing several hedgerow trees, delineated field boundaries, where present"***, which characterises the Site. The report goes on to identify the LCAs current condition specifying that ***"...the dominance of intensive arable farming throughout the area has led to a gradual loss of biodiversity and cultural value. Although the hedgerow network is generally intact, in places, hedgerows have been lost."*** The Proposed Development brings about an opportunity to provide more diverse vegetation cover (see **Appendix 1: Landscape Masterplan**) including enhanced existing and new hedgerows, shrub, scrub and individual tree planting, with species-rich meadow grassland to margins creating a large area of parkland style planting. This would be beneficial to the GI structure, diversity and longevity of the tree and hedgerow species on Site as well as providing improved biodiversity across the Site.
- 4.20. The Proposed Development would reflect the existing character of the adjacent settlement edge, and link visually with the Battlesbury Hill. Whilst extending the existing settlement edge eastwards, it would be well contained by the existing field boundaries. The existing hedgerows and trees within the Site and along its boundaries will be retained and enhanced, and while brought under management, would ensure their longevity and the existing structure to the landscape. With the establishment of the landscape mitigation proposed, comprising a significant amount of new native tree, scrub, shrub and hedgerow planting, which improves on the current condition of the LCA. Beyond the Site, there would be no change to any of the listed key characteristics of the LCA, and opportunity to perceive indirect perceptual effects upon landscape character from lighting or increased traffic movements would be **Negligible**.

5. Effect on Landscape Elements.

- 5.1. The following section assesses the effects upon the landscape elements that currently characterise the Site. It considers the introduction of the new landscape elements as indicated on the **Landscape Masterplan (Appendix 1)**, with any indicative measures clearly identified.

Land Cover.

- 5.2. The Site covers circa 11 hectares of arable land and is currently privately owned, save for two PRow which pass through a small part of the Site. Existing public rights of way associated with the Site include a Public Footpath (WARM40) – which extends north from Grange Lane through the northern western part of the Site, before continuing eastwards alongside the northern Site boundary – and Public Footpath (WARM41) which extends north from Boreham Road alongside the eastern Site boundary to connect with WARM40. Sitewide vegetation comprises established hedgerows with hedgerow trees which partially define the Sites boundaries and internal field boundaries. The existing susceptibility and value of the land cover is considered to be **Medium**, which results in a **Medium** sensitivity.
- 5.3. An area of the Site to the north would change from grassland to residential development that includes housing, private gardens, roads, pavements, and driveways. The area to the south would be dedicated to public open space and green infrastructure elements including retained hedgerow and trees, proposed structural planting, attenuation basin, a play area, parkland planting and proposed footpath routes.
- 5.4. The **Landscape Masterplan** contained at **Appendix 1** outlines the Green Infrastructure proposals of the development. The Proposed Development would be offset from the Site's eastern boundary to maximise the retention of views to Battlesbury Hillfort. Open space allows for additional hedgerow, shrub, scrub and individual tree planting, with species-rich meadow grassland to margins creating a large area of parkland style planting.
- 5.5. The main area of public open space is proposed to the southern section of the Site, where the proposed vehicular access road approaches the development from Boreham Road. An existing Public Right of Way footpath ref 'WARM41' passes broadly southwest to northeast through the Site between Boreham Road towards Battlesbury Hillfort, it merges into 'WARM40' at the Site boundary (NB the majority of the footpath runs outside of the boundary with a small area in the south within it. WARM40 passes through the northern part of the Proposed Development. Both routes would be retained and enhanced where they pass through the Site.
- 5.6. A SUDs basin is proposed within the area of open space along the lowest landform adjacent to the southern boundary adjacent to the proposed vehicular access. The attenuation feature would be enhanced with native marginal and aquatic planting with wet meadow grassland to the banks to aid biodiversity, with blocks of native shrub and wetland trees to enhance opportunities for biodiversity.
- 5.7. A Locally Equipped Area for Play (LEAP) within the area of Public Open Space to the south of the Site close to the Public Right of Way (WARM40) provides opportunities for play accessible to both the existing and proposed community. A Local Area of Play (LAP) is proposed in the north of the Site with access from PRow footpath WARM40 and benefits

from natural surveillance from users of the footpath and with properties fronting onto the area of open space.

- 5.8. Areas of retained grassland and amenity grassland provide opportunities for informal recreation, and footpath links pass through the areas of open space around the Site to enhance pedestrian permeability which encourages sustainable transport and active lifestyles.
- 5.9. While the proposed public open space would provide an increase in accessible open space for the community, with benefits to biodiversity, visual and recreational amenity, the proposed new built form would inevitably have an effect upon baseline land cover as a whole. The magnitude of change from the Proposed Development is assessed as **Medium**, which when combined with the **Medium** sensitivity, results in a **Moderate adverse** effect upon the land cover of the Site.

Topography.

- 5.10. The Site lies within the same natural levels as the adjoining settlement edge to the west with the Site landform rising from approximately 105 metres Above Ordnance Datum (AOD) at its lowest point in the south to approximately 115m AOD at its highest point in the north. The gentle slope across the Site would not present a material constraint for residential development.
- 5.11. To the northeast of Warminster and the Site elevated ground including Battlesbury Hill (up to 208m AOD), Middle Hill (up to 179m AOD) and Scratchbury Hill (up to 197m AOD) largely contains the existing settlement. Beyond this the landform is gently rolling formed of chalk downs rising up to the Salisbury Plain plateau.
- 5.12. The topography to the south of Boreham Road and the Site falls gently towards the River Wylye at between 105 and 100m AOD before rising again towards more distant high points at Southleigh Wood and Longbridge Hill within the Cranborne Chase and West Wiltshire Downs National Landscape.
- 5.13. The susceptibility of the topography to the type of development proposed is **Medium**, which when combined with a **Medium** value, would result in an overall **Medium** sensitivity.
- 5.14. The overall gradients across the Site would remain as existing, with only minor changes to the landform proposed. This would include localised excavations to facilitate construction of the SUDs basins, the road network, paths, parking areas and driveways, and the digging of the new building foundations.
- 5.15. Once the construction of the Proposed Development is completed, the overall pattern of topography of the Site would be maintained with landform largely retained at existing levels within the areas of public open space. The magnitude of change to the overall ground profile of the Site would be **Low**. With a **Medium** sensitivity and a **Low** magnitude of change, the overall effect upon topography would be **Minor adverse**.

Trees & Hedgerows.

- 5.16. Trees and tree cover are a significant component of the Site perimeter and immediate Site context, present either in the form of individual standard hedgerow trees, tree groups or

forming tree belts. Notable features are the tree belts immediately to the east and northeast of the Site which provide a good degree of containment and visual screening. The Site exhibits a number of hedgerows located around the perimeter and internally within the Site demarcating field boundaries.

- 5.17. A tree survey carried out by Aspect Arboriculture (September 2025) assessed 73 trees, 18 tree groups and 20 hedgerows of which eight trees and one tree group were assessed as Category A (high quality). Four of the Category A trees which occur within the northern part of the Site are defined as veteran trees and have an additional 'veteran buffer' associated with them, extending the standard root protection area. These buffers have been incorporated into the design. Four trees were assessed as Category U – in such a condition that they cannot be realistically retained as living trees in the current context for the long term and would be removed as part of the proposals. The remaining trees are categorised as C and B, low to medium quality.
- 5.18. The susceptibility to change arising from the development proposed would be **High**, reflecting the time this landscape element takes to mature. With a High value and High susceptibility, the overall sensitivity of the tree resource is **High**.
- 5.19. It is anticipated that all existing mature tree cover identified within the tree survey across the Site would be retained, protected during the construction phase with measures to comply with BS: 5837. A section of hedgerow H9 would be removed to accommodate the new vehicular access from Boreham Road in the centre of the Site, and short sections of blackthorn scrub as the access road passes through the Site. New native hedgerow planting is proposed along the southern boundary of the Site and along the eastern edge of the Proposed Development shown on the **Landscape Masterplan (Appendix 1)**. This would, once established define the boundary of the Site and reflect the existing character of views from along Boreham Road, and softening views of new built form. New native hedgerow planting is also proposed along the interface of development parcels within the open space in the northern section of the Site, and throughout the green corridors between the development parcels. The localised losses would represent a **Negligible** magnitude of change and a **Negligible** adverse effect.
- 5.20. Overall, the Proposed Development could bring about an increase in the quantity of trees within the Site. The key areas of new planting, as shown on the **Landscape Masterplan (Appendix 1)** are likely to comprise:
 - Retention of all existing trees to define the structure of the Proposed Development, with landscape buffers retained adjacent to the edge to the east and hedgerows along the Site boundary and throughout the internal field boundaries,
 - New native hedgerow and tree planting along the southern part of the Proposed Development to define the area of public open space within the southern parcel, to include native mixed species hedgerows and native tree planting.
 - Individual native tree planting to the boundary, throughout public open spaces and feature trees positioned at key focal points.
 - Avenue trees along the proposed main vehicular access road with tree lined streets and street trees within incidental areas of open space along the perimeter blocks.

- 5.21. It is assessed that the magnitude of change upon the tree resource would be **Medium beneficial**. This would translate to **Major beneficial** effects on the tree resource within the Site, with the potential realised as the trees mature further integrating the proposals into the surrounding landscape context.

6. Effects on Visual Amenity.

Zone of Theoretical Visibility.

- 6.1. The **Screened Zone of Theoretical Visibility Plan (SZTV)** at **Figure 3**, identifies the potential locations from which the Proposed Development may be theoretically visible. The SZTV has been produced using ArcGIS and generated using OS Terrain 5 data combined with OS Open Map Local data. This uses terrain data and considers the screening effects of woodlands, groups of trees and buildings in the landscape. It does not include smaller hedgerows and individual trees or other vertical elements within the landscape. It presents an estimate in terms of theoretical visibility and the actual extent of the area from which the proposed.
- 6.2. It is worth reiterating that in majority of cases the nature and character of the views are strongly influenced by changes in the landform and intervening vegetation with several locations substantially restricted and not offering clear views of the Site.

Receptors and Sensitivity.

- 6.3. The Senior Landscape Officer at Wiltshire Council was consulted regarding viewpoints. Views 1-12 were approved and two views added (13 and 14) from PRoW Warm40 at the request of the LPA.
- 6.4. Potential viewpoints were initially selected based on a desk-based study of available OS maps and aerial photographs and **SZTV (Figure 3)**. Views from PRoW and local roads have been recorded from gaps in hedgerows and gateways where views are available. Further details on the LVIA methodology are provided in **Appendix 2**. Assessed receptors include:
- PRoW (WARM40, WARM41, WARM39, WARM78, BISH6)
 - Imber Range Perimeter Path and Wessex Ridgeway long distance route
 - Highways (Boreham Road)
 - Settlement and Places of Interest (Bishopstrow House Hotel, visitors to Battlesbury and Middle Hill)
- 6.5. Regarding the sensitivity of visual receptors this is established by cross referencing the value of views gained and their inherent susceptibility to change brought about by the proposed scheme. The criteria for assessing the value and susceptibility of views are set out within the LVIA methodology at **Appendix 2**.

Photomontages

- 6.6. In addition to the annotated representative viewpoints that support the baseline description of the landscape and visual amenity of the site and its surroundings, a series of Type 3 Visualisations (Photomontages) for the proposed development have been prepared and are included at **Appendix 4**. These represent Viewpoints 2, 6 and 9, both during daylight hours and after dark.

- 6.7. The Photomontages represent fully rendered visualisations of the Proposed Development. They have been prepared in accordance with the latest guidance published by the Landscape Institute; '*Visual Representation of Development Proposals – Technical Guidance Note 06/19*' (September 2019), (subsequently referred to as TGN 06/19). Photomontages of this type are referred to in TGN 06/19 as 'Type 3 Visualisations'.
- 6.8. The proposed development illustrated within the Photomontages is based upon the drawings submitted with the application.

Baseline Visual Context.

- 6.9. A selection of representative public viewpoints from all directions and distances from the Site have been reviewed, with an emphasis on high sensitivity receptors including settlement edges and public rights of way (see **Figure 2: SZTV and Viewpoint Location Plan**). A series of **Context Baseline Views** from Viewpoints 1-14 are included at **Appendix 3**.
- 6.10. Through the preliminary baseline analysis and fieldwork, it is assessed that the Site is largely screened to views from the west by existing vegetation and built fabric, although restricted views of the southern field parcel are available from Grange Lane (see Viewpoint 4). Consequently, visual receptors are primarily located to the north, south and east of the Site. Whilst views in these directions are possible from within the Site, visibility of the Site from receptors to the north and east, including Bishopstrow House are restricted by the localised screening effects of intervening vegetation (see Viewpoints 1 and 12). Notwithstanding the southern field parcel adjacent to Boreham Road is visible from Bishopstrow House.
- 6.11. PRoW users passing through or in immediate proximity to the Site on footpaths WARM40 and WARM41 (Viewpoints 4 and 5) experience close views of the Site, albeit these views vary in terms of the level of vegetative screening. Most notably clear Site views are available for a short section of WARM40 which crosses the northern Site parcel and for a short section of WARM41 when travelling north between Boreham Road and Home Farm.
- 6.12. For users of WARM40 the visible extents of the Site quickly diminish with distance from the Site and once north of the railway line the Site is largely screened by the intervening hedgerows and trees (see Viewpoint 6).
- 6.13. Partially screened longer distance views of the Site are available from visual receptors located on areas of higher ground within the wider landscape to the north including Battlesbury Hill (see Viewpoints 7, 8 and 9) however the Site is seen within the context of the urban edge of Warminster (which is visually harsh in places) and the extensive Warminster Training Centre campus on the north-eastern fringe of the town. The Site forms a relatively small element within views at a distance of over 800m.
- 6.14. Correspondingly, Battlesbury Hill forms a distinctive backdrop to channelled views north across the Site from Boreham Road (see Viewpoint 2). However, views into the Site for users of Boreham Road are restricted by existing properties fronting onto the road for part of the southern boundary and by the stone wall along the western part of the road frontage (see Viewpoint 3). Notwithstanding partial Site views are available from a section of Boreham Road adjacent to the Site access, with Battlesbury Hill forming the distant backdrop.
- 6.15. From Middle Hill partial Site views are also available (see Viewpoint 10), however, as with views from Battlesbury Hill, the Site forms a small component of the wide ranging view and is seen

within the context of the urban edge of Warminster and the extensive Warminster Training Centre campus on the north-eastern fringe of the town.

- 6.16. Views from locations to the south of Boreham Road are effectively screened by extensive vegetation along the course of the road corridor and the River Wylye (see Viewpoint 11).
- 6.17. On the whole, given the nature of the local topography, existing built form and the notable existing tree and hedgerow cover, the actual visibility of the Site from the surrounding area is limited. The entire Site is not visible from any one vantage point, with the fabric of the landscape – including extensive tree cover – providing a good degree of visual screening. It is concluded therefore that the Site has the potential to accommodate sensitively designed residential development, which would be in keeping with the local context and where the resultant visual effects would be localised, relatively limited, and capable of being mitigated.

Viewpoint Assessment.

- 6.18. Based on the field assessment and the representative viewpoints shown on **Figure 3**, the following receptors have been identified where public views of the Proposed Development would be available, illustrated in the annotated **Context Baseline Views 1-14 (Appendix 3)**.
- 6.19. Based on the **Detailed Methodology** at **Appendix 2** and with reference to the annotated **Context Baseline Views 1-14 (Appendix 3)** and field survey, **Table 2** below, sets out the assessment of the visual effects at Year 1 and Year 15 following construction. The assessment is based on the **Landscape Masterplan** at **Appendix 1**.

Table 2: Operational Effects on Visual Receptor Groups

Receptor	Sensitivity	Magnitude of Change	Effects
Settlement & Places of Interest			
Bishopstrow House Hotel (Viewpoints 1, 12)	High	From within the grounds of Bishopstrow House Hotel (Viewpoint 1) there is a glimpsed view towards houses along Grange Lane west of the Site however along most of the boundary a tree belt screens views west and towards the Site. A small part of the southern part of the Site is visible beyond the boundary of the Hotel and to the fore of Grange Lane. The gap in boundary vegetation has had several trees planted along it and also some intervening trees which over time will further screen the Site. The Proposed built Development is positioned within the northern part of the Site which would not be visible in the view. At year 1 there would be a glimpsed view of new tree and	Year 1: Negligible to Moderate Adverse Year 15: Negligible

Receptor	Sensitivity	Magnitude of Change	Effects
		shrub planting and a potential view of the proposed attenuation basin. The access road would pass through the view therefore there would be occasional glimpsed views of vehicles accessing and exiting the Proposed Development. The view would be further screened over time by the maturing proposed vegetation reducing the available view. From Viewpoint 12, west of King Barrow, views towards the Site are screened by the belt of mature trees. Existing buildings immediately west of the view are not visible therefore it can be assumed that the Proposed built Development which is offset from the eastern edge of the Site within the northwest will not be visible. In winter months when trees are out of leaf there may be increased visibility however the proposed built form would still not be visible. Over time proposed planting would further ensure that the Proposed Development would be screened from this direction. The overall magnitude of change to receptors at Bishopstrow House Hotel would be negligible to low at year 1 reducing to negligible at year 15.	
Visitors to Battlesbury Hill (Viewpoints 7, 8, 9)	High	From Battlesbury Hill a local high point, there are open wide-ranging views across Warminster and in the direction of the Site. Battlesbury Barracks are clearly visible in the mid ground of the view to the southwest (Viewpoint 7). The Proposed Development would sit beyond the Barracks and recently planted field of trees visible in the centre of the view. Moving further up the hill (Viewpoint 8) a large block of woodland screens much of the view in the direction of the Site. Warminster is visible extending to the west. Further east at the base of the hill views from the long-distance route (Viewpoint 9), where it meets WARM40) become obscured by the layering of intervening vegetation.	Year 1: Moderate adverse Year 15: Negligible

Receptor	Sensitivity	Magnitude of Change	Effects
		The magnitude of change to views experienced from Battlesbury Hill would range from low (Viewpoint 7 – open highpoint) to negligible (Viewpoints 8 and 9 – due to intervening screening) at year 1. The proposed planting would help to integrate the built form into the landscape and would reduce the magnitude to change to negligible at Viewpoint 7 by year 15.	
Visitors to Middle Hill (Viewpoint 10)	High	The view is from Middle Hill – local high ground to the northwest with designated areas of scheduled monument. The view is open and rural in nature with Warminster sitting low within the landscape and partially screened by the layering effect of intervening vegetation. The Site is not easily perceptible. With the proposals in place there may be glimpsed views of built development at year 1 however this would sit within the context of existing development at the edge of Warminster. Overall, the magnitude of change to visitors of Middle Hill is assessed to be Low at year 1 prior to the establishment of proposed vegetation. At year 15 any visible development would be softened and screened by intervening maturing vegetation and the planting proposals within the Proposed Development reducing the magnitude of change to negligible.	Year 1: Moderate adverse Year 15: Negligible
Public Rights of Way & Long-Distance Footpaths			
Users of PRow Footpath WARM40 (Viewpoint 4, 5, 6, 9, 13 and 14)	High	WARM40 runs broadly northeast from Boreham Road, along Grange Lane (Viewpoint 4), along the northern boundary of the Site where it meets WARM41 in the northeast corner (Viewpoint 5), continuing northeast over the railway line (Viewpoint 6), to the eastern lower slopes of Battlesbury Hill (Viewpoint 9). From Viewpoints 13 views to the south east would be screened by the retained existing hedgerow through which there may be	Year 1: Moderate to negligible adverse Year 15: Negligible adverse

Receptor	Sensitivity	Magnitude of Change	Effects
		glimpsed views. There is a clear view into the northeastern corner of the western side of the path from a short section only of the PRow. The existing view is towards the settlement edge. The proposed development would bring forward the edge of housing within the view, however the offset of development would mean that only the units in that corner of the Site would be visible beyond greenspace and planting. From Viewpoint 14 there would be a partial view of the proposed development within the southeast corner west of the footpath. The view to the east of the footpath is screened by the existing mature hedgerow. There would be a view of the access road between the east and west parcels crossing the footpath. From PRow adjacent to the Site there are glimpsed views of small parts of the Site between hedgerow gaps. At Viewpoint 4 the view of the Proposed Development would be of the southern parkland area and to the north (Viewpoint 5) the green strip along the eastern boundary albeit this is a more restricted view. From the edge of Battlesbury Hill (Viewpoint 9) and north of the railway line (Viewpoint 6) views towards the Site become more distant. Vegetation along the edges of the footpath restricts the extent of the view and intervening vegetation provides good screening. With the proposals in place the view would remain predominantly rural. Any built form visible would be seen in the context of Warminster. The magnitude of change on PRow receptors along WARM40 would vary ranging from medium (Viewpoints 13 and 14), low (Viewpoint 4 and 5) to negligible (Viewpoint 6 and 9) at year 1 reducing to low to negligible at year 15 with enhanced tree shrub and scrub planting and hedgerow infill established.	

Receptor	Sensitivity	Magnitude of Change	Effects
Users of Imber Range Perimeter Path and Wessex Ridgeway long distance route (Viewpoint 6, 7, 8, 9)	High	The Imber Range Perimeter Path and Wessex Ridgeway long distance route pass around Battlesbury Hill, Middle Hill, Scratchbury Hill and Cotley Hill to the northwest of the Site. From Battlesbury Hill a local high point, there are open wide-ranging views across Warminster and in the direction of the Site. Battlesbury Barracks are clearly visible in the mid ground of the view to the southwest (Viewpoint 7). The Proposed Development would sit beyond the Barracks and recently planted field of trees visible in the centre of the view. Moving further up the hill (Viewpoint 8) a large block of woodland screens much of the view in the direction of the Site. Warminster is visible extending to the west. Further east at the base of the hill views from the long-distance route (Viewpoint 9), where it meets WARM40) become obscured by the layering of intervening vegetation. At Viewpoint 6 north of the railway line views towards the Site are obscured by intervening vegetation The magnitude of change to views experienced by long distance route users on would range from low (Viewpoint 7 – open highpoint) to negligible (Viewpoints 6, 8 and 9 – due to intervening screening) at year 1. The proposed planting would help to integrate the built form into the landscape and would reduce the magnitude to change to negligible at Viewpoint 7 by year 15.	Year 1: Moderate adverse Year 15: Negligible

Users of PRoW Footpath WARM39 (Viewpoint 7)	High	WARM39 passes around the western edge of Battlesbury Hill. From Battlesbury, there are open wide-ranging views across Warminster and in the direction of the Site. Battlesbury Barracks are clearly visible in the mid ground of the view to the southwest. The magnitude of change to views experienced by PRoW users would be low reducing to negligible over time with the benefit of proposed planting which will further integrate the scheme into the landscape.	Year 1: Moderate adverse Year 15: Negligible
Users of PRoW Footpath WARM78 (Viewpoint 8)	High	WARM78 passes around the southern upper slope of Battlesbury Hill. A large block of woodland covers much of the southern side of the hill and screens much of the view in the direction of the Site. Warminster is visible extending to the west. In summer months with trees in leaf the available view would be much reduced. The direction of the Site is not the main focus of the view. Any glimpsed view would result in a negligible magnitude of change to the perception of the view which is predominantly of the immediate trees and built form of Warminster extending beyond. Remaining negligible at year 15.	Year 1: Minor Adverse
Users of PRoW Footpath BISH6 (Viewpoint 11)	High	This view is from footpath BISH6, south of Boreham Road within the Conservation Area. Trees along the footpath, River Wylfe and Boreham Road screen any potential views in the direction of the Site. The Proposed built Development situated within the northern part of the Site would not be visible. There would be no change to the view.	Year 1: No change Year 15: No change
Highways			
Users of Boreham Road (Viewpoints 2, 3)	Medium	Boreham Road runs adjacent to part of the Site's southern boundary; bound by a high stone wall. Several properties sit between the Site and the road. There is a partial view (Viewpoint 2) of the Site at the access point to Home Farm, Bishopstrow Court, and the route of footpath WARM41. Viewpoint 3 illustrates the high stone wall which screens the southwestern part of the Site when viewed from the road.	Year 1: Negligible to Moderate adverse Year 15: Negligible to Minor adverse

		With the Proposed Development in place the access arrangement would be changed to Home Farm, Bishopstrow Court, and the route of footpath WARM41 to allow for access into the Site. A section of wall would need to be removed to allow safe access and visibility splays. This would affect a very small section of the roadside view. The glimpsed view to Battlesbury Hill would remain. Overall, the magnitude of change to views experienced by motorists along Boreham Road would be Negligible (Viewpoint 3) to Medium (Viewpoint 2) at year 1. Tree planting within the southeastern part of the development would mature over time reducing effects on receptors at Viewpoint 2 to low at year 15.	
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7. Planning Policy.

National Planning Policy Framework.

- 7.1. The National Planning Policy Framework (NPPF) (December 2024, amended February 2025) is a material consideration in planning decisions, and any development would need to accord with the following planning provisions. At the heart of the NPPF is a presumption in favour of sustainable development as set out at Paragraph 11. The NPPF sets out overarching objectives to achieve sustainable development: economic, social, and environmental. For decision-taking, a development that accords with a current development plan should be approved without delay; and, where the development plan is absent, silent, or relevant policies are out of date, permission should be granted unless:
- "i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or***
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."***
- 7.2. Paragraph 20 refers to strategic policies that should make sufficient provision for the conservation and enhancement of the natural, built, and historic environment, including landscapes, and green infrastructure and planning measures to address climate change mitigation and adaptation. Paragraph 135 relates to achieving well-designed places, criterion 'b' requires developments to be ***"visually attractive as a result of good architecture, layout and appropriate and effective landscaping"***. Criterion 'c' also sets out to ensure that developments ***"are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)"***.
- 7.3. Para. 136 describes how trees make an ***"important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change."*** It states how ***"new streets [should be] tree-lined"***, and ***"that opportunities area taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible"***. In relation to the Proposed Development the Landscape Masterplan (Appendix 1) indicates that the existing trees would be predominantly retained, that tree-lined streets are proposed along internal streets, with trees set within the area of public open space and scattered tree planting along the Site boundary.
- 7.4. Section 15: Conserving and Enhancing the Natural Environment specifies how planning policies and decisions should contribute to and enhance the natural and local environment. Paragraph 187a states that protection and enhancement of ***"valued landscapes, Sites of biodiversity or geological value and soils"*** should be ***"in a manner commensurate with their statutory status or identified quality in the development plan"***. Criterion 'b' also

notes that the ***"intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services"*** should be recognised.

- 7.5. Paragraph 188 makes it clear that there is a hierarchy to the importance and value attributed to landscapes, and that the development plan should identify and allocate land with the least environmental or amenity value, while taking a strategic approach to maintaining and enhancing existing habitat and green infrastructure networks. Para. 189 describes how within a National Landscape and other valued landscapes the ***"scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas"***.
- 7.6. Within Section 16: Conserving and Enhancing the Historic Environment, Paragraph 203 states how local authorities should consider amongst other things, ***"the desirability of new development making a positive contribution to local character and distinctiveness"***. The **Landscape Masterplan (Appendix 1)** and Design and Access Statement that accompanies the application illustrate the potential for the Proposed Development to make a positive contribution to local character and distinctiveness.

Local Plan.

- 7.7. Wiltshire's Core Strategy (January 2015) provides a district level vision for Wiltshire. Core Policy 51 provides landscape guidance.

"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. In particular, 268 proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- ***The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.***
- ***The locally distinctive character of settlements and their landscape settings.***
- ***The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.***
- ***Visually sensitive skylines, soils, geological and topographical features.***
- ***Landscape features of cultural, historic and heritage value.***
- ***Important views and visual amenity.***
- ***Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.***

- ***Landscape functions including places to live, work, relax and recreate. ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.***

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting."

- 7.8. The proposals have been designed to fit within the existing landscape structure, retaining and enhancing important landscape features such as hedgerows and trees. The Proposed Development built form has been placed adjacent to the existing settlement edge with transitional greenspace into the wider countryside to the east and south. The proposals would sit low in the landscape in important views from hills to the northeast such as Battlesbury Hill and Middle Hill (as demonstrated in the visual section of this report).

Neighbourhood Plan.

- 7.9. The Warminster Neighbourhood Plan (November 2016) sets out the local vision for the area of Warminster. Its aims for the environment are:

- ***To make the best of the town's landscape, including its buildings of architectural and historical significance.***
- ***To capitalise on the town's setting on the edge of Salisbury Plain, and its surrounding Iron Age hill forts.***
- ***To protect the Warminster and Boreham Road Conservation Areas.***
- ***To remove 'eyesores' in the town that adversely impact upon the environment.***
- ***To improve East Street where the environment creates a poor initial impression for visitors.***
- ***To open up the vista of the town park from Weymouth Street.***
- ***To enhance the public realm in the town including the main pedestrian routes.***
- ***To enhance the quality of the entrances into town, which give motorists their initial impression of Warminster.***

- 7.10. The overarching policy E5 – surrounding environment states that:

"New developments should respect local character. The provision of green space that enhances its surroundings will be supported. Improvements to the natural environment, green space and biodiversity will be supported."

- 7.11. The proposals include a large area of public open space which would provide an increase in accessible open space for the community, with benefits to biodiversity, visual and recreational amenity.

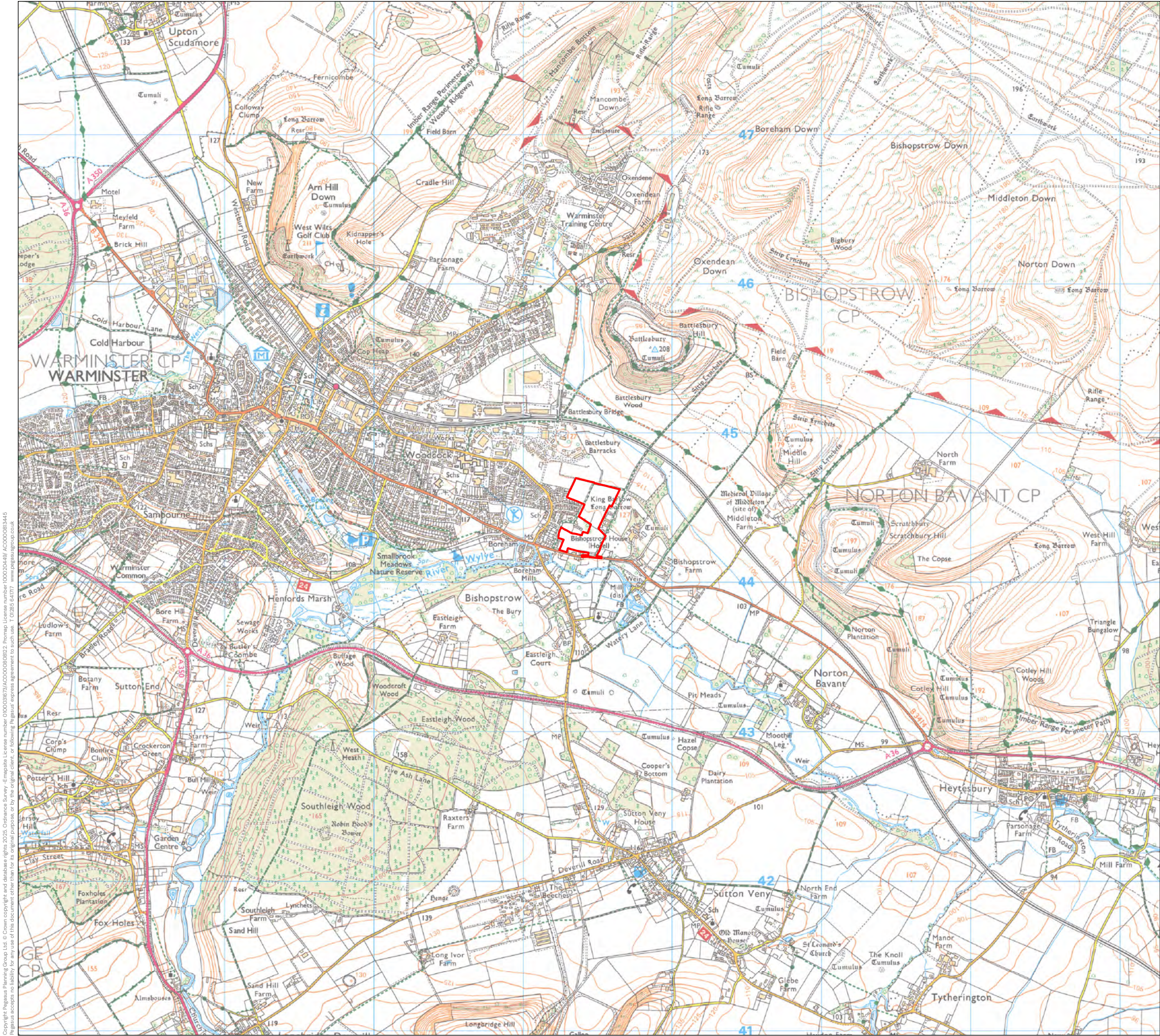
8. Summary and Conclusion.

- 8.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared by Pegasus Group on behalf of Bellway to accompany an outline planning application for residential development on Land north of Boreham Road, Warminster, Wiltshire shown at **Figure 1: Site Location Plan**. The assessment has been based on the **Landscape Masterplan** at **Appendix 1**.
- 8.2. The effects of the Proposed Development on the landscape and visual amenity have been assessed in accordance with the Guidelines for Visual and Impact Assessment Third Edition (GLVIA3). Effects have been assessed during the post-construction phase of the Proposed Development (year 1) and have taken account of the establishment of proposed mitigation planting and of mitigation planting in the long-term (year 15).
- 8.3. The existing landscape resource and the visual receptors and amenity of the Site have been considered throughout the planning and design process and have informed the resultant scheme.
- 8.4. This approach has entailed collaboration between landscape, heritage, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.
- 8.5. The design of the Site layout has been landscape led and responds positively to the identified Site-specific landscape and visual constraints whilst also having regard to national and local design policy guidance and best practice. Development will be of a high quality, using materials and building styles that reflect the best examples of the local vernacular. Development will be low rise and will be designed to actively face open spaces.
- 8.6. All the key Site features such as the established boundary trees and hedgerows would be retained as an integral part of the landscape setting for new residential development. These retained features will be reinforced and interconnected by a comprehensive framework of open space and new parkland, woodland planting and green corridors ensuring delivery of a multi-functional 'Green Infrastructure' setting.
- 8.7. Protecting the landscape setting of Bishopstrow House, Home Farm and the character of Boreham Road have been key considerations with the proposed residential development plots being limited to the northern portion of the Site and set back within a robust landscape framework. A green corridor in this part of the Site is proposed to allow retention of the channelled view towards Battlesbury Hill, as well as ensuring developed land is set back from the east protecting the setting of Home Farm and Bishopstrow Court. Consequently, it is considered that views of the proposed residential development would be screened from Bishopstrow House, and that views from the parkland to the south would be limited to the southern extent of the development.
- 8.8. A distinctive new informal publicly accessible greenspace would be created within the southern field parcel which would incorporate a mosaic of retained existing and new habitats including wetland, grassland, shrub and tree planting. This area would include new public open space and the creation of an equipped area for play. The provision of this public open space would deliver a defensible Green Infrastructure use to secure the more sensitive southern extents of the Site and would maintain an area of separation between the extended edge of Warminster and Bishopstrow House to the east.

- 8.9. In order to ensure achieve a biodiversity net gain, open spaces will incorporate native species and scrub planting together with wildflower grassland where possible. In addition, the proposed country park provides an opportunity for further habitat enhancements such as native hedgerow planting.
- 8.10. A sustainable drainage system (SuDS) will be used to attenuate surface water runoff. SuDS features would be located sympathetically in the lower lying parts of the Site and would be designed to maximise public amenity and biodiversity. In total, these landscape, ecological and public open space proposals will help to assimilate the new built development into the local landscape and establish an appropriate setting for the extended settlement.
- 8.11. It is concluded that the Proposed Development has the potential to respect the surrounding landscape context and relationship to the existing settlement edge of Warminster, and the receiving landscape has the capacity to accommodate the proposed development without causing unacceptable harm to the existing landscape and visual resource.



Figure 1: Site Location Plan



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KEY

Site Boundary

REV	DATE	DESCRIPTION
-----	------	-------------

SITE LOCATION PLAN

LAND NORTH OF BOREHAM ROAD, WARMINSTER

BELLWAY

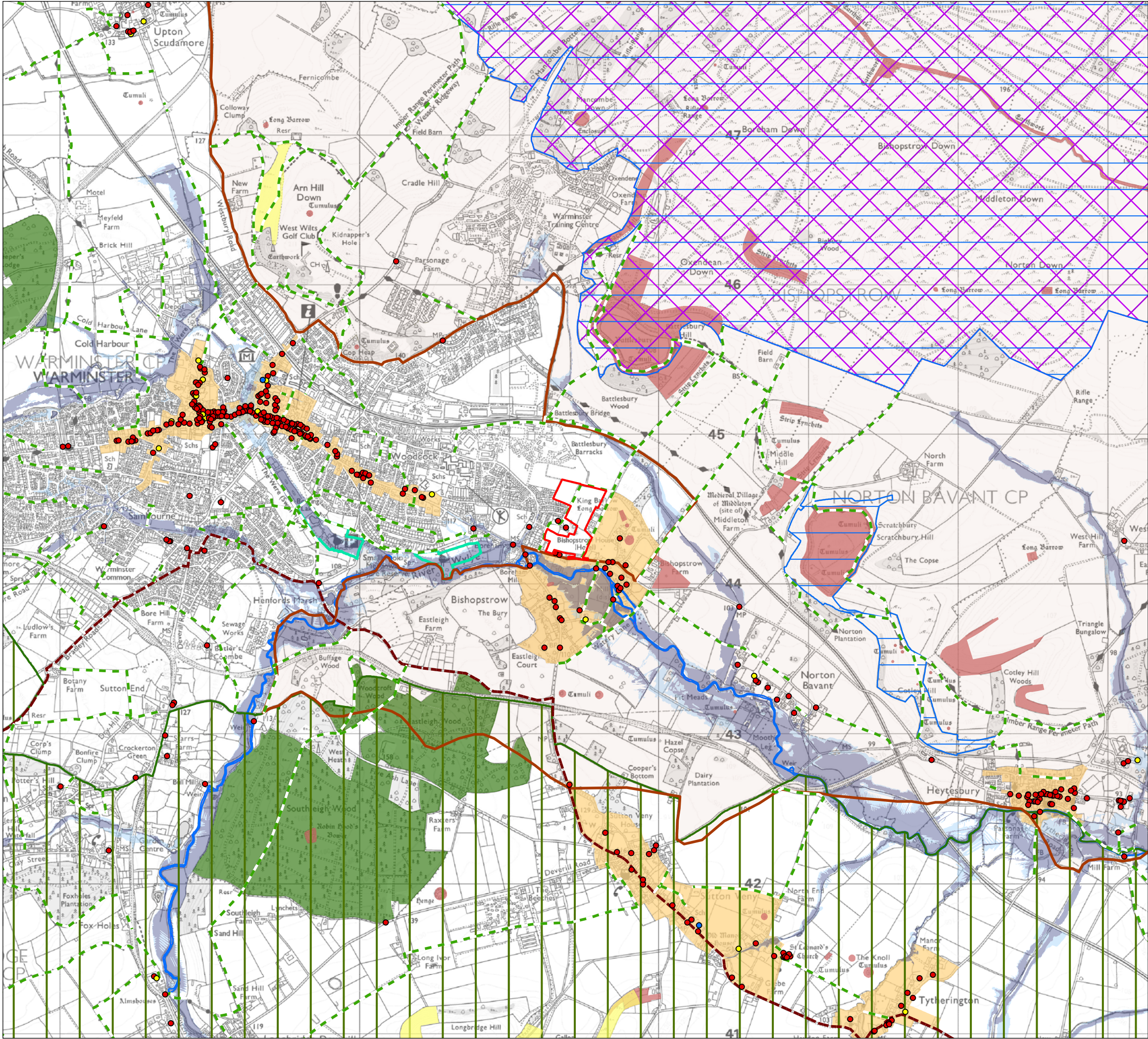
DATE	SCALE	DRAWN	APPROVED
10/07/2025	1:25,000@A3	NC	JE
SHEET	REV	N	0
-	A		0.5KM

DRAWING NUMBER
P22-1991_EN_01





Figure 2: Environmental Designations Plan



KEY

Site Boundary

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Public Rights of Way

National Cycle Network

CRoW Access Land

Cranborne Chase & West Wiltshire Downs National Landscape

Scheduled Monuments

Conservation Area

Local Nature Reserves

Special Protection Areas

Special Areas of Conservation

Sites of Special Scientific Interest

Ancient Woodland

Flood Zone 2

Flood Zone 3

Wiltshire Core Strategy Development Plan (Adopted 2015)

Special Landscape Area

REV	DATE	DESCRIPTION
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ENVIRONMENTAL DESIGNATIONS PLAN

LAND NORTH OF BOREHAM ROAD, WARMINSTER

BELLWAY

DATE

11/07/2025

SCALE

1:25,000@A3

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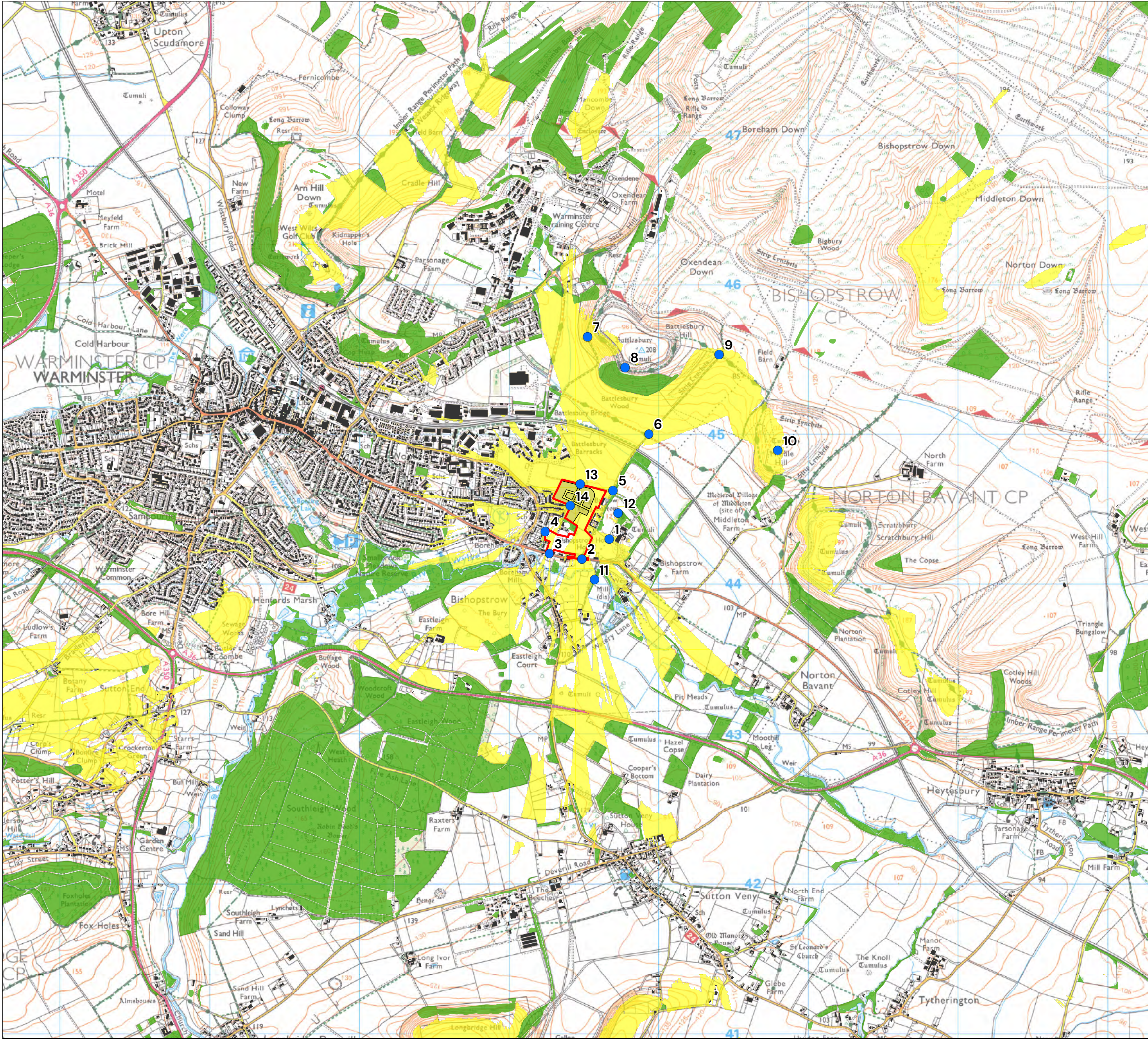
DRAWING NUMBER

P22-1991_EN_02

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Figure 3: Screened Zone of Theoretical Visibility and Viewpoint Location Plan



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- KEY
- Site Boundary
-
- Proposed Development Area

Screened ZTV Production Information -

- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

- Indicative woodland and building heights are modelled at 15m and 8m respectively.

- Viewer height set at 1.7m (in accordance with para 6.11 of GLVIA Third Edition)

- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development may be visible from, assuming 100% atmospheric visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

REV	DATE	DESCRIPTION
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SCREENED ZONE OF THEORETICAL VISIBILITY

LAND NORTH OF BOREHAM ROAD, WARMINSTER

BELLWAY

DATE	SCALE	DRAWN	APPROVED
22/01/2026	1:25,000@A3	NC	KB
SHEET	REV	N	0
-	B	▲	L



Appendix 1: Landscape Masterplan

ISSUE: 01

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KEY

- Site boundary
- Existing site vegetation to be retained to BS 5837 with RPAs
- Existing veteran tree to be retained to BS 5837 with buffer
- Existing trees/ vegetation to be removed
- Existing Public Right of Way
- Existing Bridleway
- Grade II Listed Building
- Key identified views from the site to existing monument
- Proposed structural planting
- Proposed feature tree planting
- Proposed public open space tree planting
- Proposed street tree planting
- Proposed mixed native hedgerow
- Proposed single species native hedgerow planting
- Proposed native shrub planting
- Proposed native scrub planting
- Proposed ornamental shrub planting
- Proposed bulb planting
- Flowering lawn - e.g. EL1 mix by Emorsgate or similar
- Species rich long grassland - e.g. EM10 mix by Emorsgate or similar
- Wildflower meadow - e.g. EM2 mix by Emorsgate or similar
- Hedgerow mixture - e.g. EH1 mix by Emorsgate or similar
- Proposed SuDS basin with grass mix
- Indicative location of proposed attenuation swales
- Proposed footpaths - to be compacted gravel with timber edge or similar
- Areas of safety surfacing for play equipment to be bound rubber mulch - to be natural in colour e.g. brown/ green/ beige colour mix
- Proposed play equipment with fall zone (blue)
- Proposed natural play features - logs and boulders
- Proposed play space railings - to be 1m high, vertical bow top railings with matching gates in a contrasting colour
 - 2No 1.2m wide self closing pedestrian gates (marked 'PG')
 - 1No 3.5m wide double leaf maintenance gates with lockable dropbolts (marked 'MG')
- Timber seat
- Picnic bench
- Litter bin
- Proposed 0.45m estate rail
- Proposed 1.2m estate rail
- Proposed pedestrian links
- Proposed pedestrian link to PROW - crossing MOD land
- Proposed street lighting - refer to dwg no. WLC1413-1300-001 by WLC Lighting for details
- Proposed drainage - refer to dwg by others for details

Concept On-plot

- Proposed on-plot tree planting
- Proposed specimen shrub
- Proposed ornamental hedgerow - Spine Road
- Proposed ornamental shrub/ herbaceous planting
- Proposed climber planting
- Proposed amenity grass
- Rear gardens
- Proposed areas of ornamental gravel

Proposed Play Equipment - LAP and LEAP

 1) Fallen Tree Logs	 2) Bee sculpture by Handmade Places Product nr: BX/HMP 350001 Age: 3+ yrs	 3) Play Boulders	 4) Log Seats	 5) Bird Nest Swing by Kompan Product nr: NR0906 Age: 2+ yrs	 6) Multi Deck with Banister Bars by Kompan Product nr: NR0102601 Age: 4+ yrs
 7) Wheelchair Carousel by Kompan Product nr: PCM57 Age: 2+ yrs	 8) 2 Seat Swing with Baby Seat and Swing Seat by Kompan Product nr: NR0922, SW990023 and SW990001 Age: 1+ yrs	 9) Spring Board by Kompan Product nr: NR0004 Age: 3+ yrs	 10) Little Fox Shop by Kompan Product nr: NR0416 Age: 1+ yrs	 11) Bee Springer by Kompan Product nr: NR0118 Age: 3+ yrs	 12) Forest Bug Springer by Kompan Product nr: NR0312 Age: 3+ yrs

Inset 1 - LAP (1:250@A0)

Inset 2 - LEAP (1:250@A0)

LAND AT HOME FARM, WARMINSTER – LANDSCAPE MASTERPLAN

PEGASUS GROUP



Appendix 2: Detailed Methodology

APPENDIX 1: LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
01	January 2025	ASM	ASM	First Issue



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1. Landscape and Visual Impact Assessment Methodology

- 1.1. The Analysis is based on this methodology which has been undertaken with regards to best practice as outlined within the following publications:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) – Landscape Institute / Institute of Environmental Management and Assessment;
 - Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) – Technical Guidance Note LITGN-2024-01 (2024);
 - Visual Representation of Development Proposals (2019) – Landscape Institute Technical Guidance Note 06/19;
 - An Approach to Landscape Character Assessment (2014) – Natural England;
 - An Approach to Landscape Sensitivity Assessment – To Inform Spatial Planning and Land Management (2019) – Natural England.
 - Reviewing Landscape Visual Impact Assessments (LVIAs and Landscape and Visual appraisals (LVAs) Technical Guidance Note 1/20 Landscape Institute.
 - Assessing Landscape Value Outside National Designations, Technical Guidance Note 02/21 – Landscape Institute (2021).
- 1.2. GLVIA3 states within paragraph 1.1 that “Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.”¹
- 1.3. GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a “need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”²
- 1.4. GLVIA3 recognises within paragraph 2.23 that “professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements”³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).
- 1.5. GLVIA3 notes in paragraph 1.3 that “LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the ‘appraisal’ of development proposals and planning applications”⁴ Although the proposed development is not subject to an EIA requiring an assessment of the likely significance of effects, this

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

⁴ Para 1.3, Page 4, GLVIA, 3rd Edition

assessment is also titled as an LVIA rather than an 'appraisal' in the interests of common understanding with other planning consultants.

- 1.6. The effects on cultural heritage and ecology are not considered within this LVIA.

Study Area

- 1.7. The study area for this LVIA covers a 2km radius from the site. However, the main focus of the assessment was taken as a radius of 1km from the site as it is considered that even with clear visibility the proposals would not be perceptible in the landscape beyond this distance.

Effects Assessed

- 1.8. Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, character and visual receptors combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

- 1.9. Sensitivity is defined in GLVIA3 as "a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."⁵ Various factors in relation to the value and susceptibility of landscape elements, character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors

	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

- 1.10. Magnitude of change is defined in GLVIA3 as "a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration."⁶ Various factors contribute to

⁵ Glossary, Page 158, GLVIA, 3rd Edition

⁶ Glossary, Page 158, GLVIA, 3rd Edition

the magnitude of change on landscape elements, character, visual receptors and representative viewpoints.

- 1.11. The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 11 to determine the overall degree of landscape and visual effects.

2. Effects on Landscape Elements

- 2.1. The effects on landscape elements includes the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

- 2.2. Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88–90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 2.3. The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character

HIGH	Designated landscape including but not limited to World Heritage Sites, National Parks, National Landscapes (formerly Areas of Outstanding Natural Beauty) considered to be an important component of the country's character or non-designated landscape of a similar character and quality. Landscape condition is good and components are generally maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and absence of major built infrastructure, the landscape has an elevated level of tranquility. Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.
MEDIUM	Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character. Landscape condition is fair and components are generally well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and some major built infrastructure, the landscape has a moderate level of tranquility. Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.
LOW	Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and significant major built infrastructure, the landscape has limited levels of tranquility. Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.

- 2.4. The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility

HIGH	Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc). Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.
MEDIUM	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with some existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are easily replaced or substituted. Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.
LOW	Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed. Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.

- 2.5. Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.
- 2.6. Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”⁷ The definitions for high, medium, low landscape sensitivity are shown in Table 4:

⁷ Glossary, Page 158, GLVIA, 3rd Edition

Table 4, Criteria for assessing landscape sensitivity

HIGH	Landscape element or character area defined as being of high value combined with a high or medium susceptibility to change. Landscape element or character area defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Landscape element or character area defined as being of high value combined with a low susceptibility to change. Landscape element or character area defined as being of medium value combined with a medium or low susceptibility to change. Landscape element or character area defined as being of low value combined with a high or medium susceptibility to change.
LOW	Landscape element or character area defined as being of low value combined with a low susceptibility to change.

Magnitude of Change on Landscape Elements

- 2.7. Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 5:

Table 5, Criteria for assessing magnitude of change for landscape elements

HIGH	Substantial loss/gain of a landscape element.
MEDIUM	Partial loss/gain or alteration to part of a landscape element.
LOW	Minor loss/gain or alteration to part of a landscape element.
NEGLIGIBLE	No loss/gain or very limited alteration to part of a landscape element.

3. Effects on Landscape Character

- 3.1. Landscape character is defined as the “distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”⁸
- 3.2. The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

⁸ Glossary, Page 157, GLVIA, 3rd Edition

Sensitivity of Landscape Character

- 3.3. Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88–90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 3.4. The criteria for assessing the value of landscape character is shown in Table 2.
- 3.5. The criteria for assessing the susceptibility of landscape character is shown in Table 3.
- 3.6. The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

- 3.7. Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 6:

Table 6, Criteria for assessing magnitude of change on landscape character

HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. Effects on Visual Amenity

- 4.1. Visual amenity is defined within GLVIA3 as the “overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”⁹
- 4.2. The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and representative viewpoints or specific locations within the study area as agreed with the Local Planning Authority.

Sensitivity of Visual Receptors

- 4.3. Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113–114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

⁹ Page 158, Glossary, GLVIA3

4.4. The criteria for assessing the value of views are shown in Table 7:

Table 7, Criteria for assessing the value of views

HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, National Landscape (formerly Areas of Outstanding Natural Beauty), etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.5. The criteria for assessing the susceptibility of views are shown in Table 8:

Table 8, Criteria for assessing visual susceptibility

HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

4.6. Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”¹⁰ The definitions for high, medium, low visual sensitivity are shown in Table 9:

Table 9, Criteria for assessing visual sensitivity

HIGH	Visual receptor defined as being of high value combined with a high or medium susceptibility to change. Visual receptor defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Visual receptor defined as being of high value combined with a low susceptibility to change. Visual receptor defined as being of medium value combined with a medium or low susceptibility to change. Visual receptor defined as being of low value combined with a high or medium susceptibility to change.
LOW	Visual receptor defined as being of low value combined with a low susceptibility to

¹⁰ Glossary, Page 158, GLVIA, 3rd Edition

	change.
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Magnitude of Change on Visual Receptors

- 4.7. Professional judgement has been used to determine the magnitude of change on visual receptors as shown in Table 10:

Table 10, Criteria for assessing magnitude of change for visual receptors

HIGH	Major change in the view that has a substantial influence on the overall view.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

5. Significance of Landscape And Visual Effects

- 5.1. The likely significance of effects is dependent on all of the factors considered in the sensitivity and the magnitude of change upon the relevant landscape and visual receptors. These factors are assimilated to assess whether or not the proposed development will have a likely significant or not significant effect. The variables considered in the evaluation of the sensitivity and the magnitude of change is reviewed holistically to inform the professional judgement of significance.
- 5.2. Within Table 11 below, the major effects highlighted in grey are considered to be significant in terms of the EIA Regulations. It should be noted that whilst an individual effect may be significant, it does not necessarily follow that the proposed development would be unacceptable in the planning balance. The cross referencing of the sensitivity and magnitude of change on the landscape and visual receptor determines the significance of effect as shown in Table 11:

Table 11, Significance of landscape and visual effects

		Sensitivity		
		HIGH	MEDIUM	LOW
Magnitude of Change	HIGH	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor
	NEGLIGIBLE	Negligible	Negligible	Negligible

6. Typical Descriptors of Landscape Effects

6.1. The typical descriptors of the landscape effects are detailed within Table 12:

Table 12, Typical Descriptors of Landscape Effects

MAJOR BENEFICIAL	Substantially: - enhance the character (including value) of the landscape; - enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; - enable a sense of place to be enhanced.
MODERATE BENEFICIAL	Moderately: - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; - enable a sense of place to be restored.
MINOR BENEFICIAL	Slightly: - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; - enable some sense of place to be restored.
NEGLIGIBLE	The proposed changes would (on balance) maintain the character (including value) of the landscape and would: - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
NO CHANGE	The proposed changes would not be visible and there would be no change to landscape character.
MINOR ADVERSE	Slightly: - not quite fit the character (including value) of the landscape; - be a variance with characteristic features and elements; - detract from sense of place.
MODERATE ADVERSE	Moderately: - conflict with the character (including value) of the landscape; - have an adverse effect on characteristic features or elements; - diminish a sense of place.
MAJOR ADVERSE	Substantially: - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; - change a sense of place.

7. Typical Descriptors Of Visual Effects

7.1. The typical descriptors of the visual effects are detailed within Table 13:

Table 13, Typical Descriptors of Visual Effects

MAJOR BENEFICIAL	Proposals would result in a major improvement in the view.
MODERATE BENEFICIAL	Proposals would result in a clear improvement in the view.
MINOR BENEFICIAL	Proposals would result in a slight improvement in the view.
NEGLIGIBLE	The proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the general appearance of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
NO CHANGE	The proposed changes would not be visible and there would be no change to the view.
MINOR ADVERSE	Proposals would result in a slight deterioration in the view.
MODERATE ADVERSE	Proposals would result in a clear deterioration in the view.
MAJOR ADVERSE	Proposals would result in a major deterioration in the view.

8. Nature of Effects

8.1. GLVIA3 includes an entry that states *"effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity."*¹¹ GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement supported by site specific justification within the LVIA.

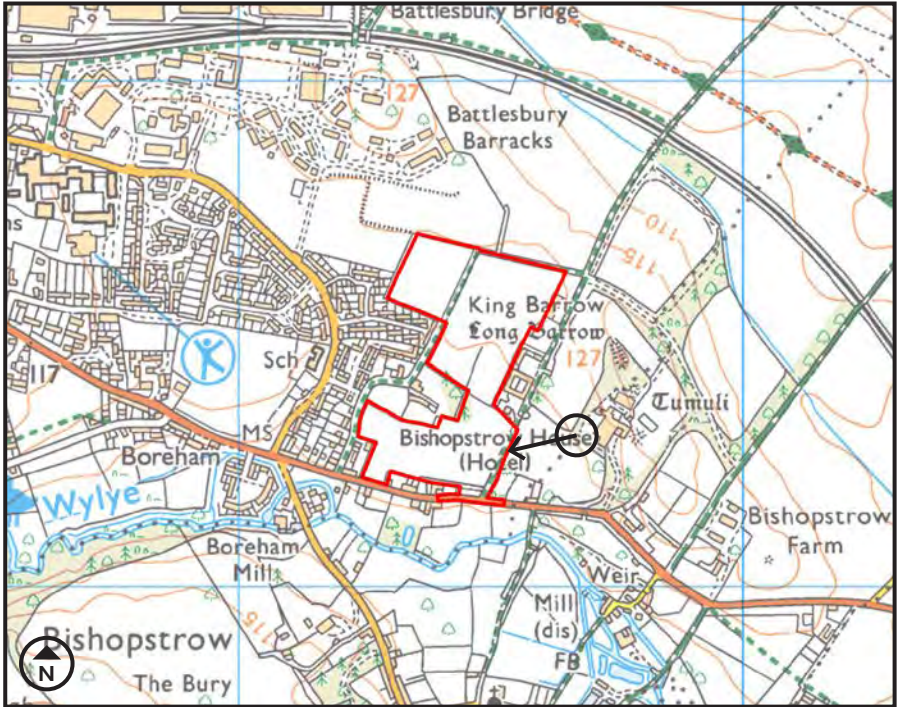
¹¹ Para 6.29, Page 113, GLVIA 3rd Edition



Appendix 3: Context Baseline Views 1-14



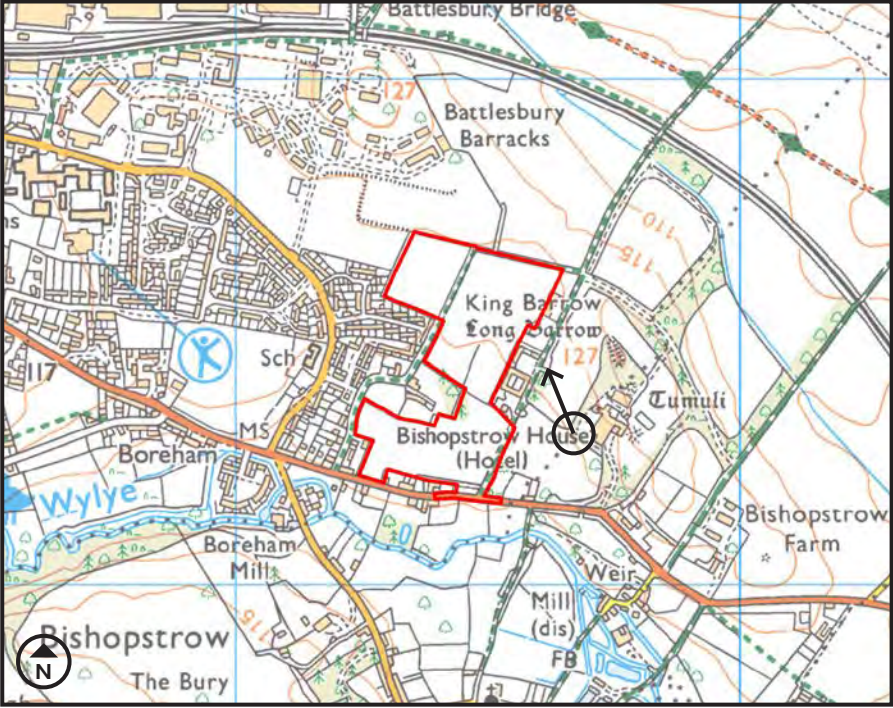
CONTEXT BASELINE VIEWPOINT 1A
Southwest from Bishopstrow House Hotel



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 110m
Date & time of photograph	- 04/03/2025 @ 10:19	Distance from site	- 115m
OS grid reference	- 389670, 144301		



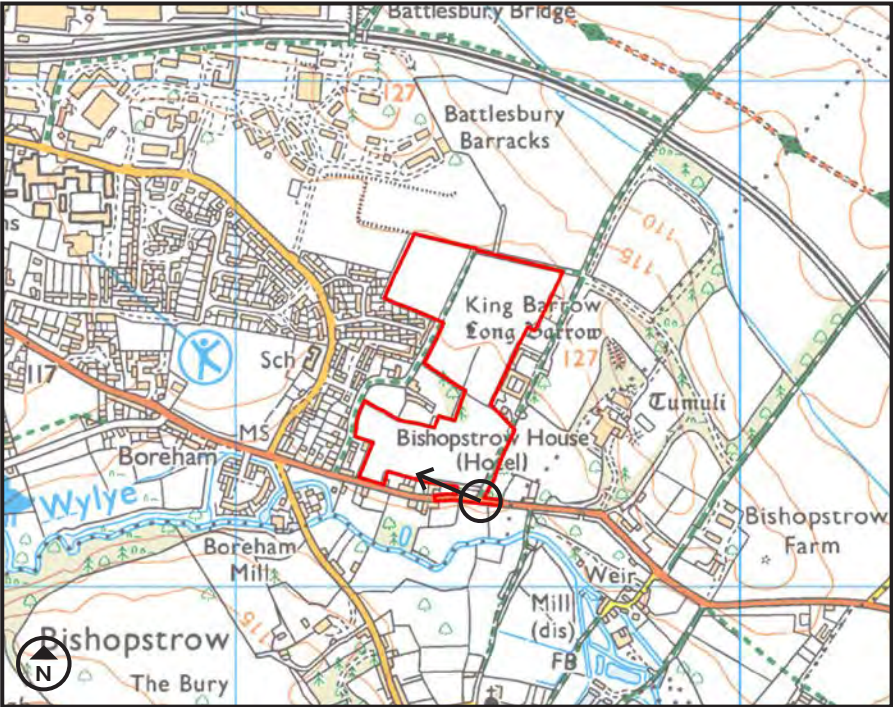
CONTEXT BASELINE VIEWPOINT 1B
Southwest from Bishopstrow House Hotel





CONTEXT BASELINE VIEWPOINT 2A

North from Boreham Road opposite access to Home Farm

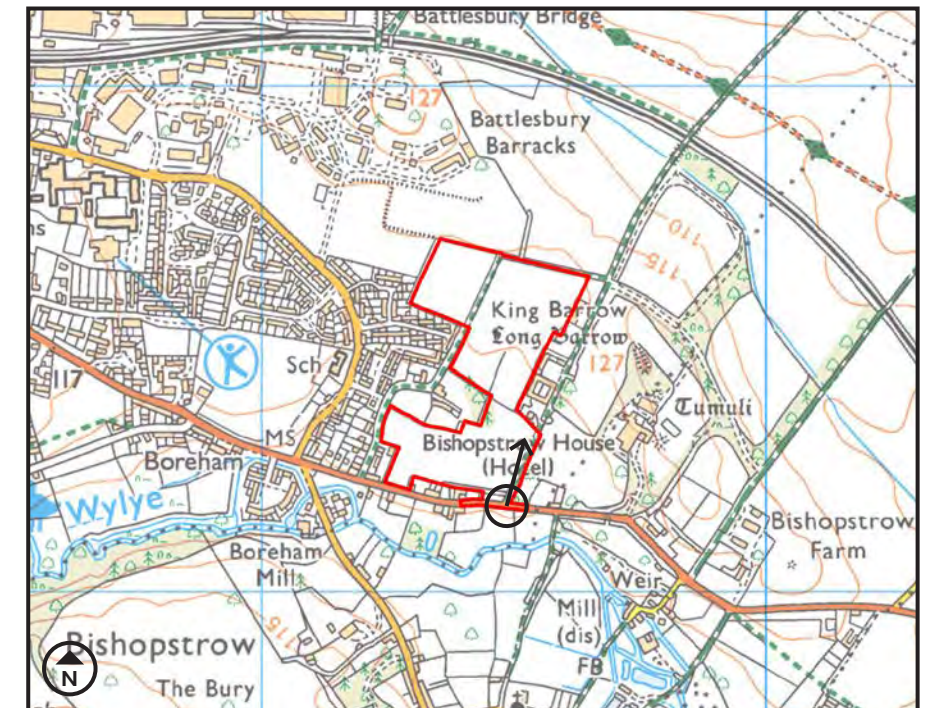


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 104m
Date & time of photograph	- 04/03/2025 @ 10:33	Distance from site	- 0m
OS grid reference	- 389486, 144167		



CONTEXT BASELINE VIEWPOINT 2B

North from Boreham Road opposite access to Home Farm

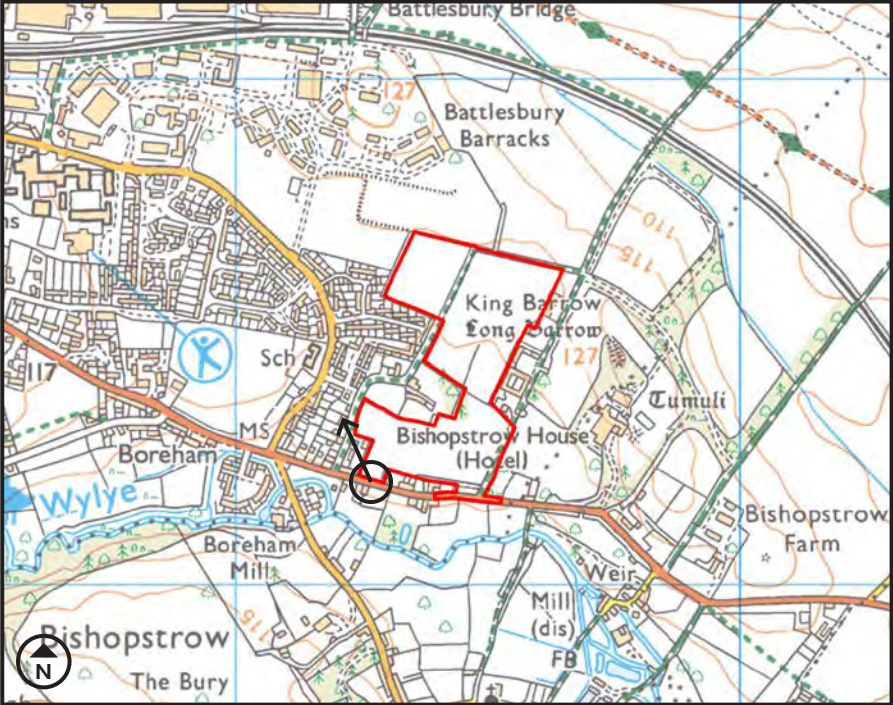


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 104m
Date & time of photograph	- 04/03/2025 @ 10:33	Distance from site	- 0m
OS grid reference	- 389486, 144167		



CONTEXT BASELINE VIEWPOINT 3A

North from Boreham Road

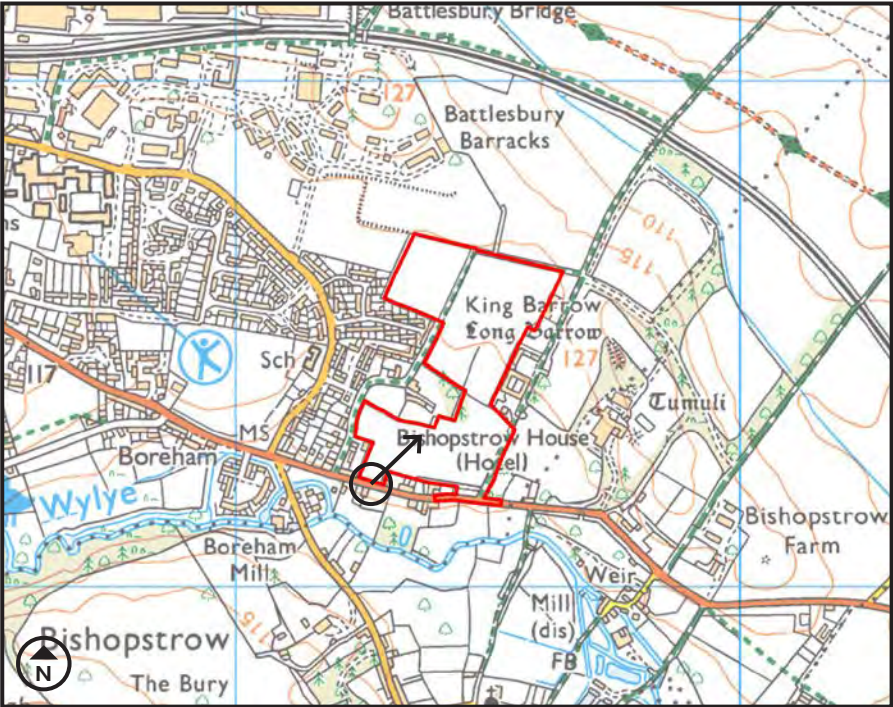


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 105m
Date & time of photograph	- 04/03/2025 @ 10:40	Distance from site	- 5m
OS grid reference	- 389268, 144203		



CONTEXT BASELINE VIEWPOINT 3B

North from Boreham Road

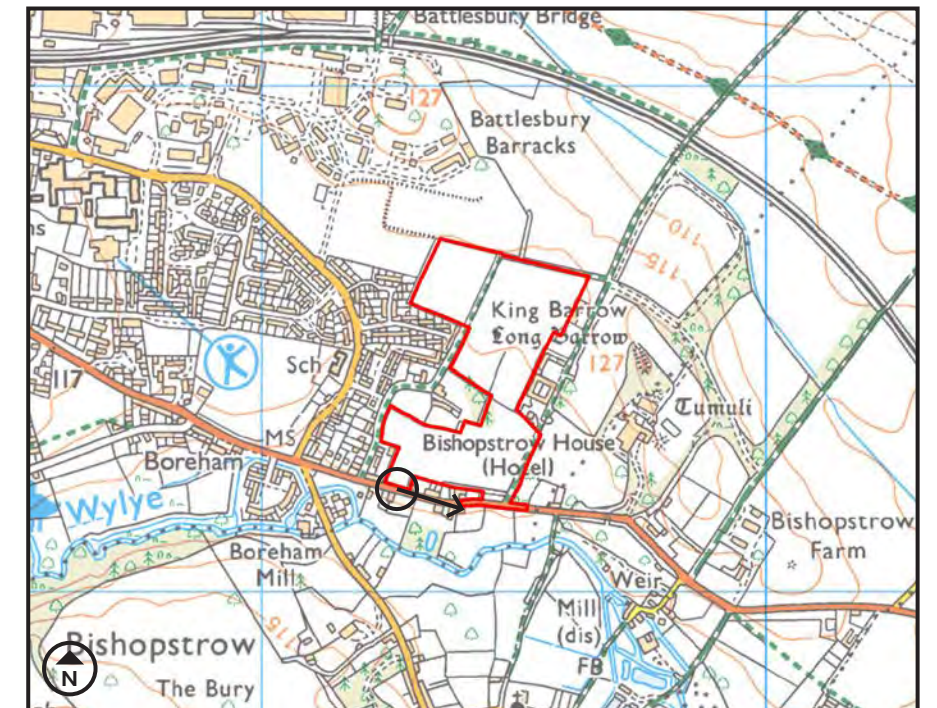


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 105m
Date & time of photograph	- 04/03/2025 @ 10:40	Distance from site	- 5m
OS grid reference	- 389268, 144203		

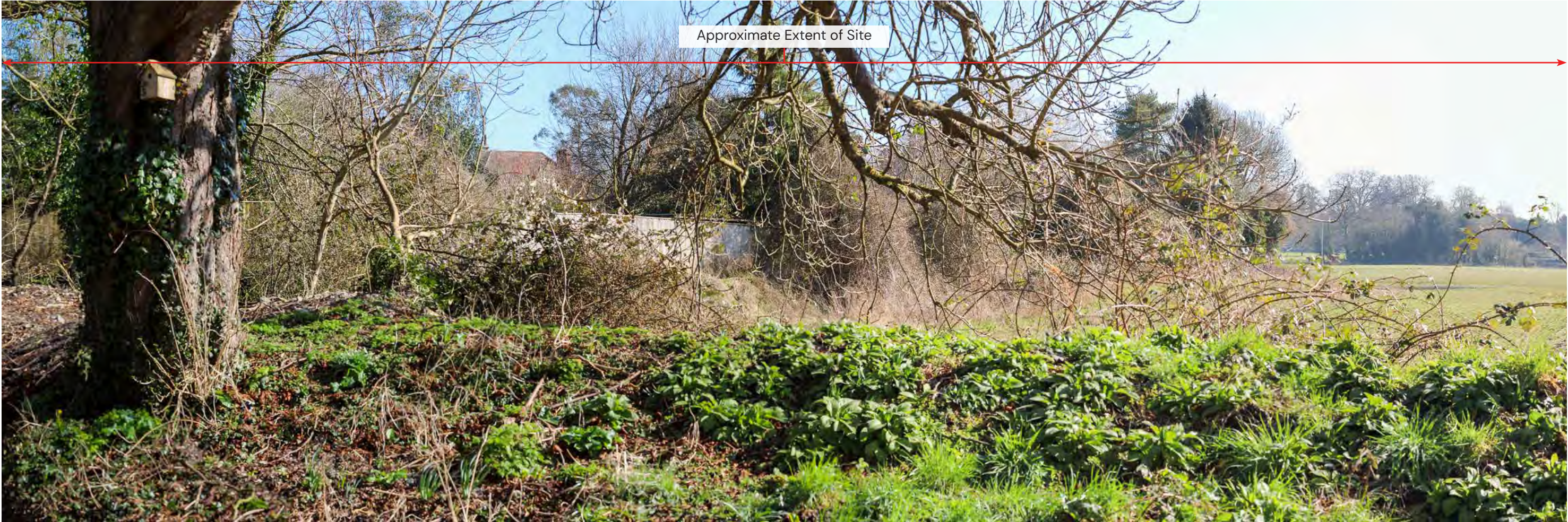


CONTEXT BASELINE VIEWPOINT 3C

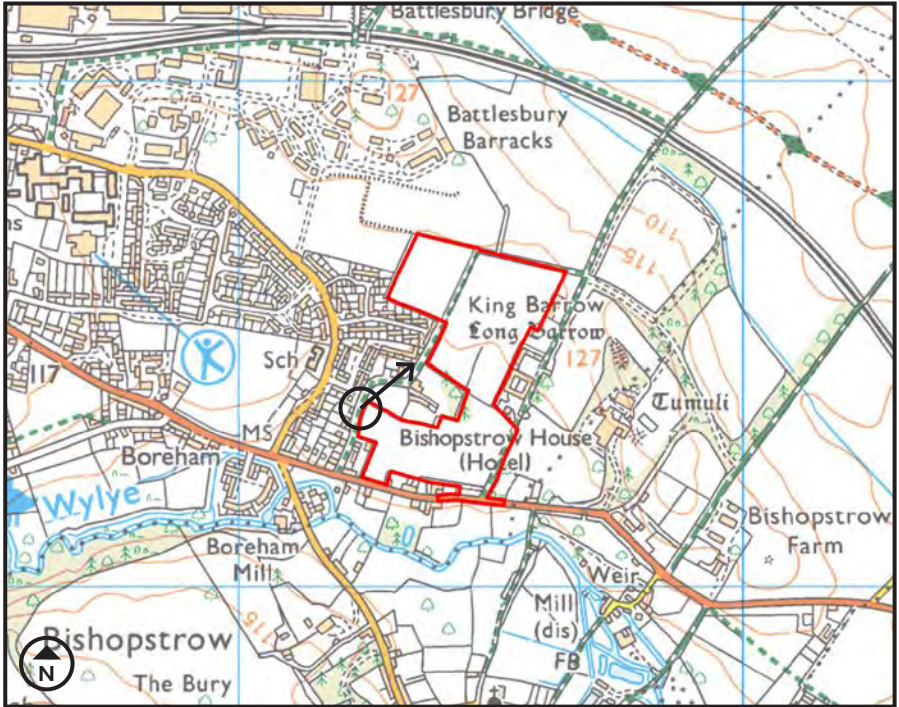
North from Boreham Road



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 105m
Date & time of photograph	- 04/03/2025 @ 10:40	Distance from site	- 5m
OS grid reference	- 389268, 144203		



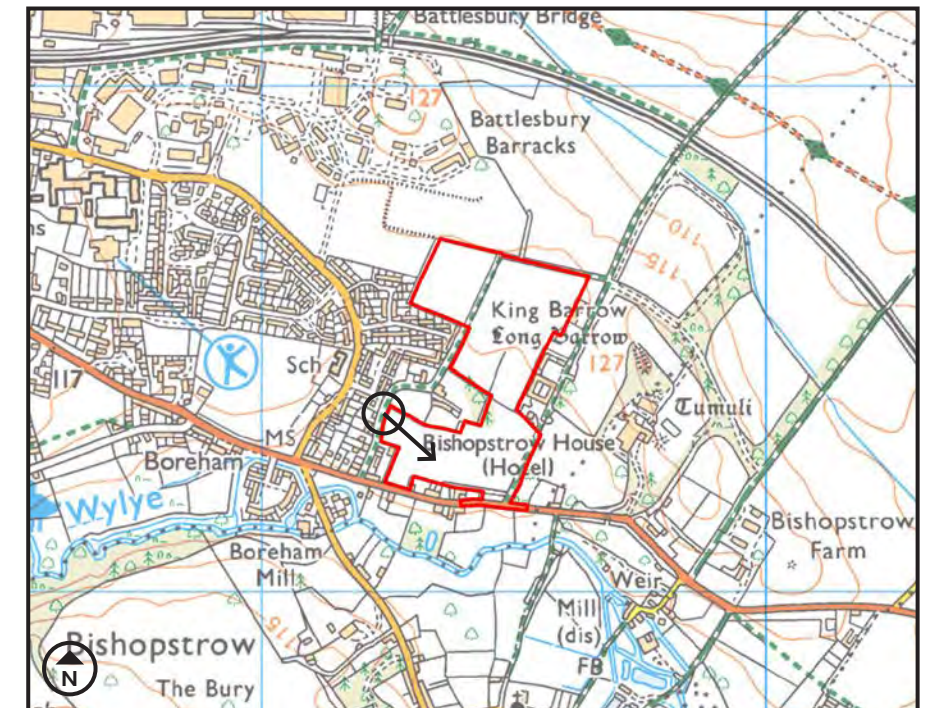
CONTEXT BASELINE VIEWPOINT 4A
Southeast from Grange Lane



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 107m
Date & time of photograph	- 04/03/2025 @ 10:49	Distance from site	- 5m
OS grid reference	- 389240, 144352		



CONTEXT BASELINE VIEWPOINT 4B
Southeast from Grange Lane

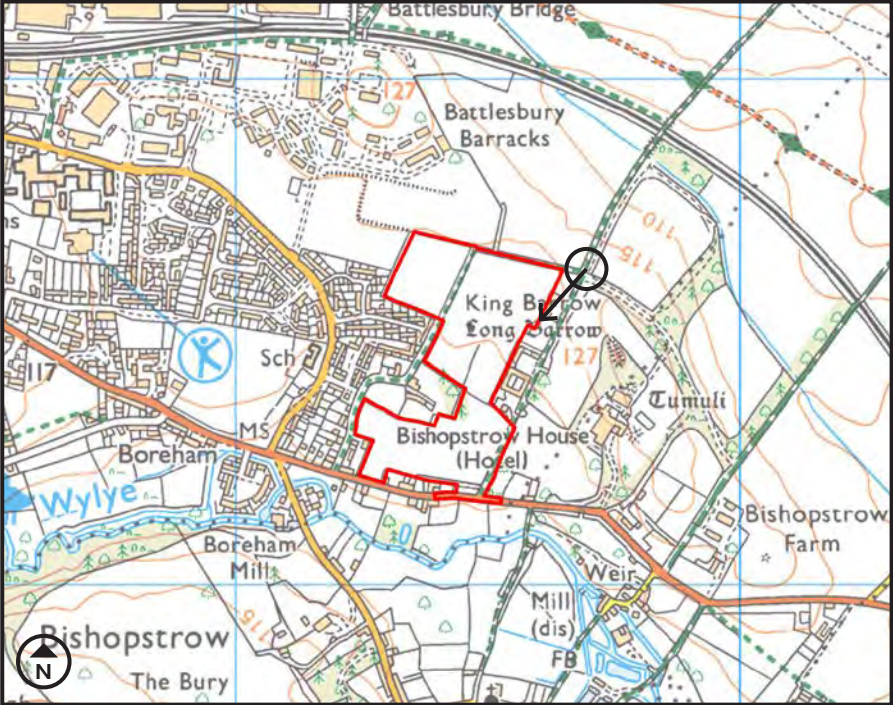


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 107m
Date & time of photograph	- 04/03/2025 @ 10:49	Distance from site	- 5m
OS grid reference	- 389240, 144352		



CONTEXT BASELINE VIEWPOINT 5A

Southwest from Public Footpath WARM40 – northeast corner of site

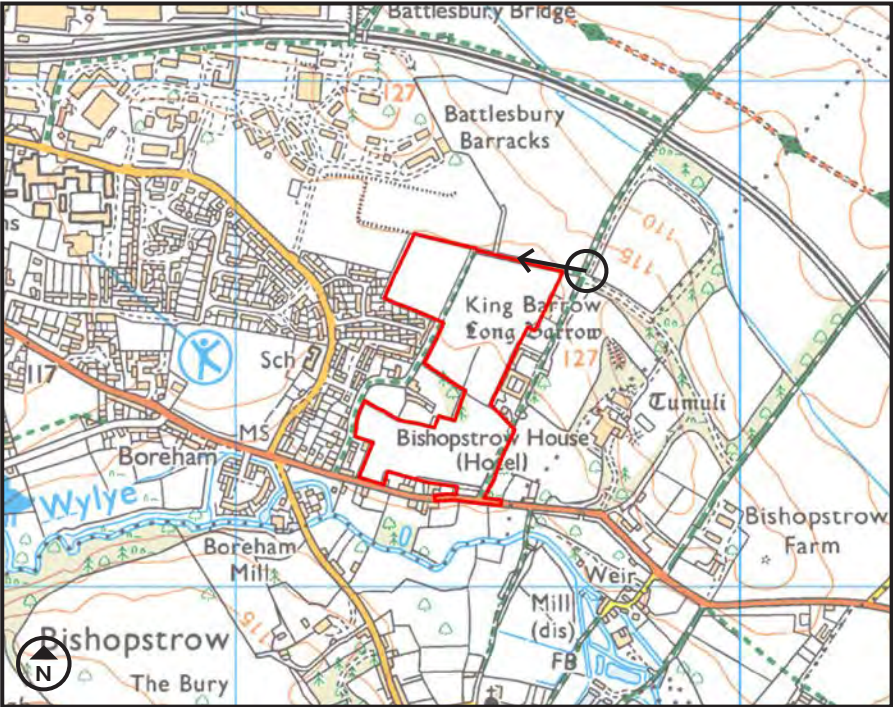


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 117m
Date & time of photograph	- 04/03/2025 @ 11:10	Distance from site	- 45m
OS grid reference	- 389694, 144626		



CONTEXT BASELINE VIEWPOINT 5B

Southwest from Public Footpath WARM40 – northeast corner of site

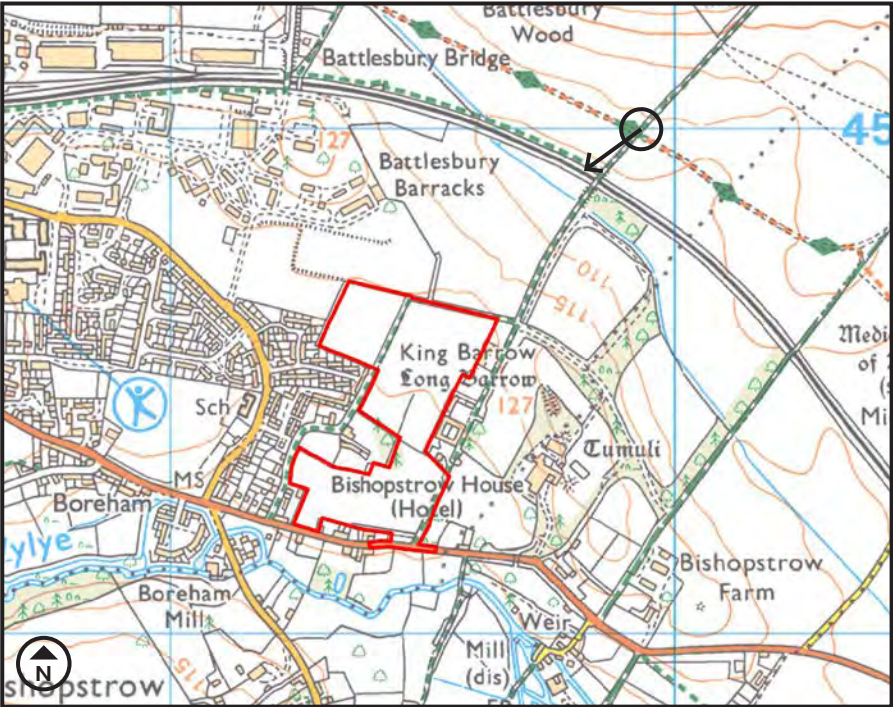


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 117m
Date & time of photograph	- 04/03/2025 @ 11:10	Distance from site	- 45m
OS grid reference	- 389694, 144626		



CONTEXT BASELINE VIEWPOINT 6

Southwest from Public Footpath WARM40 – north of railway line

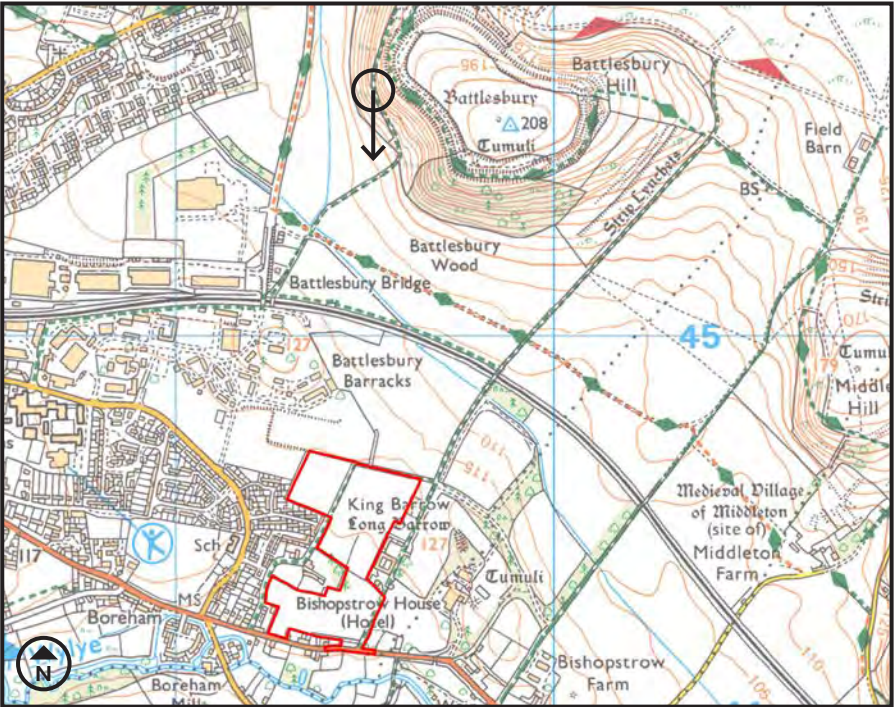


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 113m
Date & time of photograph	- 04/03/2025 @ 11:19	Distance from site	- 475m
OS grid reference	- 389933, 145003		



CONTEXT BASELINE VIEWPOINT 7

Southeast from Public Footpath WARM39 – Battlesbury Hill



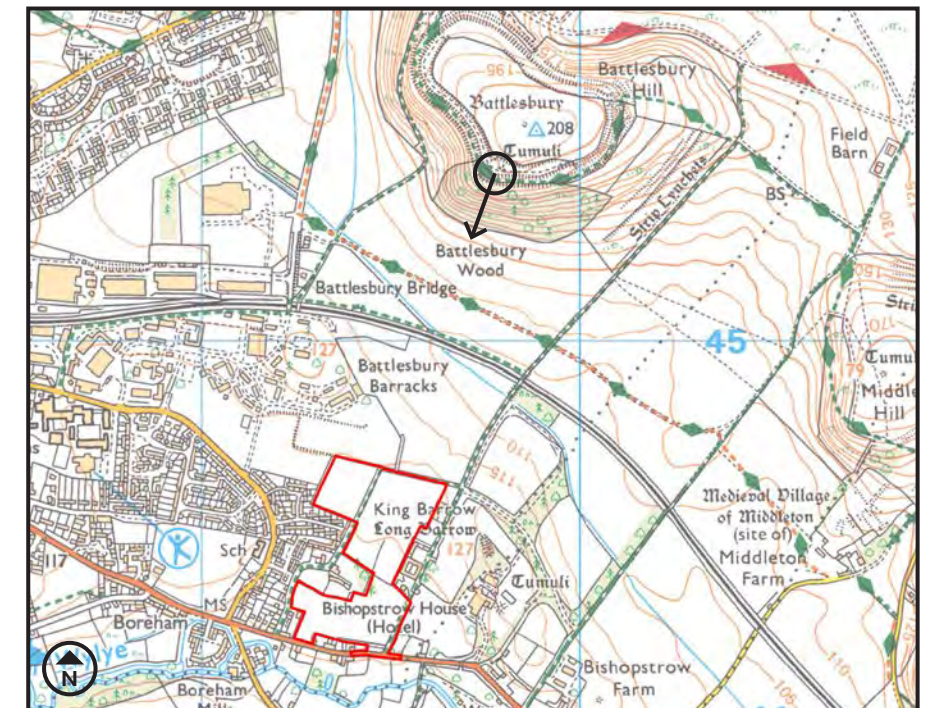
Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 148m
Date & time of photograph	- 04/03/2025 @ 11:37	Distance from site	- 970m
OS grid reference	- 389523, 145652		





CONTEXT BASELINE VIEWPOINT 8

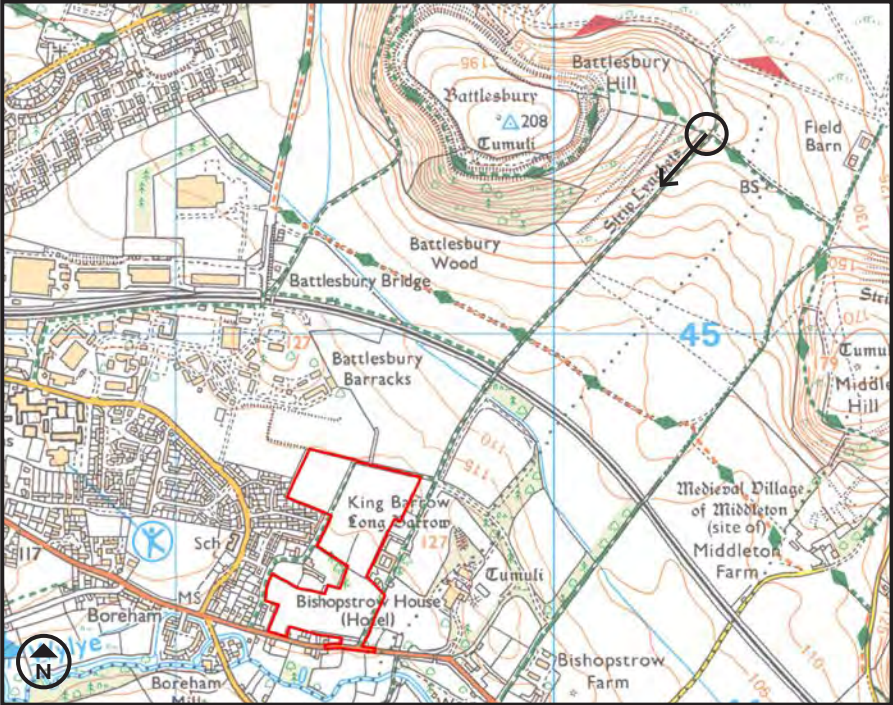
South from Battlesbury Hill Fort off Public Footpath WARM78 –
Battlesbury Hill



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 197m
Date & time of photograph	- 04/03/2025 @ 11:53	Distance from site	- 830m
OS grid reference	- 389774, 145446		



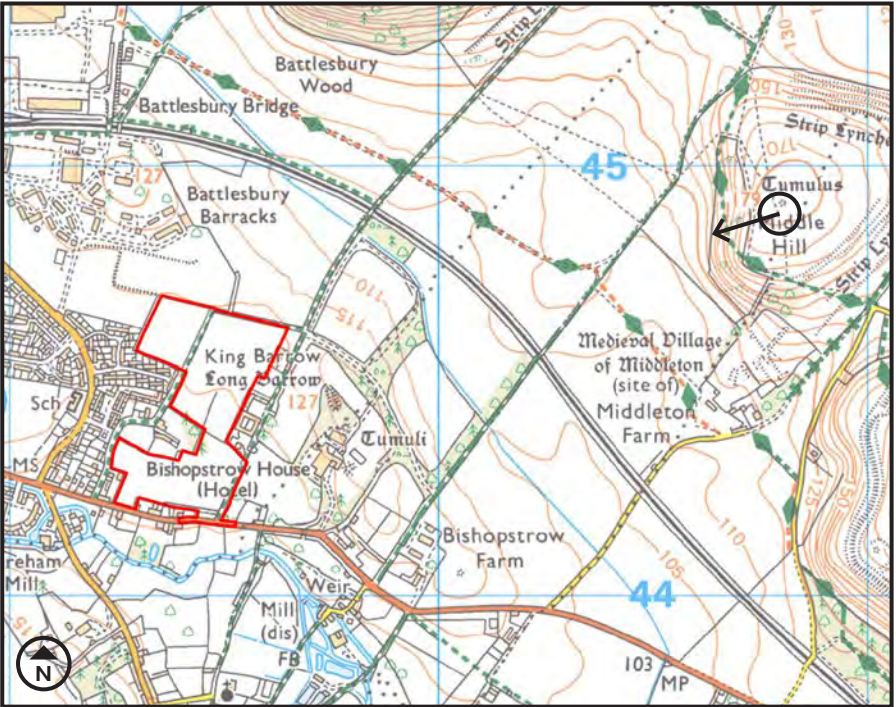
CONTEXT BASELINE VIEWPOINT 9
Southwest from Public Footpath WARM40 – east of Battlesbury Hill



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 157m
Date & time of photograph	- 04/03/2025 @ 12:22	Distance from site	- 1180m
OS grid reference	- 390403, 145533		



CONTEXT BASELINE VIEWPOINT 10
Southeast from Middle Hill

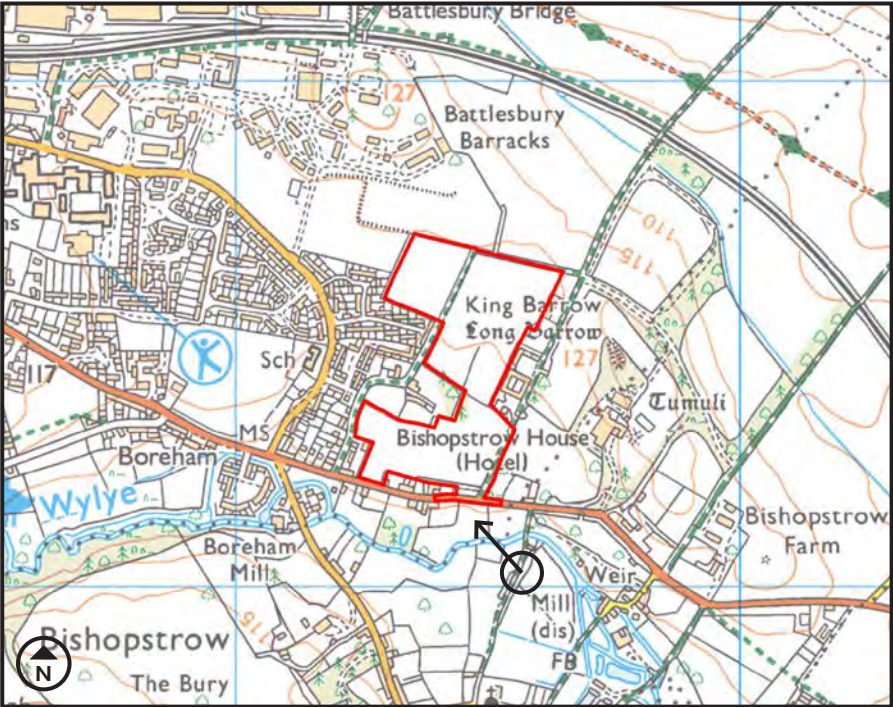


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 176m
Date & time of photograph	- 04/03/2025 @ 12:37	Distance from site	- 1175m
OS grid reference	- 390794, 144892		



CONTEXT BASELINE VIEWPOINT 11A

North from Public Footpath BISH6 – south of Boreham Road

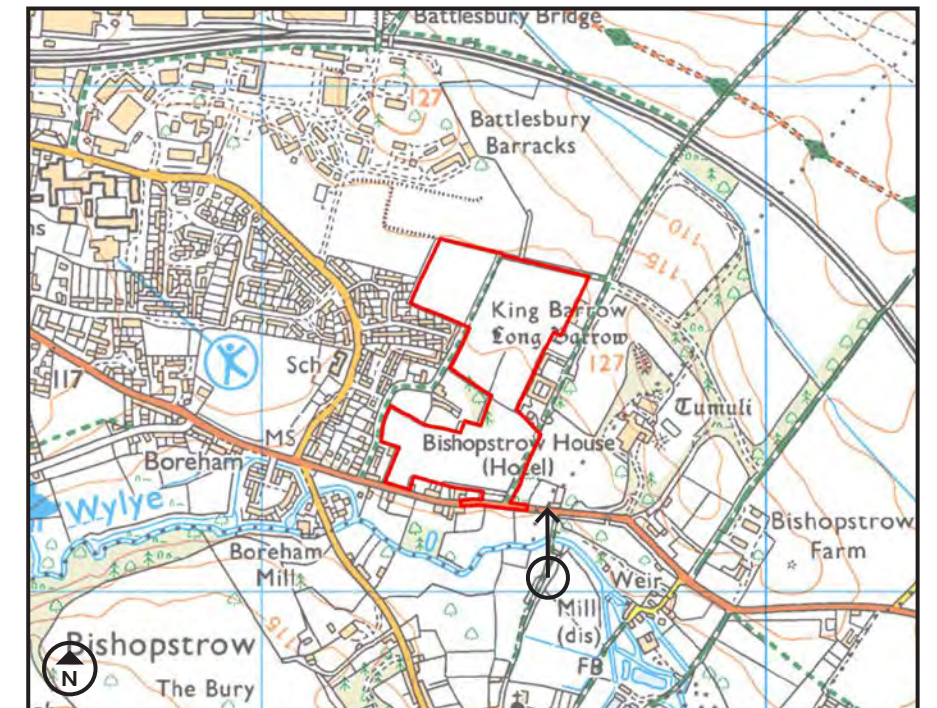


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 102m
Date & time of photograph	- 04/03/2025 @ 13:26	Distance from site	- 140m
OS grid reference	- 389569, 144030		



CONTEXT BASELINE VIEWPOINT 11B

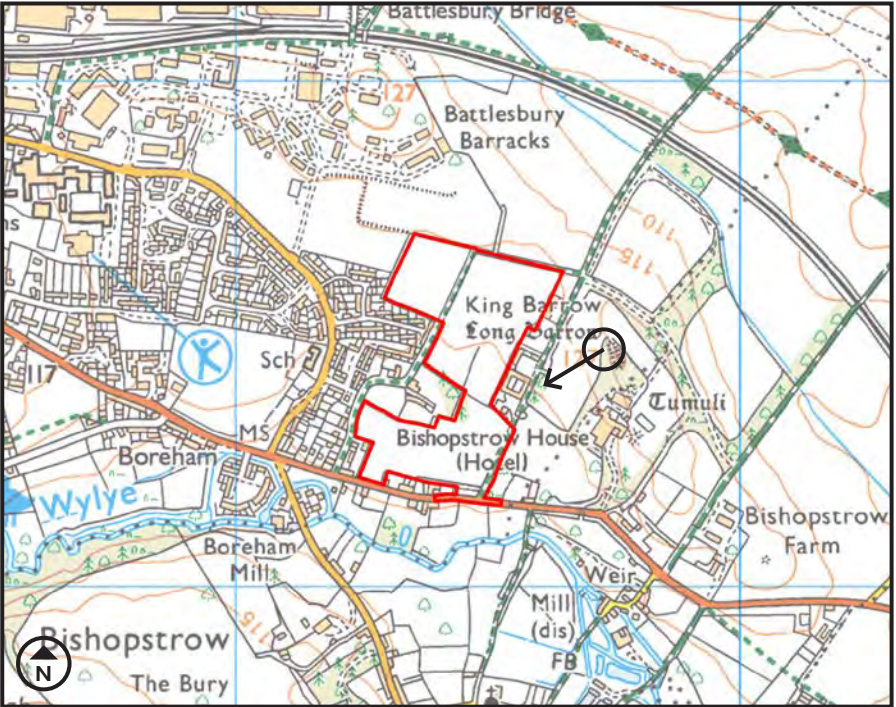
North from Public Footpath BISH6 – south of Boreham Road



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 102m
Date & time of photograph	- 04/03/2025 @ 13:26	Distance from site	- 140m
OS grid reference	- 389569, 144030		



CONTEXT BASELINE VIEWPOINT 12A
West from King Barrow

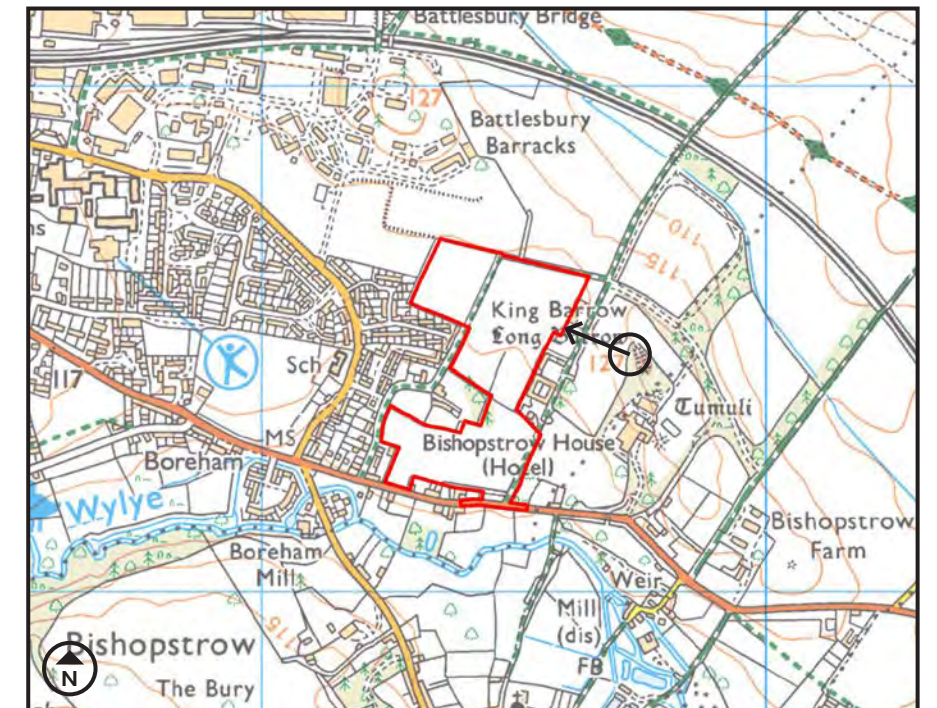


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 118m
Date & time of photograph	- 05/06/2025 @ 15:48	Distance from site	- 135m
OS grid reference	- 389728, 144473		



CONTEXT BASELINE VIEWPOINT 12B

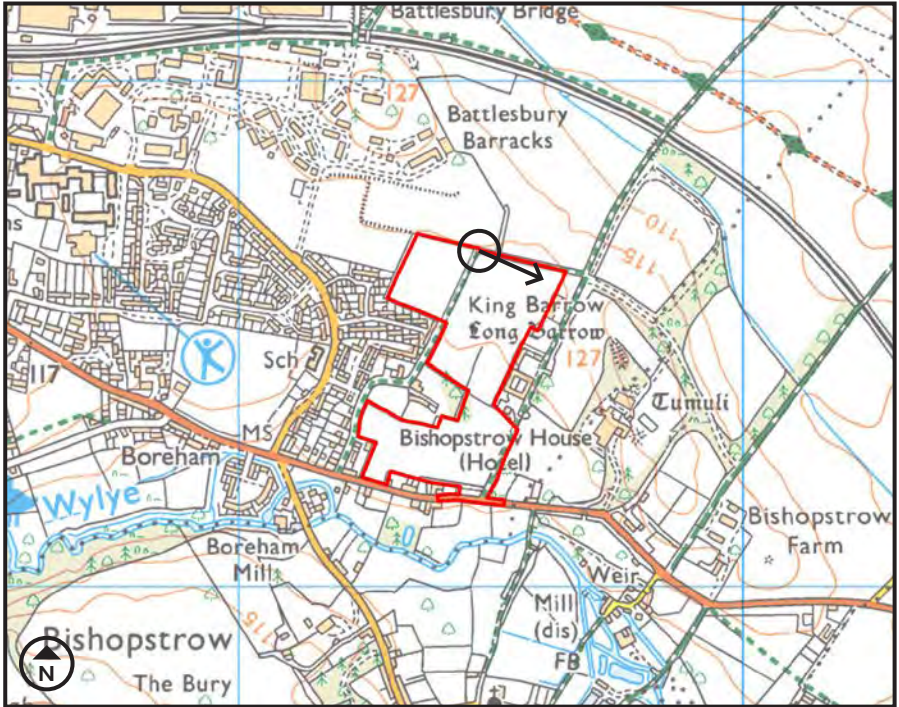
West from King Barrow



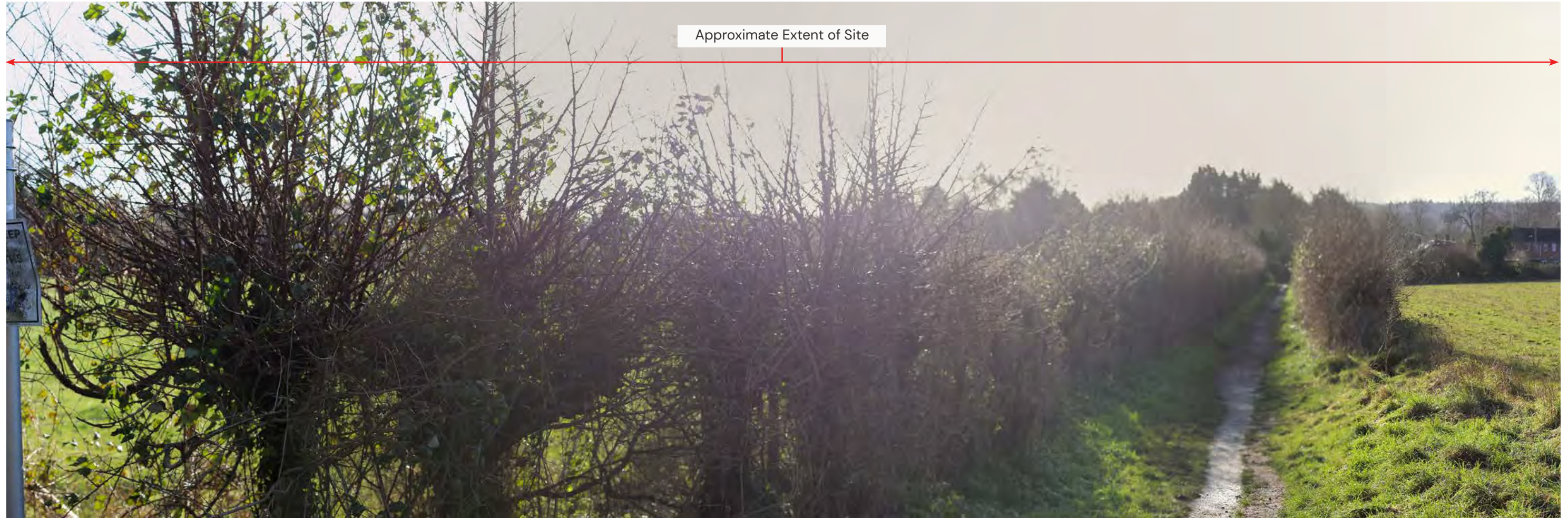
Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 118m
Date & time of photograph	- 05/06/2025 @ 15:48	Distance from site	- 135m
OS grid reference	- 389728, 144473		



CONTEXT BASELINE VIEWPOINT 13A
PRoW footpath WARM40

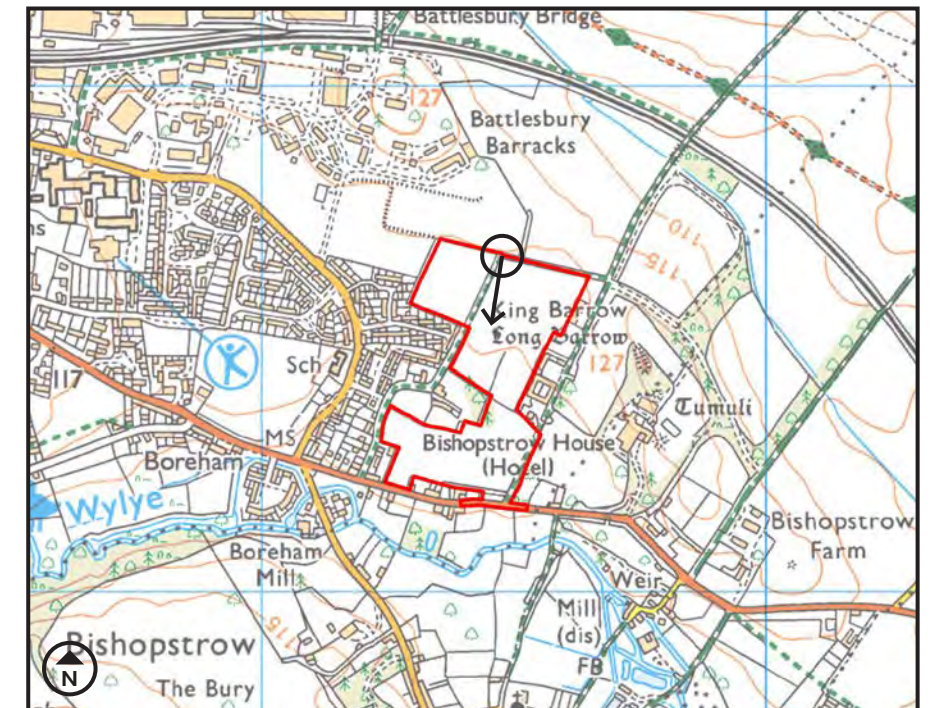


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 114m
Date & time of photograph	- 07/01/2026 @ 13:40	Distance from site	- 0m
OS grid reference	- 389474, 144668		



CONTEXT BASELINE VIEWPOINT 13B

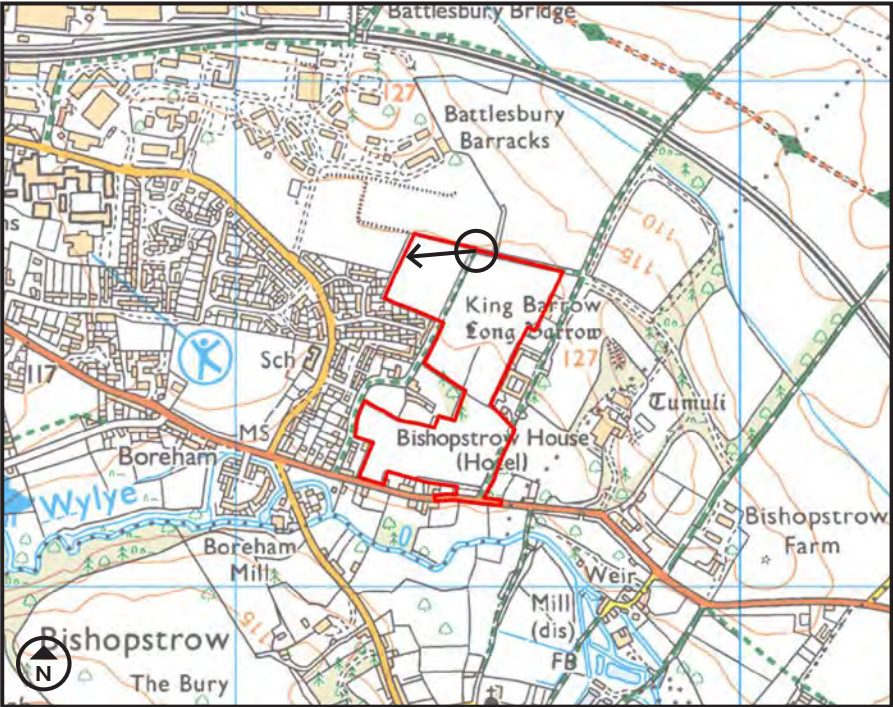
PRoW footpath WARM40



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 114m
Date & time of photograph	- 07/01/2026 @ 13:40	Distance from site	- 0m
OS grid reference	- 389474, 144668		



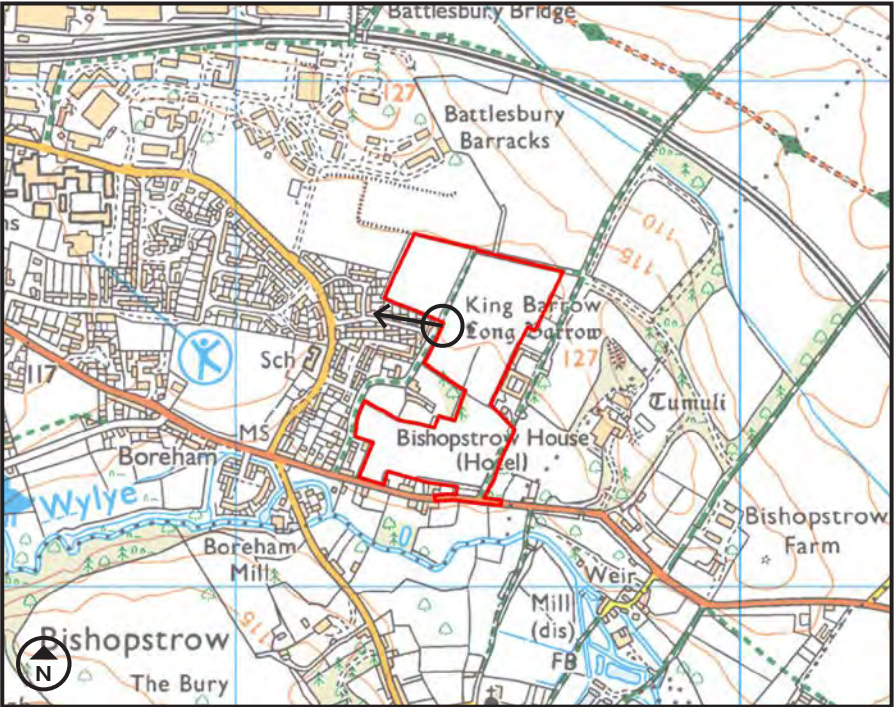
CONTEXT BASELINE VIEWPOINT 13C
PRoW footpath WARM40



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 114m
Date & time of photograph	- 07/01/2026 @ 13:40	Distance from site	- 0m
OS grid reference	- 389474, 144668		

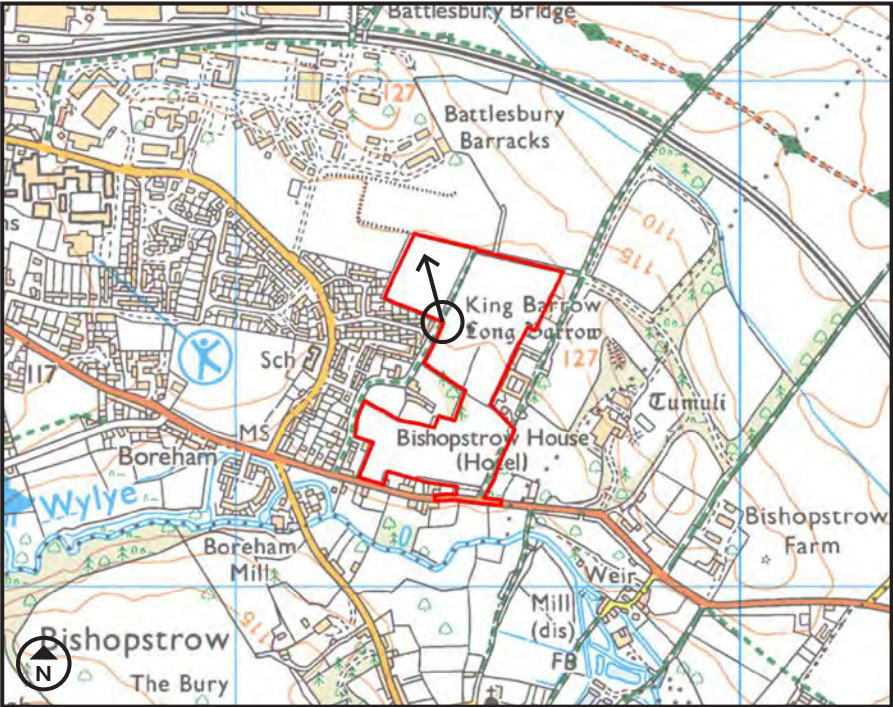


CONTEXT BASELINE VIEWPOINT 14A
PRoW footpath WARM40



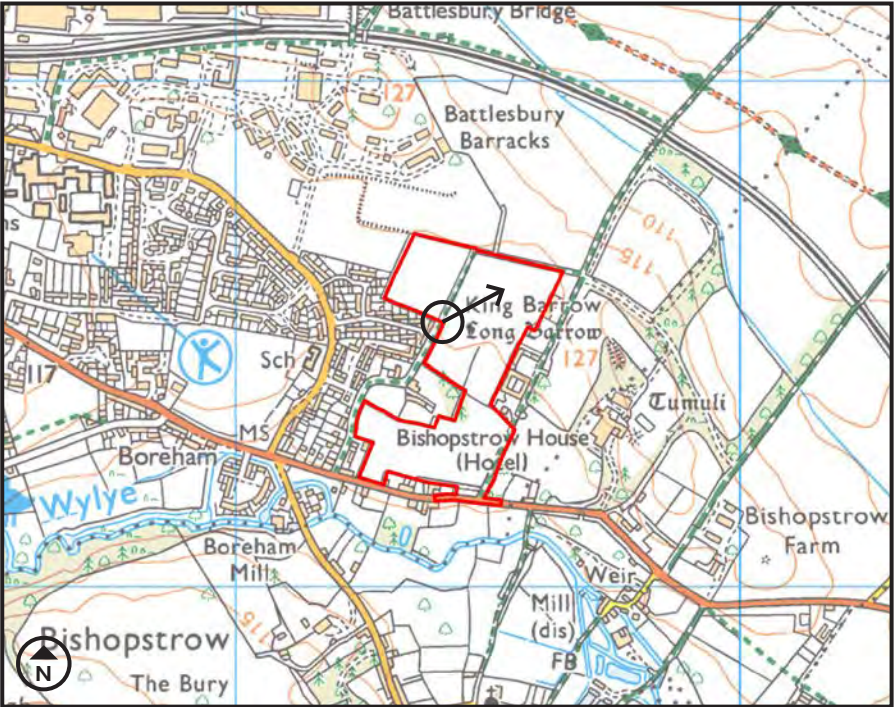


CONTEXT BASELINE VIEWPOINT 14B
PRoW footpath WARM40

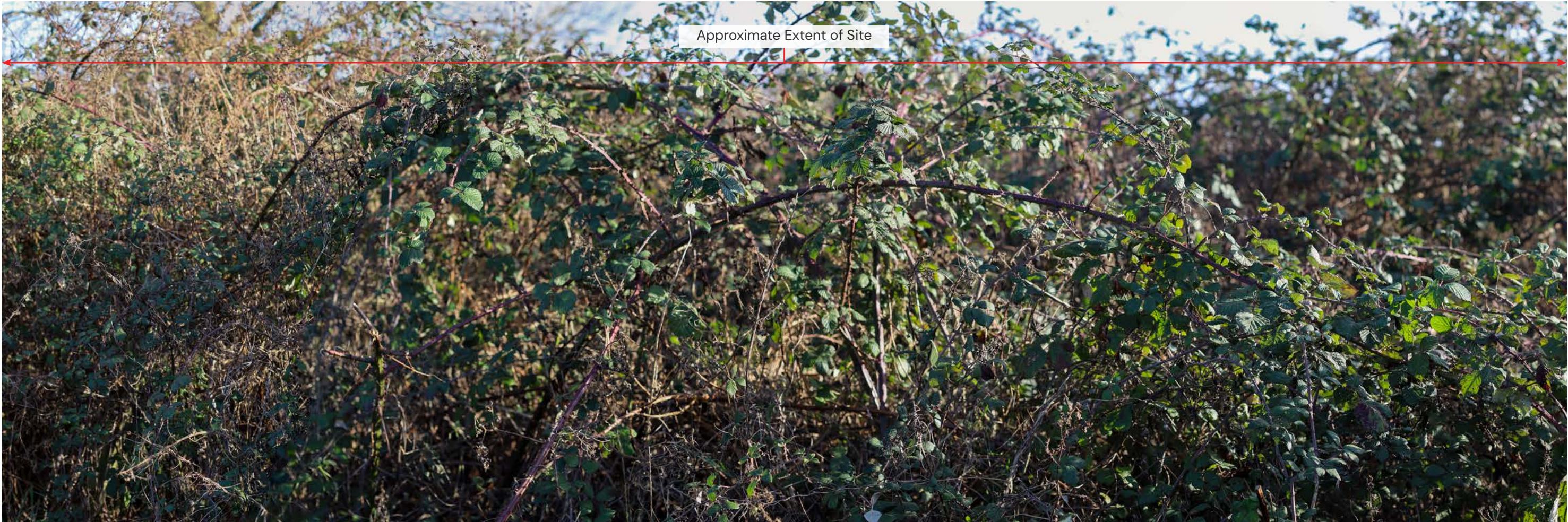




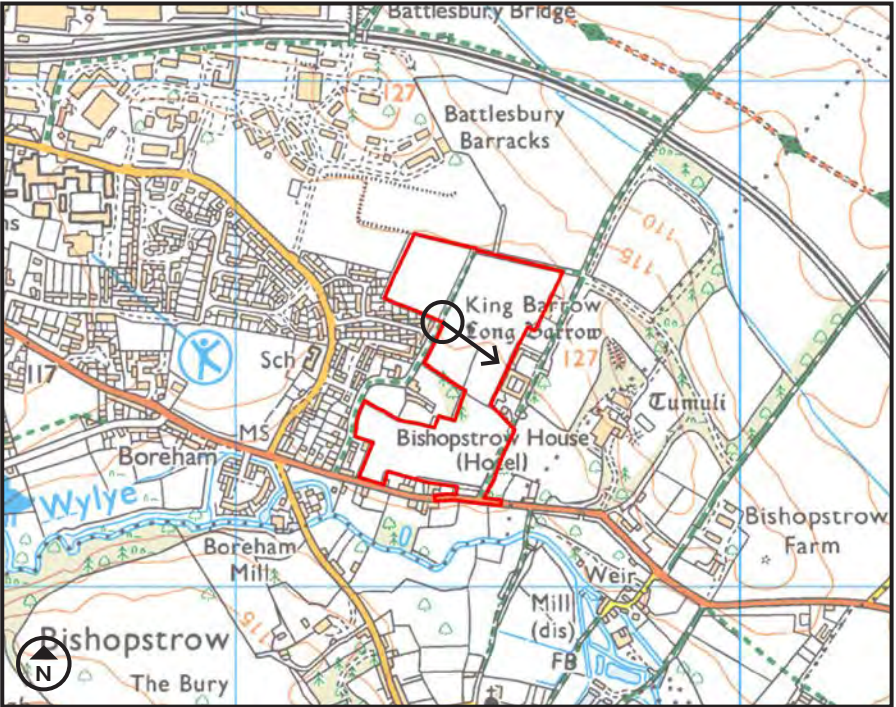
CONTEXT BASELINE VIEWPOINT 14C
PRoW footpath WARM40



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 111m
Date & time of photograph	- 07/01/2026 @ 13:45	Distance from site	- 0m
OS grid reference	- 389408, 144524		



CONTEXT BASELINE VIEWPOINT 14D
PRoW footpath WARM40

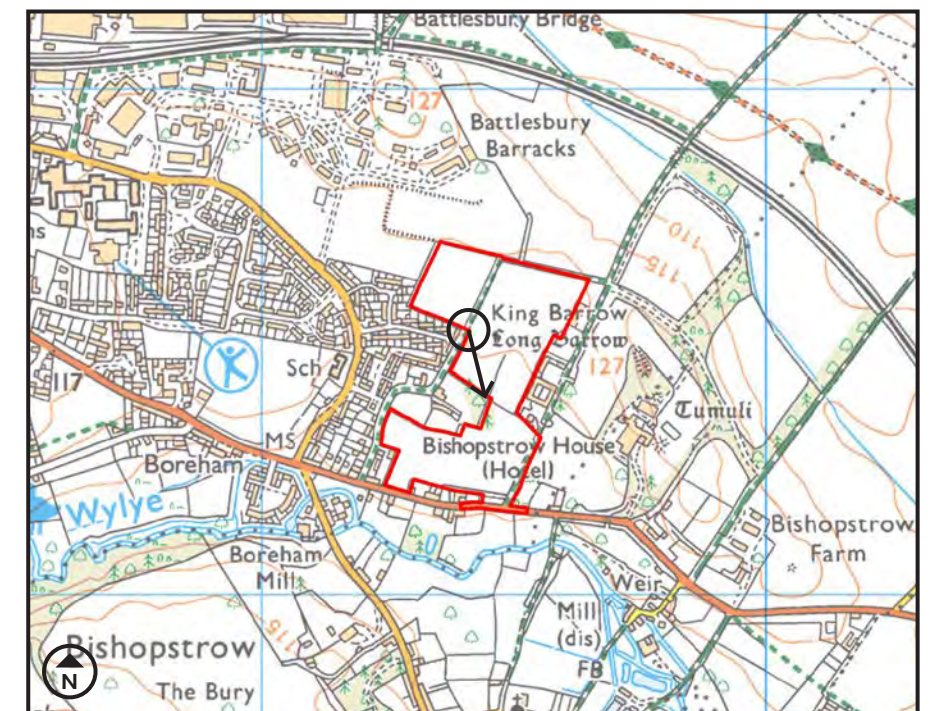


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 111m
Date & time of photograph	- 07/01/2026 @ 13:45	Distance from site	- 0m
OS grid reference	- 389408, 144524		

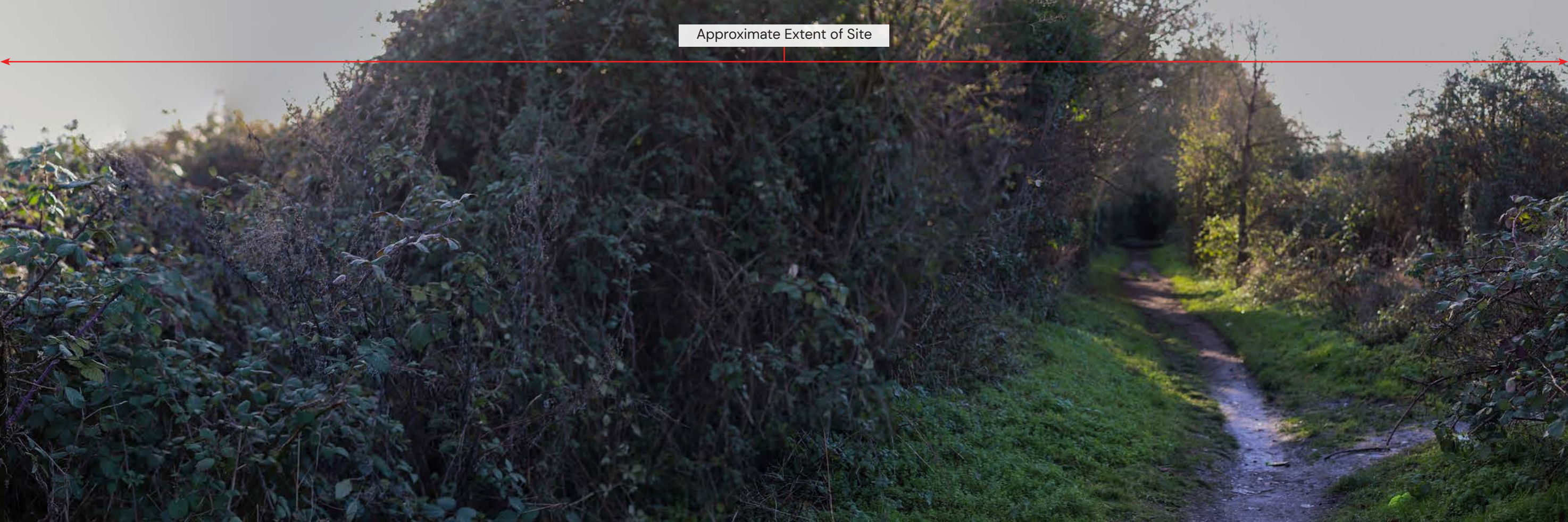


CONTEXT BASELINE VIEWPOINT 14E

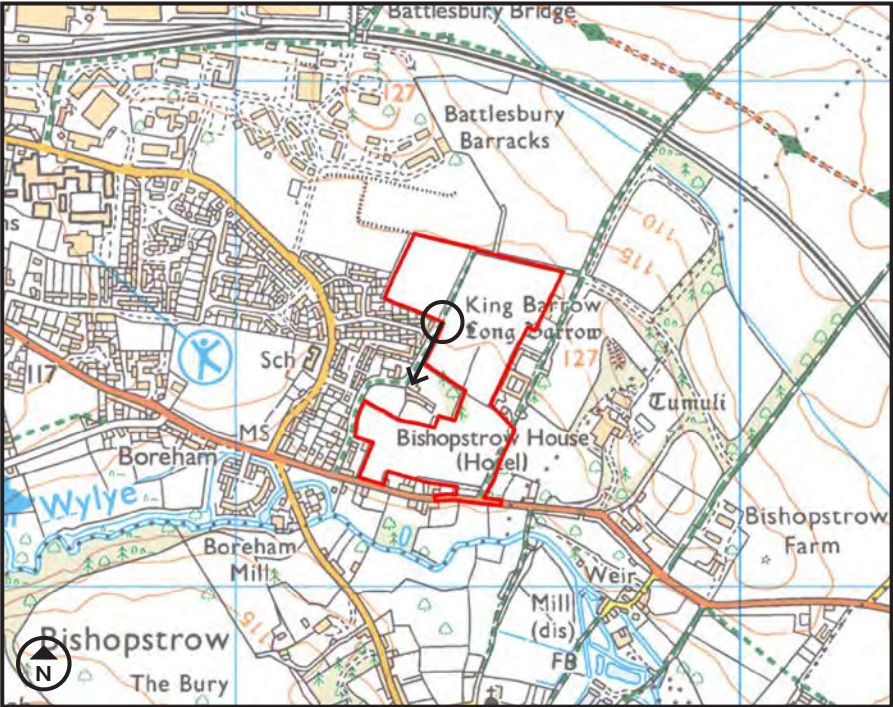
PRoW footpath WARM40



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 111m
Date & time of photograph	- 07/01/2026 @ 13:45	Distance from site	- 0m
OS grid reference	- 389408, 144524		



CONTEXT BASELINE VIEWPOINT 14F
PRoW footpath WARM40



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 111m
Date & time of photograph	- 07/01/2026 @ 13:45	Distance from site	- 0m
OS grid reference	- 389408, 144524		



Appendix 4: Type 3 Visualisations (Photomontages)





































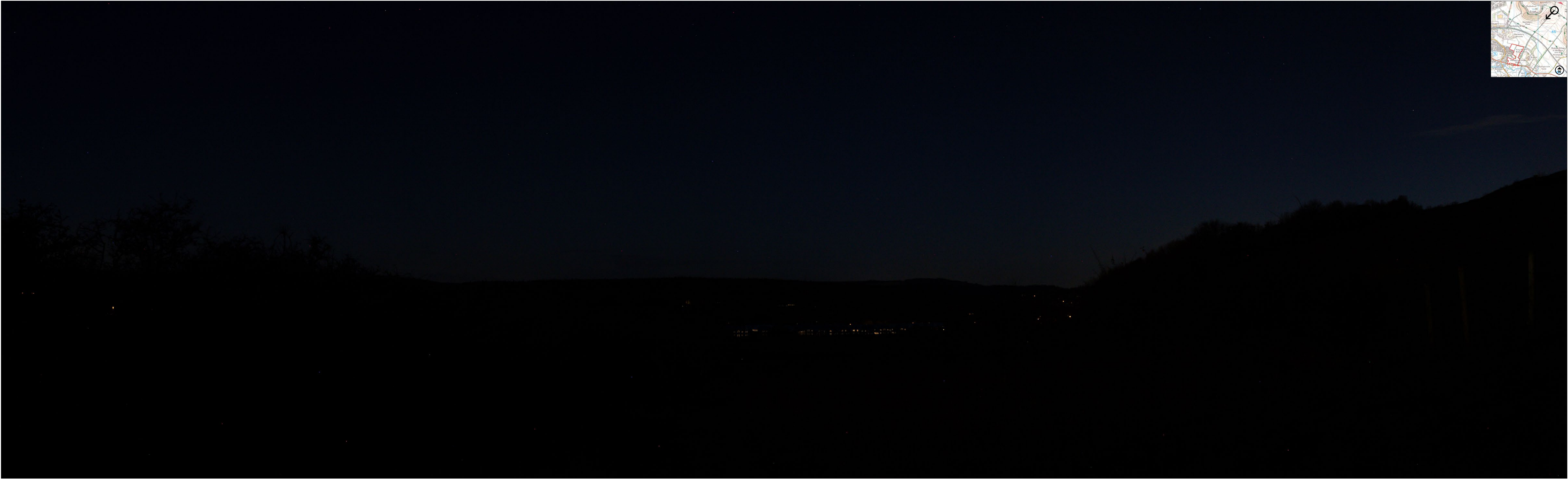












Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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