

Appendix 8.2: Landscape and Visual Assessment of Cumulative Effects

Landscape Effects

1. A review of the Cumulative Projects has revealed that 12 of the 13 projects have a shared landscape character receptor with the Proposed Development:
 - 1-3 and 5-13 are located within LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005/LUC);
 - Cumulative Projects 1,2,8,9,10,11 and 13 are located within C1 Melksham Open Clay Vales (West Wiltshire LCA 2006 CBA) and Area 3: Open Clay Vales; and
 - Cumulative Projects 3 and 7 are located within Area 3: Open Clay Vales (JMNP 2 2025) and LCA 12B.
2. Cumulative Projects 1-3 and 5-13 are located within Host LCA 12B: Avon Open Clay Vale and each is assessed below in combination with the Proposed Development. The implementation of the Proposed Development and each Cumulative Project will mean that a larger area of agricultural land is developed for suburban or economic development within this host LCA. It is noted that across all sites the majority of the characteristic landscape elements will be retained and enhanced and new woodland/tree belts proposed in line with the published landscape guidance which will by Year 15 reduce the level of effects on the wider landscape.
- 8.1 Cumulative Project 4 has been scoped out of both landscape and visual cumulative assessment due to there being no comment receptors.
- 8.2 **Figures 8.2 to 8.4** show the Cumulative Zone of Theoretical Visibility and Photoviewpoints.

Cumulative Project 1

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005/ LUC)

3. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
4. The cumulative level of effect to LCA 12B: Avon Open Clay Vale would be moderate/minor adverse and **Not Significant** at Construction and Year 1 and long-term, permanent minor adverse and **Not Significant** in Year 15. This is in line with those reported for the Proposed Development in isolation and the minor adverse level of effects found for Cumulative Project 1 (where LCA 12B and LCA C1 were assessed as one LCA).

Host LCA C1 Melksham Open Clay Vales (West Wiltshire LCA 2006 CBA) and Host Area 3: Open Clay Vales (JMNP1 2020)

5. The implementation of the Proposed Development and Cumulative Project 1 would mean that a larger area of agricultural land is developed for suburban development within these relatively small host LCAs. It would extend residential built form across the centre of the LCAs, between Eastern Way and the SLA. Once constructed, Cumulative Project 1 would reduce the undeveloped gap by circa 65% meaning that the remaining gap of 240m is increasingly

urbanised. It is also noted that both LCAs contain suburban development within them at present and that this would increase this characteristic within these LCAs. The majority of the characteristic landscape elements will be retained and enhanced.

6. The LCAs are judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be medium at Construction and Year 1 and Year 15. The cumulative level of effect to Host LCA C1 Melksham Open Clay Vales and Host Area 3: Open Clay Vales would be medium to long term, permanent moderate adverse and **Significant** at Construction, Year 1 and Year 15. This is higher than those reported for the Proposed Development in isolation. This is higher than the minor adverse level of effects found for Cumulative Project 1 (where LCA 12B and LCA C1 were assessed as one LCA).

Non-Host LCA 7C Bowood Greensand Hills (Wiltshire LCA 2005 LUC)

7. The implementation of the Proposed Development and Cumulative Project 1 would result in a slightly greater impact on the key characteristics of “wide views over the lowlands to the west”. It is however considered that the Proposed Development would limit views towards Cumulative Project 1 reducing its overall effects.
8. The LCA is judged to have a high sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15. The cumulative level of effect to non-host LCA 7C: Bowood Greensand Hills would be medium to long-term moderate/minor adverse and **Not Significant** at Construction, and Year 1 and long-term, permanent minor adverse and **Not Significant** in Year 15. This is in line with those reported for the Proposed Development in isolation and similar to the minor adverse level of effects found for Cumulative Project 1 (where LCA 7C and LCA F2 were assessed as one LCA).

Non-Host LCA F2 Sandridge Park Greensand Hills (West Wiltshire LCA 2006 CBA) and Non-Host Area 4: Wooded Greensand Hills (JMNP1 2020)

9. The implementation of the Proposed Development and Cumulative Project 1 would result in a slightly greater impact on the key characteristics of “dramatic views across adjacent open clay vales to the north and south” and an “overall strong sense of tranquillity”. It is however considered that the Proposed Development would limit views towards Cumulative Project 1 reducing overall effects on this characteristic, although impacts on the tranquillity at the edges of the LCA may be increased.
- 8.3 The LCAs are judged to have a high sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15. The cumulative level of effects to Non-Host LCA F2: Sandridge Park Greensand Hills and Area 4 would be medium to long-term, permanent moderate adverse and **Significant** at Construction and Year 1 and long-term, permanent minor/moderate adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation and slightly higher than the minor adverse level of effects found for Cumulative Project 1 (where LCA 7C and LCA F2 were assessed as one LCA)

Cumulative Project 2

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005/ LUC)

10. The implementation of the Proposed Development and Cumulative Project 2 would result in only a marginally larger area of agricultural land being developed for development within the host LCA, with Cumulative Project 2 delivering one additional agricultural style commercial shed adjacent to existing built form of the same character.

11. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
12. The cumulative level of effect to LCA 12B: Avon Open Clay Vale would be medium- long term, permanent moderate/minor adverse and **Not Significant** at Construction and Year 1 and long-term, long-term permanent minor adverse and **Not Significant** in Year 15. This is in line with those reported for the Proposed Development in isolation.

Host LCA C1 Melksham Open Clay Vales (West Wiltshire LCA 2006 CBA) and Host Area 3: Open Clay Vales (JMNP2 2020)

13. The implementation of the Proposed Development and Cumulative Project 2 would result in only a marginally larger area of agricultural land being developed for development within these host LCAs, with Cumulative Project 2 delivering one additional agricultural style commercial shed adjacent to existing built form of the same character. This would result in a combined magnitude of change of medium at Construction and Year 1 which falls to low by Year 15.
14. The LCAs are judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be medium at Construction and Year 1 reducing to low by Year 15.
15. The cumulative level of effect to Host LCA C1 Melksham Open Clay Vales and Host Area 3: Open Clay Vales would be medium to long-term, permanent moderate adverse and **Significant** at Construction and Year 1 and long-term, permanent minor/moderate adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation as a result of the small increase in the quantum of built form.

Cumulative Project 3

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

16. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
17. The level of cumulative effects to Host LCA 12B: Avon Open Clay Vale would be medium to long-term, permanent, moderate/minor adverse and **Not Significant** at construction and Year 1 and long-term, permanent minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation. No Landscape and Visual Impact Assessment has been found for Cumulative Project 3.

Host Area 3: Open Clay Vales (JMNP1 2020)

18. The implementation of the Proposed Development and Cumulative Project 3 would result in a larger area of agricultural land developed within host Area 3. It is noted that across both sites the majority of the characteristic landscape elements will be retained and enhanced and new tree belts proposed in line with the published landscape guidance.
19. Host Area 3 is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be medium at Construction and Year 1 reducing to low by Year 15.
20. The level of cumulative effects to Host Area 3: Open Clay Vales would be medium to long-term, permanent moderate adverse and **Significant** at Construction and Year 1 and long-term, permanent moderate/minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation.

Cumulative Project 5

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

21. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
22. The cumulative level of effect to Host LCA 12B: Avon Open Clay Vale would be medium-term, permanent moderate/ minor adverse and **Not Significant** at Construction and Year 1 and long-term, permanent minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation and comparable to the long term 'slight' effects reported for Cumulative Project 5.

Cumulative Project 6

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

23. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
24. The level of cumulative effects to Host LCA 12B: Avon Open Clay Vale would be medium to long-term permanent moderate/ minor adverse and **Not Significant** at Construction and Year 1 and long term, permanent minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation.

Cumulative Project 7

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

25. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
26. The level of in-combination effects to Host LCA 12B: Avon Open Clay Vale would be medium to long-term, permanent, moderate/ minor adverse and **Not Significant** at construction and Year 1 and long term, permanent minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation.

Cumulative Project 8

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

27. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
28. The level of cumulative effects to Host LCA 12B: Avon Open Clay Vale would be medium to long-term, permanent, moderate/ minor adverse and **Not Significant** at construction and Year 1 and long-term, permanent, minor adverse and **Not Significant** by year 15. This is in line with those reported for the Proposed Development in isolation and those reported for Cumulative Project 8.

Host LCA C1 Melksham Open Clay Vales (West Wiltshire LCA 2006 CBA) and Host Area 3: Open Clay Vales (JMNP1 2020)

29. The implementation of the Proposed Development and Cumulative Project 8 would result in a larger area of agricultural land being developed for suburban land uses within these relatively small host LCAs. It will extend residential built form and leave a smaller undeveloped gap

between the northern and southern areas of the LCAs. Whilst it is noted that across both sites the majority of the characteristic landscape elements will be retained and enhanced.

30. The LCAs are judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be medium at Construction and Year 1 reducing to low by Year 15.
31. The cumulative level of effect to Host LCA C1 Melksham Open Clay Vales and Host Area 3: Open Clay Vales would be medium to long-term, permanent moderate adverse and **Significant** at Construction and Year 1 and long-term, permanent minor/moderate adverse and **Not Significant** by year 15. This is in line with those reported for the Proposed Development in isolation as a result of the small increase in the quantum of built form.

Non-Host LCAs

32. The LVA for Cumulative Project 8 does not report on the non-host LCAs. Cumulative effects on the identified characteristics of the Non-Host LCAs are considered to be the same as those reported for the Proposed Development in isolation.

Cumulative Project 9

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

33. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
34. The level of cumulative effects to Host LCA 12B: Avon Open Clay Vale would be medium to long-term, permanent moderate/ minor adverse and **Not Significant** at Construction and Year 1 and long-term, permanent minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation and the same as those reported within the LVIA for Cumulative Project 9.

Host LCA C1 Melksham Open Clay Vales (West Wiltshire LCA 2006 CBA) and Host Area 3: Open Clay Vales (JMNP1 2020)

35. The implementation of the Proposed Development and Cumulative Project 9 would result in a larger area of agricultural land being developed for suburban land uses within these relatively small host LCAs. Whilst it is noted that across both sites the majority of the characteristic landscape elements will be retained and enhanced.
36. The LCAs are judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be medium at Construction and Year 1 reducing to low by Year 15.
37. The cumulative level of effect to Host LCA C1 Melksham Open Clay Vales and Host Area 3: Open Clay Vales would be medium to long-term, permanent moderate adverse and **Significant** at Construction and Year 1 and long-term, permanent minor/moderate adverse and **Not Significant** by Year 15. Effects are in line with those reported for the Proposed Development in isolation with LCA C1 not being assessed within the LVIA for Cumulative Project 9.

Cumulative Project 10

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

38. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.

39. The level of cumulative effects to Host LCA 12B: Avon Open Clay Vale would be medium to long-term, permanent moderate/ minor adverse and **Not Significant** at Construction and Year 1 and long-term, permanent minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation.

Host LCA C1 Melksham Open Clay Vales (West Wiltshire LCA 2006 CBA) and Host Area 3: Open Clay Vales (JMNP1 2020)

40. The implementation of the Proposed Development and Cumulative Project 10 would result in a larger area of agricultural land being developed for built form within these relatively small host LCAs. It is noted that across both sites the majority of the characteristic landscape elements will be retained and enhanced.
41. The LCAs are judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be medium at Construction and Year 1 reducing to low by Year 15.
42. The cumulative level of effect to Host LCA C1 Melksham Open Clay Vales and Host Area 3: Open Clay Vales would be medium to long term, permanent, moderate adverse and **Significant** at Construction and Year 1 and long-term, permanent, minor/moderate adverse and **Not Significant** by Year 15. Effects are in line with those reported for the Proposed Development in isolation.

Cumulative Project 11

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

43. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
44. The level of in-combination effects to Host LCA 12B: Avon Open Clay Vale would be medium to long-term, permanent, moderate/ minor adverse and **Not Significant** at Construction and Year 1 and long-term, permanent, minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation.

Host LCA C1 Melksham Open Clay Vales (West Wiltshire LCA 2006 CBA) and Host Area 3: Open Clay Vales (JMNP1 2020)

45. The implementation of the Proposed Development and Cumulative Project 11 would result in a larger area of agricultural land being developed for built form within these relatively small host LCAs. Whilst it is noted that across both sites the majority of the characteristic landscape elements will be retained and enhanced. The LCAs are judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be medium at Construction and Year 1 reducing to low by Year 15.
46. The cumulative level of effect to Host LCA C1 Melksham Open Clay Vales and Host Area 3: Open Clay Vales would be medium to long-term, permanent, moderate adverse and **Significant** at Construction and Year 1 and long-term, permanent minor/moderate adverse and **Not Significant** by Year 15. Effects are in line with those reported for the Proposed Development in isolation.

Cumulative Project 12

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

47. The LCA is judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
48. The level of cumulative effects to Host LCA 12B: Avon Open Clay Vale would be medium to long-term, permanent moderate/ minor adverse and **Not Significant** at Construction and Year 1 and long-term, permanent, minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation.

Cumulative Project 13

Host LCA 12B: Avon Open Clay Vale (Wiltshire LCA 2005 LUC)

49. The implementation of the Proposed Development and Cumulative Project 12 would result in a larger area of agricultural land being developed for suburban development within the host LCA 12B. It is noted that across both sites the majority of the characteristic landscape elements will be retained and enhanced and new tree belts proposed in line with the published landscape guidance. The LCA was judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be low at Construction and Year 1 reducing to very low by Year 15.
50. The level cumulative effects to Host LCA 12B: Avon Open Clay Vale would be medium to long-term, permanent moderate/ minor adverse and **Not Significant** at Construction and Year 1 and long-term, permanent minor adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation.

Host LCA C1 Melksham Open Clay Vales (West Wiltshire LCA 2006 CBA) and Host Area 3: Open Clay Vales (JMNP1 2020)

51. The implementation of the Proposed Development and Cumulative Project 13 would result in a larger area of agricultural land being developed for residential development within these relatively small host LCAs. Whilst it is noted that across both sites the majority of the characteristic landscape elements will be retained and enhanced, the management objectives of enhancing the landscape setting of Melksham will be lost within this location as it becomes part of Melksham.
52. The LCAs are judged to have a medium sensitivity in the baseline. The cumulative magnitude of change would be medium at Construction and Year 1 reducing to low by Year 15.
53. The cumulative level of effect to Host LCA C1 Melksham Open Clay Vales and Host Area 3: Open Clay Vales would be medium to long term, permanent moderate adverse and **Significant** at Construction and Year 1 and long-term, permanent minor/moderate adverse and **Not Significant** by Year 15. This is in line with those reported for the Proposed Development in isolation. The LVIA for Cumulative Project 13 assesses that there is a moderate-slight adverse effect (permanent and **Not Significant**) within the Site (Host Area 3) reducing to minimal neutral in the wider Host Area 3.

Visual Effects

54. There are six Cumulative Projects (1, 2, 8, 9, 10 and 13) which have been identified as sharing common visual amenity receptors.

Cumulative Project 1

Bridleway Reference MELW40/ Prater's Lane

55. At Construction, Year 1 and Year 15 it is considered that views of Cumulative Project 1 would be screened either by construction activities and built form within the Proposed Development or by mitigation planting. Therefore, it is considered that there would be no cumulative effects on Bridleway Reference MELW40.

Footpath reference MELW26

56. Cumulative Photoviewpoint EDP 1a and 1b are taken from Footpath Reference MELW26 and Cumulative Photoviewpoint EDP 2a and 2b are taken from the route to the south. It is possible that the route would be closed during construction and views of both projects would be seen in succession to the south. The cumulative magnitude of change is judged to be high. The overall cumulative level of effect is judged to be medium to long-term, permanent major adverse, which is **Significant**.
57. On completion, it is considered that views towards the Proposed Development from Footpath Reference MELW26 would be largely screened by residential built form and vegetation within Cumulative Project 1. Where receptors travel along the PRow to the south of Cumulative Project 1 it is considered that visual effects become sequential for receptors travelling north. The cumulative magnitude of change is judged to be high. The cumulative level of effect to receptors using Footpath Reference MELW26 would be in line with that reported for both projects, long-term, permanent, major adverse and **Significant** at Year 1.
58. By Year 15 it is considered that planting within the areas of open space along Clacker's Valley Park and the boundary of the Proposed Development will have established, reducing the combined visual effects. The cumulative magnitude of change would reduce to medium. The cumulative level of effect would reduce to long-term, permanent major/moderate adverse and **Significant** at Year 15. This is slightly higher than effects reported within the LVIA for Cumulative Project 1 and in line with those reported for the LVIA.

Bridleway reference MELW41/ Brown's Lane

59. Cumulative Photoviewpoint EDP 2a and 2b are taken from the route to the south. It is considered that if constructed concurrently there would be in-combination views of construction activity over an extensive horizontal extent. The cumulative magnitude of change would be high. The cumulative level of effect would be major adverse and **Significant**.
60. On completion, it is considered that views towards the Proposed Development from Footpath Reference MELW41 would be largely screened by residential built form and vegetation within Cumulative Project 1. Where receptors travel along the PRow to the south-east of Cumulative Project 1 it is considered that there will be an addition to the overall cumulative situation. The cumulative magnitude of change would be high. The cumulative level of effect would be medium to long-term, permanent major adverse and **Significant**.
61. By Year 15 it is considered that planting within the areas of open space along Clacker's Valley Park will have established, reducing the combined effects. The cumulative magnitude of change will reduce to medium. The levels of in-combination effect from the Proposed Development and Cumulative Project 1 to receptors using bridleway reference MELW41 would reduce to long-term, permanent major/moderate adverse and **Significant**.

Footpath Reference MELW27

62. It is possible that during Construction the route would be closed. On completion, it is considered that views towards the Proposed Development from Footpath Reference MELW27 would be largely screened by residential built form and vegetation within Cumulative Project 1. Therefore, no cumulative effects are identified.

Footpath Reference MELW30

63. At Construction and Year 1 the LVIA for Cumulative Project 1 states that views towards the Project will be open. It is considered that there will be combined in combination and in succession views for receptors moving north-west. The cumulative magnitude of change will be low, and level of cumulative effect would be medium to long-term moderate adverse and significant.
64. By Year 15, mitigation measures will have matured resulting in a diminished magnitude of change of very low. The cumulative level of effect would be in line with those reported for Cumulative Project 1: long term, permanent moderate/minor adverse and **Not Significant**.

A3102/ Sandridge Common

65. If constructed concurrently, it is considered that there would be localised cumulative effects on the road corridor as a result of construction activities. This would have a high cumulative magnitude of change, resulting in a moderate adverse level of effect that is **Significant**.
66. On completion, it is considered that there will be in combination and in succession views for receptors using the road. The cumulative magnitude of change will be high. The cumulative levels effect would be in line with those reported for the LVIA and Cumulative Assessment which conclude an overall medium to long-term, permanent, moderate adverse effect that is **Significant** at Year 1.
67. By Year 15, mitigation measures will have matured resulting in a diminished cumulative magnitude of change on receptors. The cumulative level of effect would be in line with those reported for the Proposed Development in isolation: long-term, permanent moderate/minor adverse and **Not Significant** at Year 15.

Residential Group 1: 288- 295 Sandridge Common

68. At Construction and Year 1, it is considered that views towards the Proposed Development from Residential Group 1 would be largely screened by activity and residential built form and vegetation within Cumulative Project 1. There would therefore be no cumulative effects.

Residential Group 2: Blackmore House and Farm

69. At Construction and Year 1 it is considered that there would be a cumulative change to the southern agricultural setting of Residential Group 2, although the immediate open setting will have been retained through careful design. The cumulative magnitude of change would be very high. The cumulative level of effect would be medium to long-term, permanent, substantial adverse and **Significant**, which is higher than the Proposed Development in isolation.
70. By Year 15, mitigation which includes areas of planting will have matured and will reduce the cumulative magnitude of change. The cumulative level of effect will reduce to long-term, permanent major/moderate adverse and **Significant**.

Footpath Reference BROM57/ MELW88 (3km+ to the north-west) (Within the SLA/ RPG)

71. It is considered that both Cumulative Project 1 and the Proposed Development would be discernible from a few limited locations along the ridges to the north-east including from Footpath Reference BROM57/ MELW8 and would be seen in combination. The cumulative magnitude of change would be imperceptible. This would give rise to a cumulative effect of long-term, permanent negligible and **Not Significant** at construction, Year 1 and Year 15. This is in line with the Proposed Development in isolation.

Cumulative Project 2

Bridleway reference MELW40/- Prater's Lane

72. Views towards Cumulative Project 2 will be obscured by the Proposed Development at construction and operation. And therefore, there is no cumulative effect.

Footpath reference MELW26

73. It is considered that the cumulative magnitude change on receptors using this footpath will be very small and that effects will be in line for the Proposed Development in isolation. Therefore, there is no cumulative effect.

Bridleway reference MELW41/- Brown's Lane

74. Receptors using Bridleway Reference MELW41 are closer to Cumulative Project 2 than the Proposed Development. Therefore, during the Construction Phase, they are likely to experience construction activities at close range as they pass adjacent to the Project. Views would both be in combination and in succession. The cumulative magnitude of change would be high which reduces to medium with distance from Snarleton Farm. The cumulative level of effect from the Proposed Development and Cumulative Project 2 would be higher than the Proposed Development in isolation: medium term, permanent, major adverse and **Significant**.
75. On completion, it is considered that views of both the Proposed Development and Cumulative Project 2 will be apparent, and that these cumulative views will both be in combination and in succession depending upon where receptors are along the path. The new commercial building will make a relatively minor addition to the cumulative situation as a result of its existing context as well as the foreshortening of the view for receptors moving west. The cumulative magnitude of change would reduce to medium, and the level of effect would be in line with that reported for the Proposed Development in isolation: medium term, permanent major/moderate adverse and **Significant** in Year 1.
76. At Year 15, in-combination views would become more filtered as a result of boundary enhancements within the Proposed Development. Therefore, at Year 15 the cumulative magnitude of change would reduce and the level of effects will reduce in line with those for the Proposed development in isolation: long-term, permanent moderate adverse and **Significant**.

Footpath Reference MELW27

77. If construction was concurrent receptors may experience views in succession only. The Cumulative Project is located to the south and would be filtered by intervening vegetation resulting in a small addition to the cumulative situation. The cumulative magnitude of change would be in line with that for the Proposed Development in isolation: medium, resulting in a level of effect that is major/moderate adverse and **Significant**.

78. On completion, it is considered that there will be no in combination views of both the Proposed Development and Cumulative Project 2, however there is the possibility for in succession cumulative views for those moving west. The new commercial building will make a relatively minor addition to the cumulative situation as a result of its existing context as well as the distance and intervening features that filter the view. There will be no cumulative effects with effects in line with the Proposed Development in isolation: medium to long-term, permanent major/moderate adverse and **Significant**.
79. At Year 15, cumulative views would become more filtered as a result of boundary enhancements. There will be no cumulative effects with effects in line with the Proposed Development in isolation: long-term, permanent moderate adverse and **Significant**.

Footpath Reference MELW22

80. If constructed concurrently there will be views with Cumulative Project 2 closer to the receptor than the Proposed Development. Cumulative views will be in combination and in succession although seen obliquely for most of the route. The cumulative magnitude of change would be medium, resulting in a major/moderate adverse level of effect that is significant. This is higher than the Proposed Development in isolation.
81. On completion, it is considered that views of both the Proposed Development and Cumulative Project 2 will be available and that these cumulative views will be in combination and in succession although seen obliquely for most of the route. The new commercial building will make a minor addition to the cumulative situation as a result of its existing context. The cumulative magnitude of change will be low. The level of effect would be in line with that reported for the Proposed Development in isolation: medium to long-term permanent, moderate adverse and significant in Year 1.
82. At Year 15, the Proposed Development would become more filtered as a result of boundary enhancements. Therefore, at Year 15 magnitude of changes and level of effect will reduce in line with those for the Proposed Development in isolation: long-term, permanent moderate/minor adverse and not significant.

Cumulative Project 8

A3102/- Sandridge Common

83. If constructed concurrently it is considered that there would be as a worst case scenario in combination, in succession and sequential views of construction activities which would impact on road users in both directions. The cumulative magnitude of change would at worst be very high, which is higher than that reported for the Proposed Development in isolation. The cumulative level of effect would be major/moderate adverse and **Significant**.
84. On completion, the combined developments would result in a minor alteration to the overall cumulative situation as the settlement edge of Melksham would be closer to receptors. Cumulative views would be both in-combination and in succession and there would be sequential views as receptors travel towards and away from Melksham. The cumulative magnitude of change would be in line with that reported for the Proposed Development in isolation: high, resulting in a medium to long-term, permanent moderate adverse level of effect that is **Significant**.
85. At Year 15, Cumulative Project 8 would become barely discernible due to maturation of landscape mitigation along the eastern boundaries. Therefore, at Year 15 the magnitude and

level of effects would have reduced in line with the Proposed Development in isolation: long-term, permanent moderate/- minor adverse and **Not Significant**.

Eastern Way

86. It is possible that receptors using Eastern Way would experience views of construction activities within Cumulative Project 8 and the Proposed Development in succession only when moving north. The localised cumulative magnitude of change would be high which is higher than that reported for the Proposed Development in isolation. The cumulative level of effect would be moderate adverse and **Significant**.
87. The LVIA for Cumulative Project 8 identifies views towards Cumulative Project from Eastern Way where it finds a that the Cumulative Project would form a new and recognisable element in the view. On competition, the combined developments would result in an alteration to the overall cumulative situation as the settlement edge of Melksham would be closer to receptors to the north and the Proposed Development would be glimpsed to the west. Combined views would be both in-combination and in succession. The cumulative magnitude of change would be medium in line with that reported for cumulative project 8 in isolation. This would result in medium to long term, permanent, moderate/minor adverse level of effect that is **Not Significant** in Year 1. This is slightly higher than for the Proposed Development in isolation.
88. By Year 15 the landscape proposals along both Cumulative Project 8 and the Proposed Development would have matured assisting in assimilating the proposals into the surrounding context. The cumulative magnitude of change and level of effect would reduce in line with that reported for Cumulative Project 8 in isolation: long term, permanent, minor adverse and **Not Significant** at Year 15. This is higher than for the Proposed Development in isolation.

Footpath Reference MELW26

89. The LVIA for Cumulative Project 8 identifies views towards Cumulative Project from Footpath Reference MELW26 where it finds a that the Cumulative Project would be largely screened by intervening built form and landscape features. Construction related activities and the site at operation would result in a minor alteration to the overall cumulative situation. It is concluded therefore that there would be no cumulative magnitude of change. The level of effect would be in line with that reported for the Proposed Development in isolation.

Cumulative Project 9

Bridleway reference MELW41/- Brown's Lane

90. If construction was undertaken concurrently, it is considered that views of construction activities will be available in winter months, and that these cumulative views will only be in succession as a result of the locations of the sites to the north and south of the Bridleway. The cumulative magnitude of change would be medium, and levels of effect would be major/moderate adverse and **Significant** . This is in line with that reported for the Proposed Development.
91. It is noted within the LVIA for Cumulative Project 9 that the roofscape may be visible in winter months but not visually prominent. Views would be in succession only. The cumulative magnitude of change would be medium, and levels of effect would be medium to long-term, permanent major/moderate adverse and **Significant** . This is in line with that reported for the Proposed Development.

92. At Year 15, views would become more filtered as a result of boundary enhancements along the boundaries of the Proposed Development. The cumulative magnitude of change would reduce to low, and levels of effect would be long term, permanent, moderate adverse and **Significant** . This is in line with that reported for the Proposed Development.

Footpath Reference MELW26

93. The LVIA for Cumulative Project 9 identifies extremely limited views from Footpath Reference MELW26 where it finds a that the Cumulative Project would be largely screened by intervening built form and landscape features. Construction related activities and the site at operation would result in a minor alteration to the overall cumulative situation. It is concluded therefore that there would be no cumulative magnitude of change. The level of effect would be in line with that reported for the Proposed Development in isolation, see Cumulative Photoviewpoint 1a and 1b.

Users of the PRoW network on elevated ridges to the south including Bridleway/- Footpaths on ridge to the south including SEEN6

94. The LVA for Cumulative Project 9 identifies that there may be views from Seend Cleeve. Views towards Cumulative Project 9 are at some distance and are physically separated from the Proposed Development but may be glimpsed in occasional oblique views from Bridleway/Footpath SEEN6 represented by PVP EDP 15. At Construction and Operation, the Cumulative Project would result in a minor alteration to the overall cumulative situation. Cumulative views would be in-combination. The cumulative magnitude of change would be very low resulting in medium to long-term, permanent moderate/minor adverse levels of effects at Construction and Year 1 falling to long-term, permanent minor adverse by Year 15. This is **Not Significant** .

Cumulative Project 10

Bridleway reference MELW40/- Prater's Lane

95. The LVA for Cumulative Project 10 identifies 'heavily restricted views' towards the Project from Bridleway reference MELW40/- Prater's Lane It is considered that views will be screened by Construction and Operation within the Proposed Development. It is concluded therefore that there would be no cumulative magnitude of change. The level of effect would be in line with that reported for the Proposed Development in isolation.

Users of the PRoW network on elevated ridges to the south including Bridleway/- Footpaths on ridge to the south including SEEN6

96. Views towards Cumulative Project 10 are at some distance (1.8km) and are physically separated from the Proposed Development. The projects would be seen in occasional oblique views from Bridleway/- Footpath SEEN6 represented by Photoviewpoint EDP 15 and as a result of the 16m height of the Cumulative Project it is considered that there would be an addition to the cumulative scenario. Cumulative views would be in-combination. The cumulative magnitude of change would be low at Construction and Year 1 resulting in medium to long-term, permanent moderate adverse level of effects at Construction and Year 1 which is **Significant**. This is higher than the Proposed Development in isolation.

- 8.4 As mitigation proposals take effect the cumulative magnitude of change would reduce to low resulting in long-term, permanent moderate/minor adverse level of effects at Year 15 which is **Not Significant**. This is higher than the Proposed Development in isolation.

Cumulative Project 13

Bridleway reference MELW40/- Prater's Lane

97. Views towards Cumulative Project 13 would be obscured by the Proposed Development at Construction and Operation.
98. There would therefore be no cumulative magnitude of change. The levels of cumulative effect would be in line with that report for the Proposed Development in isolation.

Bridleway reference MELW41/- Brown's Lane

99. If construction were to take place concurrently, it is considered that there would be views of construction activities within the Proposed Development and Cumulative Project 13 in succession and in combination, see Cumulative Photoviewpoint EDP 2a and 2b. It is noted within the LVIA for Cumulative Project 13 that there will be a small-medium scale of effect. The cumulative magnitude of change would be high, resulting in a major adverse level of effects, which is **Significant** and is higher for the Proposed Development in isolation.
100. On completion, it is considered that views of both the Proposed Development and Cumulative Project 13 would be available from this route. Views are likely to be both in succession and in combination, see Cumulative Photoviewpoint EDP 2a and 2b. The cumulative magnitude of change would be medium, resulting in a medium to long-term, permanent major/moderate adverse level of effects, which is **Significant** and is in line with the Proposed Development in isolation.
101. At Year 15, views would become more filtered as a result of boundary enhancements along the boundaries of the Proposed Development and Cumulative Project 13. The cumulative magnitude of change would reduce to low, resulting in long-term, permanent moderate adverse level of effects, which is **Significant** and is in line with the Proposed Development in isolation.

Footpath reference MELW26

102. At Construction, it is considered that views of construction activity within Project 13 would be 'small' in scale and filtered by intervening vegetation. Views would be in combination and in succession for those moving south, depending on where receptors are along the path although seen obliquely. If constructed concurrently receptors would have in succession views of taller machinery such as cranes. The cumulative magnitude of change would be high, resulting in major adverse level of effects, which is **Significant** and is in line with the Proposed Development in isolation.
103. Views would be in combination and in succession for those moving south, depending on where receptors are along the path although seen obliquely. The cumulative magnitude of change would be high, resulting in medium, to long-term, permanent, major adverse level of effects, which is **Significant** and is in line with the Proposed Development in isolation.
104. At Year 15, views would become more filtered as a result of boundary enhancements along the boundaries of the Proposed Development as well as those along the boundaries of Cumulative Project 13. The cumulative magnitude of change would reduce to medium, resulting in long-term, permanent, major/moderate adverse level of effects, which is **Significant** and is in line with the Proposed Development in isolation.

Footpath reference MELW22

105. At construction, it is considered that there will be open views of construction activities where receptors cross the Cumulative Project. To the east of Cumulative Project 13 it is considered that receptors would have combined in succession views of construction activities with Cumulative Project 13 forming the main focus in the view. The cumulative magnitude of change would therefore be high, resulting in major adverse levels of effect that are **Significant** and higher than the Proposed Development in isolation.
106. On completion, it is considered that where the footpath passes through Cumulative Project 13 that views will be screened towards the Proposed Development. To the east of Cumulative Project 13 it is considered that receptors would have combined in succession views of the sites with Cumulative Project 13 forming the main focus in the view. The cumulative magnitude of change would therefore be medium, resulting in medium to long-term, permanent major/moderate adverse levels of effect that are **Significant** and higher than the Proposed Development in isolation.
107. At Year 15, views would become more filtered as a result of boundary enhancements along the boundaries of the Proposed Development as well as those along the boundaries of Cumulative Project 13. The cumulative magnitude of change would therefore be low resulting in long-term, permanent moderate adverse levels of effect that are **Significant** and higher than the Proposed Development in isolation.

Eastern Way

108. On completion, it is considered that views towards the Proposed Development will be screened for those travelling north by Cumulative Project 13. However, there may be in succession cumulative views for receptors travelling south that are oblique and fleeting. Overall, it is considered that there would be negligible cumulative magnitude of change and levels of cumulative effect would be in line with that report for the Proposed Development in isolation.

Users of the PRoW network on elevated ridges to the south including Bridleway/ Footpaths on ridge to the south including SEEN6

109. The LVIA for Cumulative Project 13 identifies that the routes along the Seend ridgeline experience views towards Cumulative Project 13. However, there will be no discernible change to the visual context, and the Project will be perceived as part of the settled landscape resulting in a minimal cumulative effect. At construction, Year 1 and Year 15 it is therefore considered that there will be no cumulative effects above the effects identified for the Proposed Development in isolation.