

Damask Way, Warminster

Landscape and Visual Impact Assessment

Undertaken by Clifton Emery design Ltd
April 2026

Report number	Status	Date	Revision	Author / checked
240707 R 02	PLANNING	April 2026	-	AP / PR

Foreword

The assessment has been undertaken using a methodology based on guidance set out in the Third Edition of the Guidelines for Landscape and Visual Impact Assessment (GLVIA3) published jointly by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. It also draws on subsequent publications such as ‘An Approach to Landscape Character Assessment’ from Natural England (2014), and has been refined and developed over a number of years to reflect emerging best practice, and tested through the planning appeal process.

A copy of the methodology can be found in Appendix A.

The report has been prepared by Clifton Emery design in collaboration with Tapestry, a landscape architecture practice with extensive experience in the production of Landscape and Visual Assessments. It has been undertaken by, or under the guidance of, a suitably qualified and experienced Chartered Landscape Architect. Guidance emphasizes the responsibility of the landscape professional carrying out the assessment to ensure that the approach and methodology is appropriate for the particular development to be assessed.

The level of detail that has been provided is considered suitable to reasonably assess the likely significant effects of the proposed development, and in line with GLVIA3 guidance is considered to be appropriate and proportional to the scale and type of the development proposed. The assessment should be read alongside all the technical reports and other planning application materials.

Part 1: Landscape Baseline

1.0 Setting out the site context

1.1 Introduction

- 1.1.1
- This Landscape and Visual Impact Assessment has been undertaken by Clifton Emery Design as part of an iterative design process, to accompany a outline planning application for up to 49 dwellings with all matters reserved, except for access.
- 1.1.2
- The proposed development for up to 49 dwellings is situated on 3,51ha of land, to the east of Damask Way, Warminster. The proposal includes 30% affordable housing.
- 1.1.3
- Warminster lies in the south-west of the county of Wiltshire on the edge of Cranbourne Chase and West Wiltshire Downs National Landscape (around 1km south). The site lies just over 2km from the Salisbury Plain and is located approximately 3km away from the Grade I listed Longleat Park and Garden.

1.2 Report Overview

- 1.2.1
- Following the establishment of landscape and visual baseline conditions, this report will set out the proposed development characteristics, the likely visual and landscape effects from development and will conclude by summarizing report findings and ongoing considerations.
- 1.2.2
- As part of the visual analysis, a desktop study is used to establish a Zone of Theoretical Visibility (ZTV) which is the area from which the development is theoretically visible. The ZTV is then tested during field visits, where a number of identified key representative viewpoints are photographed and the visual impact of the scheme assessed. Based on the local topography and the scale of the proposed development, a ZTV with a 5km radius from the approximate site centre has been identified as being a suitable study area for the visual assessment of the proposed development.
- 1.2.3
- Photographs are intended to be illustrative and are not meant to replace the experience of visiting the viewpoints in person.

1.3 Site Context

- 1.3.1
- The site lies in the south of Warminster, which is a town in southwest Wiltshire, located approximately 21 miles north of the city of Salisbury. Warminster was founded by Anglo-Saxons in 10th century and was named after the river Were upon which it was built.
- 1.3.2
- Warminster sits within the confines of Wiltshire County Council and Warminster Town Council. Warminster is split up into four distinctive Wards made up of 13 councillors. Each Ward is named after their respective location within Warminster.
- 1.3.3
- The historic market town includes 3 separate parish churches (of which all are listed buildings). Minster St Denys Church (listed Grade II*) was built in the 11th century before being restored in the 14th and 18th centuries. As Warminster grew, two more churches, Christ Church and St John’s Church, were built in the 19th century to account for the growing population. The growing population was largely due to the industrial centres based in and around Warminster ranging from agricultural practices in farming and malting to large iron forges.
- 1.3.4
- The site lies within the Broadway Ward in south-west Warminster. As such, the site, like Warminster, is situated within an area of which higher elevated land should make the site visible. However, the site is surrounded by mature vegetation, hedgerows and trees from the north, east and south as well as existing housing to the west. This not only aids in limiting visibility from the higher areas surrounding the site but also from the wider Damask Development to the west and northwest.

1.4 Previous Consent

- 1.4.1
- The site was previously subject to an outline planning approval with conditions for up to 28 dwellings to be built with all matters reserved except access (Ref: 17/12348/OUT).
- 1.4.2
- A Reserved Matters Application (with conditions) was approved by Warminster Council in 2019 (Ref: 19/04677/DOC).

1.5 Planning Guidance

Wiltshire Local Plan

- 1.5.1
- The development plan includes the Wiltshire Core Strategy and Wiltshire Site Housing Allocations Plan. The Damask Way site is not allocated for housing although Warminster is Identified as a location for additional housing.
- 1.5.2
- In March 2026, government planning inspectors requested Wiltshire Council to withdraw their updated Local Plan.

Warminster Neighbourhood Plan

- 1.5.3
- The Warminster Neighbourhood Plan includes the following aims, in relation to the built environment and housing:
 - Aim 1: Sustainable growth that balances the needs of the whole community.
 - Aim 2: Availability of new housing that helps achieve a balanced and diverse population.
 - Aim 3: A spread of new developments around the town to avoid imbalance caused by significant development in one area.
 - Aim 4: New housing to be appropriately and sympathetically integrated with the existing infrastructure of the town.
 - Aim 5: New housing to be appropriately and sympathetically integrated with the existing infrastructure of the town.
 - Aim 6: The highest sustainable standards in housing design and construction.
 - Aim 7: Conservation and enhancement to the local environment, including access to the surrounding countryside and leisure facilities.
 - Aim 8: Encouragement of ‘routedness’(These aims do not represent policy requirements)
- 1.5.4
- The site was not identified in the Neighbourhood Plan.
- 1.5.5
- Work is underway on an updated Neighbourhood Plan but there is no time-scale for adoption.

1.6 Public Rights of Way (PROWs)

- 1.6.1
- The PROW WARM53 runs through the site. Development on the site would directly impact WARM53.

1.7 National Landscape Character

- 1.7.1
- The site lies within the Blackmoor Vale and Vale of Wardour NCA - 133.
- 1.7.2
- The Blackmoor Vale and Vale of Wardour, 2014 sets out the following areas of special character and special landscape character, which it invites development proposals to address.
- 1.7.3
- The NCA’s special characteristics (p. 7) are categorised as: “...lush, remote and intensely rural in character. The landscape has various cultural heritage and National and International sites of importance such as Royal Forests of Selwood and Gillingham.”
- 1.7.4
- The document states “To the south and east the National Character Area (NCA) is bounded by the Dorset Downs and Cranborne Chase and the Salisbury Plain and West Wiltshire Downs NCAs. The scarps of these great Chalk masses form the backdrop to many views within the NCA, and the lowland of the Blackmore Vale affords long, wide vistas to the ridges and hills of the Yeovil Scarplands NCA and the Blackdowns NCA – and beyond...” “... The complex geology of the Vale of Wardour reflects and complements at a smaller scale many of the geological exposures to be found on the Jurassic Coast, from Mid-Jurassic clays to the Chalk of the Cretaceous. Stone from Ham Hill, in the Yeovil Scarplands NCA, is often found in high-status buildings in the NCA.” (p.5 133: Blackmore Vale and Vale of Wardour).
- 1.7.5
- It is an isolated and unspoilt rural area full of human history from thousands of years ago to present day mixed with irregular field designations, small villages and hamlets, complex geology, broken limestone ridges and valleys, fragmented semi-natural habitats of small, damp grasslands and scrub alongside a variety of local building techniques and materials (p.6).
- 1.7.6
- It is understood that the Management Plan for the site lies within the Cranbourne Chase and West Wiltshire Downs. A new Management Plan for the period 2025-2030 is currently in preparation, and a consultation draft was published in mid-late 2025.



Figure 1: Site Location Context Plan

- Site boundary
- Public Rights of Way (PROWs)
- Footpaths
- Bridleways
- National Cycle Route
- National Trail (South West Coastal Path)
- Common Land (CROW, 200)
- Ordnance Survey Open Green Spaces (2022)
- Allotments or Community Growing Facility
- Bowling Green
- Cemetery
- Golf Course
- Other Sports Facilities
- Play Space
- Playing Field
- Public Park or Garden
- Religious Grounds
- Tennis Court



Part 1: Landscape Baseline

1.8 Local Landscape Character Assessment

- 1.8.1The site appears to be most representative of the Longleat Greensand Hills Landscape Character Area (F5, within The Wiltshire Council Landscape Character Assessment, 2006).
- 1.8.2Key characteristics of the Longleat Greensand Hills Landscape Character Area are:
 - The series of eroded Upper Greensand Hills, creating a sinuous escarpment and containing some deep valleys.
 - The hills surrounded by deciduous woodland and coniferous plantations.
 - Neatly laid hedges, tree clumps, avenues and grazing animals associated with private estates, contributing to the scenic beauty of the area.
 - Fields are predominantly small and of an irregular form - indicative of early enclosure.
 - The extensive landscaped parks, ponds and lakes surrounding Longleat House.
 - A wide range of habitat types including wet woodland, unimproved chalk grassland and ancient woodland, with several designated nationally important wildlife sites.
 - Pockets of dense development occur in the shelter of the deep valleys that cut through the Upper Greensand.
 - Longleat House and Park is an important tourist attraction along with the Centre Parcs Holiday Village.
 - There is a peaceful landscape with great variety at the small scale, but with an overall unified character.
 - The River Wylye watercourse - which is a tributary of the Hampshire Avon and is designated as a Special Area of Conservation (SAC).
- 1.8.3The overall strategy for the area is to conserve the woodland, parkland and the mosaic of pastures and meadows through:
 - Sensitive forestry practices, such as those that conserve the remaining deciduous woodlands to monitor the invasion of exotic species and encourage a healthy new generation of woodland trees.
 - Resisting the urbanisation of the country lanes or excessive signage that detracts from the rural character of the area. Consider the use of signage that fits with the rural character of the landscape.
 - Ensuring that new development does not affect the character of hamlets and villages and does not impinge upon the setting of Longleat.
 - Protect the nature conservation value of the River Wylye.
 - Monitor the effects of incremental, small scale change in the built environment and minimise the impact of development through the use of design guidance.
 - Conserve and protect the remnant semi-natural habitats including the wetland habitats on the valley floor and isolated areas of hay meadow. Opportunities to restore and extend these rare habitats should be considered.

- Encourage management of parkland and designed landscapes that are characteristic of the area.
 - Promote sustainable management of recreation.
- 1.9 Conservation Area
- 1.9.1The site does not fall within any designated conservation areas. The closest is Warminster Conservation Area, located approximately 450m north of the site.
- 1.10 Listed Buildings and Scheduled Monuments
- 1.10.1There are no listed buildings or structures within the site.
- 1.10.2There are several listed buildings, within 0.5km of the site. The most notable buildings, in close proximity to the site are:
 - Turnpike Cottage (Grade II listed), located approximately 65m from the site.
 - 5 and 6 Marsh Street (Grade II listed), located approximately 1,054m from the site.
 - Christ Church (Grade II listed), located approximately 608m from the site.
- 1.10.3There are no Scheduled Monuments within 1km of the sites extent. The nearest scheduled monuments are:
 - “Robin Hood’s Bower” earthwork enclosure in Southleigh Wood, a sub rectangular, prehistoric earthwork enclosure located approximately 1.7km from the site.
 - “King Barrow”, an ancient burial ground thought to be over 5,000 years old from the neolithic period is 2.15km from the site.
 - “A Pair of Bowl Barrows”, are ancient burial sites thought to be around 4000 years old from the neolithic period and is 1.4km from the site.
- 1.11 Tree Preservation Orders
- 1.11.1There are no known Tree Preservation Orders (TPOs) on the site. However, many of the trees along the boundary of the site are protected by TPOs.
- 1.11.2The sites boundary trees are protected by TPOs and as such permission must be gained before the pruning or felling of any tree. Wiltshire County Council state that this must be in the form of a formal application submitted to the council and no work must be carried out until the applications have been determined:
 - “Requests to fell or carry out pruning works to protected trees must be submitted to the council in the form of a formal application detailing the work that you

- would like to undertake. This application should include a site plan of the property/area in question (hand drawn plans are acceptable) and a clear indication of the work proposed. No work should be carried out until the applications have been determined.” (Wiltshire Council, 2025)
- 1.12 Sites of Special Scientific Interest (SSSI)
- 1.12.1There are no SSSI within 1km of the site. Salisbury Plain is the nearest SSSI, lying approximately 2.3km north east of the site.
- 1.12.2The Scratchbury and Cotley Hills lie approximately 3km to the east of the nearest site edge.
- 1.13 Nature Reserves and Other Areas of Note
- 1.13.1The site does not fall within any local or national nature reserves. However, Smallbrook Meadows Nature Reserve lies 100m north of the Site. The Site also sits approximately 80m away from the River Wye, a Special Area of Conservation.
- 1.13.2Woodcroft Wood is the closest Ancient Woodland to the site with its closest location to the site boundary being 600m away from the site.
- 1.14 Topography
- 1.14.1The site sits within the contour bands ranging from 110 - 130m AOD, with it’s highest point lying to the centre of the site, abutting existing housing to the west.
- 1.14.2There are several areas of elevated land surrounding Warminster - from which longer distance views may be possible. However, woodland belts tend to divide the landscape to the south and there is expansive woodland within / surrounding Longleat Park to the south east, which is likely to limit views from this landscape.
- 1.14.3There is greater potential for views to the north east. The Salisbury Plains are a more exposed landscape and are made up of large areas of Calcareous Grassland. However, the foreground building of Warminster may help to make the site area less visible.
- 1.15 Priority Habitat Areas
- 1.15.1There are no Priority Habitats located on the site however, a Deciduous Woodland is located on the south eastern border of the site.

1.16 Agricultural Land Classifications

- 1.16.1The site is classified as Grade 4, the lowest Agricultural Land Classification.

Figure 2: Landscape Planning Designations

- Site boundary
- National Landscape (Cranborne Chase)
- Site of Special Scientific Interest (SSSI)
- Local Nature Reserve
- Conservation Areas
- Scheduled Monument
- Registered Park and Garden (Historic England)
- Listed buildings
- Grade I
- Grade II *
- Grade II
- Additional environmental designations
- Flood Zone 2 (Environment Agency)

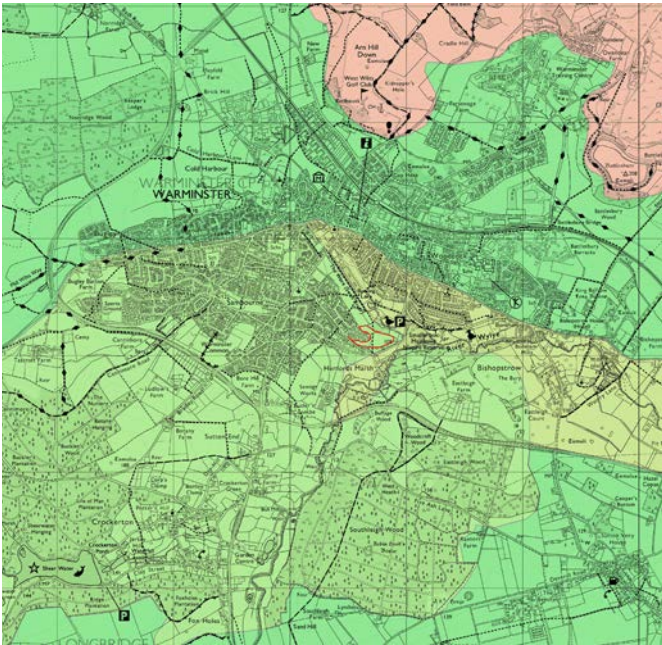


Figure 3: National Character Areas England (NCA England)

- Site boundary
- Chalk River Valley
- Greensand Terrace
- High Chalk Plain
- Wooded Greensand Hills



Part 1: Landscape Baseline

1.17

Landscape Receptor Assessment

Introduction

- 1.17.1
- In accordance with GLVIA3, the landscape baseline is structured around three distinct but interrelated receptor groups:
- 1)
- Landscape Character (the overall combination of elements, patterns and qualities that define the landscape);
- 2)
- Landscape Features and elements (the individual physical components of the landscape); and
- 3)
- Landscape Qualities (Perceptual and experiential aspects which inform how the landscape is experienced, including factors such as tranquillity, enclosure and sense of place).
- 1.17.2
- As per the methodology (see Appendix A) four Landscape Receptors have been identified and assessed: Landscape Designations, Landscape Character, Landscape Value and Landscape Features.
- 1.17.3
- This approach ensures that both the physical composition of the site and its experiential qualities are robustly understood and provides a clear basis for subsequent assessment of effects

Landscape Character

- 1.17.4
- At a National Level, the site sits within the Blackmoor Vale and Vale of Wardour National Character Area (NCA 133) while at a district level (Wiltshire) it is within the Longleat Greensand Hills Landscape Type. These frameworks identify a landscape typically characterised by undulating landform, a mosaic of pasture and woodland, and a varied and often enclosed rural structure.
- 1.17.5
- At the site level, the landscape reflects a transitional urban–rural fringe condition associated with the edge of Warminster. The site occupies a valley position, with some visual relationship to surrounding ridges and areas of higher ground and is influenced by the presence of woodland blocks and tree cover within the wider landscape.

- 1.17.6
- However, the degree to which the defining characteristics of the wider landscape are expressed within the site is limited. In particular, the site does not display a strong or intact hedgerow structure and the influence of adjacent residential development along the western boundary is notable - movement and activity associated with the settlement edge reduce rural character, and the site does not exhibit a strong sense of tranquillity or remoteness.
- 1.17.7
- It does not strongly reflect the more intact or representative examples of the landscape character area and instead reads as part of the settlement edge of Warminster. The Site is also close to, but outside of, the National Landscape, and it does not demonstrate any of the National Landscape’s special qualities such as “Lush”, “Remote” or “Intensely Rural” – partly because it is located abutting existing housing on the edge of Warminster, one of the larger towns in Wiltshire.
- 1.17.8
- Overall, landscape character is assessed as being of **Medium** value.
- 1.17.9
- In terms of susceptibility, it is recognised that the site forms part of a settlement edge landscape, already influenced by adjacent residential development and associated movement and activity. As such, the character of the site is not strongly defined by intact rural qualities or high scenic coherence. This existing urban edge context indicates that the landscape is already undergoing change and is not wholly rural in character. The site also demonstrates limited expression of key characteristics of the wider NCA and local landscape type at the site level and the site reads as visually and functionally associated with Warminster, rather than as part of the open countryside.
- 1.17.10
- These factors indicate that the landscape has a moderate ability to accommodate change, particularly where development responds appropriately to the settlement edge condition and retains elements of the wider landscape framework (e.g. vegetation structure and landform). However, susceptibility is not negligible. The site still contributes to the transition between built form and open countryside, and inappropriate development could erode this role.
- 1.17.11
- Overall, therefore, the susceptibility of landscape character is assessed as **Medium**.

- 1.17.12
- Combining **Medium** Value with **Medium** Susceptibility, Landscape Character is assessed as having **Medium** Sensitivity to the proposed development.

Landscape Features and Elements

- 1.17.13
- The site contains a relatively limited range of landscape features, both in terms of variety and distinctiveness. The principal elements within the site comprise the mature boundary vegetation - including trees and shrubs - which provide partial enclosure and contribute to local landscape structure. There is also a single mature tree within the field parcel itself.
- 1.17.14
- Beyond the site boundary, there are areas of woodland and tree cover, some subject to Tree Preservation Orders (TPOs), which contribute to the wider landscape framework but are not defining features of the site itself.
- 1.17.15
- A Public Right of Way (PRoW) traverses the site - running north – south across the centre – and this is the most notable feature in terms of recreational and experiential value, providing public access through the site and contributing to local connectivity. However, the overall assemblage of features is limited and lacks strong distinguishing characteristics, and there is no clear evidence of active agricultural management or a well-defined field pattern that would reinforce landscape structure.
- 1.17.16
- In addition, the condition and coherence of features are influenced by the site’s edge-of-settlement context, with adjacent development reducing the perception of a cohesive rural landscape.
- 1.17.17
- Landscape features are therefore assessed as being of **Medium–Low** value.
- 1.17.18
- In susceptibility terms, the PRoW is inherently susceptible, as it is a fixed feature with recreational and experiential importance, and its function and setting could be affected by development. Boundary vegetation and trees also have some susceptibility, particularly where they contribute to containment or local character, however, the overall feature set is not extensive or rare, and there is limited evidence of strong or intact landscape structure that would be highly sensitive to change.

- 1.17.19
- There is therefore scope for accommodation of development, provided that key features (particularly the PRoW and boundary vegetation) are retained, integrated, and appropriately buffered.
- 1.17.20
- Overall, susceptibility of landscape features is assessed as **Medium–Low**.
- 1.17.21
- Combining **Medium–Low** Value with **Medium–Low** Susceptibility, Landscape features are assessed as having **Medium–Low** Sensitivity to the proposed development.
- Landscape Qualities
- 1.17.22

The perceptual qualities of the site are strongly influenced by its location on the edge of Warminster and its relationship with adjacent development. There is a limited sense of tranquillity, with noise and activity arising from nearby roads and residential areas and the Site has a transitional character, reading as neither fully rural nor fully urban. It does have a degree of visual openness, allowing views towards surrounding landform and higher ground, but this means that it also has a weakened sense of remoteness or isolation, due to the proximity and visibility of built form and movement corridors.

1.17.23

While there are some experiential qualities associated with the wider landscape — particularly in longer-distance views and the presence of surrounding woodland — these are not strongly expressed within the site itself.

1.17.24

The presence of the PRoW introduces a degree of public interaction and experiential value; however, the overall perceptual experience is influenced by urban edge effects and does not reflect the more tranquil or strongly rural qualities associated with the wider landscape.

1.17.25

Perceptual qualities are therefore assessed as being of **Medium–Low** value.

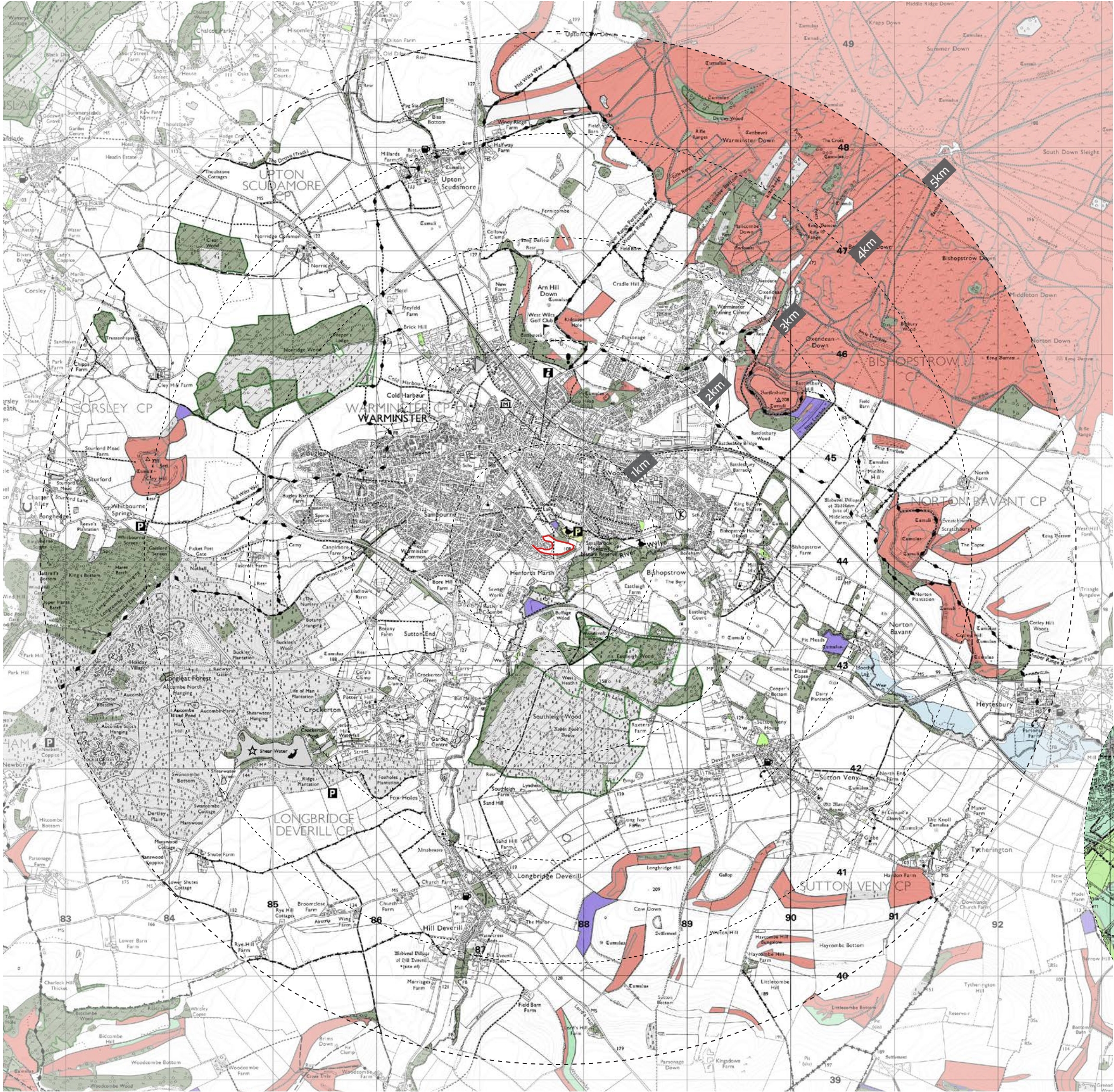
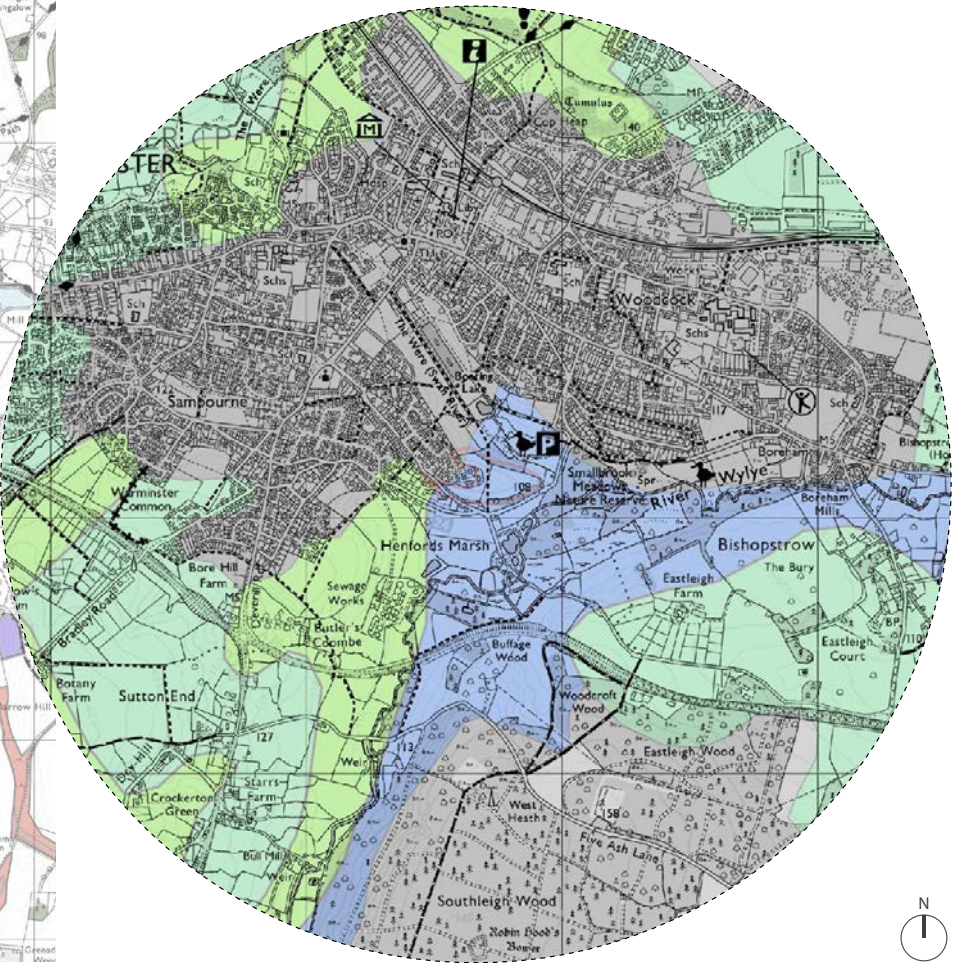


Figure 4: Additional Environmental Areas

- Site boundary
- Priority Habitats (Natural England)
 - Coastal and Floodplain Grazing Marsh
 - Deciduous Woodland
 - Good Quality Semi Improved Grassland
 - Lowland Calcareous Grassland
 - Lowland Fens
 - Lowland Meadows
 - Traditional Orchards
- Ancient Woodland (Natural England)

- Figure 5: Agricultural Land Classification Grades (ALC, Natural England)
- Grade 1
 - Grade 2
 - Grade 3
 - Grade 4
 - Non Agricultural
 - Urban



Part 1: Landscape Baseline

- 1.17.26

In assessing susceptibility, it is recognised that perceptual qualities of the site are already materially influenced by urban edge conditions, including noise, movement, and the presence of adjacent built form. This results in a limited baseline tranquillity, meaning that there is less scope for this quality to be significantly diminished. There is also an existing perception of the site as a transitional landscape, rather than a strongly rural or isolated environment, but the presence of the PRoW - where user experience could be affected – is acknowledged. This would particularly be in terms of openness and relationship to built form.
- 1.17.27

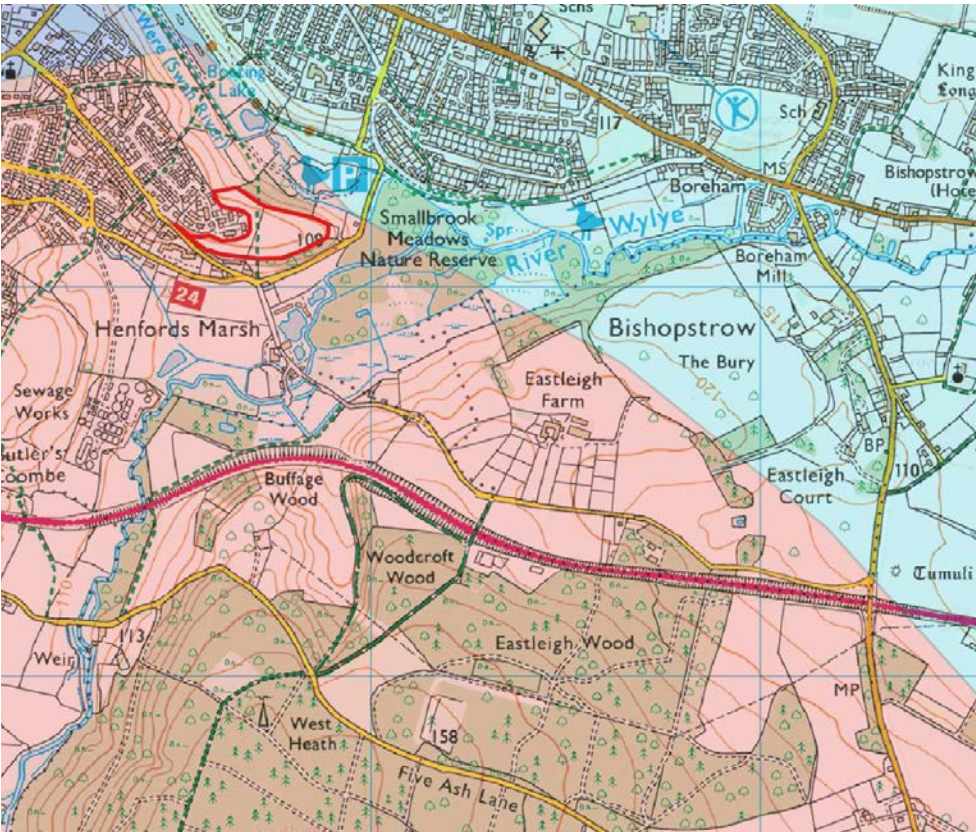
Overall, the site’s perceptual qualities are not highly sensitive in absolute terms, as they are already moderated. However, there remains some susceptibility, particularly in relation to the experience of users of the PRoW and the perception of the settlement edge.
- 1.17.28

Susceptibility of perceptual qualities is therefore assessed as **Medium - Low**.
- 1.17.29

Combining **Medium-Low** Value with **Medium-Low** Susceptibility, Landscape Qualities are assessed as having **Medium-Low** Sensitivity to the proposed development.
- 1.17.33

Tranquillity and rural character are reduced by adjacent development and activity, resulting in a transitional and influenced landscape experience.
- 1.17.34

The site is therefore best understood as a landscape of moderate sensitivity overall, where the primary constraint lies in the role of the site as part of the settlement edge and transition to open countryside, and where individual features and perceptual qualities are less sensitive, reflecting their limited distinctiveness and the influence of existing development.



Site boundary

Figure 6: National Character Areas

Avon Vales
Blackmoor Vale and Vale of Wardour
Salisbury Plain and West Wiltshire Downs

Landscape Baseline-Assessment Overview

- 1.17.30

The site comprises a transitional landscape at the urban edge of Warminster, where the influence of existing development moderates both the physical and perceptual expression of the wider rural landscape.

Landscape Character	Medium Value	Medium Susceptibility	Medium Sensitivity
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- 1.17.31

The site lies within a recognised national and local character framework but only partially expresses its defining characteristics due to urban edge influences.

Landscape Features	Medium - Low Value	Medium - Low Susceptibility	Medium - Low Sensitivity
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- 1.17.32

The site contains a limited range of features, with the PRoW representing the most notable element, but lacks strong structure or distinctiveness.

Landscape Qualities	Medium - Low Value	Medium - Low Susceptibility	Medium - Low Sensitivity
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Receptor	Value	Susceptibility	Sensitivity
Landscape Character	Medium - Low	Low	Medium / Low
Landscape Features	Medium - Low Value	Medium - Low Susceptibility	Medium - Low Sensitivity
Landscape Value	Medium - Low Value	Medium - Low Susceptibility	Medium - Low Sensitivity



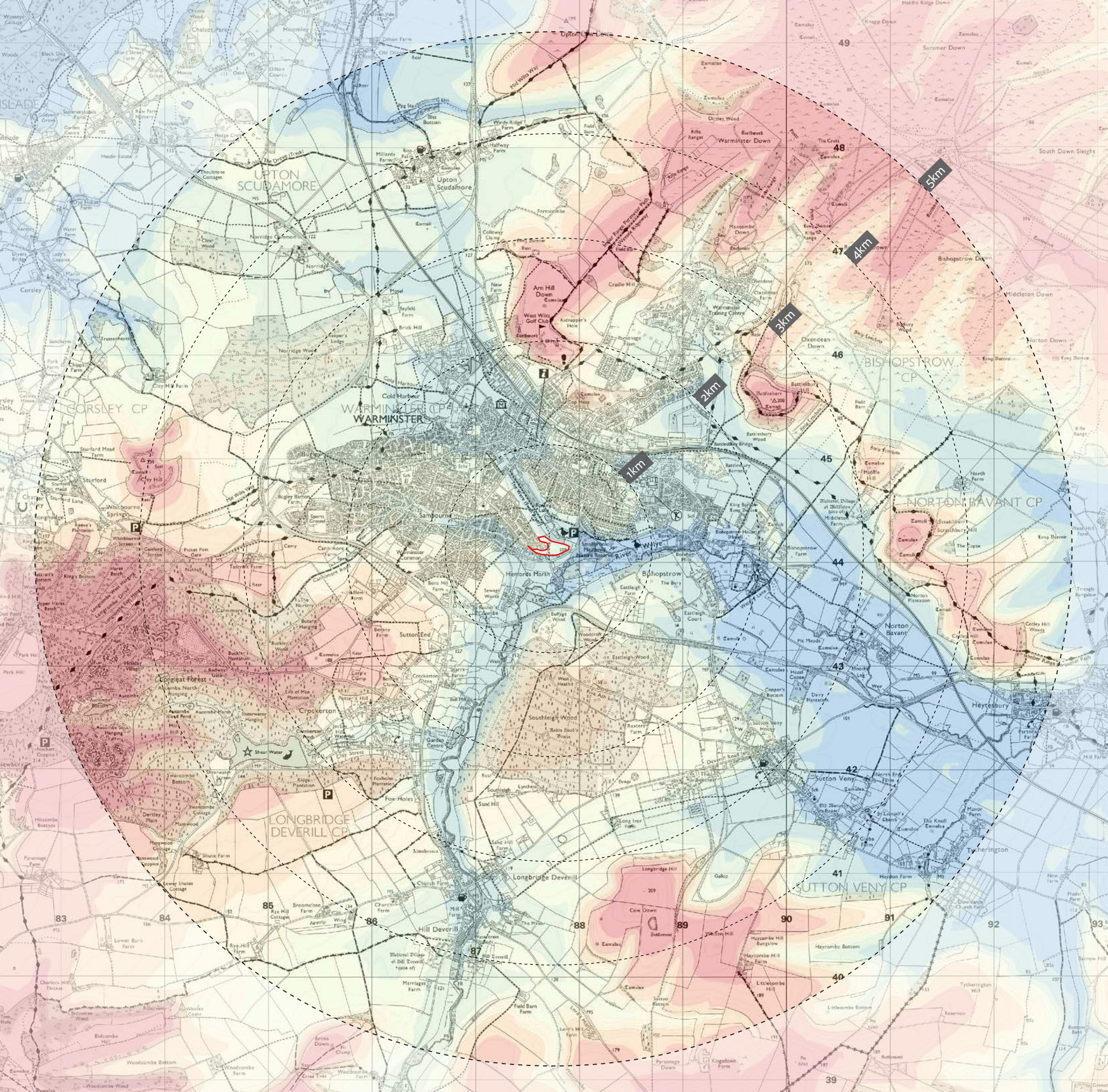


Figure 7: Topography

- Site boundary
- Above 190m
- 170 - 190m
- 150 - 170m
- 130 - 150m
- 120 - 130m
- 110 - 120m
- 100 - 110m
- Less than 100m



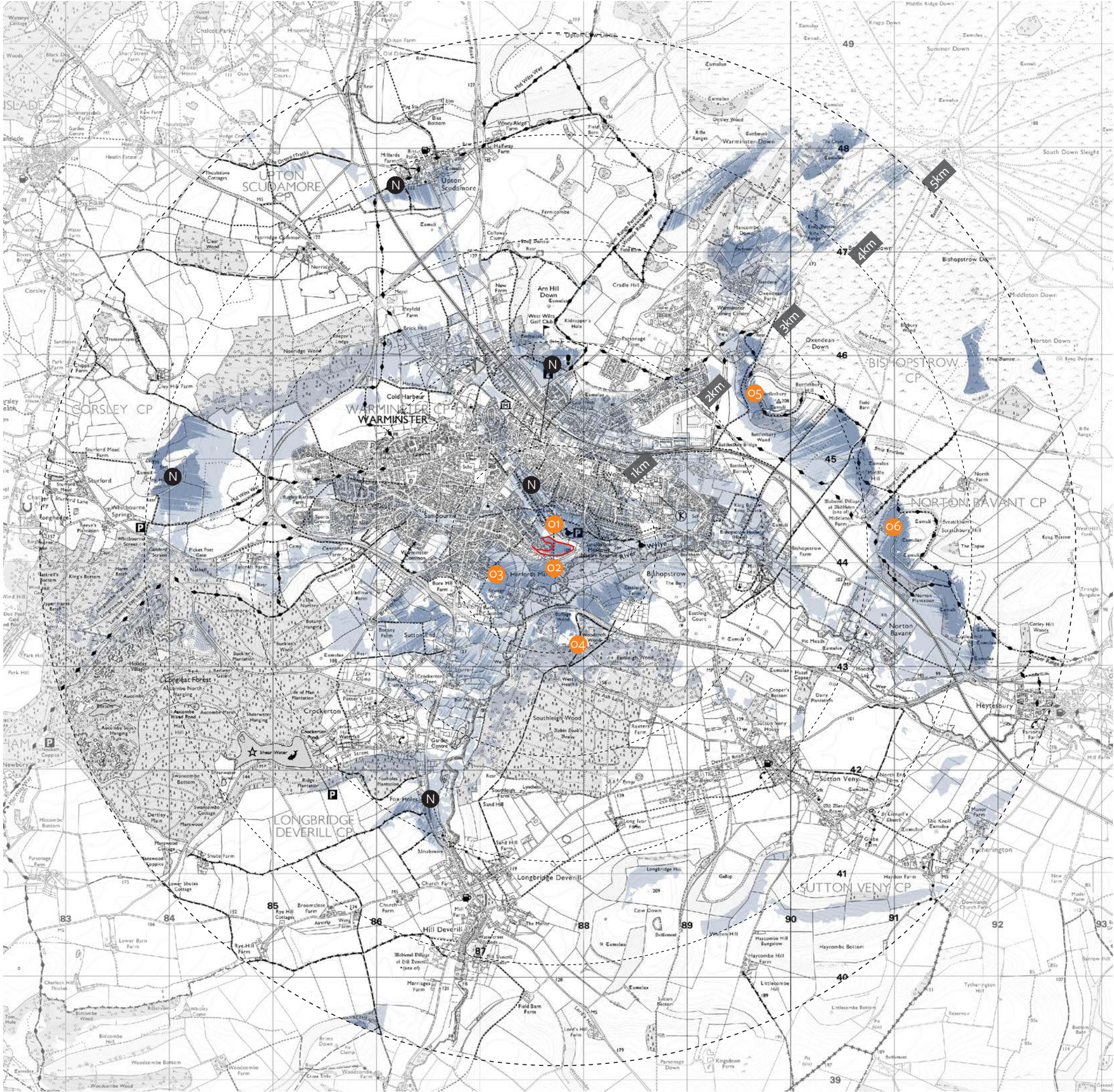


Figure 8: Zone of Theoretical Visibility (ZTV)

- Site boundary
- Zone of Theoretical Visibility DTM data
Potential visibility based on DTM data, which uses 5m “bare earth” OS contour data, which does not take into account screening by vegetation or existing built form. The true visual envelope of the site will be established through in-field analysis.
- Zone of Theoretical Visibility DSM data
Potential visibility based on DSM data, which uses 1m National LiDAR Programme data (Composite, Last Return, 2022), provided by DEFRA (Open Government Licence v3.0).

LiDAR - stands for Light Detection and Ranging, and uses light pulses to capture natural and built features on the earth's surface.

This projection takes into account potential visibility based on existing vegetation and built form as captured by the 2022 DSM LiDAR data. The true visual envelope of the site will be tested through in-field analysis, and illustrated by representative viewpoint photographs.

The roof ridge height was set at 8.5m above ground level for the assessment.

- Viewpoint visited and site could not be identified
- Representative viewpoints



Part 2: Visual Baseline

2.1

Visual appraisal

2.1.1

Introduction

2.1.2

The diagram overleaf illustrates the Zone of Theoretical Visibility (ZTV), which has been used to identify the landscape that will potentially be affected by the development.

2.1.3

Principal Representative Viewpoints (RVPs) provide typical views towards the site from public areas. A desktop study was undertaken of the study area within 5km.

2.1.4

Definition of the Study Area

2.1.5

A desktop study is used to establish a Zone of Theoretical Visibility (ZTV) which is the area from which the development is theoretically visible. The ZTV is then tested during field visits, where a number of identified key representative viewpoints are photographed and the visual impact of the scheme assessed.

2.1.6

Following the establishment of the baseline conditions, the appraisal will set out the proposed development characteristics, and the likely visual and landscape effects that will result. The impact of these effects will then be assessed, and the report will conclude with recommendations on how any potential negative impacts could be mitigated through the use of deliverable design measures.

2.2

Photographic study

2.2.1

The following section provides a series of representative viewpoints, providing commentary on the composition of the view and likely visibility of the site and offers potential mitigation, where necessary.

2.2.2

Photographs for the visual appraisal were taken using a Nikon D3300 DSLR camera at a focal length equivalent to 50mm on a conventional 35mm camera, in order to create the view, which is generally accepted as being closest to that seen by the human eye.

2.2.3

The study provides a photographic record of the visual amenity of the site from the surrounding landscape.

2.2.4

The photographs were taken in one day on Thursday 6th March 2026.

2.2.5

Weather conditions were sunny with occasional overhead clouds. Some photos have been digitally lightened to assist with identifying the site within view, which has been identified within viewpoint notes.

2.2.6

Photographs taken are representative of views with the naked eye. Any zoomed or wide angle, multi-photo images and panoramic views have been identified.

2.2.7

No access was gained to private or residential ownerships surrounding the site.

2.2.8

Where site field parcels are visible, these have been highlighted in orange.

2.2.9

The photographs used are intended to be illustrative, giving an indication of the views discussed and are not meant to replace the experience of visiting the viewpoint in person.

2.3

Notes on representative views:

2.3.1

Viewpoints are limited due to the following factors:

2.3.2

Proximity to, and location of the existing settlement area of Warminster to the west.

2.3.3

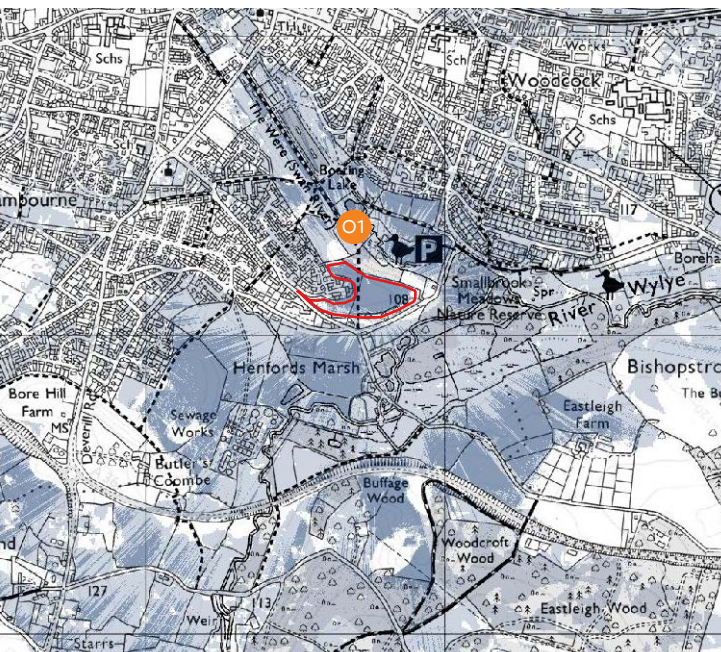
The substantive areas of mature trees / vegetation, bordering the site, to the north and south.

2.3.4

There are areas of elevated land surrounding Warminster, and associated woodland that dissect the landscape. Broader topography, and existing vegetation screens many potential views from public roads and rights of way.

2.3.5

Where potential views have been identified there are relatively few areas of publicly accessible land.



RVP 01: View from PRow to the north of the site (WARM₅₃)

Visual Receptors: P_{RoW} Walkers

Receptor Value: Medium

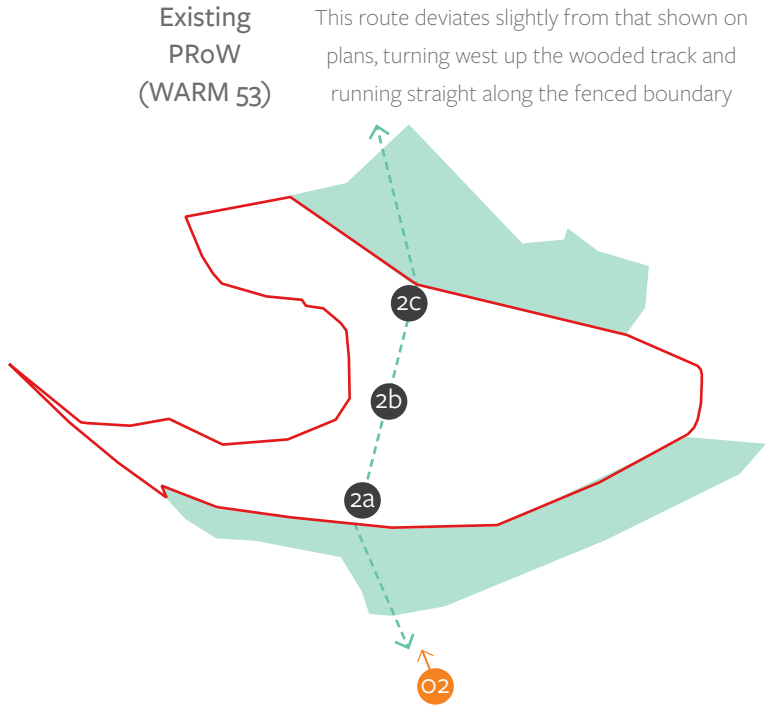
Receptor Susceptibility: Low

Receptor Sensitivity: Medium / Low

The site is obscured by intervening, dense vegetation, which sits along the site's northern boundary. This view is taken from the Smallbrook Meadows Nature Reserve. The Visual Receptor Value has been determined to be **Medium** as the view is from a PRow of local importance. This view is not associated with any sense of amenity. The site is largely obscured by a mixture of vegetation and topography and this location is seen to be from an everyday location.

As people are more likely to be engaged in outdoor recreation and not focusing on the views the receptor susceptibility is judged to be **Low**.

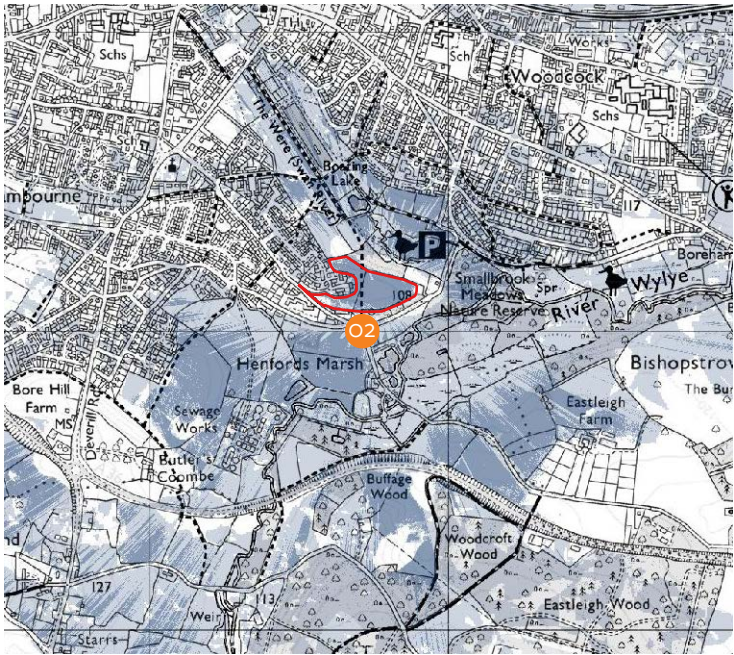
Visual Receptor Sensitivity is determined by assessing the Visual Receptor Value and Susceptibility against each other. Overall, therefore, the Visual Receptor Sensitivity would be given as **Medium / Low**.



Above: Photo location plan



RVP o2	View next to PRoW running through the site	Grid reference: ST 87715 44008	Elevation: 109m AOD	Direction: North	Distance to site: 68m	No. of panorama photographs: 04 @21%
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RVP o2: View next to PRoW (WARM 53) running through the site, next to Turnpike Cottage (grade II listed)

Visual Receptors: PRoW Walkers / Neighbouring Residents

Receptor Value: High

Receptor Susceptibility: High

Receptor Sensitivity: Very High

RVPo2 is a dynamic view representing walkers from the PRoW through the site.

Receptor value for PRoW Walkers has been judged as **High** as the view is adjacent to a listed building and recreational routes. The view is relatively attractive given it's green outlook, which might have some importance locally. However, the view is one of greenery, experienced in passing, rather than forming part of a scenic viewpoint, where seating or other facilities, linked to visual amenity are provided.

Along the PRoW route, susceptibility is heightened as there is little ability to accommodate development without adversely impacting the general visual amenity experienced by the receptor groups, as there is currently scenic, open views across the surrounding landscape - from which built form is largely absent. As such, therefore receptor susceptibility is assessed as being **High**.

Visual Receptor Sensitivity is determined by assessing the Visual Receptor Value and Susceptibility against each other. Overall, therefore, the Visual Receptor Sensitivity would be given as **Very High**.



2b - south east facing

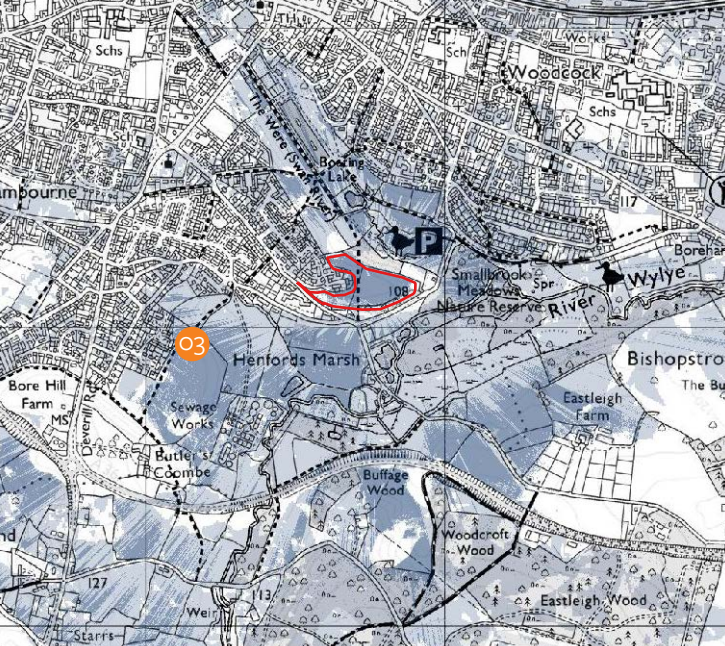


2b - south west facing



2b - east facing





RVP 03: View from PRow to the south west, next to Henford Marsh (WARM58)

Visual Receptors: P_{RoW} Walkers

Receptor Value: Medium

Receptor Susceptibility: Medium

Receptor Sensitivity: Medium

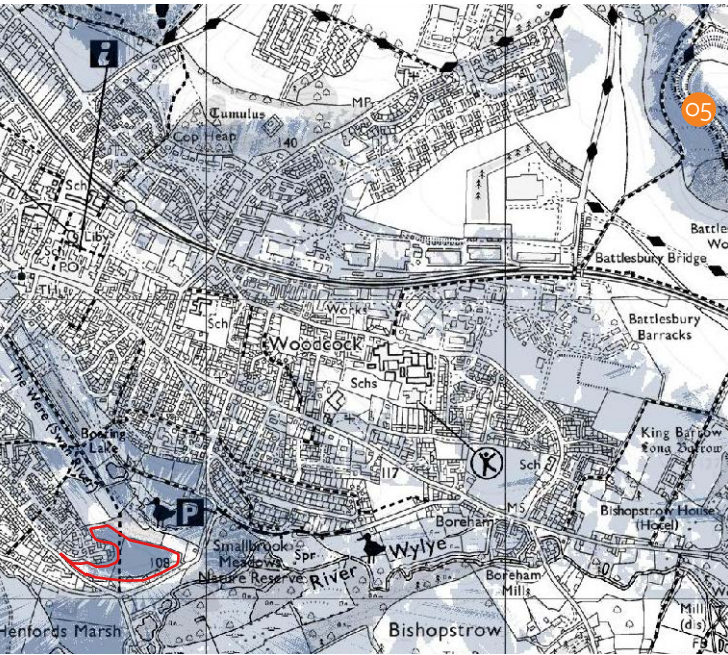
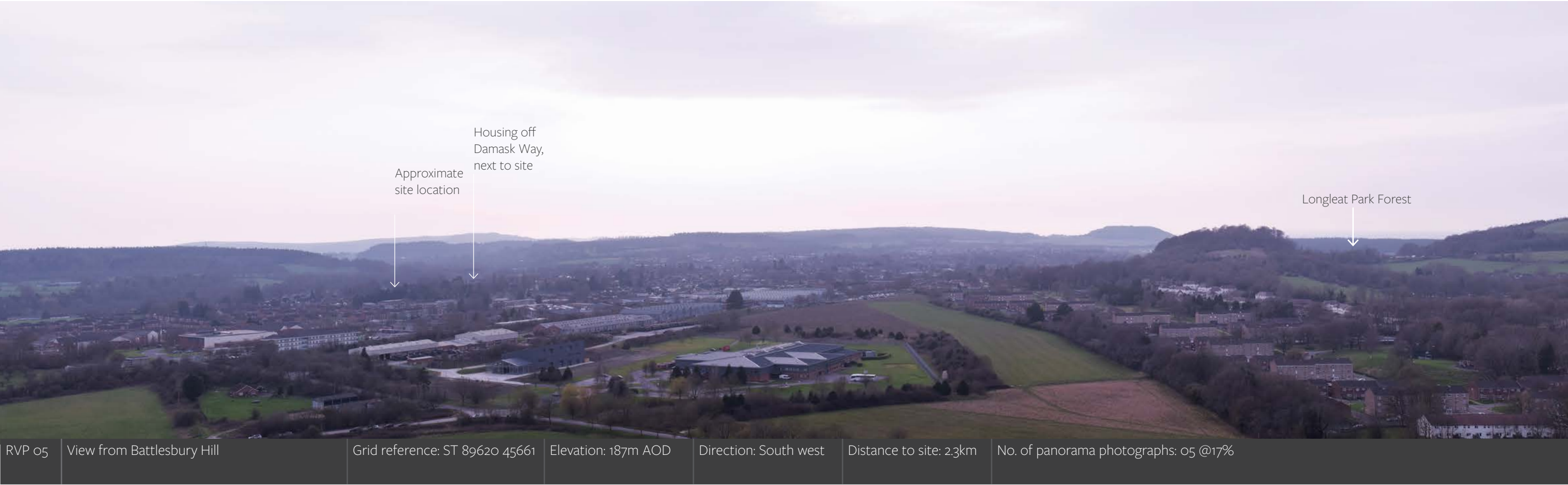
The site is currently obscured by foreground housing and mature foreground vegetation - including the areas of woodland running along the site's southern boundary, which sits along the site's northern boundary. However, views of housing when the site is developed may be visible. Views of Scratchbury Hill and the higher elevated areas to the north of the site are visible from this viewpoint. As such, thanks to this viewpoint being located on a PRoW of local importance and with some views of the surrounding landscape being available, the Visual

Receptor Value has been classified as **Medium**.

Susceptibility has been judged as **Medium** as it's possible to accommodate development without adverse consequences to the general visual amenity. Users of the ProW are not part of any designated route and as such there is ability to accommodate change. Mitigation recommendation reflect measures that can help to ensure development does not become prominent with lower levels of vegetation.

Visual Receptor Sensitivity is determined by assessing the Visual Receptor Value and Susceptibility against each other. Overall, therefore, the Visual Receptor Sensitivity would be given as **Medium**.

Part 2: Visual Baseline



RVP 05: View from Battlesbury Hill (WARM78) Scheduled Monument

Visual Receptors: PRoW Walkers
Receptor Value: Medium - High
Receptor Susceptibility: Low
Receptor Sensitivity: Medium

The site is well screened by intervening, dense vegetation, which sits along the site’s northern boundary. The housing adjacent to the site can be viewed. This viewpoint is from a scheduled monument on a regionally important PRoW. Views of the Cranbourne Chase and West Wiltshire Downs National Landscape are available. Warminster town can be seen from this viewpoint. As such, the Visual Receptor Value is judged to be **High**.

Susceptibility has been judged as **Low** as although one can see the national landscape, the view is of an urban setting and therefore the addition of housing units would not materially change the nature of the view.

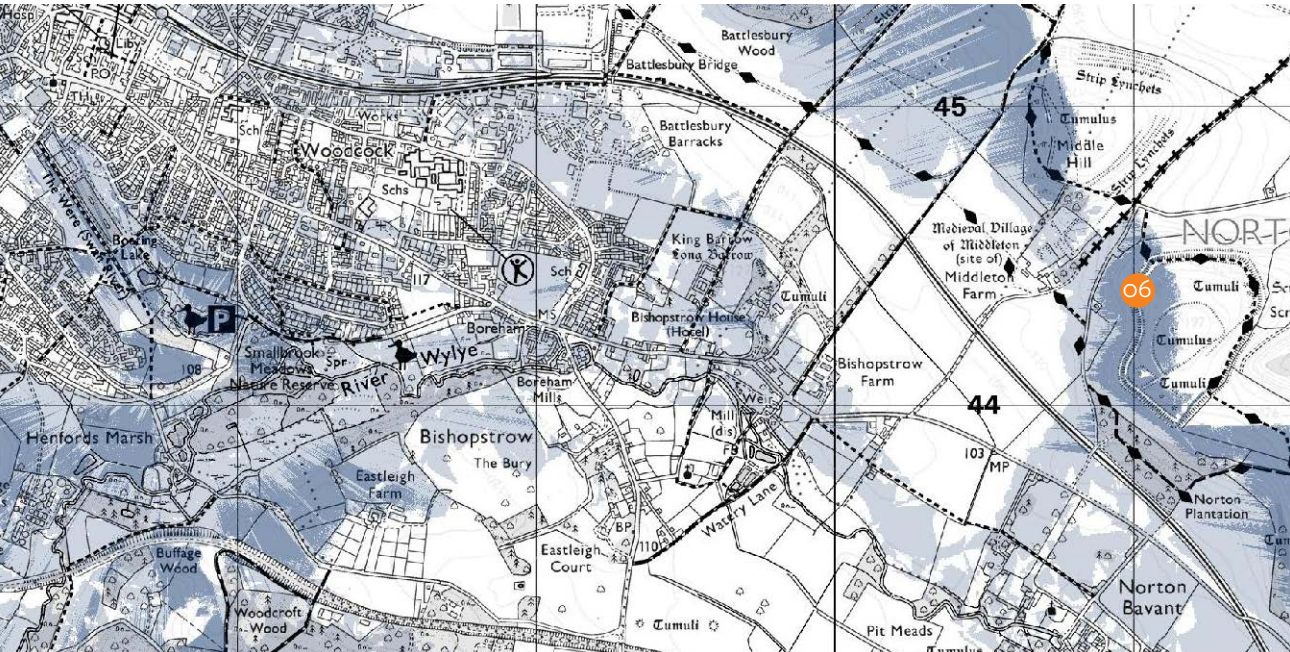
Visual Receptor Sensitivity is determined by assessing the Visual Receptor Value and Susceptibility against each other. Overall, therefore, the Visual Receptor Sensitivity would be given as **Medium**.

Below: Zoomed photograph





RVP o6	View from Scratchbury Hill	Grid reference: ST 91002 44382	Elevation: 171m AOD	Direction: West	Distance to site: 3.1km	No. of panorama photographs: 05 @20%
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RVP o6: View from Scratchbury Hill Scheduled Monument (next to NBAV10)

Visual Receptors: Walkers / Visitors to Scheduled Monument

Receptor Value: Medium - High

Receptor Susceptibility: High

Receptor Sensitivity: High

This viewpoint is taken next to a scheduled monument from Scratchbury Hill. From this viewpoint, views of Longleat Forest Park are available in addition to parts of the south eastern extents of Warminster Town are visible. This includes the site (highlighted in orange) and the development adjacent to the site. Thanks to views being available of Longleat Forest as well as this viewpoint being from a Scheduled Monument, the Visual Receptor Value has been classified as **Medium - High**.

Some of the site is visible, in front of existing new build housing surrounding Damask Way. While limited housing within the site has the potential to result in minor changes to this view thanks to the existing development adjacent to the site in addition to the relatively well hidden nature of the site, because the photo viewpoint is from a Scheduled

Monument, the Receptor Susceptibility is graded as **High**. It must be noted that development could be seen within the existing visual baseline.

Visual Receptor Sensitivity is determined by assessing the Visual Receptor Value and Susceptibility against each other. Overall, therefore, the Visual Receptor Sensitivity would be given as **High**.



Legend

- Application boundary
- 1 Access from Upper Marsh Road
- 2 Arrival green space
- 3 Terraced housing addressing primary street
- 4 Periphery dwellings
- 5 Shared surface space
- 6 Parking court
- 7 Vegetated boundary to existing dwellings
- 8 Local Area of Play (LAP)
- 9 Retained trees
- 10 Retained and realigned PRow between Smallbrook Road and Smallbrook Meadows Reserve
- 11 Retained ecological habitat area
- 12 Orchard
- 13 Existing services and associated offset

- Rerouted Public Right of Way
- Indicative amphibian route



Damask Way, Warminster		D
Illustrative Layout		CW / JH
240707 L 02 02	NTS @ A3	Feb 2026

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Drawing Status PLANNING

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Part 3: Scheme Description

3.1 Summary of Proposals

- 3.1.1 Proposals seek to introduce low - medium density residential development within the site area. Illustrative proposals show site boundaries being reinforced with planting, both to increase biodiversity value; and to soften views onto the site, in particular from the east.
- 3.1.2 The site seeks to enhance and reinforce existing vegetation on the site by retaining the existing trees bordering and on the site as well as the addition of new ones in the form of intermittent planting to better assimilate development into the landscape and visual baseline contexts.
- 3.1.3 Proposed access is to come from Upper Marsh Road to help connect the development into the existing built environment.
- 3.1.4 The PRow WARM 53 is proposed to be retained and realigned to be accommodated around the development whilst retaining key features.
- 3.1.5 A LAP in the eastern section of the site will aid in retaining greenspace and a ‘sense of place’ whilst assimilating views from the east.
- 3.1.6 Illustrative proposals also demonstrate the potential for several biodiversity enhancements within the site itself, through the introduction of entrance greens, a community orchard and the retained ecological habitat area.

3.2 Landscape strategy

- Modest density, modest height development, geared towards local need.
- New trees and site wide planting that reinforces the local landscape character, improves site biodiversity and softens how the area is viewed within the wider landscape through a series of landscape breaks
- A variety of native and biodiverse planting throughout the street scene, with native / more substantial trees along the main route through the site (running along the diverted PRow route).
- Open space next to the site entrance and neighbouring housing.
- Landscaped nodes (tree planting / planting beds) at key locations - at the top of and along the PRow route and marking junction spaces.
- Retained landscape features, including the majority of the site’s trees and boundary vegetation and the ongoing maintenance of these areas.
- New areas of public open space / public amenity throughout the proposals.

3.3 Mitigation features

- Modest height / density development (not exceeding 2.5 storeys), to help ensure that development sits lightly within the surrounding landscape and that housing is in keeping with neighbouring properties.
- Tree planted, public open space next to neighbouring housing to help feather views onto housing and retain a relatively scenic outlook for local residents and PRow users.
- New planting throughout the site, to help soften how the site is viewed within the wider landscape, and to increase the site’s biodiversity value.
- The creation of enhanced public open space to the west of the site, which can help to enhance the site’s ecological and recreational value. This can further be supported at the detailed design stage through the development of a high quality planting strategy, the introduction of new street furniture (such as benches or signage) and the linking of the PRow to the neighbouring pedestrian route, to the west.
- Retaining the site’s existing boundary vegetation and the ongoing maintenance and reactive improvements to these areas can ensure the site is well screened and remains nestled within the surrounding tree lined landscaped.

Part 4: Assessment of Effects

4.1 Assessment of Effects - Landscape			
Introduction			
4.1.1	The assessment of landscape effects considers the nature of the proposed development, the characteristics of the identified landscape receptors, and the extent to which these would be altered as a result of the scheme.	4.1.7	This would lead to a permanent, localised alteration to landscape character at the site. However, the development would be read in the context of existing built form and the wider landscape structure and landform would remain unchanged. Retained and proposed planting would begin to reinforce landscape structure, and as planting matures, boundary vegetation would soften and filter views of built form. The development would become more integrated into the settlement edge and the underlying landscape structure would be reinforced.
4.1.2	Effects are assessed with reference to: - The scale and extent of change - The duration and reversibility of effects - The degree to which key characteristics are lost, altered or retained	4.1.8	The magnitude of change (Year 15) would be Low–Medium , resulting in a residual effect of Minor–Moderate Adverse .
		Effects on Landscape Features & Elements	
4.1.3	Effects are considered at Year 1 and Year 15 - when mitigation planting is established. It is accepted that effects during construction impacts may be greater, but these are considered to be temporary, and it is the Year 15 assessment which is the most important for understanding the permanent effects of the scheme.	4.1.9	The development would result in the complete loss of the existing field parcel, representing a permanent change in land use and field pattern. However, over time the development would introduce a new landscape structure, including planting and open space and the site would form part of the settlement edge.
4.1.4	The significance of effect is derived from the interaction between landscape sensitivity (as set out in the baseline), and magnitude of change.	4.1.10	During construction there may be localised removal or disturbance of vegetation to facilitate access and development, but the majority of boundary planting is proposed to be retained and enhanced through additional planting.
Assessment of Effects		4.1.11	By year 15, with the establishment of planting, landscape structure would be strengthened and reinforced, bringing enhancement relative to the baseline condition.
Effects on Landscape Character		4.1.12	While there may be some localised landform remodelling required, the overall impact will be insignificant.
4.1.5	During construction, there would be temporary disturbance arising from site clearance, earthworks, movement of machinery and the introduction of construction activity. This would result in a short-term adverse effect on local landscape character. Given the limited extent of the site relative to the wider character area, effects would be localised.	4.1.13	As a result, the magnitude of change (Year 15) would be Medium - Low , resulting in a Moderate - Minor Adverse Effect, which could be locally Neutral or Beneficial in places.
4.1.6	The proposed development would result in the introduction of built form into the existing unbuilt field parcel, and a small extension of the settlement edge of Warminster, with a change in land use from grassland to residential.		
		Effects on Landscape Qualities	
4.1.14	The development would result in a reduction in undeveloped character at the site, and a localised reduction in tranquillity. However, the site already forms part of a heavily settlement-influenced landscape and the wider perception of tranquillity would remain.	4.1.15	As development integrates over time, effects on perceptual qualities would become more contained and the site would be experienced as part of the settlement edge.
4.1.16	Therefore, the overall magnitude of effect (Year 15) is assessed as Medium - Low , and the resultant residual impact in Moderate - Minor Adverse .		
		Overall Assessment	
4.1.17	The proposed development would result in localised, permanent change to landscape character at the site including the loss of the existing undeveloped field parcel. There would be limited effects on wider landscape character areas, and retention and enhancement of key landscape features.	4.1.18	As a result, a moderate level of effect at Year 1 would reduce over time as mitigation establishes, and overall, landscape effects are assessed as being Minor–Moderate Adverse at Year 15.
4.2 Assessment of Effects - Visual			
Introduction		4.2.1	The assessment of visual effects considers the nature and extent of visibility of the proposed development, the character of the existing view, and the type, activity and expectations of visual receptors.
4.2.2	The magnitude of visual change is determined by: - The scale and prominence of development within the view - The proportion of the view affected - The degree of contrast with the existing baseline - The extent to which development is filtered or screened	4.2.3	Effects are considered at Year 15 - when mitigation planting is established. It is accepted that effects during construction and in Year 1 may be greater, but these are considered to be temporary, and it is the Year 15 assessment which is the most important for understanding the permanent effects of the scheme.
4.2.4	Significance of effect is derived from the combination of visual receptor sensitivity, and magnitude of visual change.		
		Overview of Visual Effects	
4.2.5	The ZTV and fieldwork confirm that visibility of the site is generally contained to the local landscape and filtered or screened in many locations by hedgerows, trees and topography. Views are also available from a limited number of elevated or open viewpoints, particularly from PRoWs to the north east.	4.2.6	Visual effects are therefore mostly localised and variable depending on elevation, distance and vegetation cover.
		RVPo1 – PRoW WARM53 (0.12km, close-range)	
4.2.7	Views are largely screened by vegetation, with limited visibility of the site and glimpsed views of adjacent built form. In Year 1 development may be partially visible through gaps in vegetation, any views would be filtered rather than fully exposed.	4.2.8	As a result, the magnitude of change is assessed as Medium - Low , and with Medium - Low sensitivity receptors, the residual effect will be Minor Adverse .
		RVPo2 – PRoW WARM53 through the site (0.0km, ultra close-range)	
4.2.9	The PRoW runs across the site which is open on both sides of the path, although other existing properties are already visible.	4.2.10	The proposed development would be clearly visible and the change in view would be substantial.
4.2.11	The magnitude of change would be Large in Year 1, as the scheme and mitigation planting becomes established, this may reduce slightly but is unlikely to drop below Large - Medium . As a result, the residual effect would be Major Adverse and may reduce to Major - Moderate Adverse by Year 15.		

RVPo3 - PRow WARM58 (0.4km, close-range)

4.2.12 The views is dominated by existing settlement, with the site forming a small and partially obscured component of the wider landscape, and while Warminster generally is clearly visible, the site is barely perceptible.

4.2.13 The proposed development would therefore also be barely perceptible or filtered, and where it is seen it would be read as part of the existing built envelope of Warminster – as although it extends the built area to the right of the view, there is existing development in this area in the foreground of the Site.

4.2.14 As a result, the magnitude of change is **Low**, and the residual effect is **Minor - Negligible Adverse** for PRow walkers.

RVPo4 – Bridleway SVEN2, on the edge of the Cranborne Chase & West Wiltshire Downs National Landscape (0.9km, elevated, NL context)

4.2.15 This viewpoint is located on a PRow within the National Landscape, and has been included for that reason. However, the site is not visible and neither will the proposed development be visible from this location, demonstrating a lack of intervisibility with the NL.

4.2.16 As a result, the magnitude of change is assessed as **N/A**, and the residual impact is **N/A**.

RVPo5 – Battlesbury Hill (WARM78) Scheduled Monument (2.3km, elevated, panoramic)

4.2.17 A wide, largely urban panorama, with buildings of Warminster dominant in the view. The site can be seen behind existing vegetation which partially screens it in the view. However, the proposed development would just be visible in the view.

4.2.18 It would be seen in the context of the existing urban area of Warminster, and with the establishment of mitigation, the development would be fully integrated into the existing landscape and would be perceived as part of the existing settlement.

4.2.19 The magnitude of change is therefore assessed as **Very Low**, and the residual impact is **Minor - Negligible Adverse**.

RVPo6 – Scratchbury Hill Scheduled Monument (next to NBAV10) (3.1km, elevated, panoramic)

4.2.20 A wide, largely rural panorama, with rooftops of Warminster visible above established vegetation in the centre of the view. The proposed development would just be visible in the view.

4.2.21 However, it would occupy a very limited proportion of the overall view and would appear within the context of the existing urban area. With the establishment of mitigation, the development would be fully integrated into the existing landscape and would be perceived as part of the existing settlement.

4.2.22 The magnitude of change is assessed as **Low**, and the residual impact is **Moderate - Minor Adverse**.

Overall Assessment

4.2.23 The proposed development would result in some visual effects, with the greatest effects at elevated and open viewpoints, particularly PRowS. However, from these locations, development will generally perceived as an infill within the existing settlement, rather than isolated encroachment. It would also be screened and / or filtered by existing mature vegetation as well as proposed mitigation planting.

4.2.24 Overall, there is limited visibility from many locations due to vegetation and topography, and in all cases there will be a reduction in effects over time as planting establishes.

4.2.25 Overall visual effects are assessed as being Moderate Adverse at Year 1, reducing to Minor Adverse at Year 15.

4.3 Conclusions

4.3.1 The assessment demonstrates that the proposed development would give rise to localised and contained effects on landscape character and visual amenity, principally associated with the loss of the existing field parcel and the extension / infill of the settlement edge at Warminster.

4.3.2 These effects would be most apparent at Year 1 and from a limited number of nearby and elevated viewpoints. However, in all cases the development would be experienced in the context of the existing settlement and would be perceived as a logical and minor extension to Warminster, rather than as an isolated encroachment into the wider countryside.

4.3.3 Importantly, the proposals would not result in material harm to the wider landscape character, nor to the setting of the National Landscape. The key characteristics of the wider landscape would remain intact, with mitigation planting ensuring that local effects reduce over time. Overall, effects are assessed as **Moderate Adverse** at Year 1, reducing to **Minor–Moderate Adverse** at Year 15, and do not give rise to unacceptable landscape or visual harm.

4.3.4 As such, the proposals are considered to be consistent with relevant landscape and design policies, and there are no landscape or visual grounds that would warrant refusal of permission.

Part 4: Assessment Summary Tables

Landscape Appraisal Matrix

Landscape Receptor	Landscape Baseline			Year 15	
	Value	Susceptibility	Sensitivity	Magnitude of Effects	Residual Effects
Landscape Character	Medium - Low Value	Low Susceptibility	Medium - Low Sensitivity	Low - Medium	Minor - Moderate Adverse
Landscape Features	Medium - Low Value	Medium - Low Susceptibility	Medium - Low Sensitivity	Medium - Low	Moderate - Minor Adverse
Landscape Qualities	Medium - Low Value	Medium - Low Susceptibility	Medium - Low Sensitivity	Medium - Low	Moderate - Minor Adverse

Visual Appraisal Matrix

RVP No.	Representative Viewpoint Name	Receptor				Year 15	
		Type	Value	Susceptibility	Sensitivity	Magnitude of Effects	Residual Effects
o1	View from PRoW to the north of site	PRoW Walkers	Medium	Low	Medium - Low	Medium - Low	Minor Adverse
o2	View next to PRoW running through site	PRoW Walkers / Neighbouring Residents	High	High	Very High	Large - Medium	Major - Moderate Adverse
o3	View from PRoW to the southwest next to Henford Marsh	PRoW Walkers	Medium	Medium	Medium	Low	Minor - Negligible Adverse
o4	View from Bridleway next to Woodcroft Wood	PRoW Walkers	Medium	N/A	N/A	N/A	N/A
o5	View from Battlesbury Hill	PRoW Walkers	Medium - High	Low	Medium	Very Low	Minor - Negligible Adverse
o6	View from Scratchbury Hill	Walkers / Visitors next to Scheduled Monument	Medium - High	High	High	Low	Minor - Negligible Adverse

Part 5: Summary and Conclusions

5.1	Summary and Conclusions		establishment of vegetation softens the built form, restores enclosure and creates a new but coherent settlement-edge landscape. Residual effects reduce to Minor - Moderate Adverse , potentially reducing to Minor Adverse at a localised level.	5.2	Overall Conclusions	5.2.7	The LVIA shows that the mitigation strategies set out within the development proposals will reduce the affects, that development would have on the local landscape and visual baseline. As such, by Year 15, it is expected that once mitigation planting has matured and the development has settled into the urban context of Warminster, residual effects reduce to Moderate - Minor or Negligible Adverse .
5.1.1	The proposed development would introduce residential built form onto land on the edge of Warminster. The land is not currently used for agriculture or recreation although the fenced PRoW WARM 53 runs across from the northern to the southern extents of the site. The principal-effects of the potential development arise from the change in land use and the resulting alteration to the landscape character and field pattern within the site itself.	5.1.7	The visual appraisal demonstrates that visibility of the site is generally limited by existing topography, built form and vegetation. As a result, visual effects are primarily localised and confined to receptors in close proximity to the site.	5.2.1	The LVIA demonstrates that significant effects are limited to immediate receptors on the site during construction and early operation. These effects arise from expected and unavoidable land use change associated with settlement-edge development.		
5.1.2	Landscape Designations are not materially affected as the site lies outside of nationally and locally designated landscapes. The site is close to the National Landscape, but intervisibility is limited and thus effects are negligible.	5.1.8	The greatest visual change occurs at PRoW WARM 53 within the site (RVPo2a, 2b and 2c). At these locations, walkers and residents experience Major Adverse effects during construction and early operation, largely due to temporary construction activity, the introduction of new built form prior to planting maturity. This harm will not reduce significantly in Year 15 due to the change of setting for this stretch of PRoW, although regular users will become accustomed to the change.	5.2.2	Visual effects are generally Moderate - Minor and are mostly confined to immediate receptors.	5.2.8	In conclusion, the LVIA confirms that whilst the development proposals would alter the local landscape, the resulting effects would be localised, diminish materially over time and would not result in unacceptable long-term landscape or visual harm within the planning balance thanks to the presence of the existing built form and the enclosed nature of the site.
5.1.3	Landscape Character would be impacted locally as a result of the change of use, but this would not extend beyond the Site extents, as the proposed development is in keeping with the existing character of the immediate surroundings. As such, residual effects on landscape character would be Moderate - Minor Adverse .	5.1.9	Beyond the immediate context, the visual effects reduce considerably. This is mainly thanks to the vegetation bounding the site, the topography and the existing built form. Views from the site are either filtered through the vegetation and / or seen within the context of the surrounding urban landscape. Several viewpoints documented either very limited change or no effect at all.	5.2.3	Landscape and visual effects reduce significantly over time as mitigation planting measures and the development becomes integrated within the existing landscape and visual framework. By Year 15, residual effects are predominantly Moderate - Minor Adverse and are not significant thanks to mitigation measure proposed within the site.		
5.1.4	The assessment identifies Moderate - Minor Adverse effects on the features at site level, mainly due to impacts on the PRoW that traverses through the site. This reflects transition from an open field to residential dwellings. Proposed landscape planting will mitigate the loss of any perimeter vegetation required to facilitate access.			5.2.4	The assessment shows that, whilst the scheme introduces a localised change to landscape character, the proposed mitigation and landscape-led design approach enable successful long-term integration within the Warminster settlement edge.		
5.1.5	Landscape Qualities will be impacted through some loss in tranquillity, but this is an urban edge location that is already significantly impacted by existing settlement, and there will be no impact on tranquillity beyond the site. As development integrates over time, effects on perceptual qualities would become more contained and the site would be experienced as part of the settlement edge. Residual effects would be Moderate – Minor Adverse at worst.	5.1.10	The assessment identifies a consistent improvement in visual effects over time. As planting matures and structural landscape elements become established, the perception of new development will reduce significantly. By year 15, visual effects at almost all of the viewpoints reduce to negligible adverse, with the development read as part of the established settlement edge rather than a visually isolated or dominant feature.	5.2.5	The Landscape and Visual Impact Assessment concludes that the proposed development will give rise to localised adverse landscape and visual affects during the early operational period, principally as a result in change in land use. These effects are concentrated at the site level, particularly in relation to landscape character, features and visual impact, and represent a typical outcome for settlement growth.		
5.1.6	All landscape effects would be worst during construction / in the Year 1 scenarios and would reduce over time. By Year 15, structural planting, boundary reinforcement and enhancement, and the maturation of the green infrastructure on the site would result in a materially different landscape outcome, with the development becoming integrated into the existing settlement pattern. Whilst the change in land use remains permanent, the	5.1.11	No long-term significant visual effects are identified.	5.2.6	The site does not lie within any nationally or locally designated landscapes. In addition, the wider landscape context is in one that is consistent with the existing settlement (Warminster) and infrastructure that influences the baseline character of the landscape. Moreover, visual effects are similarly limited in extent, largely confined to receptors in immediate proximity to the site with the majority of effects being assessed as Moderate – Minor Adverse .		

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