

Rudloe 2, Westwells Road, Wiltshire

Landscape and Visual Appraisal (LVA)
on behalf of Taylor Wimpey

May 2026

MHP DESIGN LTD – CHARTERED LANDSCAPE ARCHITECTS - MASTERPLANNERS - ARBORICULTURALISTS

1	INTRODUCTION	3
2	EXISTING SITE	6
3	LANDSCAPE RELATED POLICY & GUIDANCE	7
4	BASELINE: LANDSCAPE	13
5	BASELINE: VISUAL.....	25
6	DESIGN PROPOSALS.....	31
7	EFFECTS: LANDSCAPE	32
8	EFFECTS: VISUAL.....	35
9	SUMMARY AND CONCLUSION.....	40
10	APPENDIX A – LANDSCAPE APPRAISAL METHODOLOGY.....	44
11	APPENDIX B – LVIA FIGURES	62

MHP Project number:	25223
Project name:	Rudloe 2, Westwells Road, Wiltshire
Client:	Taylor Wimpey (Bristol)
Issue number:	V1
Date:	May 2026
Author:	AT
Checked by:	

1 INTRODUCTION

1.1.1 MHP Design Ltd are chartered landscape architects and a registered practice of the Landscape Institute. This report has been prepared by a Chartered Member of the Landscape Institute (CMLI) with over 20 years' experience, specialising in landscape assessment and landscape-led masterplanning.

1.1.2 MHP have been appointed on behalf of Taylor Wimpey Bristol, (hereafter referred to as 'the applicant') to undertake a Landscape and Visual Appraisal (LVA) for a proposed development of up to 67 new dwellings off Westwells Road referred to as Rudloe 2 (hereafter referred to as the site).

Scope of Appraisal

1.1.3 The scope and structure of the assessment have been set out following the principles contained within *Guidelines for Landscape and Visual Impact Assessment Third Edition (Landscape Institute and Institute of Environmental Management and Assessment)*.

1.1.4 Two areas have been defined for assessment; a 'study area' and the 'site' (referred hereafter as the site and the study area). The study area is the geographical extent and receptors selected for inclusion in the assessment. This has been informed through digital zone of theoretical visibility (ZTV) analysis, refer to **Appendix B Figure 2**, desktop studies and field work. The study site is defined by the planning application boundary, indicated as a red line on the assessment and application plans and maps.

1.1.5 The ZTV, desktop study, field work and authors own professional judgement has informed the decision to set the study area at a distance of 3km around the site.

Structure of Appraisal

1.1.6 This report has been set out over nine sections. Where relevant, each section has a summary at the end. The scope of the report is as follows:

- Section 1 introduces the report author, applicant, structure and scope of the assessment, the approach taken to assessment, and relevant landscape background to the project.
- Section 2 introduces the existing site.
- Section 3 identifies landscape-related planning policies and designations; this helps establish some of the value given to the landscape on and around the site.
- Section 4 identifies the landscape baseline conditions of the study site and study area.
- Section 5 identifies the visual baseline conditions of the study site and study area.
- Section 6 sets out the design parameters and a description of the proposals for the purposes of assessment.
- Section 7 describes and assesses the nature of the change caused to the landscape by

- the proposals; referred to as the landscape effects and significance of effects.
 - Section 8 describes and assesses the nature of the change caused to the landscape by the proposals; referred to as the landscape effects and significance of effects.
 - Section 9 sets out the findings.
- 1.1.7 This report is supported by Viewpoint Photographs and Maps. Each chapter refers to the relevant Appendix Figures. The list of appendix documents and figures is as follows:
- Appendix A: Landscape Appraisal Methodology
 - Appendix B: Figures
 - Figure 1: Site location and landscape designations
 - Figure 2: Zone of Theoretical Visibility ZTV
 - Figure 3: Local Landscape Character Areas (with ZTV)
 - Figure 4: Public rights of way (with ZTV)
 - Figure 5: Viewpoint Location Plan
 - Figures 6 to 26: Viewpoint photographs 1 to 13

Approach to Landscape and Visual Appraisal (LVA)

- 1.1.8 The LVA has been undertaken following best practice guidelines comprising:
- Guidelines for Landscape and Visual Impact Assessment Third Edition (referred to hereafter as GLVIA3), (Landscape Institute and Institute of Environmental Management and Assessment)
 - The Landscape Institutes TGN 02-21: Assessing landscape value outside national designations
 - The Landscape Institutes TGN 2024-01: Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impacts Assessment Third Edition (GLVIA3).
- 1.1.9 Please refer to GLVIA3 for a Glossary of Terms.
- 1.1.10 The landscape assessment work has been undertaken in two phases; desk top studies followed by field studies.
- 1.1.11 The desktop study involves gathering baseline data from published Landscape Character Assessment documents, Planning Documents, GIS mapping, OS maps and aerial photographs to identify existing landscape features and context including:
- Topography
 - Settlement boundaries
 - Flood Zones
 - Listed Buildings, Conservation Areas, Scheduled Monuments, Registered Parks and

- Gardens
 - Local Development Plan designations relating to landscape.
 - Ancient Woodland
 - National Landscapes (formerly AONBs)
 - National Character Areas
 - District Landscape Character Types and Areas
 - Public rights of way
 - Open access land.
- 1.1.12 The field study involves a chartered landscape architect visiting the site and local area to identify key characteristics and key receptors including:
- Natural features and elements such as topography, hydrology, land cover
 - Cultural and social aspects such as land use, historic landscape features and relationship to settlement and built structures.
 - Aesthetic and Perceptual aspects such as scale, openness, tranquillity, naturalness, and remoteness
 - The condition of the landscape elements and features
 - Visual characteristics such as scenic quality, intervisibility, characteristic views, focal points, visual detractors
 - Visual receptors; People at scenic viewing locations, walkers, Cyclists, Road users, Occupants of houses, People at their place of work, People using indoor/outdoor community facilities.
- 1.1.13 Following desktop and field studies the assessment is structured into baseline studies and assessment of effects. Landscape and visual matters are considered separately for identification and then combined for the final assessment.
- 1.1.14 Landscape and visual **sensitivity** of each receptor are determined by combining judgements on the **susceptibility** of the receptor and the **value** of the receptor.
- 1.1.15 Landscape and visual **effects** are determined by combining judgements on **sensitivity** (susceptibility to change and value of receptor of the existing landscape/views) and the **magnitude** of change predicted resulting from the development (size/scale, geographical extent, duration and reversibility of effect).
- 1.1.16 Professional judgements regarding the **nature and scale of effects** are then made using a word scale of; Major beneficial, Substantial beneficial, Substantial Moderate beneficial, Moderate beneficial, Minor beneficial, Neutral, Minor adverse, Moderate adverse, Substantial moderate adverse, Substantial adverse, Major adverse.
- 1.1.17 Refer to **Appendix B** for full methodology and criteria.

2 EXISTING SITE

Site Location and Study Area

- 2.1.1 The site and surrounding area is within the County of Wiltshire and within the administrative boundaries of Wiltshire Council. The site is within the Parish of Box and within the southern part of Rudloe village.
- 2.1.2 The site is located between the B3109 Bradford Road and Westwells Road. To the north and northwest of the site is residential housing within Rudloe, Fiveways Trading Estate and Ministry of Defence Corsham. To the southeast is Spring Park data centre campus. There is scrub, woodland, farmland (Gorse Farm) and dispersed residential properties to the south and west of the site. There is a large BT communications mast immediately west of the site. Box Tunnel crosses through the central part of the site and is used by the Great Western Main Line railway.

The site

- 2.1.3 The site occupies approximately 8 hectares of land comprising the former RAF Rudloe, a Ministry of Defence site. The site is irregular shaped and contains various former military buildings, structures, offices, barracks, roads, hard standings, parking and security fences. The built form is set within landscaped grounds comprising primarily amenity grass, scrub and trees/woodland.
- 2.1.4 The site levels range from approximately 120m AOD in the southeast ascending to approximately 145m AOD in the northwest.
- 2.1.5 The site is current disused and derelict in places as a result it is on the Brownfield Land register ref N14.11354.

3 LANDSCAPE RELATED POLICY & GUIDANCE

3.1.1 The following documents are considered relevant to the site and have been reviewed to assist in determining the sensitivity of the landscape and visual amenity:

- National Planning Policy Framework (NPPF)
- Wiltshire Core Strategy 2015
- National Character Area (NCA): The Cotswolds NCA 107
- Wiltshire Landscape Character Assessment
- North Wiltshire Landscape Character Assessment

Countryside and Rights of Way Act 2000 (CROW)

3.1.2 A review of Natural England CROW & Coastal Access Maps shows that there is no open access land on the site, or within the study area of the site.

3.1.3 A review of Wiltshire Council's Public Rights of Way Map shows that there are no public right of way footpaths, bridleways, byways or cycle route through or immediately adjoining the site. There are rights of way off-site and within the wider study area. Those that fall within the ZTV study area are as follows:

- CORM72, CORM133 (BOAT), CORM95 - Corsham
- CORM45A, CORM 45B, CORM47, CORM48, CORM 49, CORM51, CORM 52 – Neston
- BOX48, BOX51, BOX52, BOX53, BOX56 - Wadswick

National Planning Policy Framework (NPPF)

3.1.4 The revised National Planning Policy Framework (NPPF)¹ was published by the Ministry of Housing, Communities and Local Government (MHCLG) in December 2024 setting out the Government's planning policies for England and providing a framework within which local planning authorities (LPAs) can produce local plans. This version of the National Planning Policy Framework was amended on 7 February 2025.

3.1.5 The NPPF sets out three overarching objectives for achieving sustainable development: economic, social and environmental. The environmental objective aims:

...to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon

¹ Ministry of Housing, Communities and Local Government (2024) *National Planning Policy Framework*

economy. (NPPF, paragraph 8)

3.1.6 NPPF paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:

- a) homes (including affordable housing), employment, retail, leisure and other commercial development;*
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- c) community facilities (such as health, education and cultural infrastructure); and*
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

3.1.7 NPPF paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.*

3.1.8 NPPF paragraph 189 states that “great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues”. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks.

- 3.1.9 NPPF paragraph 188 states that plans should: *“distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”*.
- 3.1.10 NPPF paragraph 193, part c states that *“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”*.

Wiltshire Local Plan

- 3.1.11 The emerging Wiltshire Local Plan has been under review. In May 2026 Wiltshire Council published the following statement on their website: *“Councillors voted to withdraw the Wiltshire Local Plan Review from examination. The withdrawal of the Wiltshire Local Plan Review does not affect the adopted documents forming the development plan for Wiltshire. Whilst the Wiltshire Core Strategy was adopted in 2015 and has a plan period to 2026, its policies are not automatically out of date for the purposes of decision making and will continue to guide development. Its policies (alongside wider development plan policies such as those contained in the Chippenham Site Allocations Plan, Wiltshire Housing Site Allocations Plan and made neighbourhood plans) will continue to be the starting point for the consideration of planning applications”*.

Wiltshire Core Strategy 2015

- 3.1.12 Strategic objective 5 of the Core Strategy sets out policy aims for protecting and enhancing the natural, historic and built environment. Three core policies relate to landscape and green infrastructure (policy 51, 52 and 57) however it is particularly relevant that the site has a previous planning consent for residential development and is on the Brownfield Land register (ref N14.11354). Policies 51, 52 and 57 state the following:

Wiltshire Core Strategy	
Core Policy 51: Landscape	<i>Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character</i> <i>Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:</i> <i>i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.</i>

	ii. The locally distinctive character of settlements and their landscape settings. iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe. iv. Visually sensitive skylines, soils, geological and topographical features. v. Landscape features of cultural, historic and heritage value. vi. Important views and visual amenity. vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion. viii. Landscape functions including places to live, work, relax and recreate. ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty. Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFPN) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the 269 objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.
Core Policy 52 Green Infrastructure	Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to: i. retain and enhance existing on site green infrastructure ii. make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.
Core Policy 57 Ensuring high quality design and place shaping	A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through: i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting iv. being sympathetic to and conserving historic buildings and historic landscapes vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area

	vii. <i>having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)</i> ix. <i>ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)</i> x. <i>the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials</i> xi. <i>taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future</i> xii. <i>the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm</i>
--	---

- 3.1.13 The site is not within the Cotswolds National Landscape however the boundary of the national landscape aligns with Bradford Road which adjoins the northwestern boundary of the site. The Cotswolds National Landscape Management Plan include Policy CE1: Landscape. Part 2 of the policy relates to the setting of the National Landscape and states the following:

Cotswolds AONB Management Plan	
Policy CE1: Landscape	1. <i>Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to, be compatible with and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board's Landscape Character Assessment and Landscape Strategy and Guidelines.</i> 2. <i>Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds AONB, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the AONB – and visual amenity are conserved and enhanced.</i>

Summary of landscape policy

- 3.1.14 Refer to Appendix B Figure 1 for Landscape Designations and Context.

- 3.1.15 The site is not within the Cotswolds National Landscape and therefore part 1 of policy CE1 does not apply. ZTV analysis and field work undertaken by MHP and presented in this report demonstrates that there is very limited visibility of the site from within the national landscape and as a result it is considered that the site does not contribute to the setting of the National Landscape or affect views into or out of the National Landscape. On this basis part 2 of Policy

CE1 and Paragraph 189 of the NPPF are not considered applicable to the site.

- 3.1.16 The site is not within or in close proximity to the Special Landscape Area.
- 3.1.17 The site is not within or in close proximity to the Conservation Area or Registered Park and Gardens. The site does not contain any listed buildings or scheduled monuments.
- 3.1.18 Data searches do not identify any protected trees on the site. There are no areas of Ancient Woodland or veteran trees (refer to MHP Arboriculture Tree Survey). NPPF paragraph 193c is considered not to apply to the 'site'.
- 3.1.19 The site does not provide any open access land, common land or formal recreation. There are no public rights of way across the site.
- 3.1.20 The valued landscape assessment (refer to section 4) undertaken within the landscape baseline section of this report concludes that the site does not meet the criteria for being designated a valued landscape and therefore Paragraph 187, part a, of the NPPF would not apply.
- 3.1.21 In summary the site is not affected by international, national or local landscape designations and the site does not meet the criteria for being a valued landscape.

4 BASELINE: LANDSCAPE

Scope of Assessment

- 4.1.1 The digital ZTV, desktop study, field work and authors own professional judgement has informed the decision to set the study area at a distance of 3km radius around the site. Refer to **Appendix B Figure 2** for ZTV and **Figure 3** for Local Landscape Character areas overlaid with the ZTV.
- 4.1.2 A range of resources has been used to help inform the landscape baseline of the site and study area. These resources include:
- National Character Areas NCA 107 The Cotswolds
 - Wiltshire Landscape Character Assessment (WLCA) Limestone Lowland 16A
 - North Wiltshire Landscape Character Assessment (NWLCA) Rolling Lowland 10
 - The Landscape Institute produced Technical Guidance Note 01/2017 (Revised)
 - The authors' own assessment of the 'site' landscape using The Landscape Institutes Technical Guidance Note 20/21 Assessing landscape value outside of national designations.

National Landscape Character: The Cotswolds NCA107

- 4.1.3 The study site and its contextual landscape lie within National Character Area 107 The Cotswolds. Key landscape characteristics have been taken from the Natural England National Character Area text for NCA107:
- *“Defined by its underlying geology: a dramatic limestone scarp rising above adjacent lowlands with steep combs, and outliers illustrating the slow erosion of escarpments. The limestone geology has formed the scarp and dip slope of the landscape, which in turn has influenced drainage, soils, vegetation, land use and settlement.*
 - *Open and expansive scarp and high wold dipping gently to the south-east, dissected by river valleys.*
 - *Arable farming dominates the high wold and dip slope while permanent pasture prevails on the steep slopes of the scarp and river valleys with pockets of internationally important limestone grassland.*
 - *Drystone walls define the pattern of fields of the high wold and dip slope. On the deeper soils and river valleys, hedgerows form the main field boundaries.*
 - *Ancient beech hangers line stretches of the upper slopes of the scarp, while oak/ash woodlands are characteristic of the river valleys. Regular blocks of coniferous and mixed plantations are scattered across the open high wold and dip slope.*
 - *Large areas of common land, important for unimproved calcareous grassland, are characteristic of the scarp and high wold around the Stroud valleys and along the crest of the*

scarp to Cleeve Hill.

- The majority of the principal rivers flow south-eastwards forming the headwaters of the Thames with the exception of rivers in the west which flow into the River Avon and then the Severn Estuary.
- Rich history from Neolithic barrows, iron-age hill forts and Roman roads and villas to deserted medieval villages, grand country houses, cloth mills and Second World War airfields. The field patterns largely reflect both the medieval open field system, with fossilised areas of ridge and furrow, and later planned enclosures.
- Locally quarried limestone brings a harmony to the built environment of scattered villages and drystone walls, giving the area a strong sense of unity for which the Cotswolds are renowned. Bath stone is also famous and has been used for building since Roman times, both locally in the principal buildings and streets of Bath and more widely, for example for Buckingham Palace in London. Parkland, gardens and historic designed landscapes are features particularly of the dip slope and broad lowland, such as Lawrence Johnston's garden at Hidcote, and Heather Muir's garden at Kiftsgate, parkland at Stanway, Chastleton and Blenheim Palace.
- Prominent natural and built features in the landscape include the City of Bath WHS, Brailes Hill, Broadway Tower, Cleeve Hill, the Tyndale monument, Freezing Hill, Kelston Round Hill and Blenheim Palace WHS."

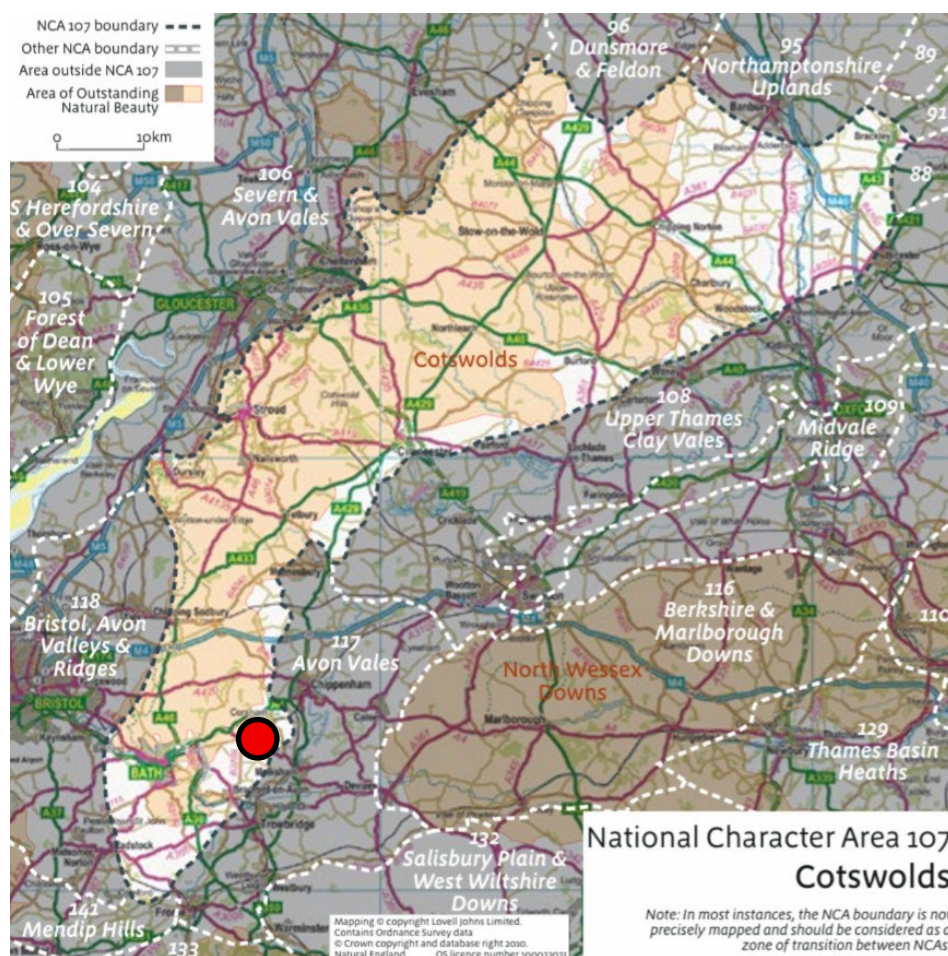


Image ? Red circle indicates location of site in relation to NCA 107 Cotswolds

4.1.4 The National Character Area 107 The Cotswolds contains several “Landscape Opportunities”. Those relevant to the site are included below:

- *“Recognise the importance of using local stone to retain vernacular building style and stone walls and manage quarries to supply materials while retaining geodiversity, biodiversity and landscape features.*
- *Actively manage and where appropriate extend and link areas of ancient woodland, particularly the beech woodland along the scarp, wooded valley slopes and the oak/ash woodland north of Bath, to reinforce and enhance landscape character and the setting of parks and settlements. Woodland management and creation should contribute to a resilient network of habitat to buffer the SAC woodlands and provide foraging ground for bats. There may be limited scope for the creation of woodland. New woodland should reflect the setting, shape and size of existing woodlands/ plantations and consider landscape impacts.*
- *Plan for recreation and enhance the rights of way network for the benefit of local populations and visitors. Realise opportunities presented by development and green infrastructure planning linking the heart of urban areas outward while sensitively taking account of other environmental features. Incorporate multi-user access for the surrounding populations.*
- *Ensure new developments provide opportunities for a high standard of design, local distinctiveness and a contribution to green infrastructure.*
- *Ensure development, changes in land management and farm diversification do not impact adversely on the dark skies and tranquillity of the area.”*

4.1.5 The National Character Area 107 The Cotswolds identifies eleven “Landscape Attributes” associated with the Cotswolds NCA. These are listed below along with a description of how the site relates to these attributes:

“The dramatic landform of high scarp and dip slopes defined by the geology of the Jurassic oolitic limestone group”:

The site does not form part of the scarp that is in the east of the area; it does form part of the western dip slope. The site does not occupy any of the 50 SSSI’s in the NCA that contain geological or geomorphological features or does it occupy any of the 186 local sites of geological interest.

“Buildings and drystone walls utilising locally quarried stone”:

The site itself does not contain any buildings or walls reflecting these attributes. The architecture of the site is modern post war military barracks and offices.

“A long history of human occupation evident in the numerous heritage assets to be found across the landscape.”

The site does not contain any of the features identified such as prehistoric barrows, stone circles, iron- age hill forts, Roman villas and settlements and roads, medieval villages, cloth mills or notable historic field patterns. The site does not contain any of the 538 Scheduled Ancient Monuments, Listed Buildings, 88 registered Historic Parks and Gardens or 2

registered battlefields found in the NCA. The 19th century railway tunnel, nearby pits and mines and 20th century war era features reflect recent human occupation of the site.

“Diversity of views resulting from the complex landform”:

The site does not form part of the western scarp that “affords panoramic views across adjacent lowlands, framing views outwards and across the NCA itself”, nor the high wolds which provide “extensive uncluttered easterly views across the Vale of White Horse to the North Wessex Downs”. The site does reflect the eastern side of the NCA where it “merges gently with the neighbouring NCAs and views are more intimate as the landscape becomes more rounded and with river valleys winding their way into the headwaters of the Thames.”

“An almost continuous wooded scarp line dominated by internationally important beech woodland”:

The site does not occupy the western edge of the NCA where “dense beech woods and tree clumps contribute to an imposing skyline” or the deep valley landform, wooded stream and river valleys found elsewhere within the area. The site does contribute towards the NCA woodland networks that help to support bat populations.

“Sheep-grazed limestone grassland, particularly prominent on the scarp and high wold but scattered throughout area”:

The site does not occupy land that contributes towards the “scattered remnants of unimproved limestone grassland or open commons”. Adjoining to site to the south and west there are areas that reflect the “pastures divided by hedgerows or small patches of scrub”. There are no botanically diverse roadside verges on site.

“High open wolds with large fields mainly under arable cultivation divided by dry stone walls”:

The site does not occupy the high wold open rolling plateau, arable farmland or contain any dry stone wall boundaries. Historically the site would have been farmland with 18th century field patterns and boundaries; these are no longer evident on site.

“Steep-sided valleys dissect the rolling dip slope characterised by small hedgerow- enclosed fields with tree-lined rivers and wet meadows, and parklands”:

The site does not occupy steep side valley landform but is part of the dip slope landform where land around the site to the south and west are hedgerow enclosed fields. Field patterns on the site have been lost to 20th century development. There are few hedgerows on the site, where ornamental landscaping replaced rural features when the site was developed as RAF Rudloe.

“A largely rural area with a distinctive settlement pattern of small towns and villages, with principal towns and cities lying at its edges”:

The site forms part of the settled landscape of Rudloe in context of Corsham MOD Corsham and Spring Park data centre campus.

“Extensive network of public rights of way and areas of access land sit alongside a strong network of small villages and market towns”:

The site does not contain any public rights of way, open access land or common land.

“A landscape of great tranquillity and calm with a rural feel of peace and quiet”:

Whilst levels of intrusion in this area are low away from settlements and main transport routes and are undisturbed by noise or light pollution, the site is experienced in context of the noise, activity and light from Westwells Road, Bradford Road, MOD Corsham, Spring Park Data Centre, Five Ways Trading Centre and small areas of modern residential development on the southern fringes of Rudloe.

- 4.1.6 In summary, the site currently reflects very few of the natural, historic, cultural or aesthetic attributes associated with the NCA. The primary feature that assimilates the site to its surroundings are the site trees.

District/County Landscape Character: Wiltshire Landscape Character Assessment Malmsbury-Corsham Limestone Lowland (16A)

- 4.1.7 The Wiltshire Landscape Character Assessment identifies Rudloe and Cosham (including the site) as within the Malmsbury-Corsham Landscape Character Area 16A and the Limestone Lowlands landscape character type.

- 4.1.8 Key landscape characteristics of the Malmesbury-Corsham Limestone Lowland include:

- *“Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay;*
- *A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses;*
- *Mix of permanent pasture and arable farmland;*
- *Strong network of hedgerows with hedgerow trees;*
- *Dry stone walls field boundaries in some areas and around settlements;*
- *Field pattern predominantly large geometric fields typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to close to settlement;*
- *More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views;*
- *Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows;*
- *Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by network of rural roads;*

- *Traditional local limestone buildings an outstanding feature;*
- *Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues."*

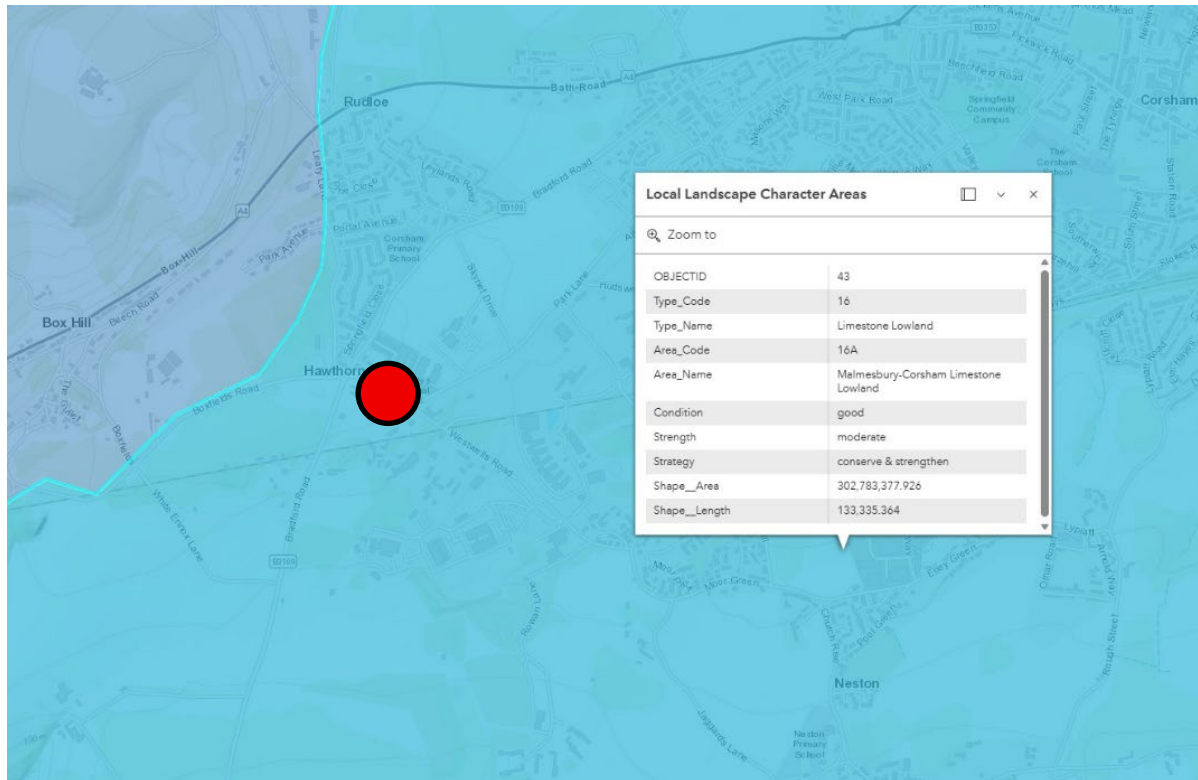


Image ? Red circle indicates location of site in relation to Malmesbury-Corsham Limestone Lowlands.
 Wiltshire Council Open Data Hub website (wiltshire-council-open-data-hub-wiltscouncil.hub.arcgis.com/)

4.1.9 Management objectives for the character area include:

- *"Conserve the network of hedgerows, hedgerow trees and woodland copses and take opportunities for new planting where this will strengthen local character (for instance avoiding planting that will affect the open views in the high ground at the west of the area).*
- *Encourage conservation and rebuilding of dry stone wall field boundaries, particularly close to settlement.*
- *Conserve the remaining areas of ecological interest such as those with statutory designations, areas of ancient woodland, veteran hedgerow trees and chalk grassland.*
- *Maintain the subtle variations that occur throughout the landscape, encouraging local distinctiveness for instance in the variation in field boundaries from hedgerows to stone walls.*
- *Encourage management and restoration of the historic parkland landscapes that are characteristics of the area.*
- *Retain the distinctive character of the villages; ensuring any change respects the traditional stone built character and vernacular form.*
- *Resist urbanisation of the country lanes through addition of road markings and concrete kerbs or lamp posts or excessive signage that detracts from the rural character of the area."*

- 4.1.10 The Limestone Lowland landscape type is assessed as being in “good” condition with a “moderate” strength of character. The strategy for the area is to “conserve and strengthen” characteristics such as the network of hedgerows and woodland copses, dry stone walls and retain character villages by respecting traditional stone built character and vernacular form.

District/County Landscape Character: North Wiltshire Landscape Character Assessment Corsham Rolling Lowland (10)

- 4.1.11 The Wiltshire Landscape Character Assessments are split into four areas; North Wiltshire, South Wiltshire, East Wiltshire and West Wiltshire. The site is within the North Wiltshire character assessment. The North Wiltshire Landscape Character Assessment, June 2004 produced by White Consultants, identifies the site as being within the Corsham Rolling Lowland Landscape Character Area 10 and Rolling Settled Lowland landscape Character Type.
- 4.1.12 Key landscape characteristics of the Corsham Rolling Lowland include:
- *“Gently sloping topography with a small steep valley.*
 - *Traditional core of Corsham.*
 - *Urban fringe character of areas at periphery with Corsham including mosaic housing, military infrastructure, industrial areas, communication corridors, small fields and woodlands.*
 - *Rural character in the southern part of the area with traditional rural settlements.*
 - *Panoramic views out towards north and east in parts.*
 - *Visual influence of electricity transmission lines.”*
- 4.1.13 The Corsham Rolling Lowland landscape character area is described by the North Wiltshire Landscape Character Assessment as being dominated in the north of the area “by the settlements of Corsham, Rudloe and military and commercial developments. Older buildings constructed in the vernacular style of the area are only really evident within the core of Corsham. The fringes (of Corsham) consist of 20th century development with military structures and industrial areas mixed with a mosaic of housing, small fields and woodlands.”
- 4.1.14 The character assessment identifies that the overall objective for the area is “to control the pattern of new development and restore the rural character of the urban fringe area, while retaining the rural character to the south”. The assessment identifies that “the gently sloping topography of this area offers expansive views of both urban areas and the rural landscape... Views from the A4 are important and clear separation between settlements needs to be maintained e.g. between Corsham and Rudloe”.
- 4.1.15 The assessment identifies that “the intact rural character, sparse settlement pattern and prominent and slightly exposed elevation, make the south of the area sensitive to development.

Only limited small scale sensitivity designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts”.

Site landscape character and valued landscape assessment:

- 4.1.16 In addition to a review of the published National and District/County Landscape Character Assessments, a site-based landscape character assessment has been undertaken by the author. The author’s own site landscape character assessment has been undertaken using The Landscape Institutes Technical Guidance Note (“TGN”) 20/21 Assessing landscape value outside of national designations. Table A: Site Baseline Landscape Character and Indicators of Value provides a description of the site landscape features in relation to the TGN criteria.

Table A: Site Baseline Landscape Character and indicators of Value	
TGN landscape value factor & definition	Indicators/examples and evidence of value found on site
Natural heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	The site occupies the slopes of the Box Hill landform in the northwest at an elevation of 150m AOD sloping down to 100m AOD in the east. There is an approximate level change of 25m across the site. No watercourses or ponds evident on site. No statutory ecological designations on site (SSSI, Local Nature Reserve & SAC nearby to the west on Box Hill). No ancient woodland on site. Nearest ancient woodland is Kingsmoor Wood to the south. There are several deciduous woodland priority habitats around the site (Ennox Wood, Round Wood, Kingsmoor Wood and numerous unnamed copses and small woodlands around the site). Bats are known to use the site. No tree preservation orders or veteran trees on site. There are numerous site trees consisting of cherry, maple, crab apple, plum, rowan, alder, oak, birch, beech, ash, pine, willow. The majority are category B and C trees with one group and 3 trees (oak & beech) that are category A2. No evident geological features on site however the area has a long history of limestone mining. No designated geological features on the site. The site is considered to contain average indicators of value in relation to natural heritage.

Cultural heritage: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	No scheduled monuments or listed building on site. The Box Railway Runnel crosses below the site. The Box Railway tunnel was built between 1838 and 1841 for the Great Western Railway under the direction of Isambard Kingdom Brunel. There are former pits to the south (Thorney Pits) and a former mine to the northwest (Box mine on Box Hill). The site is a former 20th century RAF military of Defence site. Prior to its development as a defence site is was agricultural fields defined by native hedgerows and trees. The site is considered to have average value in relation to cultural heritage.
Landscape condition: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	The buildings, fences and hardstanding are in poor declining, derelict condition. Parts of the site are becoming overgrown with bramble scrub. Trees are in moderate condition (predominantly category B & C with 3 category a trees). The site is considered to contain average indicators of value in relation to landscape condition.
Associations: Landscape which is connected with notable people, events and the arts	The key known associations are in relation to its military use and background. The site is considered to contain poor indicators of value in relation to associations with art, literature or tourism.
Distinctiveness: Landscape that has a strong sense of identity	The site is indistinct and derelict. The site is considered to contain poor indicators of value in relation to its landscape distinctiveness.
Recreational: Landscape offering recreational opportunities where experience of landscape is important	There are no recreational uses on the site, no open access land and no public rights of way. The site is considered to contain poor indicators of value in relation to recreation.

Perceptual (scenic): Landscape that appeals to the senses, primarily the visual sense	The primary sense of the site is that it is disused and derelict. There are several dominant visual detractors including derelict buildings, large electricity pylons that cross the site and the nearby communications mast. The site is considered to contain poor indicators of value in relation to scenic quality.
Perceptual (Wildness & tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	The two nearby roads, trading estate, MOD site and data centre campus limit the sites wildness, tranquillity and dark skies. The site is currently unlit due to its disused/derelict nature. New external lighting should be approached sensitivity in relation to dark skies of the adjoining National Landscape and bats in relation to trees/copses on site. The site is considered to contain average indicators of value in relation to perceptual quality
Functional: Landscape which performs a clearly identifiable & valuable function, particularly in the healthy functioning of the landscape	The site is currently disused and derelict providing limited landscape function. The site is considered to contain poor indicators of value in relation to landscape function.

Criteria for indicators of value:

- **Good** – there are good indicators/examples of the TGN factor value.
- **Average** – there are average indicators/examples of the TGN factor value.
- **Poor** – There are limited indicators/examples of the TGN factor value.
- **None** – No indicators/examples of the TGN factor value have been identified.

Summary of Landscape Baseline

- 4.1.18 The site is within The Cotswolds national landscape character area. The site reflects very few of the NCA characteristics and attributes due to its limited natural heritage resources, derelict military infrastructure, prominent electricity pylons and its setting within an area dominated by military bases, communications masts, industrial development and small scale housing areas. The NCA “*Landscape Opportunities*” does provide useful guidance for new development that includes; using local stone in buildings and walls, linking/extending areas of ancient woodland by creating new woodland/copses, providing green infrastructure, enhancing public rights of way, incorporating high standard of design and local distinctiveness and ensuring development limits skyglow effects on the adjoining National

Landscape by using sensitive lighting and mitigation measures.

- 4.1.19 The site is within the Malmesbury-Corsham Limestone Lowlands district/county landscape character area and within the rolling lowland landscape character type. The site reflects very few of the LCA characteristics due to its limited natural heritage resources, derelict military infrastructure, prominent electricity pylons and its setting within an area dominated by military bases, communications masts, industrial development and small scale housing areas. The LCA provides useful guidance for new development that includes taking opportunities for new hedgerow, tree and woodland copse planting, building dry stone walled boundaries, respect the traditional stone built character and vernacular form.
- 4.1.20 The site is within the Corsham Rolling Lowlands district/county landscape character area. The site reflects very few of the natural heritage LCA characteristics due to its derelict military infrastructure, prominent electricity pylons and its setting within an area dominated by military bases, communications masts, industrial development and small scale housing areas. The key objectives for this LCA is to control the pattern of new development by associating new development with existing built form and avoiding development on land between Rudloe and Corsham, particularly along the A4. The site location confirms with these objectives as it is located to the south of Rudloe, away from the A4 and land providing separation between the two settlements. Furthermore the site is previously developed land associated with existing built form.
- 4.1.21 Overall, the site reflects more characteristics of the settlement/townscape than the rural landscape. Its key contribution to its surroundings are the site trees that form a localised wooded skyline on the slope of Box Hill. There are good opportunities for new built form that reflects the local vernacular, new green infrastructure and long-term management of existing green infrastructure.

Summary of Landscape Receptors

- 4.1.22 The key landscape receptors identified for assessment are as follows:
- The Cotswolds NCA
 - Malmesbury-Corsham Limestone Lowlands
 - Corsham Rolling Lowland
 - Site landscape character (comprising natural landscape site features, cultural landscape site features, aesthetic and perceptual landscape site features and condition of the landscape).

Landscape Baseline Analysis

- 4.1.23 The site is within The Cotswolds national landscape character area. 65% of the Cotswolds

NCA contains the National Landscape designation, 11% of the NCA is ancient woodland, 4% has nature conservation designations, there are 18 major rivers/canals and 187 designated geological sites. The site does not occupy any of these designations or features. The NCA is considered, by this assessment, to have a **high value and high susceptibility**.

4.1.24 The site is within the Malmesbury-Corsham Limestone Lowlands district/county landscape character area and within the rolling lowland landscape character type. The Limestone Lowland landscape type is assessed as being in “good” condition with a “moderate” strength of character. The strategy for the area is to “conserve and strengthen” characteristics such as the network of hedgerows and woodland copses, dry stone walls and retain character villages by respecting traditional stone built character and vernacular form. The LCA is considered, by this assessment, to have a **medium value and medium susceptibility**.

4.1.25 The site is within the Corsham Rolling Lowland district/county landscape character area. The southern intact and rural parts of the character areas are identified as being sensitive to development whilst small scale sensitivity designed development, appropriately associated with existing built form, could be accommodated. It is interpreted that the northern parts of the character area around Corsham and Rudloe are those areas where development could be accommodated. The LCA is considered, by this assessment, to have a **medium value and medium susceptibility**.

4.1.26 The site is undesignated. The site-based landscape assessment undertaken in Table A found the site does not meet the criteria for being a valued landscape. The site features primarily reflect the military and industrial character with pylons and masts introducing visual detractors. No rare or unusual landscape features have been identified on site. The site trees have been identified as being of moderate and good condition a creating a strong canopy cover that assimilates the site into the surrounded wooded landscape. The site landscape character is considered, by this assessment, to have a **low value and low susceptibility**.

4.1.27 A summary of the landscape receptors and their susceptibility and value are set out below:

Landscape receptor	Susceptibility	Value
The Cotswolds NCA	High	High
Malmesbury-Corsham Limestone Lowlands LCA	Medium	Medium
Corsham Rolling Lowland LCA	Medium	Medium
Site landscape character	Low	Low

5 BASELINE: VISUAL

Scope of Study Area

- 5.1.1 The digital ZTV, desktop study, field work and authors own professional judgement has informed the decision to set the study area at a distance of 3km radius around the site. Refer to **Appendix B Figure 2** for ZTV, **Figure 4** for ZTV overlaid with local public rights of way, **Figure 5** for Viewpoint Photograph Locations and **Figures 6 to 26** for viewpoint photographs 1 to 13.

Zone of Theoretical Visibility Analysis (ZTV):

- 5.1.2 A digital ZTV was run up to 3km radius from the site. The ZTV was run using four points across the site set at 9.5m above existing ground levels to represent a ridge height of houses up to 2.5 storeys. The ZTV uses 2m Digital Surface Model (DSM) LiDAR data and assumes a viewer height of 1.7m above existing ground levels.
- 5.1.3 Refer to **LVIA Appendix B** for ZTV.

Visual Receptors and viewpoints

- 5.1.4 Desktop studies and field studies have identified the following list of visual receptors (people likely to be affected by views of the proposal):
- Walkers using local public rights of way around Wadswick and Chapel Plaister (PRoW ref: BOX48, BOX51, BOX52, BOX53, BOX54 and BOX56).
 - Walkers using local public rights of way around Neston (PRoW ref: CORM44, CORM45, CORM47, CORM48, CORM49, CORM51, CORM52)
 - Walkers, cyclists, riders using byway open to all traffic (CORM133)
 - Walkers using local public right of way between Rudloe and Corsham (CORM72).
 - Pedestrian, cyclists and vehicle occupants using Bradford Road, Westwells Road and Park Lane.
 - Workers using Spring Park Data Centre Campus, MOD Corsham and Five Ways Trading Estate
 - Residents of houses around The Links.

Description of baseline views

Walkers using local public rights of way around Wadswick & Chapel Plaister (PRoW ref: BOX48, BOX51, BOX52, BOX53, BOX54 and BOX56).

- 5.1.5 Refer to **LVIA Appendix B Figures 4 to 26** for viewpoint photograph locations and viewpoint photographs. The public right of way footpaths around Wadswick are within 2km of the nearest site boundary. They are not designated as national or long-distance walking trails and do not pass through a landscape designated for scenic beauty where views would have the highest value. Paths are identified on Wiltshire Council's Public Rights of Way Map as BOX48, BOX51, BOX52, BOX53, BOX54 and BOX56. The footpaths are used predominantly by local residents for informal recreation with a local value.
- 5.1.6 The footpaths are grouped within part of the ZTV around Wadswick and Chapel Plaister, within the Parish of Box, which lies south of the site on slightly elevated land up to 141m AOD. Chapel Plaister is a small hamlet of predominantly historic Cotswold stone houses set around the B3109 Bradford Road. The houses are contained within large well vegetated gardens. There are likely to be limited views of the site from within the houses and gardens. There is a high proportion of woodland cover between this group of visual receptors and the site which prevents open direct views into the site. The site does form part of the localised skyline which is predominantly wooded but punctured by the communications mast and electricity pylons on/adjacent to the site. Views are predominantly rural in nature with some urban influences (from masts, pylons and the activity associated with nearby solar farm, small airstrip and large country store complex). Hamlets/residential settlement is also present in these views. Views of the site are transient when walking northwards experienced along short sections of the footpaths before foreground woodland and landform begins to limit visibility.
- 5.1.7 The visual characteristics of baseline views experienced by receptors at these locations are considered, by this assessment, to have a **low value and high susceptibility**.

Walkers using local public rights of way around Neston (PRoW ref: CORM44, CORM45, CORM47, CORM48, CORM49, CORM51, CORM52)

- 5.1.8 Refer to **LVIA Appendix B Figures 4 to 26** for viewpoint photograph locations and viewpoint photographs. The public right of way footpaths around Neston are within 2.5km of the nearest site boundary. They are not designated as national or long-distance walking trails and do not pass through a landscape designated for scenic beauty where views would have the highest value. Paths are identified on Wiltshire Council's Public Rights of Way Map as CORM44, CORM45, CORM47, CORM48, CORM48, CORM51 and CORM52. The footpaths are used predominantly by local residents for informal recreation with a local value.
- 5.1.9 The footpaths are grouped within part of the ZTV covering southern and southeastern parts of Neston which lies south of the site on slightly elevated land up to 122m AOD. Neston is a small village comprising groups of old and modern houses, a school, a pub and military service accommodation (Services Cotswold Centre) of predominantly historic Cotswold

stone houses set around Wadswick Lane, Brockleaze and Rough Street. The houses are contained within well vegetated gardens. There are likely to be limited views of the site from within the houses and gardens. There is a high proportion of woodland cover and layering effect of hedgerows between this group of visual receptors and the site which prevents open direct views into the site. The site does form part of the localised skyline which is predominantly wooded but punctured by the communications mast and electricity pylons on/adjacent to the site. Views are predominantly rural in nature with some urban influences (from masts, pylons, industrial/data centre development and Wadswick Green retirement village apartments). Residential settlement is also present in these views. Views of the site are transient when walking westwards, experienced along short sections of the footpaths before foreground woodland and landform begins to limit visibility.

- 5.1.10 The visual characteristics of baseline views experienced by receptors at these locations are considered, by this assessment, to have a **low value and high susceptibility**.

Walkers, cyclists, riders using byway open to all traffic (CORM133)

- 5.1.11 Refer to **LVIA Appendix B Figures 4 to 26** for viewpoint photograph locations and viewpoint photographs. The byway open to all traffic (BOAT) is 1km from the nearest site boundary and follows Hudswell Lane. The BOAT is not designated as national or long-distance walking trails and does not pass through a landscape designated for scenic beauty where views would have the highest value. The right of way is identified on Wiltshire Council's Public Rights of Way Map as CORM133. The byway is used predominantly by local residents for informal recreation with a local value.

- 5.1.12 The byway follows Hudswell Lane that provides pedestrian and vehicular access to MOD sites, parkland, woodland, play areas and open space. The route is tree lined and enclosed by low stone walls, descending from Park Lane to Pockeridge Drive. There is a high proportion of tree and woodland cover between this receptor and the site which prevents open direct views into the site. Views are glimpsed and partial. Views are from within the settled landscape between Rudloe and Corsham with settlement and military infrastructure present in the view.

- 5.1.13 The visual characteristics of baseline views experienced by receptors at these locations are considered, by this assessment, to have a **low value and high susceptibility**.

Walkers using local public right of way between Rudloe and Corsham (CORM72)

- 5.1.14 Refer to **LVIA Appendix B Figures 4 to 26** for viewpoint photograph locations and viewpoint photographs. The footpath is 1km from the nearest site boundary and is located between Bradford Road and Park Lane. The footpath is not designated as national or long-distance walking trails and does not pass through a landscape designated for scenic beauty where views would have the highest value. The right of way is identified on Wiltshire Council's Public Rights of Way Map as CORM72. The footpath is used predominantly by local residents for informal recreation with a local value.

5.1.15 The footpath passes through a agricultural field with modern housing development of Corsham to the east, Rudloe settlement to the north, Science Park to the west and MOD Corsham to the south. The footpath is predominantly open and unvegetated with views of modern residential development on two sides. The layering effects of foreground tree groups and hedgerows in conjunction with Corsham Science Park and Fiveways Trading Centre prevents open direct views into the site. Views are glimpsed and partial. The communications mast adjoining the site is visible on the skyline above the foreground vegetation.

5.1.16 The visual characteristics of baseline views experienced by receptors at these locations are considered, by this assessment, to have a **low value and high susceptibility**.

Pedestrian, cyclists and vehicle occupants using Bradford Road, Westwells Road and Park Lane

5.1.17 Refer to **LVIA Appendix B Figures 4 to 26** for viewpoint photograph locations and viewpoint photographs. The roads and pavements are immediately adjoining the boundary of the site. The roads are not designated as National Cycle Routes, national or long-distance walking trails and they do not pass through a landscape designated for scenic beauty where views would have the highest value.

5.1.18 The majority of views are associated with motorists using Westwells Road (and other road junctions leading from Westwells Road) and pedestrians using its footways to move through the area. The views are enclosed by adjoining residential, industrial and military infrastructure and vegetation with views focus on the road corridor. Views of the site are transient and open through boundary fences/vegetation. The derelict buildings and communications mast are strong features of the view.

5.1.19 The visual characteristics of baseline views experienced by receptors at these locations are considered, by this assessment, to have a **low value and medium susceptibility**.

Workers using Spring Park Data Centre Campus, MOD Corsham and Five Ways Trading Estate

5.1.20 Refer to **LVIA Appendix B Figures 4 to 26** for viewpoint photograph locations and viewpoint photographs. The industrial units and offices directly adjoin the Westwells Road boundary of the site. Views of the site are static and partially open through boundary fences/vegetation and fully enclosed in other areas by site vegetation. The derelict buildings, fences and communications mast are strong features of the view. The focus of the receptors are on work rather than the enjoyment of views.

5.1.21 The visual characteristics of baseline views experienced by receptors at these locations are considered, by this assessment, to have a **low value and low susceptibility**.

Residents of houses around The Links

- 5.1.22 Refer to **LVIA Appendix B Figures 4 to 26** for viewpoint photograph locations and viewpoint photographs. The houses within The Links directly adjoin the Westwells Road boundary of the site. There are approximately 25 dwellings within The Links cul-de-sac development; approximately 6 of the house have windows facing the site. Views of the site are static and partially open through boundary fences/vegetation. The derelict military buildings, fences and communications mast are strong features of the view. Views experienced by occupants of houses are predominantly from upper storey front, rear and side elevation windows.
- 5.1.23 The visual characteristics of baseline views experienced by receptors at these locations are considered, by this assessment, to have a **low value and high susceptibility**.

5.2 Summary of Visual Baseline

- 5.2.1 Refer to **LVIA Appendix B** for figures.
- 5.2.2 Visibility of the site is largely contained within 2.5km of the site boundary to the northeast, southeast and south. Views are clustered in three primary areas immediately adjoining the Westwells Road site boundary, around Wadswick/Chapel Plaister and Neston. Very limited visibility has been identified between the adjoining National Landscape to the east and the site. Baseline views are consistent with the landscape character descriptions of disused military infrastructure, new military infrastructure, masts, pylons, industrial areas and small groups of residential development. Views from the northeast of the site are primarily urban in nature with built form, roads and other urban detractors. Views from the south and southeast are more rural in nature where woodland plays a strong role in containing views and creating a vegetated localised skyline on and around the site.
- 5.2.3 Overall, the baseline studies have identified that landform, vegetation and built form contain views to a small local area around the site.

Visual Baseline Analysis

- 5.2.4 Views from public rights of way have the highest susceptibility to change, houses have moderate to high susceptibility to change, roads have a more moderate to lower susceptibility to change and places of work have the lowest susceptibility to change. A summary of the visual receptors, their susceptibility and value (in accordance with MHP LVIA Methodology Appendix A) is contained in the table below:

Visual receptor	Susceptibility	Value
Walkers using local public rights of way around Wadswick and Chapel Plaister (PRoW ref: BOX48, BOX51, BOX52, BOX53, BOX54 and BOX56)	High	Medium
Walkers using local public rights of way around Neston (PRoW ref: CORM44, CORM45, CORM47, CORM48, CORM49, CORM51, CORM52)	High	Medium
Walkers, cyclists, riders using byway open to all traffic (CORM133)	High	Medium
Walkers using local public right of way between Rudloe and Corsham (CORM72)	High	Medium
Pedestrian, cyclists and vehicle occupants using Bradford Road, Westwells Road and Park Lane	Medium	Low
Workers using Spring Park Data Centre Campus, MOD Corsham and Five Ways Trading Estate	Low	Low
Residents of houses around The Links	High	Medium

6 DESIGN PROPOSALS

- 6.1.1 Taylor Wimpey is proposing 167 new homes on the site, offering a mix of one to four-bedroom properties. Homes are to be arranged in distinct areas to make best use of the site's shape and features, with a central area of green space acting as a focal point for the new community. Access will be from Westwells Road using principally the existing roundabout entrance, with a secondary, segregated access further southeast. The masterplan has been designed to improve pedestrian and cycle links and ensure the new development connects well to surrounding neighbourhoods, recreational facilities at Leafy Lane and to local facilities in Rudloe and in Corsham via Park Lane.
- 6.1.2 The masterplan demonstrates a gradated density across the site, with housing predominantly located to the east and west of the Site, while the central area is reserved for open public space, taking account of the intervening Box Tunnel and retained MoD infrastructure, creating a focal point for community activity. The masterplan balances new housing with green spaces, ecological protection and connectivity, aiming to deliver a high-quality and sustainable extension to Corsham in line with the Council's objectives for the reuse of brownfield land.
- 6.1.3 For the purposes of this LVIA, it is assumed that the proposed houses would be predominantly 2 storeys, with occasional 2.5 buildings, and that the height of the buildings would be as follows:
- 2 storey houses: maximum height to ridge of 7.5m
 - 2.5 storey houses: maximum height to ridge of 8.5m
- 6.1.4 The ZTV has been run at a height of 9.5m to allow for any height variation and ground level changes.
- 6.1.5 The landscape strategy for the site incorporates existing trees and hedgerows, where possible, supported by new planting and landscaping to strengthen biodiversity. A dedicated bat flight zone is proposed around the site boundary to reflect the site's ecological sensitivities. A landscaped frontage along Bradford Road and Westwells Road comprises of existing trees, new tree planting and long grass wildflowers with mown amenity grass margins. Native and ornamental street trees are proposed throughout with ornamental flowering shrubs. The main central area of the site provides a significant green space for existing trees, new native trees and hedgerows, orchard, surface water attenuation, wildflowers and long grass with mown paths and margins all providing a bat foraging corridor. Southern margins of the site incorporate native hedgerow, trees and copse planting. Eastern parts of the site incorporate a formal play area, trees, hedgerows, wildflower long grass and surface water attenuation.

7 EFFECTS: LANDSCAPE

Landscape Sensitivity and Magnitude of Change

- 7.1.1 The baseline susceptibility and value of landscape receptors are combined and a judgement made on their sensitivity to the proposed development. The amount of change experienced by receptors, as a result of the development, are described as the magnitude of change. Conclusions on sensitivity and magnitude are combined to make a judgement on the scale of effects of the development on each landscape receptor.
- 7.1.2 Refer to **LVA Appendix B Figures 3**. The baseline landscape receptors have been identified and described individually and the following receptors assessed:
- The Cotswolds NCA
 - Malmesbury-Corsham Limestone Lowlands
 - Corsham Rolling Lowland
 - Site landscape character (comprising natural landscape site features, cultural landscape site features, aesthetic and perceptual landscape site features and condition of the landscape).

The Cotswolds NCA:

- 7.1.3 Sensitivity: 65% of the NCA is a nationally designated landscape with intact and valued natural, cultural and aesthetic attributes such as its rivers, scarp, high wold, dip slope, limestone grassland, drystone walls, ancient beech hangers, common land, parkland/historic landscape. Overall NCA is considered to have a **high sensitivity** to proposed residential development.
- 7.1.4 Magnitude of change: The proposed development occupies a very small geographical area of the NCA. Changes from the proposed development would be permanent. The proposed development would not affect the most sensitive elements of the NCA such as the National Landscape and its key attributes. The baseline character of the site has been assessed as not reflecting the key characteristics of the NCA due to its previously developed and derelict nature. The NCA character of the site is weak, in poor condition, damaged and contains detracting features. There are good opportunities to incorporate some of the NCA “*Landscape Opportunities*” into the proposed development to bring enhancements to the NCA. The completed development is predicted to bring result in a **low magnitude of change** to the NCA.

Malmesbury-Corsham Limestone Lowlands

- 7.1.5 Sensitivity: The most sensitive elements of the LCA include part of the Cotswolds National Landscape and key characteristics such as the lowland farmland, peaceful and rural

landscape, varied geology, topography, pasture and arable farmland, hedgerows with hedgerow trees, dry stone walls, rivers, traditional local limestone buildings, historic parkland and estates. The baseline character of the site has been assessed as not reflecting the key characteristics of the LCA due to its previously developed and derelict nature. Overall LCA is considered to have a **medium sensitivity** to proposed residential development.

- 7.1.6 Magnitude of change: The proposed development occupies a very small geographical area (approximately 8 hectares) of the LCA with direct effects on the site and indirect effects confined to a small local area around the site to the northeast, south and southeast. Changes from the proposed development would be permanent. The proposed development would not affect the most sensitive elements of the LCA such as the National Landscape and its key attributes. The baseline character of the site has been assessed as not reflecting the key characteristics of the LCA due to its previously developed and derelict nature. The LCA character of the site is weak, in poor condition, damaged and contains detracting features. There are good opportunities to incorporate some of the “*Management Objectives*” into the proposed development to bring enhancements to the LCA. The completed development is predicted to bring result in a **low magnitude of change** to the LCA.

Corsham Rolling Lowland

- 7.1.7 Sensitivity: The most sensitive elements of the LCA include key characteristics such as the sloping topography, small steep valley, rural character in southern parts and traditional rural settlements. The baseline character of the site has been assessed as reflecting few of the natural heritage or rural landscape assets and more detractor elements such as urban fringe, mosaic housing, military infrastructure, industrial areas, communication corridors and electricity transmission lines. Overall LCA is considered to have a **medium sensitivity** to proposed residential development.
- 7.1.8 Magnitude of change: The proposed development occupies a small geographical area (approximately 8 hectares) of the LCA with direct effects on the site and indirect effects confined to a small local area around the site to the northeast, south and southeast. Changes from the proposed development would be permanent. The proposed development would not affect the most sensitive elements of the LCA such as its key natural and historic characteristics. The baseline character of the site has been assessed as not reflecting the key natural or historic characteristics of the LCA due to its previously developed and derelict nature. The LCA character of the site is weak, in poor condition, damaged and contains detracting features. The completed development is predicted to bring result in a **low magnitude of change** to the LCA.

‘Site’ Landscape Character:

- 7.1.9 Sensitivity: The most sensitive elements of the site are the trees and sloping topography. Other elements such as the built form, hardstandings and fences are derelict and in poor condition. Overall, the site character is considered to have a **low sensitivity** to proposed residential development.

7.1.10 Magnitude of change: The proposed development occupies a small geographical area (approximately 8 hectares) with direct effects on the site and indirect effects confined to a small local area around the site to the northeast, south and southeast. Changes from the proposed development would be permanent. The proposed development would protect and retain the majority of trees and provide new tree, hedge, grass areas. The proposals would improve the condition of the site and restore its function. The completed development is predicted to bring result in a **medium magnitude of change** to site character.

Landscape Effects

7.1.11 Below is a table summarising the previous findings in relation to susceptibility, value, sensitivity and magnitude. These findings have been combined to form a professional judgement on the scale of the effect (of the proposal) on each receptor. The scale of effect is quantified on a word scale of negligible to major.

Receptor	Susceptibility	Value	Sensitivity	Magnitude	Scale of effect
The Cotswolds NCA	High	High	High	Low	Minor
Malmesbury-Corsham Limestone Lowlands	Medium	Medium	Medium	Low	Minor
Corsham Rolling Lowland	Medium	Medium	Medium	Low	Minor
Site landscape character	Low	Low	Low	Medium	Minor

8 EFFECTS: VISUAL

Visual Sensitivity and Magnitude of Change

- 8.1.1 The baseline susceptibility and value of visual receptors are combined and a judgement made on their sensitivity to the proposed development. The amount of change experienced by receptors, as a result of the development, are described as the magnitude of change. Conclusions on sensitivity and magnitude are combined to make a judgement on the scale of effects of the development on each visual receptor.
- 8.1.2 Refer to **LVIA Appendix B Figures 1 to 26**. The baseline visual receptors have been identified and described individually and the following receptors assessed:
- Walkers using local public rights of way around Wadswick and Chapel Plaister (PRoW ref: BOX48, BOX51, BOX52, BOX53, BOX54 and BOX56)
 - Walkers using local public rights of way around Neston (PRoW ref: CORM44, CORM45, CORM47, CORM48, CORM49, CORM51, CORM52)
 - Walkers, cyclists, riders using byway open to all traffic (CORM133)
 - Walkers using local public right of way between Rudloe and Corsham (CORM72)
 - Pedestrian, cyclists and vehicle occupants using Bradford Road, Westwells Road and Park Lane
 - Workers using Spring Park Data Centre Campus, MOD Corsham and Five Ways Trading Estate
 - Residents of houses around The Links.

Visual effects

Walkers using local public rights of way around Wadswick and Chapel Plaister (PRoW ref: BOX48, BOX51, BOX52, BOX53, BOX54 and BOX56)

- 8.1.3 Sensitivity: The enjoyment of footpaths for rural recreation and enjoyment of local views would remain. There will be a slight increase of urban influences where new house rooftops will be visible in some of these views. Pylons and masts provide existing urban features/detractors whilst foreground open farmland, landform and a high proportion of woodland cover screens most of the site. These receptors are considered to have a **medium to high sensitivity** to proposed residential development on the site.
- 8.1.4 Magnitude: A small proportion of the new houses on the site would be visible as rooftops through and above foreground and site vegetation. Changes from the proposed development would be permanent. The effects on views would be limited to a localised area. The completed development is predicted to bring result in a **medium to low magnitude of change** to views from these receptors.

Walkers using local public rights of way around Neston (PRoW ref: CORM44, CORM45, CORM47, CORM48, CORM49, CORM51, CORM52)

- 8.1.5 Sensitivity: The enjoyment of footpaths for rural recreation and enjoyment of local views would remain. There will be a slight increase of urban influences where new house rooftops will be visible in some of these views. Pylons, masts and industrial buildings provide existing urban features/detractors whilst foreground open farmland, landform and a high proportion of woodland cover screens most of the site. These receptors are considered to have a **medium to high sensitivity** to proposed residential development on the site.

- 8.1.6 Magnitude: A small proportion of the new houses on the site would be visible as rooftops through and above foreground and site vegetation. Changes from the proposed development would be permanent. The effects on views would be limited to a localised area. The completed development is predicted to bring result in a **medium to low magnitude of change** to views from these receptors.

Walkers, cyclists, riders using byway open to all traffic (CORM133)

- 8.1.7 Sensitivity: The enjoyment of the byway for recreation and enjoyment of local views would remain. A high proportion of tree cover and woodland cover screens most of the site. These receptors are considered to have a **medium sensitivity** to proposed residential development on the site.

- 8.1.8 Magnitude: Very little of the site would be visible due to foreground trees/vegetation and buildings. The completed development is predicted to bring result in a **very low magnitude of change** to views from these receptors.

Walkers using local public right of way between Rudloe and Corsham (CORM72)

- 8.1.9 Sensitivity: The enjoyment of the footpath for recreation and enjoyment of local views would remain. There will be a slight increase of urban influences where new house rooftops will be glimpsed. Pylons, masts and modern housing provide existing urban features/detractors whilst foreground open farmland and a high proportion of woodland cover screens most of the site. These receptors are considered to have a **medium sensitivity** to proposed residential development on the site.

- 8.1.10 Magnitude: A small proportion of the new houses on the site would be visible as rooftops through and above foreground and site vegetation. Changes from the proposed development would be permanent. The effects on views would be limited to a localised area. The completed development is predicted to bring result in a **low magnitude of change** to views from these receptors.

Pedestrian, cyclists and vehicle occupants using Bradford Road, Westwells Road and Park Lane

- 8.1.11 Sensitivity: The streetscene comprises pylons, masts, modern housing, derelict military infrastructure and industrial areas that provide existing urban features/detractors. There are wide grass margins and ornamental trees (on site) within the streetscene view that gives a sense of urban greenspace. The view is generally experienced by commuters or workers travelling through and past the site. These receptors are considered to have a **medium to low sensitivity** to proposed residential development on the site.
- 8.1.12 Magnitude: Houses will be fully visible facing the road creating a new built façade to the site replacing the derelict buildings and fences. Many of the existing trees will be retained, numerous new trees are proposed along with long grass, wildflower and bulbs in new verges with mown amenity grass margins, extending the existing greenspace along the road. Changes from the proposed development would be permanent. The effects on views would be limited to a localised area. The completed development is predicted to bring result in a **medium magnitude of change** to views from these receptors.

Workers using Spring Park Data Centre Campus, MOD Corsham and Five Ways Trading Estate

- 8.1.13 Sensitivity: The streetscene comprises pylons, street lighting/signage, military infrastructure and industrial areas that provide existing urban features/detractors. There are mature groups of trees/woodland on site creating a dense green backdrop within the streetscene. The view is generally experienced by commuters or workers at MOD Corsham and Spring Park Data Centre Campus. These receptors are considered to have a **low sensitivity** to proposed residential development on the site.
- 8.1.14 Magnitude: Houses are set back from the site edges behind existing trees/copses and new landscaped margins and surface water attenuation features. Many of the existing trees will be retained, numerous new trees are proposed along with long grass, wildflower and bulbs in new verges with mown amenity grass margins, extending the existing greenspace along the site edges. Changes from the proposed development would be permanent. The effects on views would be limited to a localised area. The completed development is predicted to bring result in a **medium magnitude of change** to views from these receptors.

Residents of houses around The Links.

- 8.1.15 Sensitivity: The streetscene comprises pylons, masts, modern housing, derelict military infrastructure and industrial areas that provide existing urban features/detractors. There are wide grass margins and ornamental trees (on site) within the streetscene view that gives a sense of urban greenspace. The view is generally experienced by occupants of a small number of houses, primarily from upper storey windows. These receptors are considered to have a **medium sensitivity** to proposed residential development on the site.
- 8.1.16 Magnitude: Houses will be fully visible facing the road creating a new built façade to the site

replacing the derelict buildings and fences. Many of the existing trees will be retained, numerous new trees are proposed along with long grass, wildflower and bulbs in new verges with mown amenity grass margins, extending the existing greenspace along the road. Changes from the proposed development would be permanent. The effects on views would be limited to a localised area. The completed development is predicted to bring result in a **low magnitude of change** to views from these receptors.

8.1.17 Below is a table summarising the previous findings in relation to susceptibility, value, sensitivity and magnitude. These findings have been combined to form a professional judgement on the scale of the effect (of the proposal) on each receptor. The scale of effect is quantified on a word scale of negligible to major.

Receptor	Susceptibility	Value	Sensitivity	Magnitude	Scale of effect
Walkers using local public rights of way around Wadswick and Chapel Plaister (PRoW ref: BOX48, BOX51, BOX52, BOX53, BOX54 and BOX56)	High	Medium	Medium to high	Medium to low	Minor
Walkers using local public rights of way around Neston (PRoW ref: CORM44, CORM45, CORM47, CORM48, CORM49, CORM51, CORM52)	High	Medium	Medium to high	Medium to low	Minor
Walkers, cyclists, riders using byway open to all traffic (CORM133)	High	Medium	Medium	Very low	Negligible
Walkers using local public right of way between Rudloe and Corsham	High	Medium	Medium	Low	Minor

(CORM72)					
Pedestrian, cyclists and vehicle occupants using Bradford Road, Westwells Road and Park Lane	Medium	Low	Medium-low	Medium	Minor
Workers using Spring Park Data Centre Campus, MOD Corsham and Five Ways Trading Estate	Low	Low	Low	Medium	Minor
Residents of houses around The Links	High	Medium	Medium	Low	Minor

9 SUMMARY AND CONCLUSION

Summary of landscape policy

- 9.1.1 The site is not within the Cotswolds National Landscape and therefore part 1 of policy CE1 does not apply. ZTV analysis and field work undertaken by MHP and presented in this report demonstrates that there is very limited visibility of the site from within the national landscape and as a result it is considered that the site does not contribute to the setting of the National Landscape or affect views into or out of the National Landscape. On this basis part 2 of Policy CE1 and Paragraph 189 of the NPPF are not considered applicable to the site.
- 9.1.2 The site is not within or in close proximity to the Special Landscape Area. The site is not within or in close proximity to the Conservation Area or Registered Park and Gardens. The site does not contain any listed buildings or scheduled monuments.
- 9.1.3 Data searches do not identify any protected trees on the site. There are no areas of Ancient Woodland or veteran trees (refer to MHP Arboriculture Tree Survey). NPPF paragraph 193c is considered not to apply to the 'site'.
- 9.1.4 The site does not provide any open access land, common land or formal recreation. There are no public rights of way across the site.
- 9.1.5 The valued landscape assessment (refer to section 4) undertaken within the landscape baseline section of this report concludes that the site does not meet the criteria for being designated a valued landscape and therefore Paragraph 187, part a, of the NPPF would not apply.
- 9.1.6 In summary the site is not affected by international, national or local landscape designations and the site does not meet the criteria for being a valued landscape.

Summary of Landscape Baseline

- 9.1.7 The confirmed key landscape receptors are:
- The Cotswolds NCA
 - Malmesbury-Corsham Limestone Lowlands
 - Corsham Rolling Lowland
 - Site landscape character (comprising natural landscape site features, cultural landscape site features, aesthetic and perceptual landscape site features and condition of the landscape).
- 9.1.8 The site reflects few of key characteristics and attributes of the national and district/county

landscape character. The site reflects more characteristics of the settlement/townscape than the rural landscape. Its key contribution to its surroundings are the site trees that form a localised wooded skyline on the slope of Box Hill. There are good opportunities for new built form that reflects the local vernacular, new green infrastructure and long-term management of existing green infrastructure.

Summary of Visual Baseline

9.1.9 The confirmed key visual receptors are:

- Walkers using local public rights of way around Wadswick and Chapel Plaister (PRoW ref: BOX48, BOX51, BOX52, BOX53, BOX54 and BOX56)
- Walkers using local public rights of way around Neston (PRoW ref: CORM44, CORM45, CORM47, CORM48, CORM49, CORM51, CORM52)
- Walkers, cyclists, riders using byway open to all traffic (CORM133)
- Walkers using local public right of way between Rudloe and Corsham (CORM72)
- Pedestrian, cyclists and vehicle occupants using Bradford Road, Westwells Road and Park Lane
- Workers using Spring Park Data Centre Campus, MOD Corsham and Five Ways Trading Estate
- Residents of houses around The Links.

9.1.10 Visibility of the site is largely contained within 2.5km of the site boundary to the northeast, southeast and south. Views are clustered in three primary areas immediately adjoining the Westwells Road site boundary, around Wadswick/Chapel Plaister and Neston. Very limited visibility has been identified between the adjoining National Landscape to the east and the site. Baseline views are consistent with the landscape character descriptions of disused military infrastructure, new military infrastructure, masts, pylons, industrial areas and small groups of residential development. Views from the northeast of the site are primarily urban in nature with built form, roads and other urban detractors. Views from the south and southeast are more rural in nature where woodland plays a strong role in containing views and creating a vegetated localised skyline on and around the site.

9.1.11 Overall, the baseline studies have identified that landform, vegetation and built form contain views to a small local area around the site.

Summary of landscape effects

Receptor	Susceptibility	Value	Sensitivity	Magnitude	Scale of effect
The Cotswolds NCA	High	High	High	Low	Minor

Malmesbury-Corsham Limestone Lowlands	Medium	Medium	Medium	Low	Minor
Corsham Rolling Lowland	Medium	Medium	Medium	Low	Minor
Site landscape character	Low	Low	Low	Medium	Minor

9.1.12 Overall, the proposed development will bring minor levels of change to the landscape receptors. The nature of the effects are both positive and negative. The changes will introduce minor beneficial effects such as a meaningful and long-term function for the site, improvements to the condition of the site boundaries and built form, long term management of site trees and new landscaping. There will be some minor adverse changes where there will be an increase in the height and amount of built form and increase in hard standings. These beneficial and adverse effects have been balanced and are judged as resulting in an overall 'neutral' effect on landscape character.

Summary of visual effects

Receptor	Susceptibility	Value	Sensitivity	Magnitude	Scale of effect
Walkers using local public rights of way around Wadswick and Chapel Plaister (PRoW ref: BOX48, BOX51, BOX52, BOX53, BOX54 and BOX56)	High	Medium	Medium to high	Medium to low	Minor
Walkers using local public rights of way around Neston (PRoW ref: CORM44, CORM45, CORM47, CORM48,	High	Medium	Medium to high	Medium to low	Minor

CORM49, CORM51, CORM52)					
Walkers, cyclists, riders using byway open to all traffic (CORM133)	High	Medium	Medium	Very low	Negligible
Walkers using local public right of way between Rudloe and Corsham (CORM72)	High	Medium	Medium	Low	Minor
Pedestrian, cyclists and vehicle occupants using Bradford Road, Westwells Road and Park Lane	Medium	Low	Medium-low	Medium	Minor
Workers using Spring Park Data Centre Campus, MOD Corsham and Five Ways Trading Estate	Low	Low	Low	Medium	Minor
Residents of houses around The Links	High	Medium	Medium	Low	Minor

9.1.13 Overall, the proposed development will bring minor levels of change to the baseline views. The changes will introduce minor beneficial effects such as improvements to the condition of the site boundaries and built form, long term management of site trees and new landscaping. There will be some minor adverse changes where there will be an increase in the height and amount of built form and increase in hard standings. These beneficial and adverse effects have been balanced and are judged as resulting in an overall 'neutral' effect on local views.

10 APPENDIX A – LANDSCAPE APPRAISAL METHODOLOGY

Guidance

10.1.1 The methodology used to identify and assess the landscape and visual effects of proposed development is based on the following recognised guidance:

- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition (Landscape Institute and Institute of Environmental Management and Assessment 2013);
- Landscape Institute Technical Guidance Note LITGN-2024-01 Notes and Clarifications on Aspects of GLVIA3, August 2024;
- Visual Representation of Development Proposals (Landscape Institute Technical Guidance Note 06/19, September 2019);
- Photography and photomontage in landscape and visual impact assessment LI Advice Note 01/11
- Landscape Institute Technical Guidance Note 02/21 Assessing landscape value outside national designations;
- An Approach to Landscape Character Assessment – Natural England October 2014

Landscape Appraisal (LVA) Process:

10.1.2 The landscape and visual appraisal is a tool used to identify and assess the effects of change, resulting from development, on the landscape as a resource and people's views and visual amenity. It is recognised as important to draw distinctions between landscape and visual effects during the assessment; treating them independently although related. GLVIA sets out the recommended process for assessing the effects by comparing the sensitivity of the visual or landscape receptor with the magnitude of change resulting from development. Refer to Table 3.1 (Components of the EIA process and the role of the LVIA) for guidance in relation to the scope of the landscape appraisal/LVA.

10.1.3 The GLVIA states that the landscape appraisal should cover the following stages:

- Project description: description of the proposed development for the purpose of assessment; main features of proposals and establish reasonable parameters for assessment.
- Baseline studies: establishes existing nature of landscape and visual environment in the study area, includes information of the value attached to different resources
- Identification and description of effects: that are likely to occur including whether they are adverse or beneficial
- Mitigation: proposes measures, if required, designed to avoid/prevent, reduce or offset (or compensate for) any significant negative (adverse) effects

- 10.1.4 Refer to Figure 5.1 and 6.1 of GLVIA 3rd Edition for Steps in Assessing Landscape and Visual effects.

Description of development

- 10.1.5 An overall description of the proposed development is provided describing siting, layout and other characteristics and components of the development on which the LVIA will be based. Where detail is not available then design parameters are provided.

Baseline studies: general

- 10.1.6 *The initial step in LVA is to establish the baseline landscape and visual conditions. The information collected will, when reviewed alongside description of the proposed development, form the basis for the identification and description of the changes that will result in the landscape and visual effects of the proposals:*

- *For the landscape baseline the aim is to provide an understanding of the landscape in the area that may be affected – its constituent elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the landscape is experienced and the value attached to it.*
- *For the visual baseline the aim is to establish the area in which the development may be visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.*

Source: GLVIA 3rd Edition, paragraph 3.15.

- 10.1.7 Desk based and field studies are used to establish the landscape and visual baseline conditions of the study site and surrounding area, against which the effects of development can be identified and assessed.
- 10.1.8 The study area includes the site itself and the wider landscape around it which *“the proposed development may influence in a significant manner. This will usually be based on the extent of the Landscape Character Areas likely to be significantly affected either directly or indirectly. It may also be based on the extent of the area from which the development is potentially visible, defined as the Zone of Theoretical Visibility, or a combination of the two.”* GLVIA 3rd Edition, paragraph 5.2.

Baseline: Desk Based

- 10.1.9 Assessment of Ordnance Survey map data, aerial photographs, landscape designations and landscape planning policies are undertaken at the outset to inform the extent of the study area and identify landscape and visual receptors.

10.1.10 A digital Zone of Theoretical Visibility (ZTV) is generated using 2m Digital Surface Model (DSM) LiDAR data. The ZTV illustrates the extent to which the proposed development site is potentially visible from the surrounding area. ZTV's are prepared using QGIS software by carrying out an analysis of the visibility of the site from the surrounding area using a digital terrain model data. A building height (representative of the proposal) is set at one or more points across the study site with an observer height set at 1.5-1.7m. The extent of the ZTV is initially run up to a 5km radius from the study site and refined up or down to a distance that is reasonable and in proportion to the site and the development proposals.

10.1.11 The ZTV is used to inform the scope and geographical extent of both landscape and visual studies.

Baseline: Field Work

10.1.12 A site survey is undertaken by at least one chartered landscape architect. Visual and landscape receptors are checked and refined initially from the study site. Visual receptors are then visited from the nearest publicly accessible location to select the most suitable and representative viewpoint. Assessment is undertaken on site; locations and notes recorded on maps and photographs taken from viewpoints.

10.1.13 Photographs are taken using a digital SLR set to the equivalent of a 50mm SLR lens; which best represents the view experienced by the human eye. LI TGN 01/11 photography and photomontage in landscape and visual impact assessment.

Baseline: Landscape Character and Characterisation

10.1.14 Landscape Character Assessment Guidance defines 'landscape' as consisting of the following elements:

- Natural: Geology, landform, air and climate, soils, flora and fauna
- Cultural/Social: land use, settlement, enclosure
- Perceptual and Aesthetic: memories, associations, preferences, touch and feel, smells, sounds and sight

10.1.15 Landscape Character Assessment Guidance encourages assessment at different scales that fit together as a hierarchy of landscape character areas and types so that each level can provide more detail to the one above. Identifying the existing landscape character is part of establishing the baseline conditions of a study area.

National Character Assessment

Establishes broad pattern of the landscape of the wider countryside



District Character Assessment

Establishes pattern of the landscape of the district/county countryside



Local Character Assessment of elements & features

Establishes pattern of the landscape at a local level and establishes landscape resources on the site such as trees, hedges etc

Baseline: landscape value

10.1.16 Value can apply to areas of landscape as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. Value is determined by some or all the following aspects:

- Importance applied to landscape by designation or planning policy and the level of this importance in terms of local, regional or national importance
- The views of the local consultees including the local planning authority, members of the public, special interest groups such as Parish Council, wildlife or walking groups
- The rarity, importance and condition of the landscape resource as judged objectively by the landscape professional

10.1.17 National Planning Policy Framework (NPPF) gives weight to 'protecting and enhancing valued landscapes', however no definition of 'valued landscape' is given.

10.1.18 The Landscape Institute produced technical guidance on 'Assessing Landscape Value Outside National Designations' TGN 02-21. Table 1 of the TGN provides a range of factors that can be considered when identifying indicators of landscape value:

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
Natural heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	Presence of wildlife and habitats of ecological interest that contribute to sense of place Extent and survival of semi natural habitat that is characteristic of the landscape type Presence of distinctive geological, geomorphological or pedological features Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks Landscape which makes an identified contribution to a nature recovery/ green infrastructure network	Landscape character assessment LANDMAP Geological Landscape and Landscape Habitats Aspects (in Wales) Ecological and geological designations SSSI citations and condition assessments Geological Conservation Review Habitat surveys Priority habitats Nature recovery networks/ nature pathways Habitat network opportunity mapping/ green infrastructure mapping Catchment management plans Ecosystem services assessment/ schemes Specialist ecological studies
Cultural heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels) Presence of historic parks and gardens, and designed landscapes Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies) Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity).	Landscape character assessment LANDMAP Historic Landscape and Cultural Landscape Services Aspect (in Wales) Historic environment and archaeological designations Conservation Area appraisals, Village Design Statements Historic maps Historic landscape character assessments Historic Land Use Assessment and Historic Area Assessments Place names Specialist heritage studies.
Landscape condition	Landscape which is in a good physical state both with regard to individual	Good physical condition/ intactness of individual landscape elements (e.g. walls,	Landscape character assessment LANDMAP condition and trend questions

	elements and overall landscape structure	parkland, trees). Good health of elements such as good water quality, good soil health Strong landscape structure (e.g. intact historic field patterns). Absence of detracting/ incongruous features (or features are present but have little influence).	(in Wales) Hedgerow/ tree surveys Observations about intactness/ condition made in the field by the assessor SSSI condition assessments. Historic landscape character assessments/ map regression analysis
Associations	Landscape which is connected with notable people, events and the arts	Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape. Associations with science or other technical achievements Links to a notable historical event Associations with a famous person or people.	Information about arts and science relating to a place Historical accounts, cultural traditions and folklore. Guidebooks/ published cultural trails LANDMAP Cultural Landscape Services aspect (in Wales).
Distinctiveness	Landscape that has a strong sense of identity	Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics) Presence of distinctive features which are identified as being characteristic of a particular place Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity Landscape which makes an important contribution to the character or identity of a settlement. Settlement gateways/ approaches which provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic)	Landscape character assessment LANDMAP Visual & Sensory question 3 and 25, – Historic Landscape question 4 (in Wales). Guidebooks Observations about identity/ distinctiveness made in the field by the assessor
Recreational	Landscape offering recreational opportunities where experience of landscape is important	Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration Presence of town and village greens Other physical evidence of recreational use where experience of landscape is important Landscape that forms part of a view that is important to the enjoyment of a recreational activity	Definitive public rights of way mapping/ OS map data National Trails, long distance trails, Coastal Paths, Core Paths Open access land (including registered common land) Database of registered town or village greens Visitor surveys/ studies Observations about recreational use/ enjoyment made in the field by the assessor
Perceptual (scenic)	Landscape that appeals to the senses, primarily the	Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or	Landscape character assessment LANDMAP Visual and Sensory scenic quality

	visual sense	harmonious combinations of land cover Strong aesthetic qualities such as scale, form, colour and texture Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges) Visual diversity or contrasts which contributes to the appreciation of the landscape Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks	question 46 (in Wales) Protected views, views studies Areas frequently photographed or used in images used for tourism/ visitor/ promotional purposes, or views described or praised in literature Observations about scenic qualities made in the field by the assessor Conservation Area Appraisals Village Design Statements, or similar
Perceptual (Wildness & tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts) Sense of particular remoteness, seclusion or openness Dark night skies. A general absence of intrusive or inharmonious development, land uses, transport and lighting	Tranquillity mapping and factors which contribute to and detract from tranquillity Dark Skies mapping Wildness mapping, and Wild Land Areas in Scotland Land cover mapping Field survey LANDMAP Visual and Sensory Aspect
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows Areas that form an important part of a multifunctional Green Infrastructure network Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities	Land cover and habitat maps Ecosystem services assessments and mapping (particularly supporting and regulating services) Green infrastructure studies/strategies Development and management plans for nationally-designated landscapes, Local Plans and SPDs Landscape character assessments

Baseline: susceptibility of landscape receptors

- 10.1.19 Landscape susceptibility relates to the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate change without undue consequences for the maintenance of the baseline situation and/or the achievement of a landscape designation.

Baseline: visual receptors and viewpoints

- 10.1.20 The ZTV is used to identify visual receptors (people experiencing views) and select representative viewpoints.

- 10.1.21 People have differing responses to changes in views “depending on the context (location, time of day, season, degree of exposure to views) and purpose for being in a particular place (recreation, residence, employment, or passing through on roads or by other modes of transport).” GLVIA 3rd Edition paragraph 6.14).

- 10.1.22 Viewpoints from which the proposal will be seen include:

- Public viewpoints, including areas of land and buildings providing public access, this includes different forms of open access land, public footpaths and bridleways.
- Transport routes where there may be views from private vehicles and from different forms of public transport.
- Places where people work.

- 10.1.23 Effects of development on private property are dealt with through ‘residential amenity assessment’. These are separate from LVIA/LVA.

- 10.1.24 Baseline studies for visual receptors, viewpoints and views include:

- The type and relative numbers of people likely to be affected, making clear the activities they are likely to be involved in.
- The location, nature and characteristics of the chosen representative, specific and illustrative viewpoints, with details of the visual receptors likely to be affected at each.
- The nature, composition and characteristics of the existing views experienced at these viewpoints, including direction of view.
- The visual characteristics of the existing views, for example the nature and extent of the skyline, aspects of visual scale and proportion, especially with respect to any particular horizontal or vertical emphasis, and any key foci.
- Elements, such as landform, building or vegetation, which may interrupt, filter or otherwise influence the views.

GLVIA 3rd Edition, paragraph 6.24.

Baseline: value attached to views

10.1.25 Judgements take account of:

- *Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations*
- *Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards and interpretive material) and reference to them in literature or art*

GLVIA 3rd Edition, paragraph 6.37.

Baseline: susceptibility of visual receptors

10.1.26 *The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:*

- *The occupation or activity of people experiencing the view at particular locations;*
- *The extent to which their attention is focussed on the views and visual amenity they experience at particular locations*

GLVIA 3rd Edition paragraph 6.32.

Identification of landscape and visual sensitivity

10.1.27 Visual receptors (people) are assessed in terms of their susceptibility to change in views and the value attached to particular views. Judgements on baseline susceptibility and value are combined to identify how inherently sensitive the receptor is to change (sensitivity) in relation to the proposal.

10.1.28 Sensitivity refers to the nature of the landscape or nature of people experiencing views; its inherent characteristic state in relation to the proposal.

Identification of landscape and visual effects

10.1.29 The process of identifying effects involves determining the sensitivity of each receptor and the magnitude of change experienced by each receptor.

10.1.30 Magnitude is informed by the size/scale of effect, its duration and reversibility. Magnitude takes into account:

- The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including the proportion of the view occupied by

the proposed development’

- The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale, mass, line, height, colour and texture
- The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses.
- The extent of existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape
- The degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones

GLVIA 3rd Edition paragraph 5.49 and 6.39

Mitigation

10.1.31 Mitigation refers to measures envisaged to avoid, reduce and, if possible, remedy, significant adverse effects.

10.1.32 There are two types of mitigation; embedded and additional. Embedded mitigation measures are inherent to the project. Additional mitigation measures are required after the initial impact assessment and application of embedded mitigation and are required to reduce the residual significance of effect. For example, timing of works, construction methods).

Criteria and Definitions: Landscape

Value of landscape receptor

10.1.33 Where the value does not fall clearly within an assigned level, a range between two categories will be presented.

- **Very High:** Internationally designated landscapes such as World Heritage Sites. Comprises all indicators of value listed in Table 1 TGN 02-21.
- **High:** Nationally designated landscapes such as National Parks, National Landscapes, Conservation Areas, Listed Buildings, Nature Conservation Areas and where there are numerous physical attributes of value. Comprises several indicators of value listed in Table 1 TGN 02-21.
- **Medium:** Locally designated landscapes such as Special Landscape Areas, Areas of Great Landscape Value, several protected features such as Tree Preservation Orders, site may be mentioned in literature, art, tourism or in district/county landscape character assessments or sensitivity assessments. Comprises some indicators of value listed in Table 1 TGN 02-21.

- **Low:** generally undesignated, may have value at a community level by tourism. Literature or art, village greens or allotments, may have a small number of protected features. Comprises few indicators of value listed in Table 1 TGN 02-21.
- **Very low:** no designated features or landscape, no protected features, few physical attributes of value. Comprises very few or no indicators of value listed in Table 1 TGN 02-21.

Susceptibility of landscape receptor

10.1.34 Where the susceptibility does not fall clearly within an assigned level, a range between two categories will be presented.

- **High:** More liable to be harmed by change. Elements, features or whole landscapes that are susceptible to change, with limited opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity.
- **Medium:** Moderately liable to be harmed by change. Elements, features or whole landscapes that are partially susceptible to change, with some opportunities to accommodate change based on the strength of the existing landform, pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity.
- **Low:** Less liable to be harmed by change. Elements, features or whole landscapes that have limited susceptibility to change, with opportunities to accommodate change based on the strength of the existing landform, land use pattern, land cover, settlement pattern, sense of enclosure, visual context, tranquillity.

Sensitivity of landscape receptors

10.1.35 Where the sensitivity does not fall clearly within an assigned level, a range between two categories will be presented.

- **Very high:** high susceptibility to change. May be an internationally designated landscape. Strong intact landscape character in very good condition. No detracting features. Characteristics are very vulnerable and unable to accommodate change. Development may result in major or substantial levels of change to landscape character.
- **High:** Medium or high susceptibility to proposed change. May be a nationally designated landscape. Strong intact landscape character in good condition. Few detracting features. Landscape characteristics are vulnerable with limited ability to accommodate change. Development may result in substantial or moderate changes to landscape character.
- **Medium:** Medium susceptibility to proposed change. May be a locally designated landscape. Moderately strong, partially intact landscape character in moderate condition. Some detracting features. Landscape characteristics are able to accommodate some change. Development may result in moderate levels of change to landscape character.
- **Low:** Low or medium susceptibility to proposed change. Likely to be an undesignated

landscape but possibly some designated features and/or valued at a local or community level. Partially intact, weaker landscape character in poor condition. Several detracting features. Landscape characteristics are resilient to accommodating change. Development may result in minor levels of change to landscape character.

- **Very low:** Low or no susceptibility to proposed change. Undesignated, valued at a site or local level. Intact, weak landscape character in very poor condition. Numerous detracting features. Landscape characteristics that are degraded or discordant with landscape character. Development may result in imperceptible changes or an improvement to landscape character.

Magnitude of landscape change

10.1.36 Where the magnitude does not fall clearly within an assigned level, a range between two categories will be presented.

- Very high: Loss of landscape elements of the landscape, and/or the lost elements make a substantial contribution to landscape character, and/or change affects a large geographical area, and/or the development introduces a prominent and contrasting or uncharacteristic feature to the landscape
- High: Substantial loss of landscape elements of the landscape, and/or the lost elements make a large contribution to landscape character, and/or change affects a large geographical area, and/or the development introduces a contrasting or partially uncharacteristic feature to the landscape
- Medium: Moderate or partial loss of landscape elements of the landscape, and/or the lost elements make a moderate contribution to landscape character, and/or change affects a moderate geographical area, and/or the development becomes an identifiable feature but not wholly uncharacteristic to the landscape
- Low: Some measurable change in landscape elements of the landscape, and/or the lost elements make a small contribution to landscape character, and/or change affects a small geographical area, and/or the development introduces elements that is perceptible but not wholly uncharacteristic to the landscape
- Very low: Very little loss of landscape elements, and/or the lost elements make a limited contribution to landscape character, and/or change affects a very small geographical area, and/or the development introduces characteristics that are consistent with or enhance the landscape, and/or effects may be short term, temporary or reversible, and/or there is no alteration to characteristics of the landscape, and/or have no observable impact.

Criteria and Definitions: Visual

Value of visual receptor

10.1.37 Where the value does not fall clearly within an assigned level, a range between two

categories will be presented.

- Very High: Recognition of value attached to views by international designations such as World Heritage Sites. Indicators of value attached to views by visitors, appearance in guidebooks, tourist maps or featured in well-known art works. Very high numbers of visitors/receptors with views enjoyed at an international level. Provision of facilities such as interpretation panels, parking places & signage. No detractor elements. Views may be open, long distance and panoramic. Views most likely to contain attributes associated with scenic quality.
- High; Recognition of value attached to views in relation to a heritage asset or national designation (National Landscapes, National Park, National Trail). Indicators of value attached to views by visitors, appearance in guidebooks, tourist maps or featured in well-known art works. High numbers of visitors/receptors. Provision of facilities such as interpretation panels, parking places & signage. Views enjoyed at a national level. Very few detractor elements.
- Medium; Recognition of value attached to views by local landscape designation (Country Park, AGLV) or valued locally by neighbourhood plan or sensitivity assessment. Moderate numbers of receptors. Low presence of detractor elements, views enjoyed at a local level.
- Low; No recognition of view by national or local designation. Low numbers of receptors. There may be one or more detractor elements within the view. Views may be enclosed, partially obscured, contain few attributes of scenic quality.
- Very low: No recognition of view by national or local designation. Very few receptors. Presence of one or more detractor elements within the view. Several detractor elements. Views may be fully enclosed, obscured, focussed on foreground features and fleeting. Views do not contain attributes associated with scenic quality.

Susceptibility of visual receptor

10.1.38 The susceptibility of visual receptors to change in views and visual amenity is defined broadly as follows. Where the value does not fall clearly within an assigned level, a range between two categories will be presented.

- High; residents at home (generally rooms occupied during daylight hours), people engaged in outdoor recreation (public rights of way or where attention is focussed on the landscape or particular views), visitors to heritage assets or other attractions where the surroundings are important to the experience, communities where views contribute to the landscape setting enjoyed by residents in the area. Views are likely to be static and direct.
- Medium; travellers on road, rail or other transport modes such as cyclists, residents at home (generally with indirect, partially obscured or oblique views of the site)
- Low; people engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views, people at their place of work whose attention may be focused on their work or activity. Views are likely to be transient, fleeting, indirect or obscured.

Sensitivity of visual receptor

10.1.39 Where the sensitivity does not fall clearly within an assigned level, a range between two categories will be presented.

- Very high: Receptor may be highly susceptible to changes in view/visual amenity, views experienced may be of a very high value internationally designated landscape at a defined publicised viewing point/attraction, or visitors to internationally and nationally recognised listed parks/gardens. Views may be open, direct, close proximity with the site dominating the view and/or skyline or providing a vista/focus of the view. Receptors where the focus is on the enjoyment of views/visual amenity of the location. Views experienced at short distance (within 0.5km), direct and static (viewing areas or outdoor seating). No landform, building or vegetation interrupting view.
- High: Receptor may be highly susceptible to changes in view/visual amenity, views experienced may be of a high value nationally designated landscape or at a defined publicised viewing point/attraction, receptors may include users of national walking trails, national cycle routes, public footpaths/bridleways or residents (with static, direct, close proximity views from rooms occupied in daylight hours) within protected landscapes. Views may be open, direct, close proximity (within 1km) with the site dominating the view and/or skyline or providing a vista/focus of the view. Receptors where the focus is on the enjoyment of views/visual amenity of the location. No landform, building or vegetation interrupting view.
- Medium: Receptors may be moderately susceptible to changes in view/visual amenity, views experienced may be of medium value locally designated landscapes, receptors may include residents (with indirect or partial views from rooms occupied in daylight hours) travellers on rural lanes, roads, pedestrians or cyclists. Receptors may be involved in passive outdoor sport such as golf. Views experienced at medium distance (1-2km), few static views, predominantly a sequence of views, few direct views, predominantly indirect views. Landform, building or vegetation partially interrupting view.
- Low: Receptors may have low susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape with several detractors, receptors may include people at work, people engaged in outdoor sport or recreation which does not depend on landscape as a setting. Views experienced at longer distance (2-3km), predominantly glimpsed views and/or indirect. Landform, building or vegetation interrupting/obscuring view.
- Very low: Receptors may have very low or negligible susceptibility to change in views/visual amenity, views experienced are likely to be of low value undesignated landscape dominated by detractors where there are low numbers of receptors engaged in indoor active work. Views experienced at long distance (3km +), predominantly glimpsed indirect views. No presence of site on skyline, no vista or focal point. Landform, building or vegetation obscuring view.

Magnitude of visual change

10.1.40 Where the magnitude does not fall clearly within an assigned level, a range between two categories will be presented.

- Very high: Total loss of key views/vistas, and/or site may form a very large proportion of the view, and/or all the site may be visible, and/or views of the site may be experienced over a very large geographical area (3km+) by very high numbers of receptors, and/or views may be permanent and irreversible.
- High: A substantial alteration of key views, and/or site may form a large proportion of the view, and/or most of the site may be visible, and/or views of the site may be experienced over a large geographical area (2-3km) by high numbers of receptors, and/or views may be permanent and irreversible.
- Medium: Moderate alteration of key views, and/or site may form moderate to large proportion of the view, and/or around half or most of the site may be visible, and/or views of the site may be experienced over a moderate geographical area (1-2km) by moderate numbers of receptors, and/or views may be permanent and irreversible.
- Low: Minor to moderate alteration of key views, and/or site may form minor to moderate proportion of the view, and/or partial or obscured views of the site, and/or views of the site may be experienced over a small geographical area (0.5-1km) by low numbers of receptors, and/or views may be permanent and irreversible.
- Very low: Limited alteration of key views, and/or site may form very small proportion of the view, and/or limited views of the site, and/or views of the site may be experienced over a very small geographical area (less than 0.5km) by a limited number of receptors, and/or views may be temporary, reversible, permanent or irreversible. No alteration of key views, and/or site may form no observable proportion of the view, and/or no views of the site.

Nature and scale of landscape and visual effects

10.1.41 Professional judgement by a Chartered Member of the Landscape Institute (CMLI) has been applied in determining the scale and nature of effects.

10.1.42 *"Professional judgement is a very important part of LVIA...The role of professional judgement is also characteristic of other environmental topics, such as ecology or cultural heritage, especially when it comes to judging how significant a particular change is. In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others. Professional judgements must be made on both training and experience and in general suitably qualified and experienced landscape professionals should carry out Landscape and Visual Impact Assessments."* (Paragraph 2.23 & 2.24 of GLVIA 3rd Edition).

10.1.43 Effects are judged by assessing the sensitivity (susceptibility to change and value of receptor) of baseline views and the magnitude of change predicted to the baseline, as a result of the

development. The scale of effect is measured as Negligible, Minor, Moderate, Substantial or Moderate, Substantial and Major. The nature of effects can be beneficial, adverse or neutral (neither beneficial or adverse).

10.1.44 Where the scale of effect does not fall clearly within an assigned level, a range between two categories will be presented and professional judgement applied.

10.1.45 Criteria for assessing scale of effects:

		Magnitude				
		Very high	High	Medium	Low	Very low
Sensitivity	Very high	Major	Substantial	Substantial	Moderate	Minor
	High	Substantial	Substantial	Moderate substantial	Minor	Minor
	Medium	Moderate substantial	Moderate substantial	Moderate	Minor	Negligible
	Low	Moderate	Moderate	Minor	Negligible	Negligible
	Very low	Minor	Minor	Minor	Negligible	Negligible

10.1.46 Where the nature of effect does not fall clearly within an assigned level, a range between two categories will be presented and professional judgement applied.

The nature of effects can be beneficial, adverse or neutral. The criteria and definition for assessing nature of effects are shown in the table below:

Scale of effect		Nature of effect
Major	The scheme would result in a major improvement to existing views and to landscape character. Likely effects include major positive effects on existing views (removal of all detractors and major enhancements), major improvement to the baseline landscape character, with major positive effects experienced over an extensive geographical area, and/or having no detrimental effects of receptors, affecting undesignated landscapes, with permanent positive effects with no need for mitigation.	Beneficial
Substantial	The scheme would result in a substantial improvement to existing views and to landscape character. Likely effects include substantial positive effects on existing views (removal of all detractors), substantial improvement to the baseline landscape character, with positive effects experienced over a very large geographical area, and/or having no detrimental effects on	Beneficial

	receptors, affecting undesignated landscapes, with permanent positive effects and/or negative effects that can be successfully mitigated.	
Substantial or Moderate	The scheme would result in a substantial or moderate improvement to existing views and to landscape character. Likely effects include substantial moderate positive effects on existing views (removal of detractors), substantial moderate improvement to the baseline landscape character, with effects experienced over a large sized geographical area, and/or having limited detrimental effects on receptors (whose focus is on other activities), affecting undesignated landscapes, with permanent positive effects and/or negative effects that can be successfully mitigated.	Beneficial
Moderate	The scheme would result in a moderate improvement to existing views and to landscape character. Likely effects include moderate positive effects on existing views, moderate improvement to the baseline landscape character, with effects experienced over a small sized geographical area, and/or affecting very low numbers of receptors (whose focus is primarily on other activities), affecting undesignated landscapes, with permanent positive effects and/or negative effects that can be mitigated.	Beneficial
Minor	The scheme would result in a minor improvement to existing views and to landscape character. Likely effects include minor positive effects on existing views, consistency with the baseline landscape character, with effects experienced over a small sized geographical area, and/or affecting low numbers of receptors (whose focus is primarily on other activities), affecting undesignated landscapes, with permanent positive effects and/or negative effects that can be mitigated.	Beneficial
Negligible	Negligible effects, permanent or reversible changes with mitigation that compensates (neither deteriorates or improves). No discernible deterioration or improvement to the existing view or to landscape character. Baseline landscape character is broadly retained.	Neutral
Minor adverse (negative) effect	The scheme would result in a minor deterioration to existing views and to landscape character. Likely effects include minor negative effects on existing views, minor variance to the baseline landscape character, with effects experienced over a small sized geographical area, and/or affecting small numbers of receptors (whose focus is on enjoyment of views and occupied in other activities), affecting undesignated landscapes, with permanent effects that can primarily be mitigated.	Adverse
Moderate	The scheme would result in a moderate (neither a large nor small)	Adverse

adverse (negative) effect	deterioration to existing views and to landscape character. Likely effects include moderately negative effects on existing views, moderate variance to the baseline landscape character, with effects experienced over a medium sized geographical area, and/or affecting moderate numbers of receptors (whose focus is on enjoyment of views and occupied in other activities), affecting locally designated landscapes, Valued Landscapes or undesignated landscapes, with permanent effects that can be partially mitigated.	
Moderate substantial	The scheme would result in moderate or substantial deterioration of existing views and to landscape character. Likely effects include substantial or moderate negative effects on existing views, substantial or moderate variance to the baseline landscape character, with effects experienced over a medium large geographical area, and/or affecting moderate numbers of receptors (whose focus is on enjoyment of views), affecting nationally designated landscape, locally designated landscapes or Valued Landscapes or undesignated landscapes, with permanent effects that can only be partially mitigated.	Adverse
Substantial	The scheme would result in a substantial deterioration to existing views and landscape character. Likely effects include substantial negative effects on existing views, substantial variance to the baseline landscape character, with effects experienced over a very large geographical area, and/or affecting high numbers of receptors (whose focus is on enjoyment of views), affecting primarily but not exclusively nationally designated landscapes, with permanent effects that cannot be fully mitigated.	Adverse
Major	The scheme would result in a major deterioration to existing views and landscape character. Likely effects include extensive negative effects on existing views, extensive variance to the baseline landscape character, with effects experienced over a extensive geographical area, and/or affecting high numbers of receptors (whose focus is on enjoyment of views), affecting internationally or nationally designated landscapes, with permanent effects that cannot be mitigated.	Adverse

Significance of landscape and visual effects

10.1.47 Major adverse and substantial adverse effects would be 'significant'. Moderate Substantial, Moderate, Minor and Negligible effect would be 'not-significant'. This does not mean the effects are disregarded, it means they fall below the threshold set for significant effects.

11 APPENDIX B – LVIA FIGURES

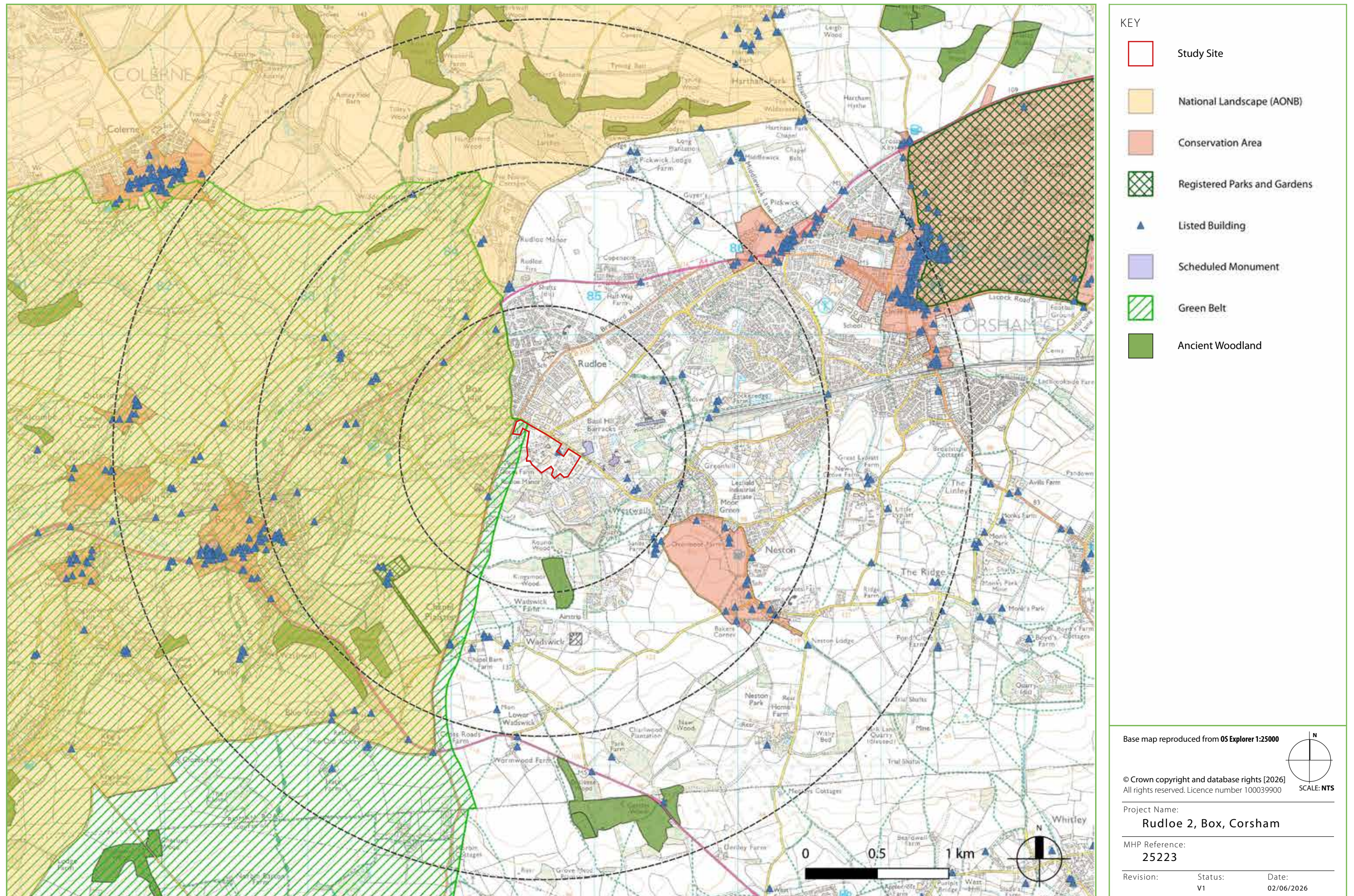
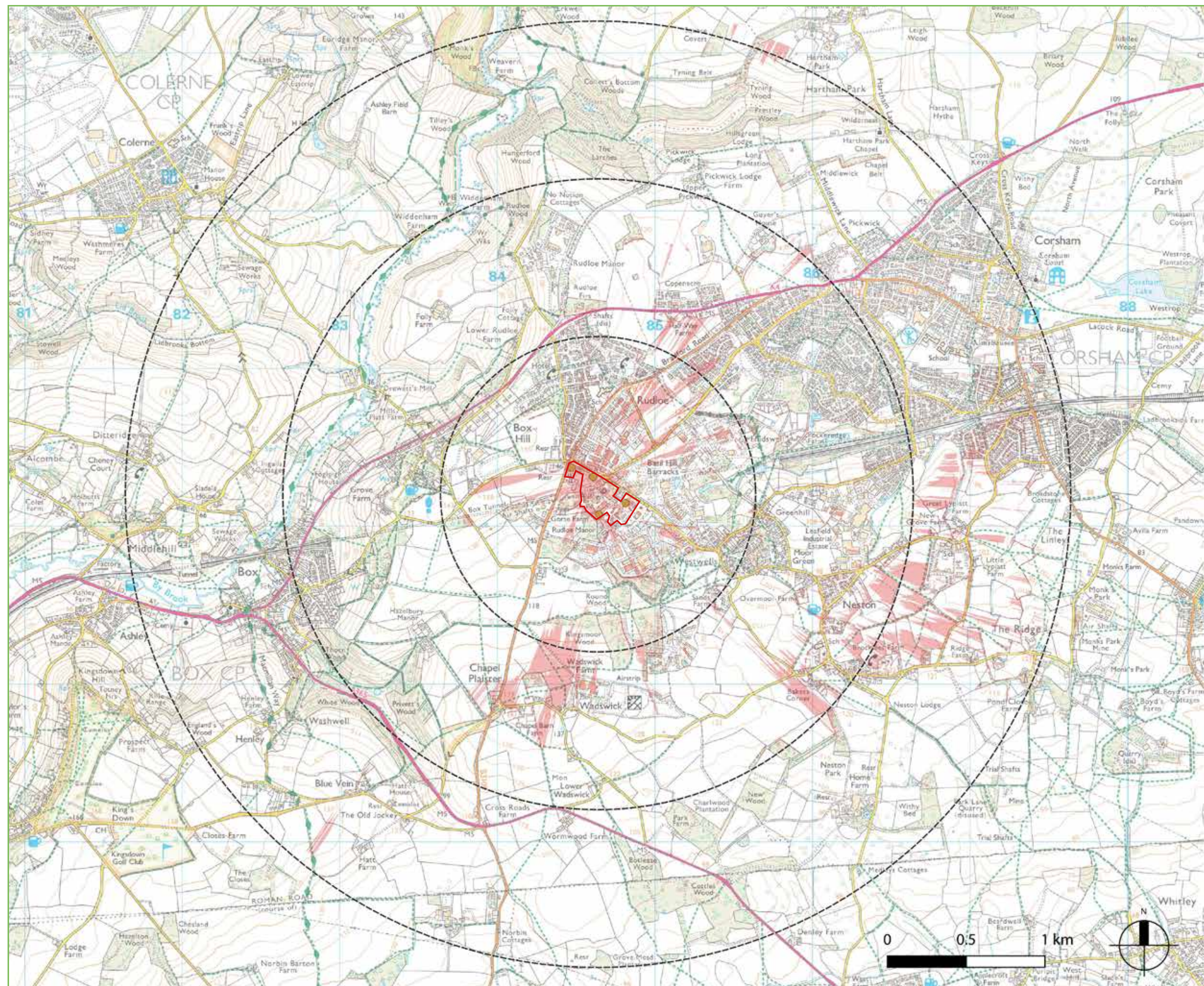


Figure 1 Site Location, Designations and Context
25223 Rudloe 2, Box, Corsham



KEY

Study Site

Zone of theoretical Visibility (ZTV)
generated using 2m Digital Surface
Model (DSM) LiDAR data

Areas coloured red demonstrate
theoretical visibility of proposed
residential dwellings modelled at a
height of 9.5m above ground level with
an observer height of 1.7m up to 3km
radius from the site.

Zone of theoretical visibility
- Modelled at 9.5 metres to
ridge height

1 km radii from study point

Assessment points across site
centred on various points of
proposed built form

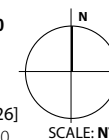
Base map reproduced from OS Explorer 1:25000

© Crown copyright and database rights [2026]
All rights reserved. Licence number 100039900

Project Name:
Rudloe 2, Box, Corsham

MHP Reference:
25223

Revision: Status: Date:
V1 V1 02/06/2026



SCALE: NTS

Figure 2 Zone of Theoretical Visibility (ZTV)
25223 Rudloe 2, Box, Corsham

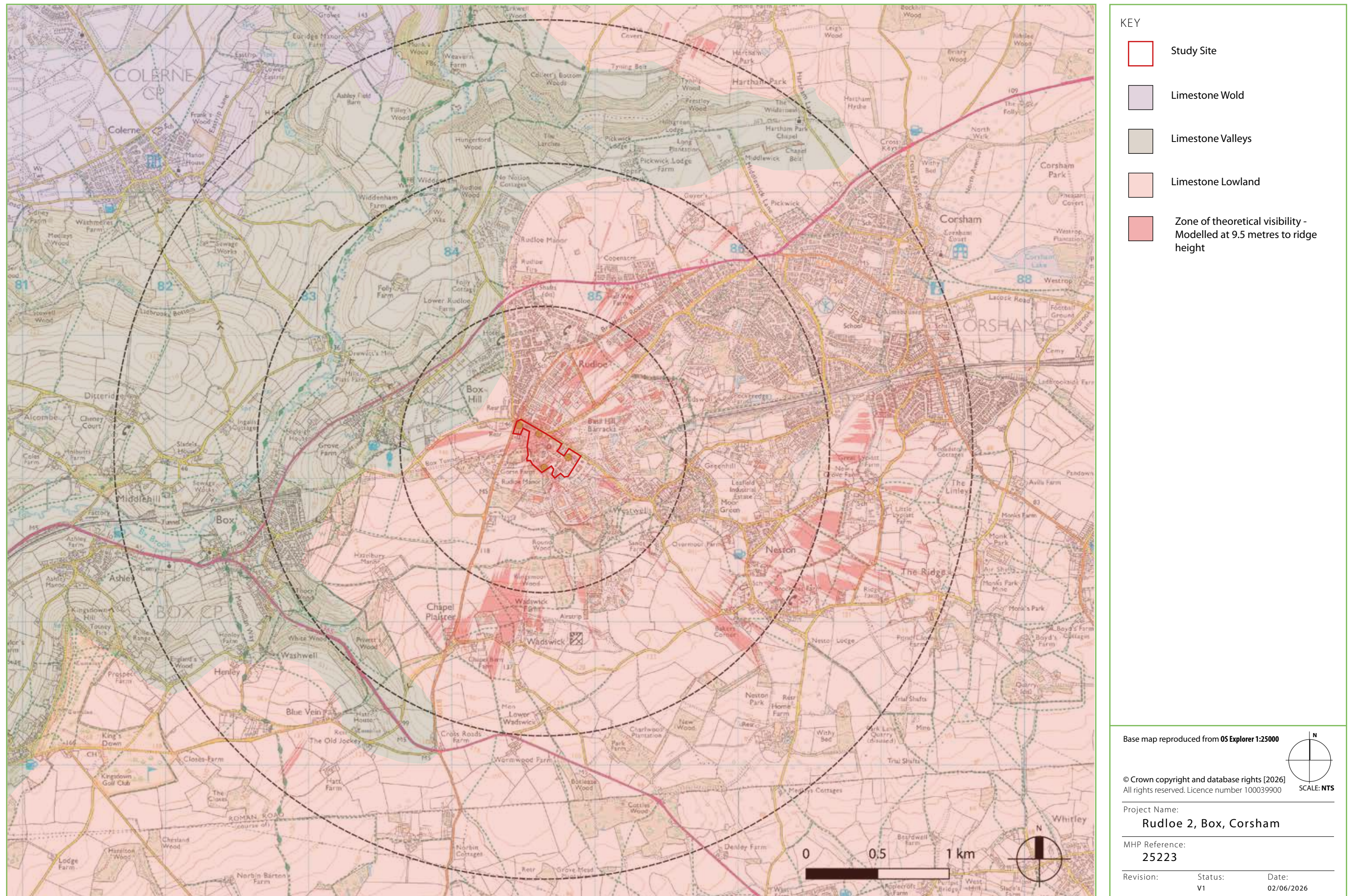
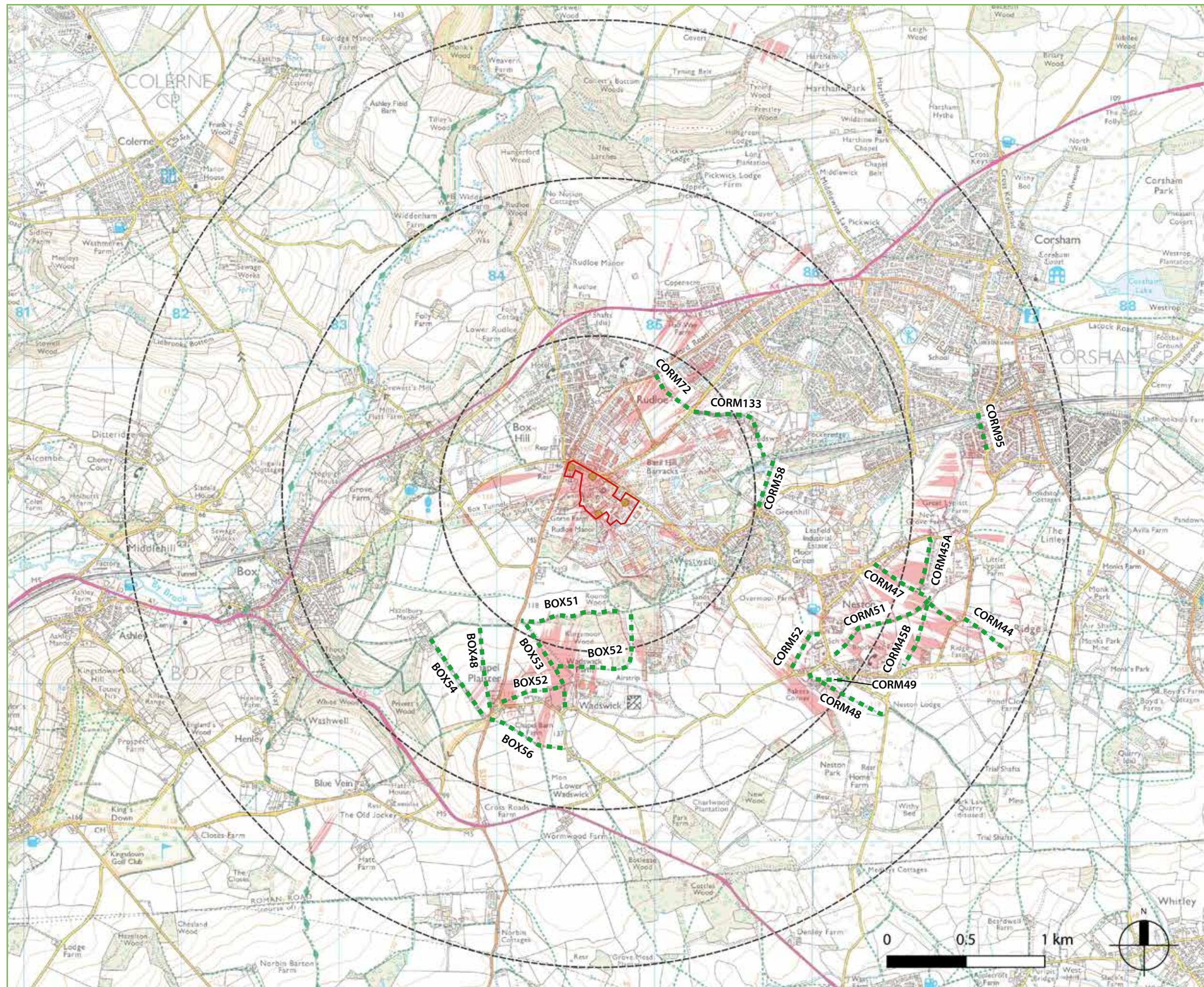


Figure 3 Local Landscape Character Areas with ZTV
25223 Rudloe 2, Box, Corsham



KEY



Study Site



Public Rights of Way (PRoW)



Zone of theoretical visibility -
Modelled at 9.5 metres to ridge
height

Base map reproduced from OS Explorer 1:25000

© Crown copyright and database rights [2026]
All rights reserved. Licence number 100039900

Project Name:

Rudloe 2, Box, Corsham

MHP Reference:

25223

Revision:

Status:

V1

Date:

02/06/2026

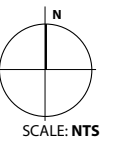
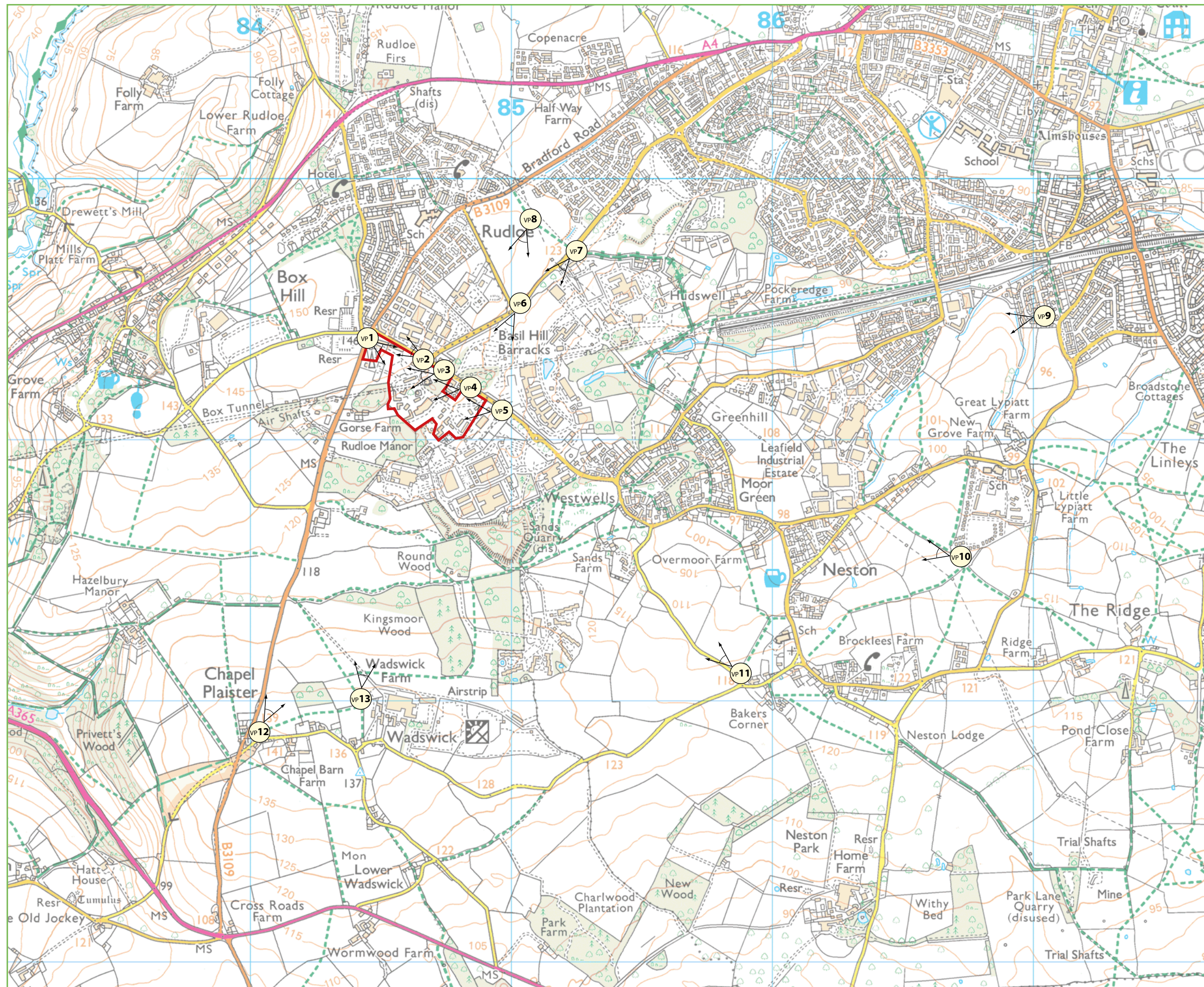


Figure 4 Public Rights of Way with ZTV
25223 Rudloe 2, Box, Corsham

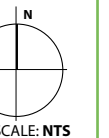


- KEY
- Study Site
 - VP1

 Viewpoint Location/Direction

Base map reproduced from OS Explorer 1:25000

© Crown copyright and database rights [2026]
All rights reserved. Licence number 100039900



Project Name:

Rudloe 2, Box, Corsham

MHP Reference:

25223

Revision:

Status:
V1

Date:
02/06/2026

Figure 5 Viewpoint Locations and Context
25223 Rudloe 2, Box, Corsham



Figure 6 Viewpoint Photograph 1 - Single Frame View
 25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
 Camera Lens: **Nikon DXPrime 35mm**
 HFoV: **39.6°**
 Direction of view: **Looking east**



Extent of Single Frame View

Figure 7 Viewpoint Photograph 1 - Panoramic for Context
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **N/A**
Direction of view: **Looking east**



Figure 8 Viewpoint Photograph 2 - Single Frame View
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north west**



Extent of Single Frame View

Figure 9 Viewpoint Photograph 2 - Panoramic for Context
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **N/A**
Direction of view: **Looking north west**



Figure 10 Viewpoint Photograph 3 - Single Frame View
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking west**



Extent of Single Frame View

Figure 11 Viewpoint Photograph 3 - Panoramic for Context
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **N/A**
Direction of view: **Looking west**



Figure 12 Viewpoint Photograph 4 - Single Frame View
 25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
 Camera Lens: **Nikon DXPrime 35mm**
 HFoV: **39.6°**
 Direction of view: **Looking west**



Figure 13 Viewpoint Photograph 5 - Single Frame View
 25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
 Camera Lens: **Nikon DXPrime 35mm**
 HFoV: **39.6°**
 Direction of view: **Looking west**



Extent of Single Frame View

Figure 14 Viewpoint Photograph 5 - Panoramic for Context
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **N/A**
Direction of view: **Looking west**



Figure 15 Viewpoint Photograph 6 - Single Frame View
 25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
 Camera Lens: **Nikon DXPrime 35mm**
 HFoV: **39.6°**
 Direction of view: **Looking south west**



Figure 16 Viewpoint Photograph 7 - Single Frame View
 25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
 Camera Lens: **Nikon DXPrime 35mm**
 HFoV: **39.6°**
 Direction of view: **Looking south west**



Figure 17 Viewpoint Photograph 8 - Single Frame View
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking south**



Extent of Single Frame View

Figure 18 Viewpoint Photograph 8 - Panoramic for Context
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HFoV: **N/A**
Direction of view: **Looking south**



Figure 19 Viewpoint Photograph 9 - Single Frame View
 25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
 Projection: **Planar**
 Enlargement factor: **100% @A3**
 Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
 Camera Lens: **Nikon DXPrime 35mm**
 HFoV: **39.6°**
 Direction of view: **Looking west**



Figure 20 Viewpoint Photograph 10 - Single Frame View
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking west**



Figure 21 Viewpoint Photograph 11 - Single Frame View
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north west**



Extent of Single Frame View

Figure 22 Viewpoint Photograph 11 - Panoramic for Context
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **N/A**
Direction of view: **Looking north west**



Figure 23 Viewpoint Photograph 12 - Single Frame View
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north**



Extent of Single Frame View

Figure 24 Viewpoint Photograph 12 - Panoramic for Context
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **N/A**
Direction of view: **Looking north**



Figure 25 Viewpoint Photograph 13 - Single Frame View
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **39.6°**
Direction of view: **Looking north**



Extent of Single Frame View

Figure 26 Viewpoint Photograph 13 - Panoramic for Context
25223 Rudloe 2, Box, Corsham

Visualisation Type: **Type 1**
Projection: **Planar**
Enlargement factor: **100% @A3**
Image captured: **MAY 2026**

Camera Make/Model: **Nikon D3500**
Camera Lens: **Nikon DXPrime 35mm**
HfOV: **N/A**
Direction of view: **Looking north**