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LANDSCAPE & VISUAL APPRAISAL

Client

Hallam Land Ltd

Project

**Church Road,
Laverstock**

Date

June 2026

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been prepared to accompany a planning application for a residential development of up to 110 dwellings at Church Road, Laverstock in Salisbury by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application (Drawing 6450-FPCR-DR-XX-XX-DR-L-0002 Parameters Plan).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 The site is located to the northeast of Laverstock, which lies to the northeast of Salisbury in Wiltshire. The application site (see Figure 1) is formed of an arable field compartment which extends into part of a second arable field. The site extends around a block of residential development with further development along Church Road to the west. To the south an employment building and car park forms the boundary and a belt of woodland separates the site from school playing fields further to the south. To the east and north, the site is bordered by the wider agricultural field.

Proposed Development

- 1.4 The proposed development is for up to 110 dwellings with associate infrastructure and landscaping. The proposals also include new vehicular access from Church Road, green infrastructure including children's play areas and sustainable drainage systems which are outlined in detail within the Design and Access Statement.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment (now known as the Institute of Sustainability and Environmental Professionals), in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".

2.2 In summary, the GLVIA3 states:

"Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity." (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- "Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
- Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people." (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

"LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."

- As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies". (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

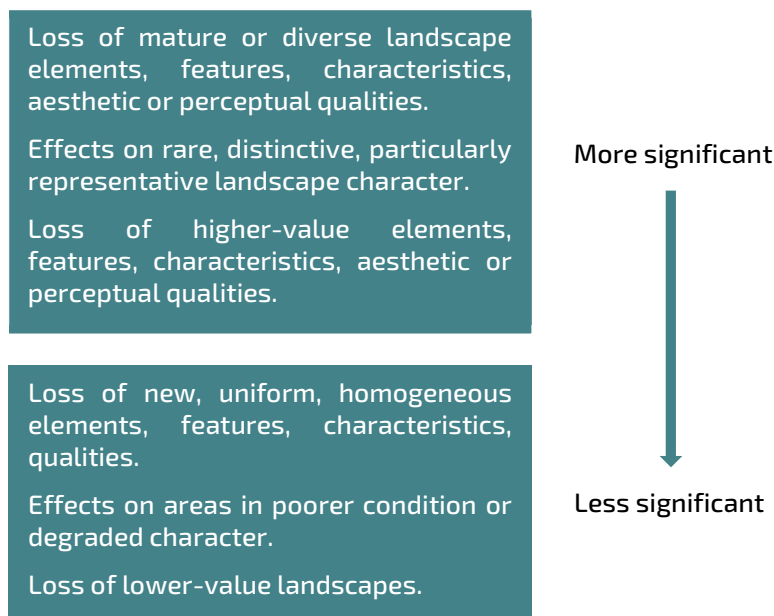
Assessment of Landscape Effects

2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
 - Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- Residents at home;
- People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;
- Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- Communities where views contribute to the landscape setting enjoyed by residents in the area;
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high." (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;
- People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- "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 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 and 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" (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- Major
- Moderate
- Minor
- Negligible

2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 187 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 188 advises 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"*.
- 3.5 Paragraph 189 goes on to add:
- "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". And*
- "The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*
- 3.6 The Cranbourne Chase & West Wiltshire Downs National Landscape lies to the south west of Salisbury but is located over 5km to the south of the proposal site and no points were identified where there is intervisibility between the National Landscape and the site. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

The Wiltshire Core Strategy Development Plan Document adopted 20 January 2015

- 3.8 The following policies are of relevance to landscape and visual matters and the proposed development and have been considered through the LVA process. The plan provides the planning policy framework for Wiltshire for the period up to 2026. The Wiltshire Core Strategy replaces the South Wiltshire Core Strategy as well as a number of policies from the former district council's local plans. Policies of relevance to the site include the following:

Core Policy 50

Biodiversity and geodiversity Protection

- 3.9 'Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services. All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development'

Biodiversity enhancement

- 3.10 'All development should seek opportunities to enhance biodiversity. Major development in particular must include measures to deliver biodiversity gains through opportunities to restore, enhance and create valuable habitats, ecological networks and ecosystem services. Such enhancement measures will contribute to the objectives and targets of the Biodiversity Action Plan (BAP) or River Basin/Catchment Management Plan, particularly through landscape scale projects, and be relevant to the local landscape character.

Core Policy 51 - Landscape

- 3.11 Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, 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. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- 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.

Core Policy 52 -Green infrastructure

- 3.12 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
 - iii. put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
 - iv. provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
 - v. identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire. If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required. Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process. Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation. Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.

Core Policy 58 - Ensuring the conservation of the historic environment

- 3.13 Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:
- i. nationally significant archaeological remains
 - ii. World Heritage Sites within and adjacent to Wiltshire
 - iii. buildings and structures of special architectural or historic interest
 - iv. the special character or appearance of conservation areas
 - v. historic parks and gardens

vi. important landscapes, including registered battlefields and townscapes. Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

- 3.14 Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications'.

Salisbury District Local Plan (2011)

C6 Special Landscape Area

- 3.15 The site falls within the area C6 Special Landscape Area (SLA). This is a saved policy from the Salisbury District Local Plan but will be subject to forthcoming review. The policy states that '*development proposals will be considered having particular regard to the high quality of the landscape*'. The Wiltshire Core Strategy 2015 to which this policy relates still applies but is currently under review.

Other Relevant Strategies, Guidelines or Documents

Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire, Executive Summary

- 3.16 The Landscape Sensitivity Assessment for Laverstock and Ford Parish is an unadopted document that was commissioned by Laverstock and Ford Parish Council in order to provide background information with regard to the sensitivity and capacity of the landscape of the parish of Laverstock and Ford in Wiltshire in relation to potential future residential development. This information is intended to form part of the Neighbourhood Development Plan. One of the key findings of this report was that any development on the site should allow views out from Church Road to the downs beyond.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.
- 4.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figures 5 and 6 illustrate the NCAs and other defined character areas within the context of the site.
- 4.3 At this very broad landscape scale, the site lies within Natural England's National Character Area NCA 132: Salisbury Plain and West Wiltshire Down. This NCA stretches from Warminster and Westbury in the north west to Romsey in the south east and therefore covers a very extensive landscape area. The Key Characteristics for the NCA are:
- *Salisbury Plain, an extensive and open rolling chalk plateau and one of the largest remaining areas of calcareous grassland in north-west Europe.*
 - *Many small, sheltered river valleys, such as the Wylye, with narrow flood plains and meandering river courses.*
 - *Woodland generally confined to valley slopes, with scattered copses and shelterbelts (usually of beech or conifer) found on the high downs, and occasional ancient oak woods on the ridgetops.*
 - *Large arable fields predominate, with generally very few hedgerows or obvious boundary features; there are often wide grass buffer strips.*
 - *Rare flora and fauna of national significance, associated with a chalk landscape, from stone curlew, hobby and corn bunting to dropwort, early gentian and slender bedstraw.*
 - *Outstanding prehistoric ritual landscape, with many Scheduled Ancient Monuments and earthworks prominent in the open landscape, notably Stonehenge.*
 - *Distinctive chalk-cut figures – generally large horses – post-dating the medieval period.*
 - *A sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large-scale farmsteads are a prominent feature.*
 - *Abundant use made in older buildings of local stone such as flint, Chilmark stone and clunch, together with timber frame and chalk cob.*
 - *Large parks and estates found in the valleys, with related groups of estate housing in common style.*
 - *Salisbury, an ecclesiastical centre since the early medieval period and now a tourist and local administration centre, with a well-preserved historic core, and a cathedral whose spire has long been a feature in the surrounding landscape.*

- *Military tracks, airfields and structures reflecting a major land use. Visually prominent modern military housing and supporting development are found in the eastern side of the NCA'.*
- 4.4 The Salisbury Plain and West Wiltshire Down character area has the following Statements of Environmental Opportunity:
- 4.5 *'SEO 1: Protect, manage and enhance the landscape of large areas of calcareous chalk grassland, and develop network connectivity, supporting internationally important and designated semi-natural habitats and species assemblages – from birds to bumblebees – and thus support biodiversity.*
- 4.6 *SEO 2: Protect, manage and enhance the (Hampshire) River Avon system, working in partnership notably with the regional farming community to improve the habitat for flora and fauna and improving biodiversity, developing the scope for climate regulation and for regulation of water flow and water quality.*
- 4.7 *SEO 3: Protect, conserve and sustainably manage the NCA's rich historic and archaeological resource, notably the Stonehenge and Avebury World Heritage Site and its surrounding landscape, and its natural and cultural heritage, for its value in sense of place and history and tranquillity, for open air recreation, and for the benefits it brings to the local and regional economy.*
- 4.8 *SEO 4: Protect and enhance the NCA's agriculture interest, working with the local farming community to prepare for the impact of and adapt to both evolving funding mechanisms and climate change, to secure future food provision, while working in harmony with the nationally recognised and distinctive character of the landscape, its natural beauty and scenic quality and, so far as possible, extending the scope for access to nature and other recreation, for public benefit, understanding and enjoyment'.*

Wiltshire Landscape Character Assessment 2005

- 4.9 The site and its context are covered by the Wiltshire Landscape Character Assessment (2005). The site lies within Landscape Character Type High Chalk Plain (see Figure 5) which has the following key characteristics:

LCT High Chalk Plain

- *"Very large scale and open, exposed landscape.*
- *Rolling plateau land form with panoramic views over the surrounding lowlands creating a sense of elevation.*
- *Large regular arable fields are bounded mainly by ditches or fences with occasional hedgerows.*
- *Steep and incised slopes down to the surrounding river valleys.*
- *Extensive areas of chalk grassland and scrub occur on the northern and central parts of the area under military ownership with arable farmland around the periphery.*
- *Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks.*
- *Proliferation of military signage and posts along the numerous tracks that cross the area.*

- *Rich ecology particularly the numerous extensive and intact areas of chalk grassland.*
- *Archaeological remains and sites of historic importance, particularly the Neolithic monuments of Stonehenge and Old Sarum.*
- *Settlement limited to a scattering of small villages and military installations including camps and abandoned or specially constructed villages used by the army for training operations'.*

4.10 Each character type has a number of associated generic landscape character areas and the site lies within the 3C Porton Down character area which is described as follows:

LCA Porton Down

4.11 The smallest area within the High Chalk Plain Landscape Type, Porton Down is an area of High Chalk that straddles the Wiltshire border to the west of the county. The area is effectively divided into two by the A30. North of the A30 the MOD land is predominantly calcareous grassland with some scattered clumps of trees and is relatively inaccessible. South of the A30 the land is generally in private ownership and is arable with a more formal network of hedgerows and trees creating a more intimate and less exposed landscape.

4.12 The High Chalk Plain character type has the following Positive Landscape Features of Significance:

- *'Large scale open and exposed landscape.*
- *Strong sense of remoteness and isolation accentuated by absence of settlement.*
- *Wide views across the plain and out over the surrounding lowlands.*
- *Extensive areas of uninterrupted calcareous grassland with juniper scrub and of high ecological value.*
- *Scattered woodlands and plantations.*
- *Outstanding sites of archaeological interest; numerous sites, many of international importance including Stonehenge (WHS).*
- *Twentieth century military history evident in features such as the "German" village, disused tanks, distinctive signage, posts and gates on the rough tracks and roads'.*

4.13 The assessment concludes that the overall condition of the High Chalk Plain Landscape Type is good with a strong character. The management strategy for the type is to 'conserve the open and isolated character of the plain along with the vast areas of calcareous grass land and sites of historic interest'.

4.14 The site lies on the boundary with the Chalk River Valley character type. As there is intervisibility between the adjacent character types, the Chalk River Valley should be considered. The character type has the following key characteristics:

LCT Chalk River Valley

- *'Strongly enclosed valleys with an intimate scale contrasting with the surrounding open upland landscape.*
- *Level, often narrow valley floors with relatively steep sides.*

- *Pastoral land use along the valley floor with small scale fields contrasts with arable farmland on the valley sides with medium to large geometric fields.*
- *Hedgerows and hedgerow trees add to the lush and enclosed feel of the valleys.*
- *Riparian woodlands, lines of poplar along ditches and willow pollards.*
- *Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor.*
- *Clear fast flowing chalk rivers and streams a key habitat.*
- *Valleys contain a concentration of settlement in contrast to the adjacent unsettled downs.*
- *Many long established villages, sited along the spring line and built of a rich variety of vernacular materials.*
- *Isolated Neolithic long barrow burial monuments, Bronze Age round barrows and water meadow channels on the valley floor contribute to the visible archaeology.*
- *Valley used as transport corridors with major roads and railway lines along valley sides.*
- *Rural landscape sometimes interrupted by the large volume of traffic'.*

4.15 Within this type, the area adjacent to the proposal site is within the 5C Bourne Chalk River Valley character area which is described as follows:

LCA Bourne Chalk River Valley

4.16 The Bourne Chalk River Valley runs southwards from Cholderton to Salisbury where the Bourne joins the Avon. It divides two High Chalk Plain areas and especially to the north, has shallower sides and is less enclosed than the other Chalk River Valleys. The river corridor is characterised by lines of willows and the presence of water meadows, for instance at Porton Meadows SSSI. The shallow valley sides to the north of the area support arable and are less distinct from the surrounding chalk upland. The area is settled to the south in particular with Porton and the Winterbournes tending to merge along the roadways. To the south the presence of the northern fringes of Salisbury is felt in settlement on either side of the valley which has a more suburban style.

South Wiltshire Landscape Character Assessment (2008).

4.17 At a local level, the site is covered by the South Wiltshire Landscape Character Assessment (2008).

LCT Chalk Downland

4.18 The site lies within the Chalk Downland landscape character type (see Figure 6) which has the following key characteristics:

- *'Large-scale landform of broad rolling hills dissected by a series of coombe river valleys and rounded upstanding ridges;*
- *Dominated by an Upper Chalk surface geology with drift clay with flints capping on higher ground.*
- *A predominantly arable landscape divided into large, regular field units with straight-sided fields representing late 18th/early 19th century Parliamentary enclosure.*

- *Remnant chalk grassland, ancient broadleaved woodland and Yew woodland are important habitats.*
- *Main roads cut across the undulating landscape linking settlements;*
- *Large open skies and distant panoramic views.*
- *Low density scattered settlement of farmsteads, the occasional downland village, or Medieval hunting lodge and military camps;*
- *Large woods, shelterbelts, copses and clumps of woodland create a series of enclosed 'rooms' surrounded by trees in places;*
- *Military signage and posts along the numerous tracks that cross the area;*
- *Numerous Neolithic burial and ritual monuments and Bronze Age Barrows and prehistoric to Romano-British earthworks and field systems;*
- *Strong sense of elevation'.*

LCA Porton Down Chalk Downland

4.19 These areas are divided into generic Landscape Character Areas and the site is located within the D5 Porton Down Chalk Downland area which has the following key characteristics:

- *'Strong sense of openness throughout much of the area, only limited by occasional mixed woodland copses;*
- *Gently rolling landscape, which is dominated by largely uninhabited, unenclosed rough grassland, criss-crossed by military tracks;*
- *Landscape pattern is large-scale, with fields delineated in places by mature hedgerows;*
- *Small-scale settlement pattern of villages (including Winterbourne Gunner and Porton, which are associated with the Bourne River Valley to the northwest), hamlets and dispersed farmsteads;*
- *Numerous archaeological features, including Figsbury Ring hillfort to the south of Winterbourne Gunner, which contributes to recognisable sense of place;*
- *Military signage and way marking posts are visible features within the landscape;*
- *Perceived sense of tranquillity is disrupted by military training activities, the presence of the A303 road and railway corridors;*
- *Panoramic, open views across the landscape, with often seamless horizons;*
- *Open and framed views into the Bourne Valley to the north;*
- *Predominantly rural character throughout'.*

4.20 The site sits on the boundary adjacent to the Urban area of Laverstock, with the Narrow Chalk River Valley landscape character type beyond. As there is intervisibility between the character types the Narrow Chalk River Valley should be considered.

LCT Narrow Chalk River Valley

4.21 LCT Narrow Chalk River Valley has the following key characteristics:

- *'Relatively narrow river corridors, which punctuate surrounding vast tracts of Chalk Downland;*
- *Intimate scale of the river corridor and immediate valley sides, contrasts within the surrounding open landscape;*
- *Narrow, valley floors, which support a variety of watermeadows, cress beds and damp pastures and also encompass relatively fast-flowing chalk rivers;*
- *Predominantly pastoral land along the valley floors, with small-scale fields, which often contrast with the medium to large-scale fields on adjacent Chalk Downland;*
- *Thick hedgerows and clumps of mature riparian woodland often line the river corridors, contributing to relatively strong sense of enclosure;*
- *Diverse mosaic of land cover and habitats includes meadows, fen and wet woodland on valley floor;*
- *Small settlements are often situated in conjunction with the valley floors – along the spring line, in contrast to the unsettled downs;*
- *Many long established villages, built of a rich variety of vernacular materials;*
- *Valley corridors are often used as communication and transport corridors, with major roads and railway lines along the valley sides;*
- *Predominantly rural landscapes, with pockets of tranquillity at distance from main road corridors'.*

4.22 Within the Narrow Chalk River Valley, the land adjacent to the site is located the Bourne Narrow Chalk River Valley character area which has the following key characteristics:

LCA Bourne Narrow Chalk River Valley

- *'Gently meandering narrow valley following the course of the Bourne Chalk River;*
- *Relatively settled river valley, comprising a number of small villages on the valley sides and a more suburban character present as the valley flows into the northern fringes of Salisbury;*
- *Cuts through surrounding Chalk Downland, but has shallower valley sides than the Till, Upper and Lower Avon Landscape Character Areas;*
- *Strong patchwork of ecological riverside habitats, including water meadows and lines of willows along the river corridor, which are a recognisable landscape feature;*
- *Sense of tranquillity is relatively strong within the northern half of the valley, becoming more disturbed in proximity to Salisbury and the main A338 and A30 road corridors;*
- *Mixture of arable and pastoral, mostly small-scale fields on the valley sides, often delineated by hedgerows;*
- *Sense of openness along the valley corridor, with few enclosing woodland belts'.*

Designations

- 4.23 The following should be read in conjunction with Figure 4. The site falls within the non-statutory designation, Special Landscape Area, that is set out previously in this report. This is a saved policy from the Salisbury District Local Plan but will be subject to forthcoming review.
- 4.24 The area of Cockey Down is designated as a Site for Special Scientific Interest and is located approximately 0.5km from the site boundary to the east. The River Avon System SSSI covers the River Bourne which runs approximately 0.1km to the west of the site boundary.
- 4.25 St Thomas's Bridge is a Grade II listed building which crosses the River Bourne and is located approximately 0.3km to the north of the site boundary on the A30.
- 4.26 The Cranbourne Chase & West Wiltshire Downs National Landscape lies to the south west of Salisbury but is located over 5km to the south of the proposal site with no intervisibility so is not considered to be relevant to this site.

Topography

- 4.27 The following should be read in conjunction with Figure 2.

Context – Landform

- 4.28 The landscape around the site is characterised by the lower lying level areas around the River Bourne that are contained by higher lying land to the east and northeast around Cockey, Ford and Laverstock Downs which rise to approximately 150m AOD and to the west around Castle Hill at approximately 110m AOD.

Site - Landform

- 4.29 The site itself is gently sloping, rising from some 55m AOD along Church Road to 65m AOD on the eastern extent of the site.

Site and Immediate Context

- 4.30 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.31 The landscape around the site is characterised by the lower lying level areas around the River Bourne that are contained by higher lying land to the east and northeast around Cockey, Ford and Laverstock Downs which rise to approximately 150m Above Ordnance Datum (AOD) and to the west around Castle Hill at approximately 110m AOD. The site itself is gently sloping, rising from some 55m AOD along Church Road to 65m AOD on the eastern extent of the site.
- 4.32 Overall, the site and its immediate context is not judged to be a landscape that is special or markedly distinctive, such that it is 'out of the ordinary' and has no pronounced sense of scenic quality and neither the site nor any of the immediate peripheral landscape contains any particularly rare or unusual landscape features. The site nor the immediate landscape are not considered to have any pronounced sense of wildness or tranquillity due to its relationship with the settlement edge of Laverstock and Church Road

Landscape Value

- 4.33 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

Landscape Designations:

- 4.34 The site is not located within a nationally designated landscape such as a National Landscape, however falls within the non-statutory designation, a Special Landscape Area as described earlier on in this report.

Natural Heritage:

- 4.35 Features of natural heritage value are limited to the boundary vegetation which includes some native hedgerows with other small areas of woodland and scrub.

Cultural Heritage:

- 4.36 There are no features of heritage value directly associated with the site. St Thomas's Bridge is a Grade II listed building which crosses the River Bourne and is located approximately 0.3km to the north of the site boundary on the A30.

Landscape Condition:

- 4.37 The landscape is considered to be in Moderate Condition as it contains some intact elements such as a number of relatively intact (albeit outgrown) hedgerows but is devoid of significant vegetation on its eastern boundary on Church Road allowing intervisibility with the road and adjacent housing,

Associations:

- 4.38 As far as it is known, the site and the immediate landscape are not subject to any specific cultural associations in terms of artists or writers, nor any known events in history.

Distinctiveness:

- 4.39 Neither the site nor any of the immediate peripheral landscape contains any particularly rare or unusual landscape features.

Recreational Value:

- 4.40 The site is not used for any formal recreational purposes however forms part of views possible from local PROW and from open access land on Cockey Down to the east of the site.

Perceptual (Scenic):

- 4.41 The site and its immediate context is considered to be a unremarkable landscape comprising agricultural field compartments with occasional trees and hedgerows on the edge of the settlement of Laverstock. Overall, the site it is not judged to be a landscape that is special or markedly distinctive and has no pronounced sense of scenic quality.

Perceptual (Wildness and tranquillity):

- 4.42 The site nor the immediate landscape is considered to have any pronounced sense of wildness or tranquillity due to its relationship with the settlement edge of Laverstock and Church Road.

Functional aspects

- 4.43 The site does not form any particular function such as being within the setting of a National Landscape, forming part of a flood plain or strategic GI feature.
- 4.44 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of **Medium Landscape Value**.

Visual Baseline

- 4.45 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.46 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 26th August 2020 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 4.47 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.48 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 7 details the location of the Photo Viewpoints and Figure 8-14 illustrates the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.49 This represents the views experienced by users of the section of Church Road running adjacent to the site. Church Road is seen in the foreground, and the site, planted with maize, is seen to slope up gradually to the east. Trees and overgrown hedgerow are seen on the northern boundary of the site and the open, scrubby land of Cockey Down is seen to rise up steeply beyond the site and forms the backdrop.

Viewpoint 2

- 4.50 This represents the views experienced by users of the section of Church Road to the north of the site as they look south west and the scene here is dominated by the surrounding houses, although there is a glimpse afforded through the houses to the portion of the site that runs along Church Road.

Viewpoint 3

- 4.51 This represents the view experienced by users of a Bridleway (LAF019) that runs adjacent to the Laverstock and Ford Sports Club. Beyond the immediate views of the Sports Field there are views to the north east towards the school/college complex along Church Road and the surrounding residential areas of Laverstock. Beyond this, the higher ground and the distinctive clump of trees on Cockey Down are seen as the backdrop.

Viewpoint 4

- 4.52 This is the view experienced by users of a section of the public footpath (LAF03) to the south of the site at Cockey Down as they look north. Immediate views of the downland itself are experienced, and the land is seen to fall away gradually towards the fringes of Laverstock and the playing fields and school and college complex on Church Road. The employment unit to the south of the site is seen, but the site itself is concealed beyond intervening vegetation cover. The roofs of residential neighbourhoods of Laverstock around the River Bourne floodplain are seen beyond Church Road and the land rises again toward the higher land at Castle Hill, the residential areas of Bishopdown and beyond this to the industrial estate at Old Sarum.

Viewpoint 5

- 4.53 This photo represents the views experienced by users of a section of a public footpath (LAF03) that runs to the east of the site on Cockey Down. Views are experience from here of the downland and the rolling landscape to the west. The site is seen below as is the nearby residential neighbourhood of Laverstock. The playing fields and college complex on Church Road are seen to the south of the site and beyond Church Road lie level areas around the River Bourne and a retail/business park that runs along London Road is visible. Houses in Bishopdown lie on the opposite slopes on the valley and the common land at Castle Hill rise beyond this. The land to the west of Castle Hill continues to undulate in a succession of hilltops with distant smaller settlements on the fringes of Salisbury.

Viewpoint 6

- 4.54 This represents the views experienced by users of a section of bridleway (PROW LAF01) to the north of the site. The wide based valley of the River Borne in which the site lies can be appreciated from here. Fields set to arable crops slowly fall away toward the fringes of Laverstock and glimpses of the site can be appreciated. Vegetation along the field boundaries and in the gardens of the properties to the north of the site curtail full views of the site but the middle of the site is visible as are a number of the nearby properties on Church Road and the employment building that lies adjacent to the southern boundary of the site. To the east and west of the site high land at Cockey Down and Castle Hill respectively is seen and further beyond the spire of Salisbury Cathedral can be made out rising above the surrounding residential areas of Salisbury. In the distance, to the north of Salisbury, the ramparts of the hillfort at Old Sarum can be made out.

Viewpoint 7

- 4.55 This photo also represents the views experienced by users of bridleway -LAF01 and but from a point further to the west than in viewpoint 6. The nature of the view is broadly similar to that in viewpoint 6, but as seen from a lower vantage point. From this point the A30 is more evident and the views to the southwest are not as extensive. There are also views into the site and of

the employment buildings to the immediate south, but intervening vegetation obscures views of the adjacent dwellings on Church Road.

Viewpoint 8

- 4.56 This viewpoint represents views experienced by users of the Public Access Land at Cockey Down to the east of the site. The fields comprising the site are seen, as are the adjacent dwellings along Church Road with the level areas around the River Bourne beyond. Beyond the River Bourne an Aldi store and roofs of units on a business and retail park on London Road are visible and further beyond this, rising up towards Castle Hill, lie residential neighbourhoods of Bishopdown.

Viewpoint 9

- 4.57 This represents the view experienced by users of bridleway (LAF015) to the southwest of the site from a point on Cow Lane at the River Bourne Community Farm. The foreground comprises the level wooded area around the River Bourne water meadows and this is a rural scene with pastureland and scattered blocks of woodland. There is a glimpse of a rooftop in Laverstock but onward views at a lower level towards the site are curtailed by tree cover. Beyond and to the east, the higher land at Cockey down is seen as the backdrop to the view.

Viewpoint 10

- 4.58 This represents the views experienced by users of a section of bridleway (SALS1) that runs through an area of public open space in Bishopdown to the west of the site. The landscape falls away from this point and grassland gives way to the residential areas of Bishopdown. The college buildings on Church Road as well as their associated playing fields are visible. The central part of the site itself is visible, but the southern and northern parts of the site are obscured by tree cover and intervening topography.

Viewpoint 11

- 4.59 This view represents the experience of users of a section of Monarchs Way to the north west of the site. From this elevated distant point there are panoramic views across the landscape to the south. The exposed and open landscape in the immediate area gives way to the more enclosed, tree covered valley of the River Bourne beyond. Cockey Down is seen in the distance and the distinctive clump of trees on its summit is seen. There are distant glimpses of the residential areas of Bishopdown and part of the site and the playing fields beyond can just be made out.

Viewpoint 12

- 4.60 This represents the views experienced by users of a section of bridleway (LAF01) to the west of the A30. The viewer from this point sees the shallow valley of the River Bourne extending south. Cockey Down is seen to the east, Castle Hill to the west and the ramparts of the hillfort of Old Sarum can be made out on the skyline. The angle of view and intervening tree cover only allow limited views of settlement areas around Laverstock and a glimpse of part of the site. The settlement areas of Salisbury and the cathedral spire can be seen beyond.

Summary of Visual Baseline

- 4.61 The site has a visual envelope limited by the topography, settlement pattern and vegetation with views largely confined to points on higher ground to the east and the north of the site.

Open views are afforded from the adjacent stretch of Church Road and adjacent dwellings, but views from the wider areas of Laverstock are limited by tree cover and housing. At higher elevations to the west, in the areas of Bishopdown in and around the public open space at Castle Hill the site becomes more visible again, with partial views of the site being possible.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Minimise impacts on landscape and visual receptors, through a well-considered masterplanning approach and a GI framework, that addresses, amongst other things:
 - a. The considered use of scale, mass and height so that buildings are comparable to existing buildings;
 - b. Using materials, colours and details that relate to local character;
 - c. The conservation of the majority of the site's existing landscape features such as the hedges and mature trees as integral elements of the layout. This includes the conservation of the vast majority of existing tree cover and hedgerows. These trees and hedgerows will be retained and buffered from the development area to maintain their setting within greenspace.
 - d. To maintain the existing vegetation wherever possible and to fill in gaps and strengthen this planting, providing additional broadleaved woodland, tree and hedgerow planting to assimilate the built form into the landscape and to provide biodiversity benefits. The selection of species will be based upon locally occurring broadleaf species.
 - To adopt a 'ground up' masterplanning approach, whereby the site's intrinsic elements of mature trees and hedges are conserved and form a green framework in which the built development can be accommodated.
 - To establish a well-designed GI framework that is attractive, readily accessible, varied in character, and multifunctional so that it encourages long term benefits both for biodiversity and recreation.
 - Provide a sensitive and well-designed interface between built development and retained hedges and mature trees. This takes the form of locating these elements within areas of greenspace to ensure their long-term protection.
 - To introduce SuDS into the site that includes the provision of an attenuation basin, swales and a wetland area, which would be designed both with a drainage function and to provide biodiversity value.

Landscape and Green Infrastructure (GI) Proposals

5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:

- The provision of 2.33 hectares of land dedicated SANG provision and 2.54 hectares to landscape, GI, public open space, play, SuDs, and associated wetland and other habitat related proposals – representing approximately 60% of the total site area;
- New development will be offset from the existing trees and hedgerows creating green corridors that buffer these features and protect their amenity and wildlife value.
- A central green corridor will be included to maintain views towards Cockey Down to the east.
- An attenuation basin that incorporates wetland planting set within greenspace in the western part of the site.
- An equipped play area that is set within an area of greenspace that is accessible to the new community as well as existing residents.
- Native tree and hedgerow planting will be used in the areas of greenspace throughout the site and where appropriate in the built areas of the site.

Landscape Management

5.4 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 The location and design of temporary site compounds, lighting, signage and perimeter screen fencing, combined with effective project management would seek to ensure that the potential landscape effects are minimised during the construction phase. It is anticipated that the construction working methods would adopt best practices and be agreed with the Local Planning Authorities and Statutory Bodies.
- 6.3 The extent of the planting to be removed would represent a very modest proportion of the site's vegetation, with the vast majority of tree and hedgerow cover being retained. All retained trees and hedgerows will be protected in measures in accordance with BS 5837 (Trees in relation to construction). These would be implemented prior to the commencement of construction work within the vicinity of the specific areas of vegetation.
- 6.4 In landscape terms, the effects arising during the construction phase would not lead to any long- term harm as the construction phase is transitory in nature and over the short term. It would generally reflect the overall change to the landscape character of the site and loss of landscape features.
- 6.5 Overall, and relative to the local landscape character and resources, it is judged there would be a **Major/Moderate Adverse** landscape effect at a more local level during the construction phase, but these effects would be localised and contained to the adjacent settlement edge context. These effects would not be permanent.

Operation (following Completion)

- 6.6 The masterplanning process has sought to minimise the impact of the development upon the landscape and this includes the conservation of the vast majority of the site hedgerows and trees and the creation of new landscape habitats, which can be managed both for biodiversity and recreational benefits. This includes new broadleaved hedge and tree planting, accessible greenspace, wildflower meadow and a wetland, swales and attenuation basin planted with wetland species.
- 6.7 The site comprises agricultural field compartments adjacent to, and in the context of, the eastern settlement edge of Laverstock. Although there will be the inevitable permanent loss of agricultural fields, wherever possible the features of the site will be retained and enhanced within the development within a robust green infrastructure that will contain the development and enhance the local character, as well as offer GI benefits with maturity.
- 6.8 Overall, landscape effects for the wider National, County and District LCA's are assessed as **Negligible** or **Minor Adverse/ Negligible** due to the generally small scape of the stie in the wider LCA's, retention and incorporation of existing landscape features and enhancements from the proposed development. In relation to the site and its immediate context, there would be a

Moderate Adverse effect on Completion reducing to **Moderate/Minor Adverse** effect once the landscape planting matures.

Visual Effects

Visual Envelope (VE)

- 6.9 The VE (Figure 7) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.10 A hand drawn VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.11 The VE of the proposed development is delineated by the highest points on Laverstock, Ford and Cockey Down to the east. Visibility from areas to the west of the site is more limited, being affected by built form and tree cover, but there is some visibility of the site from areas around Bishopdown and Castle Hill.

There could be some limited locations (beyond the extent of the VE shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that would not experience any views to the resultant development.

Construction

- 6.12 It is expected that all construction activities would be carried out in accordance with best practice procedures to protect and to minimise, as far as practicable, adverse impacts on visual amenity during the construction phase. Construction activities and plant movements within the site would be visible from a relatively limited number of receptors. The clearest views towards the activities and plant movements etc. would be experienced by localised receptors, by users of Church Road and adjacent properties. None of the visual effects for receptors during the construction phase would be permanent and these would be over the short term in duration.

Operation (following Completion)

- 6.13 The following provides a summary of the visual effects assessment included at Appendix C.

Visual Receptor Group A: Users of section of Church Road adjacent to site (Vp 1)

- 6.14 The fullest views of the proposal site are possible from Church Road, although views are limited chiefly to the section as it passes the open boundary of the site itself. As road users head south off the A30, the most northern part of the site may be glimpsed behind the properties on the east side of the road, but the full site is not visible until nearly at the site boundary itself (see photo viewpoint 1). There is no hedgerow along the roadside boundary so the site is clearly visible but is soon screened again by a substantial boundary adjacent to the Enovation Controls employment site.
- 6.15 The layout of the development will reflect the cul-de-sac development which exists along Church Road and with some new properties facing the road to continue the linear frontage treatment at points. The parcels of development would be divided by an area of public open

space allowing views through to Cockey Down. This will 'open out' the views from Church Road in this section allowing views beyond the development to the rising land at Cockey Down. A boundary hedge treatment in a landscape buffer will be provided along the full western boundary along Church Road in order to soften the development frontages and help to filter views of the residential properties. Tree planting would be included in this buffer to further soften the frontages, but these trees will be located so as to still afford framed views out to the east.

- 6.16 The visual effects would be **Moderate Adverse** on completion reducing to **Moderate /Minor Adverse** as the on-site planting matures by year 15 post-completion.

Visual Receptor Group B: Residents of properties on Church Road adjacent to site (approx. 18 properties)

- 6.17 Residents of these properties would generally experience full views of the site, although in places there is an element of vegetation on the boundary of these properties which would reduce visibility from ground floor windows.

- 6.18 The fact that the development is set back some 10-30m along the frontage on Church Rd will, along with hedgerow and trees planting, lessen the effects for these receptors, softening and filtering views of the new frontage. The parcels of development would be divided by an area of public open space allowing views through to Cockey Down. Furthermore, In the central section, where a new SuDs basin/area of POS is proposed, the set-back of the proposed development will allow views out towards Cockey Down to the east.

- 6.19 The visual effects would be **Major/Moderate Adverse** on completion reducing to **Moderate Adverse** as the on-site planting matures by year 15 post-completion.

Visual Receptor Group C: Users of school/colleges adjacent to site

- 6.20 There are likely to be partial views of the development seen over intervening vegetation.

- 6.21 These views will diminish further over time as structural tree planting on the southern boundary matures.

- 6.22 The visual effects would be **Minor Adverse** on completion reducing to **Negligible** as the on-site planting matures by year 15 post-completion.

Visual Receptor Group D: Users of local recreational facilities (Vp 3 and 9)

- 6.23 Intervening vegetation and housing in and around Laverstock curtail views of the site from these points.

Visual Receptor Group E: Users of public footpath PROW (LAF03)/Access Land at Cockey Down (Vp 4,5 and 8)

- 6.24 From the area of Access Land and the section of PROW to the east of the site the site is visible within the settlement fringe setting of Laverstock on the edge of Salisbury and in the context of existing significant built development (see photo viewpoint 5). The site is visible adjacent to the managed sports fields to the south with residential development along Church Road beyond. The more distant settlement areas of Bishopdown and Old Sarum are also visible.

- 6.25 The eastern edge of the development will be set back from the boundary with the parcels of development divided by an area of public open space and areas of tree planting that are in harmony with the existing vegetation pattern and will assimilate and soften the appearance of

the development as experienced by these receptors. Street tree planting will further filter views of the built form and break-up development blocks.

- 6.26 The visual effects would be **Moderate Adverse** on completion reducing to **Moderate/Minor Adverse** as the on-site planting matures by year 15 post-completion.

Visual Receptor Group F: Users of section of bridleway PROW (LAF01) to north of site (Vp 6,7, and 12)

- 6.27 From this section of bridleway there are views south down the valley of the River Bourne. There are glimpsed or partial views of the site which is seen as a small element in a much wider panorama and includes the settlement areas of Bishopdown and Salisbury. The site is seen set in the leafy settlement fringes and in the context of a number of school buildings to the immediate south of the site. Trees to the north and on the boundary of the site partially obscure views into the site particularly in relation to Vp 12 where the site is viewed from a lower elevation. The spire of Salisbury Cathedral and the ramparts of Old Sarum can just be discerned as elements on the skyline.

- 6.28 The design of the development incorporates areas of tree planting on the northern extents of the site which over time will further filter and soften views of the built form. Furthermore, this will help to improve the urban edge treatment of Laverstock and help to screen views of the settlement area and school buildings from these viewpoints.

- 6.29 The visual effects would be **Minor Adverse** on completion reducing to **Minor Adverse/Negligible** as the on-site planting matures by year 15 post-completion.

Visual Receptor Group G: Users of section of bridleway PROW (SALS1) passing through public open space in Bishopdown

- 6.30 From this section of bridleway there are views east across Bishopdown with partial views of the site in the mid-distance set against the backdrop of Cockey Down and with the settlement area of Laverstock to the south. The development would form a relatively minor component within a wider panorama which would include similar settlement elements.

- 6.31 It is proposed that the development is set back from the eastern boundary of the site, incorporating open grassland and areas of tree planting on this side of the site. This will create a softer green edge to the rising land towards Cockey Down. On-site tree planting as well as tree planting in the green space on the western side of the site will also serve to soften and filter views of the built form and help integrate the development into the surrounding green infrastructure.

- 6.32 The visual effects would be **Moderate Adverse** on completion reducing to **Moderate/Minor Adverse** as the on-site planting matures by year 15 post-completion.

Visual Receptor Group H: Users of section of bridleway PROW (LAF019) adjacent to Laverstock and Ford Sports Club

- 6.33 Intervening vegetation and housing in and around Laverstock curtails views of the site from this point.

Visual Receptor Group I: Users of section of bridleway PROW (LAF015) on Cow Lane adjacent to River Bourne Community Farm

- 6.34 Intervening vegetation curtails views of the site from this point.

Visual Receptor Group J: Users of section of Monarchs Way Footpath off the Portway (PROW WINT13)

- 6.35 The site is just visible, with a glimpse of the site on the lower ground below Cockey Down but is difficult to locate due to the distance involved and its location amongst the existing settlement of Laverstock and associated mature trees.
- 6.36 The design of the development incorporates areas of tree planting on the northern and western extents of the site which over time will further filter and obscure views of the built form.
- 6.37 The visual effects would be **Minor Adverse/Negligible** on completion reducing to **Negligible** as the on-site planting matures by year 15 post-completion.

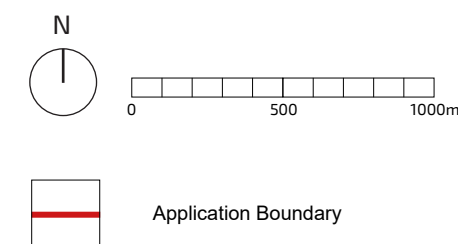
7.0 SUMMARY AND CONCLUSIONS

- 7.1 The LVA has assessed landscape character and visual amenity and the resulting landscape and visual effects of the proposed development on the receiving landscape and visual resource. The landscape and visual effects have been considered in relation to the proposed land uses and the Parameters Plan.
- 7.2 The masterplanning process coupled with the GI framework has sought to minimise impacts on landscape character and visual amenity through the retention of landscape features of particular value and the delivery of new habitats to assimilate development into the landscape.
- 7.3 The hedgerows and mature trees are to be conserved as part of the proposals, and these would be strengthened by new landscape habitats. Whilst there would inevitably be some adverse landscape and visual effects at the outset (on completion), it is judged that the effects of the proposed development and the consequential effects would, however, be localised and limited in their extent. The GI proposals which cover some 60% of the site would, for example, deliver environmental benefits.
- 7.4 Sensitive receptors that will experience greater effects in the long-term are confined to residents of properties on Church Road and receptors on higher ground to the east of the site. However, with regard to the latter, the site is viewed in the context of the existing settlement edge development of Laverstock which includes substantial mature trees, and against the more extensive urban area of Salisbury. The creation of landscape buffers and areas of open space with associated tree planting would help to assimilate the development into the surrounding GI network and help to soften and filter views from these receptors. *The Landscape Sensitivity Assessment for Laverstock and Ford Parish* that was referenced earlier in the report (paragraph 3.16) identified the need to maintain views out from Church Road to the downs beyond and this had been achieved by setting the development back from Church Road, behind the SuDS basin and landscape buffer along the sites frontage, and dividing the development into two parcels allowing views through Public Open Space towards the downs.
- 7.5 The proposals would create a new, softer settlement edge than exists at present and would help to screen views of Laverstock and school buildings from the north.
- 7.6 In conclusion, it is assessed that the design and mitigation approaches adopted by the proposed development, through its design and masterplanning, would minimise impacts on landscape and visual receptors, such that the residual adverse effect would lessen and not result in any unacceptable long-term landscape and visual effects.



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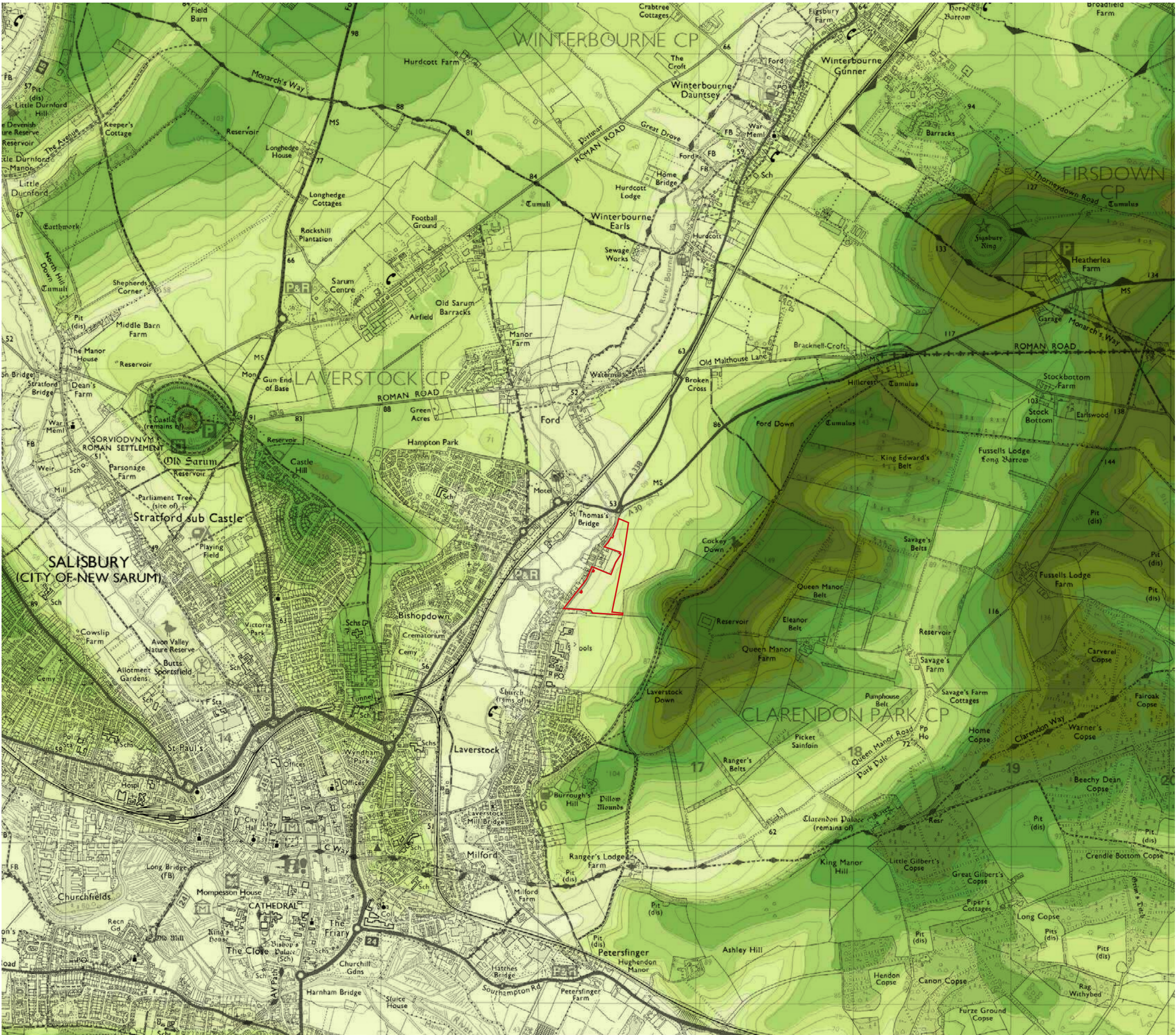
date 24/06/26
drwn/chkd JUB/ CEH

client
Hallam Land Management Limited
project
**Church Road,
Laverstock**

title
LOCATION PLAN
scale 1:25000@ A3

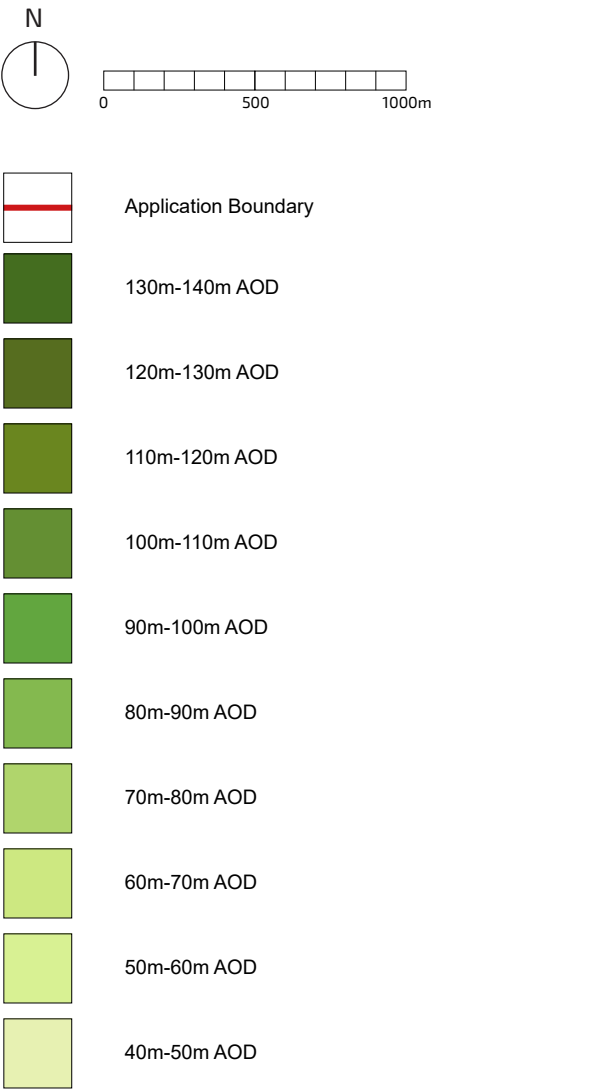
number
FIGURE 1
rev **B**

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date 24/06/26
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project Church Road, Laverstock

title TOPOGRAPHY PLAN
scale 1:25000@A3

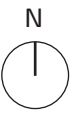
number FIGURE 2
rev B

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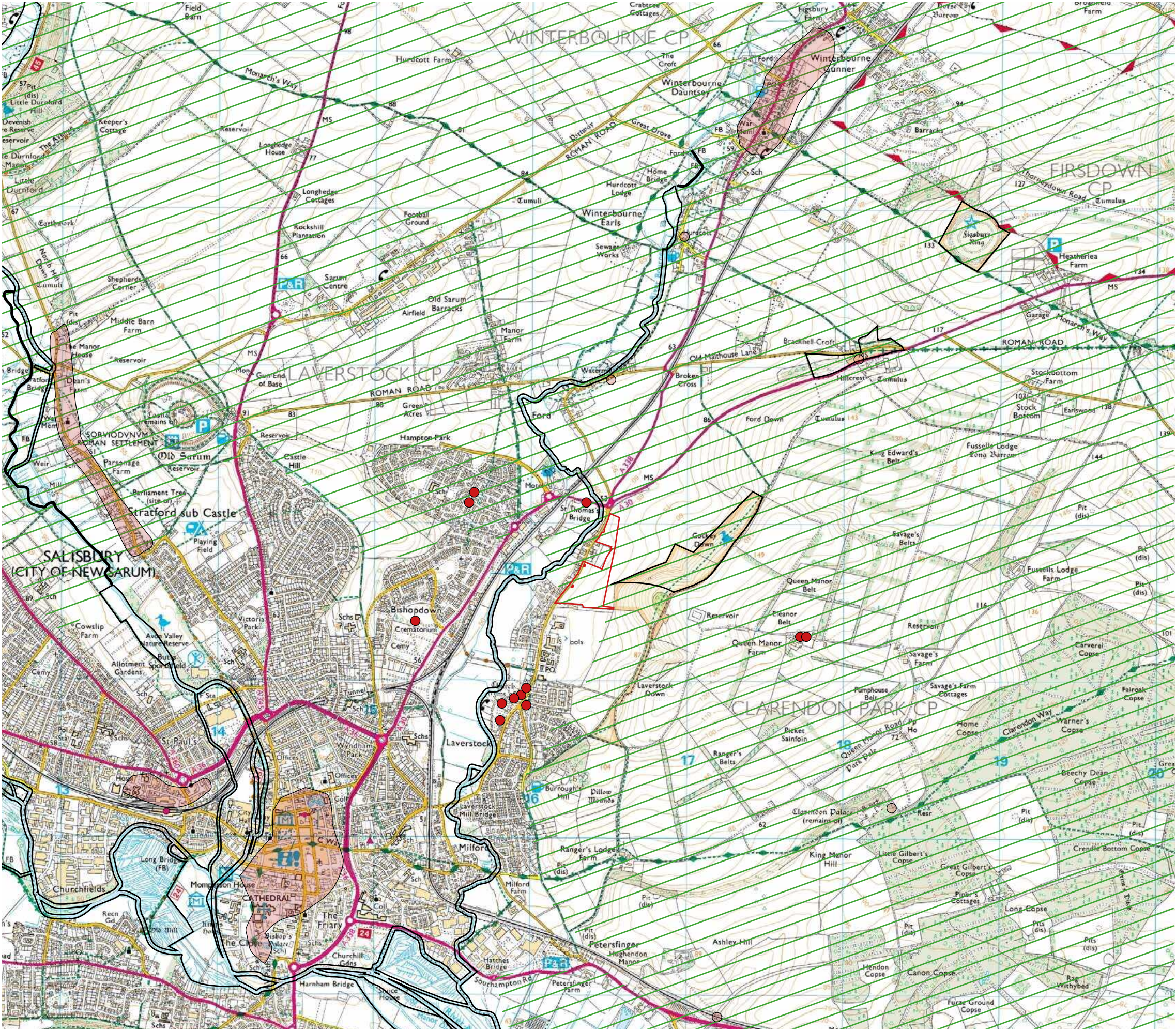
Application Boundary

date	drwn/chkd
24/06/26	JUB/ CEH

client
Hallam Land Management Limited
project
Church Road, Laverstock

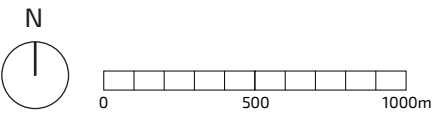
title	scale
AERIAL PHOTO	NTS @ A3

number	rev
FIGURE 3	B



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Wiltshire Core Strategy 2015

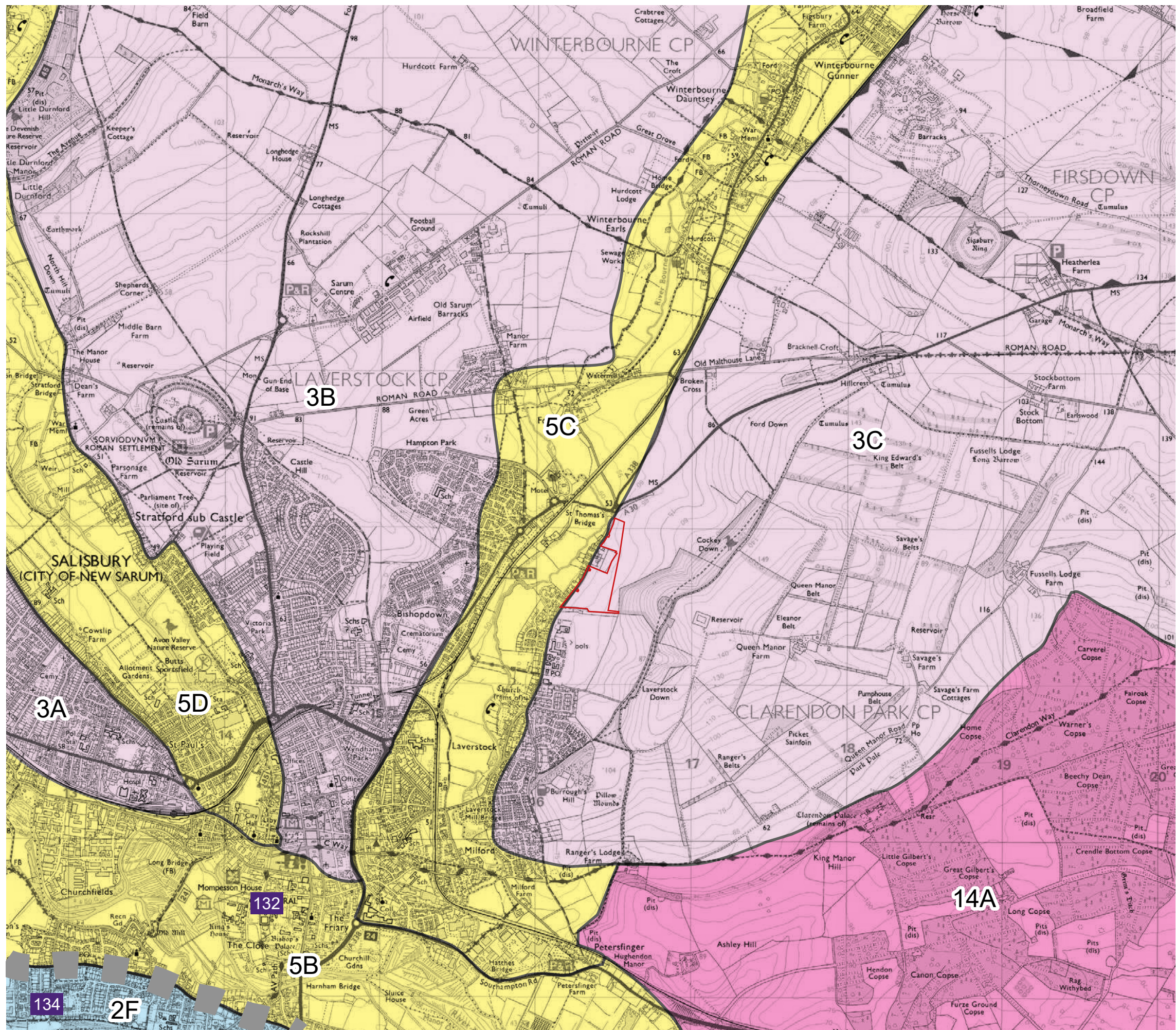
-  Application Boundary
-  Special Landscape Area
-  Site of Special Scientific Interest
-  Individual Listed Buildings (Within Site Vicinity)
-  Multiple Listed Buildings

date 24/06/26 drwn/chkd JUB/ CEH

client Hallam Land Management Limited
project Church Road, Laverstock

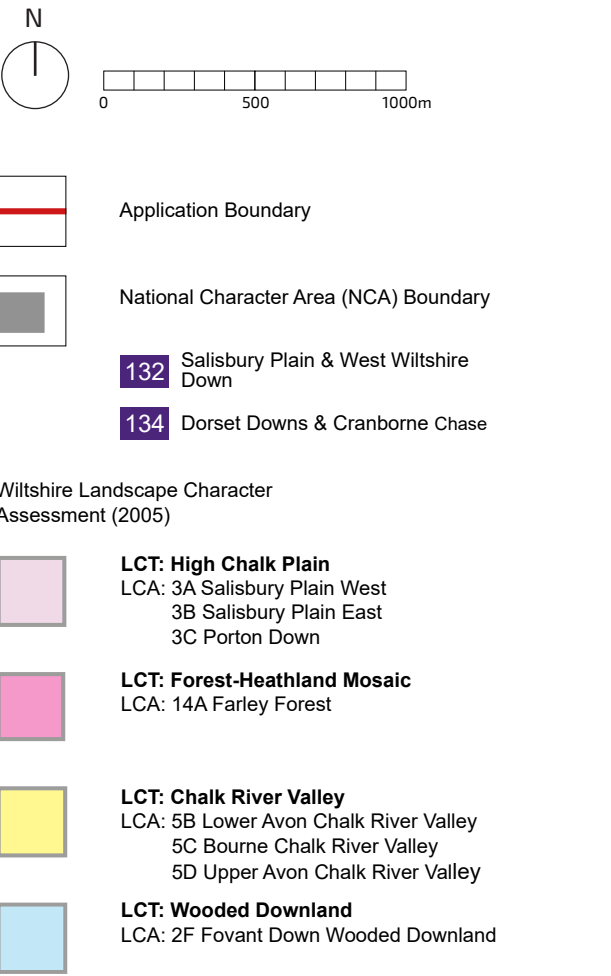
title DESIGNATIONS scale 1:25000@ A3

number FIGURE 4 rev B



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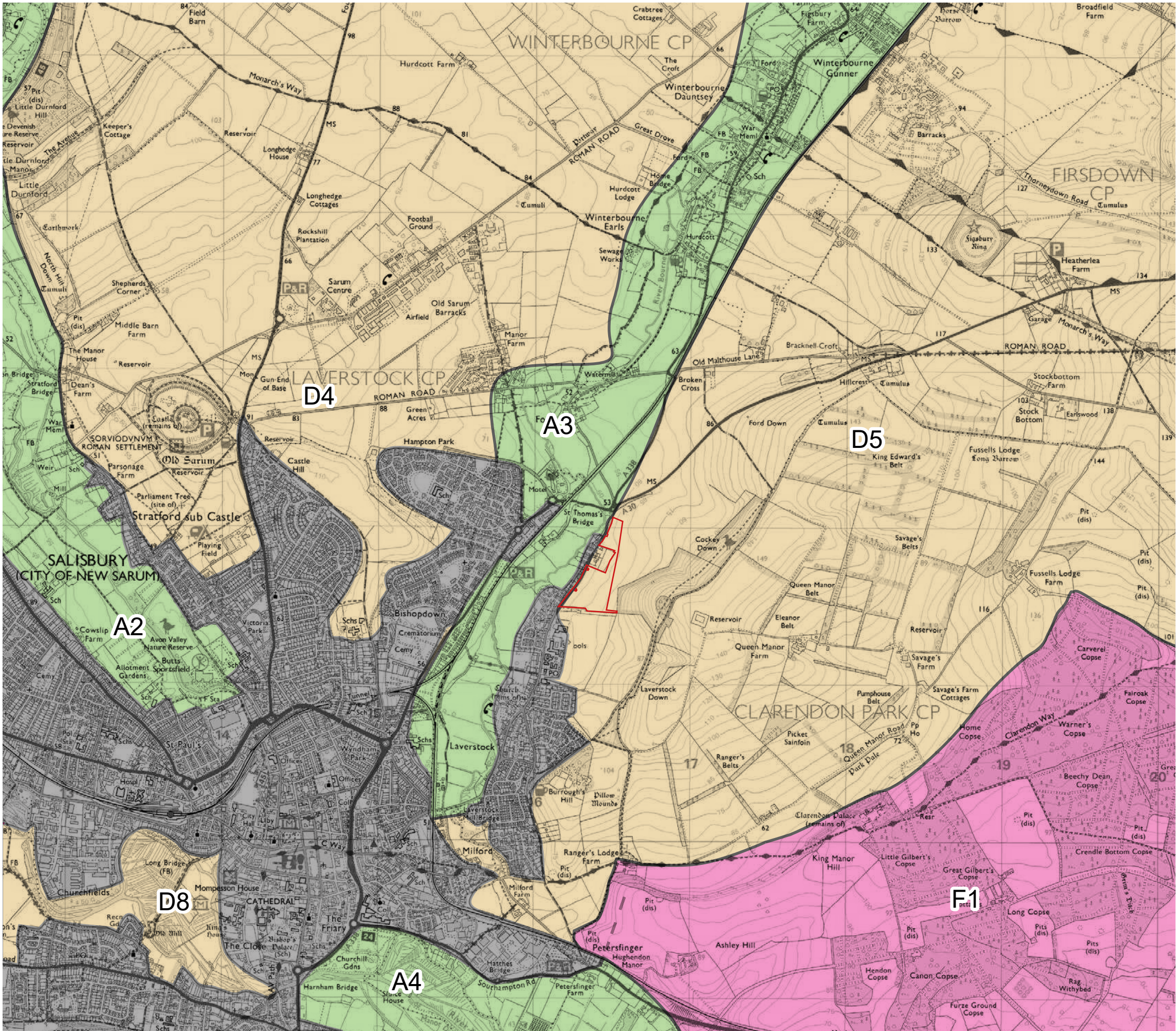
date 24/06/26
drwn/chkd JUB/ CEH

client Hallam Land Management Limited
project Church Road, Laverstock

title LANDSCAPE CHARACTER - NATIONAL AND COUNTY
scale 1:25000@ A3

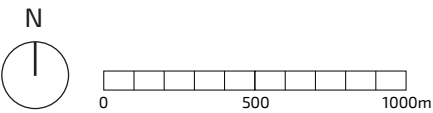
number FIGURE 5
rev B

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South Wiltshire Landscape
Character Assessment (2008)

- Narrow Chalk River Valley**
A2 Upper Avon Narrow Chalk River Valley
A3 Bourne Narrow Chalk River Valley
A4 Lower Avon Narrow Chalk River Valley
- Chalk Downland**
D3 Larkhill Chalk Downland
D4 Boscombe Down Chalk Downland
D5 Porton Down Chalk Downland
- Forest Heath Mosaic**
F1 Farley Forest Heath Mosaic
- Urban**

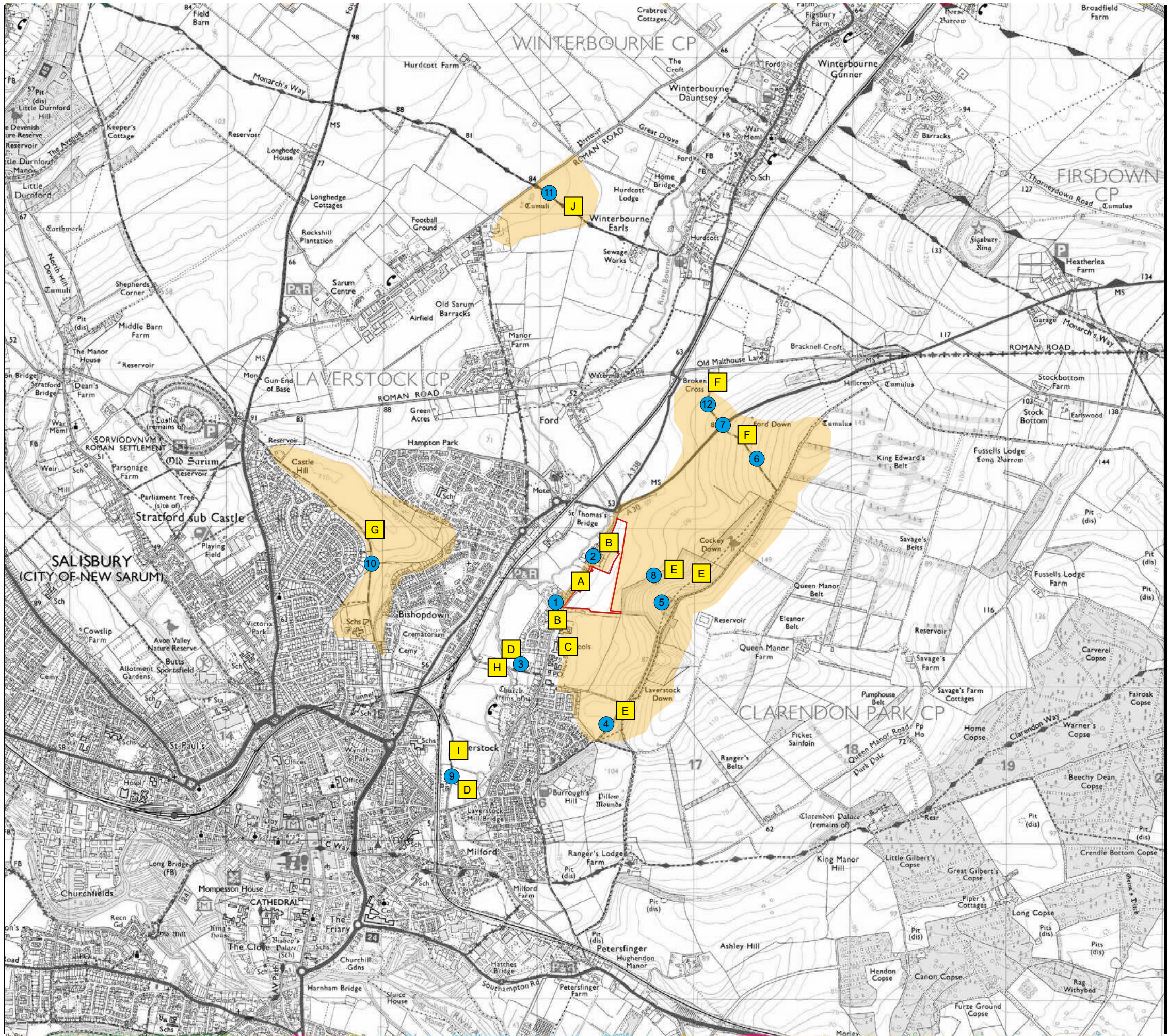
date 24/06/26 drwn/chkd
JUB/ CEH

client
Hallam Land Management Limited
project
**Church Road,
Laverstock**

title LANDSCAPE CHARACTER - DISTRICT scale 1:25000@ A3

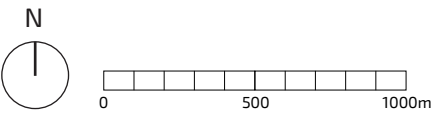
number **FIGURE 6** rev **B**

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Application Boundary

Photo Viewpoint Location

Visual Receptor

- A: Users of section of Church Road adjacent to site
- B: Residents of properties on Church Road adjacent to site
- C: Users of school/colleges next to site
- D: Users of local recreational facilities
- E: Users of public footpath PROW (LAF03)/Access Land at Cockey Down
- F: Users of section of bridleway PROW (LAF01) to north of site
- G: Users of section of bridleway PROW (SALS1) passing through public open space in Bishopdown
- H: Users of section of bridleway PROW (LAF019) adjacent to Laverstock and Ford Sports Club
- I: Users of section of bridleway PROW (LAF015) on Cow Lane adjacent to River Bourne Community Farm
- J: Users of section of Monarchs Way Footpath off the Portway (PROW WINT13)

Visual Envelope

The Visual Envelope has been prepared through the fieldwork analysis of the LVA.

The Visual Envelope illustrates the potential area of the landscape in which the Proposed Development (i.e. the built development) is likely to be visible at Year 1 (i.e. the development completed during the winter months). Views of the proposed development may be full, partial, minimal or negligible. There will be elements such as landform, tree groups, hedgelines and buildings, or combinations of these elements that will restrict the extent of visibility within the Visual Envelope.

Further views may potentially occur outside the Visual Envelope, although it is considered that the significance of these on receptors is likely to be limited given that the visibility of the Proposed Development would generally be difficult to clearly distinguish because of distance and/or by intervening elements within the landscape that filter or restrict the view.

At Year 15, visibility of the Proposed Development would reduce on account of the maturing green infrastructure framework of the Proposed Development and this would continue beyond Year 15.

date 24/06/26 drwn/chkd JUB/ CEH

client Hallam Land Management Limited

project Church Road, Laverstock

title PHOTO VIEWPOINT LOCATIONS scale 1:25000@ A3

number FIGURE 7 rev B

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PHOTO VIEWPOINT 1: View north east along Church Road



PHOTO VIEWPOINT 2: View south west along Church Road



Photo Viewpoint 1
Date & time of photo: 26 August 2020, am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 40°, bearing from North



Photo Viewpoint 2
Date & time of photo: 26 August 2020, am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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project
Church Road
Laverstock
drawing title
PHOTO VIEWPOINTS 1 + 2

drawn
JUB
issue date
24 June 26

drawing / figure number
Figure 8

rev
B

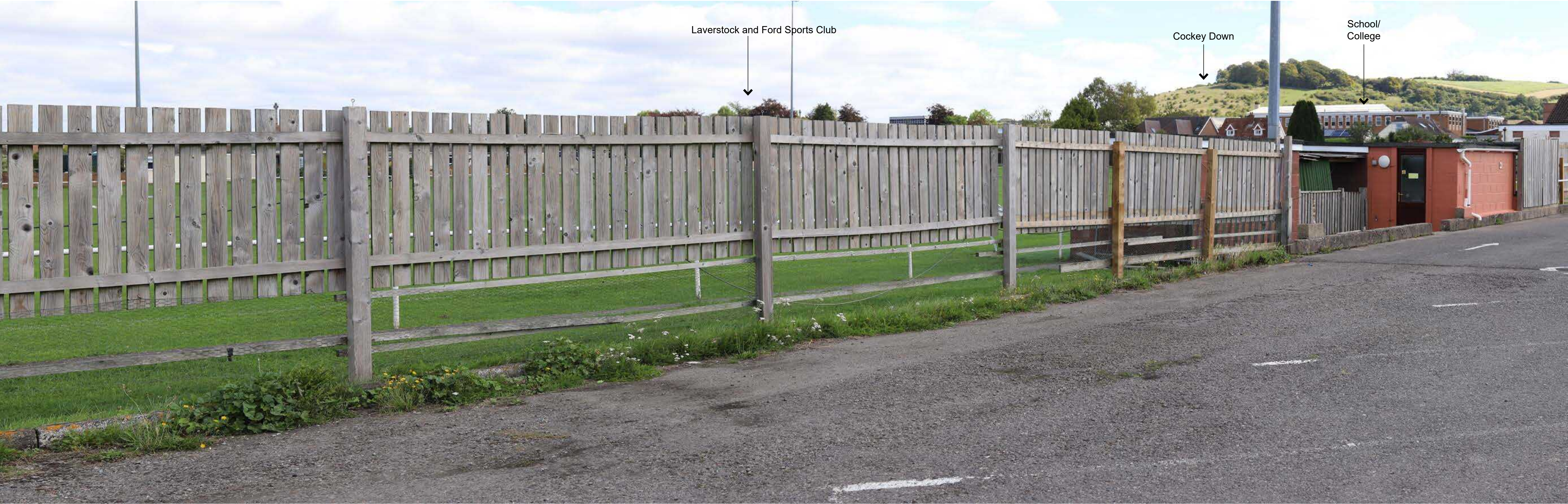


PHOTO VIEWPOINT 3: View north east from Bridleway running adjacent to Laverstock and Ford Sports Club. (PROW LAF019)



PHOTO VIEWPOINT 4: View north from Public Footpath on Cockey Down (PROW LAF03)



Photo Viewpoint 3
Date & time of photo: 26 August 2020,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 40°, bearing from North



Photo Viewpoint 4
Date & time of photo: 26 August 2020,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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PHOTO VIEWPOINTS 3 + 4

drawn
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Figure 9

rev
B



PHOTO VIEWPOINT 5: View west from Public Footpath on Cockey Down (PROW LAF03)



PHOTO VIEWPOINT 5: View west from Public Footpath on Cockey Down (PROW LAF03) - continued



Photo Viewpoint 5
Date & time of photo: 26 August 2020,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 180°
Direction of View: 270°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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drawing title
PHOTO VIEWPOINT 5

drawn
JUB
drawing / figure number
24 June 26
Figure 10

rev
B

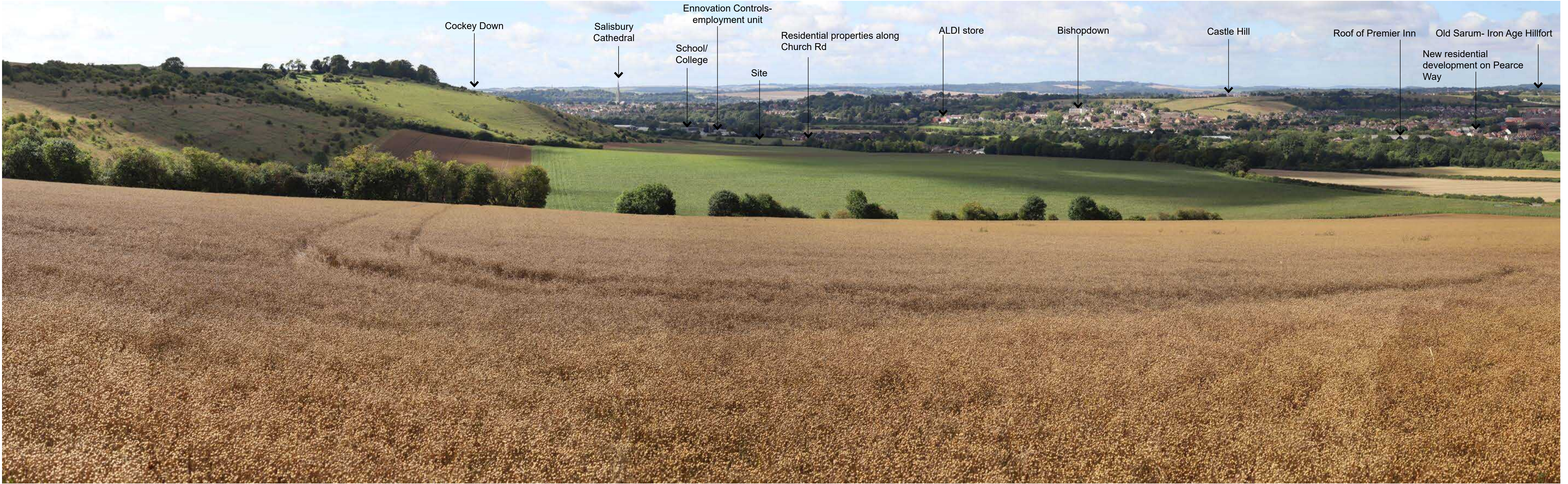


PHOTO VIEWPOINT 6: View south west from Bridleway near Cockey Down (PROW LAF01)



PHOTO VIEWPOINT 7: View south west from Bridleway (LAF01) near A30



Photo Viewpoint 6
Date & time of photo: 26 August 2020,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 225°, bearing from North



Photo Viewpoint 7
Date & time of photo: 26 August 2020,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 225°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Laverstock
drawing title
PHOTO VIEWPOINTS 6 + 7

drawn
JUB
issue date
24 June 26
drawing / figure number
Figure 11

rev
B



PHOTO VIEWPOINT 8: View west from Cockey Down Public Access Land



PHOTO VIEWPOINT 8: View west from Cockey Down Public Access Land - cont



Photo Viewpoint 8
Date & time of photo: 26 August 2020, am
Camera make & model, & sensor format: Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 270°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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PHOTO VIEWPOINT 9: View north east from Bridleway at River Bourne Community Farm (PROW LAF015)



PHOTO VIEWPOINT 10: View east from Bridleway passing through Public Open Space at Bishopdown (PROW SALS1)



Photo Viewpoint 9
Date & time of photo: 26 August 2020,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 45°, bearing from North



Photo Viewpoint 10
Date & time of photo: 26 August 2020,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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project
Church Road
Laverstock
drawing title
PHOTO VIEWPOINTS 9 + 10

drawn
JUB
issue date
24 June 26
drawing / figure number
Figure 13

rev
B



PHOTO VIEWPOINT 11: View south from Monarchs Way Footpath off the Portway (PROW WINT13)



PHOTO VIEWPOINT 12: View south west from Bridleway off A30 (PROW LAF01)



Photo Viewpoint 11
Date & time of photo: 26 August 2020,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 180°, bearing from North



Photo Viewpoint 12
Date & time of photo: 26 August 2020,am
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 90°
Direction of View: 225°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.0 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.1 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.2 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.3 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.4 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.5 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- | | |
|-----------------------|--|
| • Natural Heritage | • Distinctiveness |
| • Cultural Heritage | • Recreational |
| • Landscape Condition | • Perceptual (scenic) |
| • Associations | • Perceptual (Wildness and tranquillity) |
| | • Functional |

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities associations and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, distinctiveness, recreational value, perceptual qualities and quality, rarity, representativeness, conservation interest, recreational value, perceptual qualities, associations and functional aspects.

Landscape Susceptibility to Change

- 1.6 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.7 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area,
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).
------------	---

Visual

Sensitivity of Visual Receptors

- 1.8 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.9 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.10 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.11 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.12 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.13 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**

- 1.14 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) NCA 132: Salisbury Plain and West Wiltshire Down	Varies: Medium	Varies: Medium	Varies: Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The site lies within NCA 132: Salisbury Plain and West Wiltshire Down (see Figure 4). This NCA stretches from Warminster and Westbury in the north west to Romsey in the south east and therefore covers a very extensive landscape area . One of the Key Characteristics for the area is as follows: A sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large-scale farmsteads are a prominent feature. The proposed development follows the existing settlement pattern in a valley floor location and relates to a foot of scarp location while being set back and not detracting from the immediate setting of the scarp.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): County									
Wiltshire Landscape Character Assessment (2005) LCT High Chalk Plain	Varies: Medium	Varies: Medium	Varies: Medium	Construction: negligible Completion: Negligible Year 15: Negligible	No	The LCT has the following characteristics as stated in the landscape character assessment. - Rolling plateau land form with panoramic views over the surrounding lowlands creating a sense of elevation. - Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks The assessment concludes that the overall condition of the High Chalk Plain Landscape Type is good with a strong character. The management strategy for the type is to 'conserve the open and isolated character of the plain along with the vast areas of calcareous grass land and sites of historic interest'. The proposed development is sympathetic to the existing landscape character in respect of the fact that it is located in the lower valley areas of this character type not detracting from the open and isolated character of the upland areas and is set within a landscape characterised by areas of woodland which is consistent with the planting of trees/copses that form part of these proposals.	Negligible	Negligible	Negligible

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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
LCA 3C Porton Down	Varies: Medium	Varies: Medium	Varies: Medium	Construction: Low/Negligible Completion: Low/Negligible Year 15: Negligible	No	The proposals are consistent with the more formal nature of this area with its pattern of fields and hedgerows giving it a more enclosed character. The proposals would be contained within existing field compartment and tree planting would help to screen and integrate the development with the surrounding area which is characterised by numerous trees and hedgerows.	Negligible	Negligible	Negligible
South Wiltshire Landscape Character Assessment (2008)									
LCT Chalk Downland	Varies: Medium	Varies: Medium	Varies: Medium	Construction: Negligible Completion: Negligible Year 15:Negligible	No	The LCT has the following characteristics as stated in the landscape character assessment. - Large-scale landform of broad rolling hills dissected by a series of coombe river valleys and rounded upstanding ridges; - A predominantly arable landscape divided into large, regular field units with straight-sided fields representing late 18th/early 19th century Parliamentary enclosure. - Large open skies and distant panoramic views. - Large woods, shelterbelts, copses and clumps of woodland create a series of enclosed 'rooms' surrounded by trees in places; The proposed development is sympathetic to the existing landscape character in respect of the fact that it is located in the lower valley areas of this character type not detracting from the open and isolated character of the upland areas and is set within a landscape characterised by areas of woodland which is consistent with the planting of trees/copses that form part of these proposals	Negligible	Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
LCA D5 Porton Down Chalk Downland	Varies: Medium	Varies: Medium	Varies: Medium	Construction: Low/Negligible Completion: Low/Negligible Year 15: Negligible	No	- Strong sense of openness throughout much of the area, only limited by occasional mixed woodland copses; - Landscape pattern is large-scale, with fields delineated in places by mature hedgerows; - Perceived sense of tranquillity is disrupted by military training activities, the presence of the A303 road and railway corridors; - Panoramic, open views across the landscape, with often seamless horizons; The proposals are consistent with the existing pattern of valley settlement and more formal enclosed landscape in the valley bottom, keeping clear of the scarp slopes and higher ground.	Minor/Negligible	Minor/Negligible	Negligible
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Medium	Construction: Medium Completion: High/Medium Year 15: Medium	No	The site comprises a number of field compartments set within a context of the settlement edge of Laverstock. The site and the immediately surrounding area comprise a landscape with a high degree of enclosure, with tree lined field boundaries and the nearby dwellings. A ground up approach will be taken looking at opportunities to set the development within the existing green infrastructure network. Existing trees and hedgerows will be retained and protected in perpetuity as they will be set within a setting of connected areas of greenspace. Although there would be a landscape effect in terms of an inevitable loss of agricultural fields this effect would be minimised by setting the development in a retained and strengthened green infrastructure network. The proposals include provision of native hedgerow and tree planting set within a framework of open grassland. In addition a SuDS basin with associated wetland tree and shrub planting is proposed within an area of public open space on the western side of the site. As the proposed green infrastructure enhancements establish and mature the effects will reduce in the long-term, reducing from Moderate Adverse on Completion reducing to Moderate/Minor Adverse once the landscape planting matures.	Major/Moderate Adverse	Moderate Adverse	Moderate /Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None		High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
A	Users of section of Church Road adjacent to site (Vp 1)	Medium	Medium	Medium	0m	Full	Temporary	Construction: High Completion: High Year 15: Medium	The fullest views of the proposal site are possible from Church Road, although views are limited to the section as it passes the open boundary of the site itself. As road users head south off the A30, the most northern part of the site may be glimpsed behind the properties on the east side of the road, but the full site is not visible until nearly at the site boundary itself (see photo viewpoint 1). There is no hedgerow along the roadside boundary so the site is clearly visible, but is soon screened again by a substantial boundary adjacent to the Enovation Controls employment site. The layout of the development will reflect the cul-de-sac development which exists along Church Road, with new properties facing the road to continue the linear frontage treatment. The parcels of development would be divided by an area of public open space allowing views through to Cockey Down. This will 'open out' the views from Church Road in this section allowing views beyond the development to the rising land at Cockey Down. A boundary hedge treatment will be provided along the full western boundary along Church Road in order to soften the development frontages and help to filter views of the residential properties. Some tree planting will be included in this area to further soften the frontages but these trees will be located so as to still afford framed views out to the east.	Major/Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse
B	Residents of properties on Church Road adjacent to site (approx. 18 properties)	High	Medium	High	15m	Partial-Full	Permanent	Construction: High Completion: High Year 15: Medium	Residents of these properties would generally experience full views of the site, although in places there is an element of vegetation on the boundary of these properties which would reduce visibility from ground floor windows. The fact that the development is set back some 10-30m along the frontage on Church Rd and the parcels of development would be divided by an area of public open space allowing views through to Cockey Down, especially for the residents opposite this area. Will, along with hedgerow and trees	Major/Moderate Adverse	Major/Moderate Adverse	Moderate Adverse

									planting assist to lessen the effects for these receptors softening and filtering views of the new frontage. Furthermore. In the central section where a new SuDs basin is proposed the set-back if the proposed development will allow framed views from Church Rd to the downland to the east.			
C	Users of school/colleges adjacent to site	Low	Medium	Medium/Low	Playing Fields 15m Buildings 150m	Partial from upper storeys	Temporary	Construction: Low Completion: Low Year 15: Negligible	There are likely to be partial views of the development seen over intervening vegetation. These views will diminish further over time as structural tree planting on the southern boundary matures.	Minor Adverse	Minor Adverse	Negligible
D	Users of local recreational facilities (Vp 3 and 9)	Low	Medium	Medium/Low	Laverstock Sports Club 500m River Bourne Community Farm 1.5km	None	Temporary	Construction: None Completion: None Year 15: None	Intervening vegetation and housing in and around Laverstock curtail views of the site from these points.	None	None	None
E	Users of public footpath PROW (LAF03)/Access Land at Cockey Down (Vp 4,5 and 8)	High	Medium	High	Between 100m and 800m	Glimpse-Full	Temporary	Construction: Medium Completion: Medium Year 15: Medium/Low	From the area of Access Land and the section of PROW to the east of the site the site is clearly visible within the settlement fringe setting of Laverstock on the edge of Salisbury (see photo viewpoint 5). The site is visible adjacent to the managed sports fields and with the residential development along Church Road beyond. The more distant settlement areas of Bishopdown and Old Sarum also feature, creating a context of a number of scattered settlement areas in this view. The separation of development into two parcels incorporate areas of open grassland and areas of tree planting that that will assimilate and soften the appearance of the development as seen from these viewpoints. Street tree planting will further filter views of the built form and break-up development blocks.	Major/Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse
F	Users of section of bridleway PROW (LAF01) to north of site (Vp 6,7,and 12)	High	Medium	High	1.2km	Partial/Glimpse	Temporary	Construction: Low Completion: Low Year 15: Low/Negligible	From this section of bridleway there are views south down the valley of the River Bourne. There are glimpsed or partial views of the site which is seen as a small element in a much wider panorama which includes the settlement areas of Bishopdown and Salisbury. The site is seen set in the leafy settlement fringes and in the context of numerous school buildings to the immediate south of the site. Trees to the north and on the boundary of the site partially obscure views into the site particularly to the west of the A30 (Vp 12) where the site is viewed from a lower elevation. The Spire of Salisbury Cathedral and the ramparts of Old Sarum can just be discerned as elements on the skyline. The design of the development incorporates areas of tree planting on the northern and western extents of the site which over time will further filter and soften views of the built form. Furthermore this will help to improve the urban edge treatment of Laverstock and help to screen views of Laverstock and school buildings from these viewpoints.	Minor Adverse	Minor Adverse	Minor Adverse / Negligible

G	Users of section of bridleway PROW (SALS1) passing through public open space in Bishopdown	High	Medium	High	1.4km	Partial	Temporary	Construction: Medium/Low Completion: Medium/Low Year 15: Low	From this section of bridleway there are views east across Bishopdown with partial views of the site in the mid-distance set against the backdrop of Cockey Down and with the settlement area of Laverstock to the south. The development would from a relatively minor component within a wider panorama which would include similar settlement elements. It is proposed that the development is set back from the eastern boundary of the site incorporating open grassland and areas of tree planting on the eastern extent of the site. This will create a softer green edge to the rising land towards Cockey Down. On-site tree planting as well as tree planting in the green space on the western side of the site will also serve to soften and filter views of the built form and help integrate the development into the surrounding green infrastructure.	Moderate Adverse	Moderate Adverse	Moderate Adverse / Minor
H	Users of section of bridleway PROW (LAF019) adjacent to Laverstock and Ford Sports Club	High	Medium	High	500m	None	Temporary	Construction: None Completion: None Year 15: None	Intervening vegetation and housing in and around Laverstock curtail views of the site from this point.	None	None	None
I	Users of section of bridleway PROW (LAF015) on Cow Lane adjacent to River Bourne Community Farm	High	Medium	High	1.5km	None	Temporary	Construction: None Completion: None Year 15: None	Intervening vegetation and housing in and around Laverstock curtail views of the site from this point.	None	None	None
J	Users of section of Monarchs Way Footpath off the Portway (PROW WINT13)	High	Medium	High	2.5km	Glimpse	Temporary	Construction: Low/Negligible Completion: low/Negligible Year 15: Negligible	The site is just visible set on the lower ground below Cockey Down but is difficult to locate due to the distance involved and its location amongst the existing urban development of Laverstock with the extensive associated mature trees. The design of the development incorporates areas of tree planting on the northern and western extents of the site which over time will further filter and obscure views of the built form.	Minor Adverse /Negligible	Minor Adverse /Negligible	Negligible

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