



LAND OFF
BLIND LANE,
SOUTHWICK,
WILTSHIRE

LANDSCAPE
AND
VISUAL
APPRAISAL

Wain
HOMES

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Contents

1.0	Introduction	3
2.0	Non-Technical Summary.....	5
3.0	Purpose.....	8
4.0	Methodology.....	9
5.0	Policy.....	10
6.0	Landscape Designations	12
7.0	Landscape Character.....	14
8.0	Baseline Conditions: Visual	19
9.0	Assessment of Effects.....	23
10.0	Proposed Mitigation	29
11.0	Conclusions and Discussions.....	30
12.0	Appendices	32

1.0 Introduction

- 1.1. ACD Environmental has been commissioned by Wain Homes to prepare a Landscape and Visual Impact Assessment (LVIA) for a proposed residential development on land off Blind Lane, Southwick, Wiltshire (central site coordinates: Latitude 51°17'33"N, Longitude 2°14'3"W). The LVIA supports the planning application and provides an assessment of the landscape and visual effects arising from the proposed development.
- 1.2. The purpose of the LVIA is to identify, describe, and assess the potential effects of the proposed development on the landscape fabric, character, and visual amenity of the surrounding area. The assessment forms part of the supporting documentation submitted in connection with the planning application.

Site Description

- 1.3. The site is located on the southern edge of Southwick, encompassing a single agricultural field.
- 1.4. The site is enclosed on all sides by mature mixed native hedgerows with occasional trees, which create a strong, well-vegetated boundary.
- 1.5. A watercourse/ditch runs along the south-east boundary of the site.
- 1.6. Access to the site is located at the northeast corner via the public right of way leading from Blind Lane.
- 1.7. An Ordnance Survey plan showing the site location is provided in **Appendix J, Figure 1.**

Site Boundaries

- 1.8. The north-east boundary is defined by a mature mixed native hedgerow. Immediately adjacent on the east side of the hedgerow is the plot boundary of 27 Blind Lane.
- 1.9. The south-west boundary is defined by a mature mixed native hedgerow. Immediately adjacent on the west side of the hedgerow is Wesley Lane.
- 1.10. The north-west boundary is defined by a watercourse and a mature mixed native hedgerow. Immediately adjacent on the north side of the hedgerow is Blind Lane.
- 1.11. The south-east boundary is defined by a mature mixed native hedgerow. Immediately adjacent on the south side of the hedgerow is a neighbouring arable field.
- 1.12. An Aerial Photography illustrating the site boundary is provided in **Appendix J, Figure 2**, and the Landscape Site Layout is included in **Appendix K** for additional context.

Development Proposal

- 1.13. The proposal is for a residential development, including proposed roads, parking, green and blue infrastructure, retention and protection of existing habitats and introduction of biodiversity enhancements.
- 1.14. The proposed development will incorporate strategic landscape planting to strengthen boundary vegetation and enhance ecological value. Sustainable Drainage Systems (SuDS), including attenuation basins, are integrated within the public open space network to manage surface water runoff in accordance with the site-wide drainage strategy. Areas of public open space will include equipped play areas and informal amenity green spaces, delivering an accessible, high-quality outdoor environment that supports recreation, health and wellbeing, and biodiversity enhancement. The landscape framework has been designed to respond to site context, long-term management requirements, and relevant local planning policy objectives.

1.15. The Landscape Site Layout is included in **Appendix K** for additional context.

2.0 Non-Technical Summary.

- 2.1. To compile the baseline information for this report, ACD Environmental conducted a desktop study that reviewed aerial photography, web-based resources, publications from the Local Planning Authority (LPA), local landscape character assessments, and information from the National Character Assessment (NCA). This was followed by a field assessment, which involved capturing photographs from representative viewpoints within the surrounding landscape.
- 2.2. The study area was defined by a radius of approximately 2.5 km from the centre of the site (central site coordinates: Latitude 51°17'33"N, Longitude 2°14'3"W). This distance was chosen on the basis that, beyond this range, the proposed development would be barely discernible or not legible to the human eye. The 2.5 km study area is shown on the designations plan included in **Appendix J, Figure 5**.
- 2.3. The baseline information focused on identifying the national and local landscape and other associated designations within 2.5 km of the site and providing a general understanding of the site, its location within the landscape, and context.
- 2.4. A scoping exercise was conducted to identify key viewpoints that represent a variety of visual receptors within the 2.5 km study area. As a result, 16 viewpoints were selected to inform this LVIA, capturing representative views from public rights of way (PRoW), residential areas, roads, woodlands, and other locations where visual receptors may experience effects from the proposed development. These viewpoints provide a thorough understanding of the potential visual impacts on different receptor types.
- 2.5. The site does not fall within any formal landscape designations. However, within the 2.5 km study area, a few designations are present, including: Ancient & Semi-Natural and Replanted Woodland, Country Parks, Green Belt, Conservation Areas, Village Green, Listed Buildings and Scheduled Monuments.

- 2.6. A Landscape Designations Plan is included in the appendices of this report and is shown in **Appendix J, Figure 5**.
- 2.7. The proposed development has been informed by the relevant national and local planning policies, including the National Planning Policy Framework (NPPF, 2023), the Southwick Neighbourhood Development Plan 2018-2036 (October 2021), and the Wiltshire Core Strategy (January 2015). The relevant policy extracts are provided in **Appendix G**.
- 2.8. Summary of landscape quality, value and susceptibility of change for the site: The **Landscape Quality** of the site is assessed as **high**. The **Landscape Value** of the site is assessed as **low**. The **Susceptibility to Change** of the site is assessed as **medium**.
- 2.9. Summary of visual sensitivity for the site: The **Landscape Visual Sensitivity** is assessed as **medium**.
- 2.10. Summary of magnitude of change for the site: The **Magnitude of Change** of the site is assessed as **medium**.
- 2.11. Summary of overall landscape character for the site: The **Overall Landscape Character Effects** of the site are assessed as **moderate**, reducing to **minor** once the proposed planting establishes.
- 2.12. Summary of landscape quality, value and susceptibility of change for the LCA 11C Trowbridge Rolling Clay Lowland: The **quality** of the Trowbridge Rolling Clay Lowland is **medium**. The **landscape value** of the Trowbridge Rolling Clay Lowland is **medium**. The **susceptibility to change** of the Trowbridge Rolling Clay Lowland is **medium**.
- 2.13. Summary of visual sensitivity change for the LCA 11C Trowbridge Rolling Clay Lowland: The **landscape visual sensitivity** of the Trowbridge Rolling Clay Lowland is **medium**.
- 2.14. Summary of magnitude of change for the LCA 11C Trowbridge Rolling Clay Lowland: The **magnitude of change** of the Trowbridge Rolling Clay Lowland is **negligible**.

2.15. Summary of overall landscape character effect for the LCA 11C Trowbridge Rolling Clay Lowland: The **overall landscape character effect** of the Trowbridge Rolling Clay Lowland is **minor/negligible**.

3.0 Purpose

3.1. LVIA can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.

- This report aims to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance.

3.2. In compiling this baseline information for this report, ACD has undertaken the following:

- A desktop study of relevant background documents, maps, and databases. The desktop study included reviews of aerial photography, web searches, Local Planning Authority (LPA) publications, landscape character assessments, and National Character Assessment (NCA) information.
- A field assessment includes a photographic survey of the landscape, using photography from several representative viewpoints. The field assessment was undertaken by a qualified landscape architect.
- Providing the baseline conditions concerning landscape character and the receptors' visual amenity.

4.0 Methodology

- 4.1. This LVIA has been prepared following the *Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) (GLVIA3)*, together with the Notes & Clarifications on aspects of GLVIA3 (*Technical Guidance Note LITGN-2024-01, August 2024*). Reference has also been made to *An Approach to Landscape Character Assessment (2nd Edition, 2018)* and *Visual Representation of Development Proposals (TGN06/19, 2019)*.
- 4.2. Potential receptors were identified within the study area, and the assessment identifies the sensitivity of receptors, the magnitude of change, and the level of effect. The methodology of assessment is included in **Appendix A**.

5.0 Policy

Landscape Planning Policies

- 5.1. Guidelines, legislation, and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.
- 5.2. Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities, and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:
- The Countryside and Rights of Way Act 2000.
 - Wildlife and Countryside Act 1981.
 - Town and Country Planning Act 1990.
 - Hedgerow Regulations 1997.
 - Environment Act 2021.
 - Countryside Act 1968; and
 - The National Parks and Access to the Countryside Act 1949.

National Planning Policy

- 5.3. At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development running through both plan-making and decision-making. For landscape, this means recognising the intrinsic beauty of the countryside and balancing any harm to the land resource with the benefits of the scheme in other respects. This balance is to be undertaken by the decision-makers and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report. The policy framework is supported by the National Planning Guidance (NPPG) where relevant.

Local Planning Policy

- 5.4. The site falls within the district of Wiltshire Council. The current local plan is the Wiltshire Core Strategy, adopted in 2015. This incorporates saved policies from former District Local Plans. These guide design quality, landscape character, and placemaking.
- 5.5. A full list of Policies relevant to the site is included in **Appendix G**.

6.0 Landscape Designations

- 6.1. This section identifies potential receptors within the study area and describes the site, study area, and landscape context. Desktop and field analysis have been used to scope out sensitive receptors within the 2.5 km study area.
- 6.2. Landscape-related designations are shown in the appendices of this report and are shown in **Appendix J, Figure 5**.
- 6.3. The site does not fall within any formal landscape designations. However, within the 2.5 km study area, a few designations are present, including: Ancient & Semi-Natural and Replanted Woodland, Country Parks, Green Belt, Conservation Areas, Village Green, Listed Buildings and Scheduled Monuments.

Ancient and Semi-Natural Replanted Woodland

- 6.4. Birch Wood, covering approximately 1.6 hectares. Situated 2 km northwest of the site. Due to the topography, surrounding built form and existing vegetation, no viewpoints were selected to represent views from this woodland.
- 6.5. High/Sleight Wood, covering approximately 34 hectares. Situated 2 km northwest of the site. Due to the topography, surrounding built form and existing vegetation, no viewpoints were selected to represent views from this woodland.
- 6.6. Round Wood, covering approximately 8 hectares. Situated 2.3 km south of the site. Due to the topography, surrounding built form and existing vegetation, no viewpoints were selected to represent views from this woodland.

Country Parks

- 6.7. Southwick Country Park, covering approximately 61 hectares. Situated 800 m north of the site. Due to the topography, surrounding buildings, and existing vegetation, the views from within the park are limited. To illustrate potential views, a viewpoint has been selected on the southern edge of the park. Viewpoint 10 is representative of the views available from Southwick Country Park.

- 6.8. Brokerswood Country Park, covering approximately 32 hectares. Situated 1.8 km south of the site. Due to the topography, surrounding built form and existing vegetation, no viewpoints were selected to represent views from this Country Park.

Green Belt

- 6.9. Within the 2.5 km study area, the southern edge of the Western Wiltshire Green Belt extends into the northwest part of it. Most of the land designated as Green Belt is located in areas that do not have direct visibility of the site. However, in places where visibility is possible, factors such as landform, vegetation, and built structures obstruct views of the site. To illustrate potential views, we have selected a viewpoint close to the Green Belt. Viewpoint 16 is representative of the views from within the Green Belt.

Public Rights of Way

- 6.10. Numerous Public Rights of Way (PRoW) traverse the landscape within the 2.5 km study area. These routes are illustrated on the Ordnance Survey Plan included in the appendices of this report, shown in **Appendix J, Figure 1**.
- 6.11. The selected viewpoints have been carefully chosen to provide a representative range of views from various locations and distances, including close, mid, and long-range perspectives. All viewpoints are located on publicly accessible land, although some are also indicative of views that may be experienced from private land. Location Plan is included in **Appendix J, Figure 4**.

7.0 Landscape Character

7.1. This report includes a comprehensive review of the site's landscape character, as well as the broader study area. The review encompasses the National Character Assessment, relevant Landscape Character Assessments, and a detailed site assessment.

National Character Assessment

7.2. The National Character Area (NCA) profiles offer comprehensive descriptions of each of England's 159 NCAs. These areas are defined by unique and recognisable landscape characteristics, based on natural features rather than administrative boundaries. This approach makes the profiles a valuable framework for decision-making and long-term planning. The profiles are available through an interactive website, featuring search capabilities, a map of England, and a regional list for easy access.

7.3. NCA profiles serve as key guidance documents, enabling communities and stakeholders to make informed decisions about the landscapes they inhabit and manage. The information within the profile aids in conservation planning at the landscape scale, supports the creation of Nature Improvement Areas, and promotes collaboration through Local Nature Partnerships. Additionally, the profiles provide a solid foundation for land management decisions and potential land-use changes.

7.4. The site and the 2.5 km wider study area are located within the Avon Vales National Character Area (NCA 117). A selection of the key characteristics outlined in the National Character Area profile, which are evident within the study area, are as follows:

- An undulating clay vale with a mix of arable and pasture.
- Small- and medium-sized fields with mostly hedgerow boundaries with few hedgerow trees, varying in shape from irregular piecemeal enclosure to rectilinear planned enclosure.
- Numerous low ridges with local views over towns and villages.

- Transport corridors along roads and watercourses, heavily influential on all development in the NCA.
- Large historic parks and mansions, often established from former monastic establishments.
- Wide views across whole area from higher areas of surrounding chalk downs

Landscape Character Assessment

7.5. The Wiltshire Landscape Character Assessment provides a robust evidence base to underpin the review of the Local Plan and to assist in the local planning process. It is intended to both inform work on policy development and development management, guiding development that is sympathetic to local character and the qualities of the landscape. It can help inform locational policies for strategic development as well as appropriate design and mitigation, providing baseline evidence for more detailed Landscape and Visual Impact Assessment (LVIA). It can also provide a framework for more detailed landscape studies and sensitivity assessments.

7.6. The site and the wider 2.5 km study area fall within LCA 11C: Trowbridge Rolling Clay Lowland.

7.7. The application site is located within LCA 11C: Trowbridge Rolling Clay Lowland, which is a gently undulating, largely rural area of mixed arable and pastures. Medium to large rectangular fields are bounded by thick hedgerows with mature hedgerow trees. Combined with scattered woodland blocks (some ancient) and rich riparian vegetation along the stream lines the hedgerows make this a semi-enclosed landscape allowing intermittent views to the steep scarps of the Chalk uplands. Settlement is sparse to the east of the area with scattered nucleated and linear villages and farmsteads. Building materials are red brick and tiles to the east and stone for the older buildings to the west, with some more brick and modern stone in more recent developments. To the west there is more settlement including the southern part of Trowbridge with some large scale industrial buildings and modern housing estates tending to extend along roads south towards North Bradley,

Southwick and Westbury. This western section of the area, which also contains the A350 trunk road and a concentration of railway lines, is considerably less rural and tranquil than the east of the area.

7.8. LCA 11C Trowbridge Rolling Clay Lowland Positive landscape features of significance:

- Largely rural, tranquil landscape.
- Strong pattern of hedgerows and mature hedgerow trees.
- Many streams with rich riparian vegetation.
- Woodland blocks of high ecological value.
- Small scattered villages of traditional pattern and vernacular materials.
- Views to Chalk scarps and Limestone ridge.

7.9. LCA 11C Trowbridge Rolling Clay Lowland Forces for change:

- Agricultural intensification and introduction of arable rotation threatens the remaining medieval field patterns and traditional pastoral landscape.
- Hedgerow trees are generally mature with few new trees to replace them.
- Elm loss of 1970s.
- Need for sustainable woodland management including traditional maintenance techniques where appropriate to maintain ancient woodlands and particularly areas of coppice and wood pasture.
- Pressure for further expansion of settlement and new development threatening the character of the small villages and scattered farmsteads.
- Pressure to build new roads and upgrade existing roads through additional kerbing and signage to accommodate an increase in traffic volume.

7.10. LCA 11C Trowbridge Rolling Clay Lowland Condition:

- The condition of the Rolling Clay Lowland is generally judged as **good**. These are areas of mixed pastoral and arable farmland with intact hedgerows, some woodlands and hay meadows of high ecological value and villages of vernacular materials. There are a few elements in poorer condition, such as hedgerow trees that are over-mature with few replacement young trees.

7.11. LCA 11C Trowbridge Rolling Clay Lowland Strength of character:

- The Rolling Clay Lowland is in places a peaceful rural landscape with intact hedgerows, woodland blocks and small villages and scattered farmsteads of vernacular materials. However, the varied land use of mixed arable and pastoral farming, the coniferous planting which has affected the character of the historic woodlands and the influence of prominent urban edges and transport corridors, including noise and light pollution, make the strength of character of the type moderate overall.

7.12. LCA 11C Trowbridge Rolling Clay Lowland Inherent landscape sensitivities:

- Rural tranquillity.
- Hedgerow pattern.
- Watercourses and streamside willows and other riparian vegetation.
- Isolated remnant hay meadows.
- Woodlands of ecological value.
- Views to the scarp slopes of the adjacent chalk downlands.
- Settlement pattern of nucleated villages with variety of vernacular building materials.

7.13. LCA 11C Trowbridge Rolling Clay Lowland Strategy:

- The strategy for the Rolling Clay Lowland is to conserve the peaceful rural landscape with its hedgerow network, rich riparian vegetation, remnant meadows, ancient woodlands and pattern of small villages and scattered farmsteads and to strengthen its character through measures to minimise the urbanising influence of large towns, new settlement and transport routes and to improve the woodlands and farmlands by encouraging management to retain or enhance their biodiversity and historic character.

7.14. LCA 11C Trowbridge Rolling Clay Lowland Broad management objectives:

- Retain and manage the dense hedgerow network and nurture new hedgerow trees.

- Promote appropriate management of arable land including retaining areas of fallow land and maintaining an unploughed margin around fields to encourage wildlife, particularly farmland birds.
- Retain and manage hay meadows.
- Introduce new tree planting along watercourses using typical riparian species such as alder and willow.
- Encourage sustainable woodland management of the varied woodlands using traditional techniques such as coppicing where appropriate to maintain the special historic character and ecological interest.
- Encourage new woodland edge planting of native deciduous broadleaved to reduce the visual and ecological impact of the coniferous plantations.
- Enhance woodland, cattle and horse pasture habitats for bats.
- Minimise small scale incremental change such as signage, fencing or improvements to the road network which could change the rural peaceful character of the landscape.
- Ensure that landscape is at the foundation of decisions about the growth of settlements (e.g. Swindon and Calne) and that landscape is used to provide a strong framework within which changes can happen in a sustainable way.
- Consider strengthening the enclosed character of the landscape and screening views to intrusive urban edges through nurturing existing and planting new woodland.
- Consider developing guidance for built development to ensure both future construction and changes to existing buildings are designed to integrate with the existing character and structure of settlements.

8.0 Baseline Conditions: Visual

Introduction

- 8.1. A Zone of Theoretical Visibility (ZTV) was prepared and included in the appendices of this report and is shown in **Appendix J, Figure 3**.
- 8.2. A photographic study was conducted in July 2025 to support the application. Panoramic photographs were captured at each viewpoint and are included in **Appendix D**, with the corresponding viewpoint locations shown in **Appendix J, Figure 4**. When selecting viewpoints, both the immediate vicinity and more distant locations were considered, including key public highways, sections of public footpaths, and other publicly accessible spaces within the study area. It is recognised that viewpoints from public locations are likely to impact a greater number of receptors, thereby contributing to the overall visual impact.
- 8.3. This section identifies those visual receptors that have the potential to view the site, their distribution, character, and sensitivity to change.
- 8.4. The viewpoints in **Table 1** were selected as being representative of the potential visual issues associated with the proposed development.

Visual Receptors

Public Rights of Way Users

- 8.5. Users of PROWs, bridleways and National Trails are considered to have a high sensitivity and so the visual assessment included a comprehensive analysis of the visual effects of this user group.

Residential Properties and Users

- 8.6. Views from private residential properties, although likely to have a high sensitivity to any changes in a view, are not protected by planning regulations, policies, or guidance.

Road Users

- 8.7. Road users are less sensitive than residential receptors or users of PRow due to the speed at which they experience and perceive the landscape; however, road users are notable receptors.
- 8.8. Other road users, including those on small rural roads, often happen to be bridleways and PRowS.

Table 1: Viewpoint Details

No	Location	Distance (km) and direction of view	Latitude	Longitude	Rationale for selection
1	Junction between Public Footpath SWCK66 and Blind Lane	0.08 km, S	51°17'37"N	2°14'0.13"W	Close-range view near the northeast corner of the site
2	Public Footpath SWCK15	0.00 km, SW	51°17'36"N	2°13'58"W	Close-range view from a footpath along the eastern boundary from within the site
3	Junction between Public Footpath SWCK15 and Goose Street	0.40 km, NW	51°17'30"N	2°13'37"W	Close-range view, from an open field
4	Junction between Public Footpath SWCK16 and Wesley Lane	0.20 km, N	51°17'25"N	2°13'55"W	Close-range view, from an open field
5	Public Footpath SWCK16, behind Pole's Hole Farm	0.20 km, N	51°17'22"N	2°14'2"W	Close-range view, from a nearby farm
6	Junction between Public Footpath SWCK16 and Public Footpath SWCK18	0.30 km, NE	51°17'19"N	2°14'11"W	Close-range view, from an open field near Mutton Marsh Farm
7	Public Footpath SWCK18, behind 1-3 Lamberts Marsh	0.15 km, E	51°17'28"N	2°14'14"W	Close-range view, from an open field
8	Junction between Public Footpath SWCK36 and Public Footpath SWCK37	0.40 km, E	51°17'33"N	2°14'31"W	Close-range view, from an open field
9	Public Footpath SWCK18, behind Southwick Village Hall	0.18 km, S	51°17'40"N	2°14'9"W	Close-range view, from Southwick Children's Park
10	Public Footpath SWCK53, next to Southwick Upper Allotment	0.70 km, S	51°17'58"N	2°14'5"W	Mid-range view, looking south, demonstrating potential view from Southwick Country Park
11	Junction between Public Footpath SWCK1 and Public Footpath SWCK3	0.99 km, SW	51°17'58"N	2°13'21"W	Mid-range view, from the moat near Southwick Court Farm
12	Public Footpath NBRA27, east of Organ Pool Farm	1.25 km, W	51°17'37"N	2°12'53"W	Long-range view, from an open field on the western edge of North Bradley
13	Junction between Public Footpath SWCK18 and Public Footpath SWCK23	1.00 km, N	51°17'0"N	2°13'43"W	Mid-range view, from an open field, on top of the ridge near Druce's Farm

14	Public Footpath SWCK28 near Norris Hill Farm	1.70 km, NE	51°16'36"N	2°14'32"W	Long-range view, from an open field, on top of the ridge near Norris Hill Farm
15	Public Footpath SWCK32 near Hoopers Farm	0.95 km, NE	51°17'12"N	2°14'47"W	Mid-range view, from an open field
16	Junction between Public Bridleway SWCK44 and Public Bridleway SWCK46	1.38 km, SE	51°18'4"N	2°15'0"W	Long-range view, demonstrating the potential view from the edge of Wiltshire Green Belt

8.9. Direct views towards the site are limited due to the presence of mature boundary vegetation and intervening hedgerows. The most open and direct close-range views occur from Viewpoint 1, Viewpoint 2, Viewpoint 3, Viewpoint 4, Viewpoint 6, and Viewpoint 7.

8.10. Of the sixteen assessed viewpoints, one will have Major/moderate Overall Visual Effect (Viewpoint 2), three will have Moderate Overall Visual Effect (Viewpoints 3, 4 and 7), two will have Minor Overall Visual Effect (Viewpoints 1 and 8) and ten will have Negligible Overall Visual Effect (Viewpoints 5, 6, 9, 10, 11, 12, 13, 14, 15 and 16).

8.11. A comprehensive landscape mitigation strategy has been developed in coordination with the design team. This includes boundary enhancement planting, native tree and hedgerow reinforcement, and new green infrastructure to integrate the development within its setting. Following implementation and maturation of these measures, residual visual effects for near-distance viewpoints are expected to reduce to moderate, with minor or negligible effects predicted for all other assessed locations.

9.0 Assessment of Effects

Introduction

- 9.1. The assessment of landscape and visual effects has been undertaken for the operational stage of the proposed development. The LVIA considers the site within its current baseline condition and evaluates the nature and level of predicted change resulting from the proposed scheme. The proposed layout is shown in **Appendix K**.
- 9.2. The landscape strategy aims to deliver a high-quality residential environment set within a strong and mature landscape framework. The strategy retains and enhances existing boundary vegetation and introduces additional native planting to reinforce enclosure and strengthen the site's landscape structure. Buildings are positioned away from site boundaries to allow space for strategic planting, drainage features, and ecological enhancement. This approach will assist in integrating the development within the receiving landscape, softening the built form over time. The assessment of effects is supported by **Appendix C** and **Appendix D**.
- 9.3. The assessment identifies potential effects on the following receptors:

Landscape

- Landscape elements such as the agricultural landscape, and
- The landscape character of the site and the surrounding area.

Visual

- Public Rights of Way and users of recreational facilities in the local area.
 - Roads adjacent to and surrounding the site; and
 - Residential receptors adjacent to site boundaries.
- 9.4. The sensitivity of the visual receptors in the viewpoints is outlined in **Table G** within **Appendix A** of this report.

Effects upon the Receiving Landscape

9.5. Effects on the landscape are considered as a multi-stage process:

- Effects on the character of the site, which includes the direct effects on the different elements that make up the site's character.
- The receiving landscape character, as defined in the Landscape Character Assessments, and
- Effects on the local landscape context, including the indirect effects on the defined landscape character that surrounds the site.

9.6. The **Landscape Quality** of the site is assessed as **high**. The landscape is generally well-managed and rural in character, comprising an open arable field framed by mature hedgerows and trees on all sides. These features are in good condition and contribute to a coherent field pattern typical of the local landscape; however, there are some detracting elements evident in the area (farm buildings, telecom mast and other infrastructure). This is defined in **Table A** in **Appendix A** of this report.

9.7. The **Landscape Value** of the site is assessed as **medium**. While the site does not contain rare or distinctive landscape features, it forms part of the attractive rural setting of the area and contributes positively to the local character. This is defined in **Table B** in **Appendix A** of this report.

9.8. The **Susceptibility to Change** of the site is assessed as **medium**. The site exhibits some visual containment due to existing boundary hedgerows and the localised topography, yet it remains part of the wider open farmland context. Human activity and nearby settlement influence the area, but tranquillity and rural character remain perceptible. This is outlined in **Table C** in **Appendix A** of this report.

9.9. The **Landscape Visual Sensitivity** of the site is assessed as **medium**. Because of the undulating topography and frequent vegetation in the area, built features within settlement boundaries, and degree of focus on the surrounding landscape. This is outlined in **Table D** in **Appendix A** of this report.

9.10. The **Magnitude of Change** of the site is assessed as **small**. Reflecting the minor loss of key elements – transformation of an arable field to residential use within an existing settlement edge. This is outlined in **Table E** in **Appendix A** of this report.

9.11. The **Overall Landscape Character Effect** of the site is assessed as **minor**. This is outlined in **Table F** in **Appendix A** of this report.

9.12. The development would introduce new built form and associated landscape infrastructure, but within a visually contained setting. Existing hedgerows and trees provide an effective visual screen from much of the surrounding area. The proposed boundary planting and public open space along the site perimeter will further mitigate potential visual effects and strengthen the landscape framework as planting matures.

Visual Impacts

9.13. The visual assessment considers the sensitivity of visual receptors across the 2.5 km study area and the magnitude of change arising from the proposed development. Representative viewpoints were selected to illustrate the range of available views.

9.14. A summary of visual effects for each viewpoint is provided in **Table 2**. In summary, the greatest visual change occurs at near-distance receptors along Hammonds Road and at residences on Barnfield, where elements of new built form will be visible. From mid- and long-distance viewpoints, the development will be largely screened by existing vegetation, with limited perceptible change to the wider landscape.

Table 2: Summary and comparison of Overall Residual Visual Effects

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
				Operational Stage		Residual Stage	
1	Junction between Public Footpath SWCK66 and Blind Lane	Users of PRoW	High	Small	Moderate	Very Small	Minor
2	Public Footpath SWCK15	Users of PRoW	High	Large	Major	Medium	Major/moderate
3	Junction between Public Footpath SWCK15 and Goose Street	Users of PRoW	High	Medium	Major/moderate	Small	Moderate
4	Junction between Public Footpath SWCK16 and Wesley Lane	Users of PRoW	High	Medium	Major/moderate	Small	Moderate
5	Public Footpath SWCK16, behind Pole's Hole Farm	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
6	Junction between Public Footpath SWCK16 and Public Footpath SWCK18	Users of PRoW	High	Very Small	Minor	Negligible	Negligible
7	Public Footpath SWCK18, behind 1-3 Lamberts Marsh	Users of PRoW	High	Medium	Major/moderate	Small	Moderate
8	Junction between Public Footpath SWCK36 and Public Footpath SWCK37	Users of PRoW	High	Small	Moderate	Very Small	Minor
9	Public Footpath SWCK18, behind Southwick Village Hall	Users of PRoW	High	Very Small	Minor	Negligible	Negligible
10	Public Footpath SWCK53, next to Southwick Upper Allotment	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
11	Junction between Public Footpath SWCK1 and Public Footpath SWCK3	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
12	Public Footpath NBRA27, east of Organ Pool Farm	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
13	Junction between Public Footpath SWCK18 and Public Footpath SWCK23	Users of PRoW	High	Very Small	Minor	Negligible	Negligible
14	Public Footpath SWCK28 near Norris Hill Farm	Users of PRoW	High	Very Small	Minor	Negligible	Negligible

No	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
15	Public Footpath SWCK32 near Hoopers Farm	Users of PRow	High	Very Small	Minor	Negligible	Negligible
16	Junction between Public Bridleway SWCK44 and Public Bridleway SWCK46	Users of PRow	High	Negligible	Negligible	Negligible	Negligible

Residential Receptors

9.15. Residential receptors are considered high, even though in planning terms, there is no right to view from a residential property. This report does not specifically assess any viewpoints from within private residential ownership, as access to private property could not be ascertained during the fieldwork. During the fieldwork, the publicly accessible spaces within residential areas (public highway and open spaces) within the ZTV were visited, but due to a combination of existing vegetation, topography, and existing built form, it is likely views from the existing properties will be limited to those in proximity to the site and that are located adjacent to natural gaps within the vegetation structure.

Users of Public Rights of Way

9.16. Users of Public Rights of Way are also considered high, in that receptor's attention is often focused on the landscape through which they are travelling. Receptors often use Public Rights of Way for recreational purposes and the landscape is considered an important component of their overall experience. The following PRow's have been assessed as follows:

Road Users

9.17. Road users are typically less sensitive than users of Public Rights of Way or residential receptors due to the speed at which they travel through the landscape. Road users' attention should not be focused on the landscape.

10.0 Proposed Mitigation

10.1. The conclusions of the Landscape and Visual Impact Assessment have influenced the site landscape layout through an iterative process. The proposals, therefore, include a degree of mitigation to avoid or reduce the potential effects. These include:

- Retaining the existing site boundary vegetation and including additional native species which are prevalent in the local area. This is to provide dense vegetative features along all the site boundaries.
- Setting the residential properties away from all the site boundaries to provide enough space for mitigation planting to establish and be maintained.
- Provide a landscape and ecological buffer zone along the southern boundary to enhance and strengthen the existing vegetation and provide additional habitats to local wildlife.
- Additional tree planting within the residential parcel to soften the impact of the built form and to replicate the planting arrangements found within the surrounding residential areas.
- Incorporate materials which reflect the surrounding site context, both within the soft and hard landscape design.
- Use materials that form the external envelope and roofs of the proposed buildings to match the surrounding existing palette.
- The proposed planting palette will include native and naturalised species.
- The proposed ornamental planting includes wildlife-friendly species to add additional biodiversity to the site.

10.2. In adopting the above measures, the proposals will reduce the magnitude of potential landscape and visual effects on the identified receptors.

10.3. The visual assessment has been undertaken to assess the Landscape Site Layout, as shown in **Appendix K**.

10.4. After 10-15 years, the above mitigation measures will have weathered, and planting will have become established to further reduce the visual impact.

11.0 Conclusions and Discussions

- 11.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared in support of the proposed residential development on land south of Blind Lane, Southwick, Wiltshire. The assessment provides an evaluation of the potential effects of the proposals on landscape fabric, character, and visual amenity, in accordance with GLVIA3 (2013) and subsequent Landscape Institute guidance (LITGN-2024-01).
- 11.2. The assessment has been informed by a review of published datasets and planning evidence, including the Wiltshire Landscape Character Assessment, Natural England - National Character Area Profiles, Ordnance Survey mapping, aerial imagery, and field surveys undertaken from representative public viewpoints.
- 11.3. The site is not subject to any statutory landscape designations such as an AONB or National Park. The wider study area includes fragments of ancient woodland, though these are visually separated by intervening topography and vegetation.
- 11.4. The **Landscape Quality** of the site is assessed as **high**, reflecting its semi-managed condition, intact hedgerow network, and rural character.
- 11.5. The **Landscape Value** of the site is assessed as **low**. Apart from the boundary hedgerows and trees, the site is lacking a coherent and aesthetically pleasing composition. Numerous manmade elements and structures are visible.
- 11.6. The **Susceptibility to Change** of the site is assessed as **medium**, given the containment provided by existing vegetation and the proximity to the existing settlement edge.
- 11.7. The **Landscape Visual Sensitivity** is assessed as **medium**.
- 11.8. The **Magnitude of Change** of the site is assessed as **medium**. The development would introduce new built form and internal roadways into an area currently of rural character. However, this change would be localised and partially mitigated by the existing vegetation and proposed green infrastructure.

- 11.9. The **Overall Landscape Character Effects** of the site are assessed as **moderate**, reducing to **minor** once the proposed planting establishes.
- 11.10. In visual terms, the existing hedgerows, trees, and built form provide effective screening from most directions. Localised open views occur from adjacent residential properties, where the development will be perceptible but not visually intrusive. More distant views are screened by landform and vegetation. As mitigation planting matures, visibility will further reduce, and the development will appear as a logical continuation of the existing village edge.
- 11.11. The proposals include a comprehensive landscape strategy, incorporating boundary reinforcement, hedgerow planting, and SuDS features integrated within the public open space network. These measures will soften visual effects, enhance local biodiversity, and strengthen landscape character.
- 11.12. Following implementation and establishment of the proposed landscape mitigation, residual visual effects will be confined to near-distance receptors immediately adjacent to the site. From the wider landscape and higher ground to the south and east, the development will be largely screened or perceived within the existing settlement context.
- 11.13. In conclusion, the proposed development would result in localised, **moderate** landscape and visual effects during the construction and early establishment period, reducing to **minor** as mitigation planting matures. The scheme has been designed to respect and reinforce local landscape character, delivering a visually contained, well-integrated extension to Southwick.

12.0 Appendices

Appendix A – Methodology

Appendix B- Zone of Theoretical Visibility Methodology

Appendix C- Landscape Effects

Appendix D- Visual Assessment

Appendix E- Glossary of Terms

Appendix F - Sources of information

Appendix G - Policy

Appendix H - Published National Character Areas

Appendix i - Landscape Character Type (LCT) and Landscape Character Area (LCA)

Appendix J – Figures

Figure 1- Ordnance Survey Map

Figure 2- Aerial Photography

Figure 3- Zone of Theoretical Visibility

Figure 4- Viewpoint Locations

Figure 5- Statutory Designation Plan

Appendix K – Landscape Site Layout

Appendix A- Methodology

Quality

12.1. Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional, and ecological perspectives, together with the state of repair of its constituent features or elements (e.g., hedgerows, woodlands, field patterns, etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

Table A. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

12.2. The value attributed to an area of the landscape reflects communal perception at a local, regional, national, or, occasionally, international scale. It is informed by several factors including scenic beauty, wildness, tranquillity, and particular cultural associations. Cultural associations may be widely held at a national scale or more local. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

Table B. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g., National Parks
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, such as Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g., National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land use or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed, or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Susceptibility to Change

12.3. Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, considering its key characteristics, landscape elements, composition, and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers experiences such as remoteness or tranquillity. The criteria used to determine the susceptibility to change are set out in the following table.

Table C. Susceptibility to Change

Susceptibility to Change	Typical Indicators
Very High	Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition. Scale and Enclosure: Small-scale landform/land cover/ development, human-scale indicators, fine-grained, enclosed with narrow views, sheltered. Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features, and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements, and detractors Remoteness and Tranquillity: Sense of peace, isolation, or wildness, remote and empty, no evident movement.
High	Where, overall, indicators do not meet the Very High criteria but exceed those for Medium
Medium	Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be only partially consistent with vernacular styles. Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, overall, indicators do not meet the medium criteria but exceed those for Very Low.
Very Low	Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition. Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse-grained, open with broad views. Manmade influence: Frequent presence of utility, infrastructure, or industrial elements, contemporary structures e.g., masts, pylons, cranes, silos, industrial sheds with a vertical emphasis, functional man-made land-use patterns, and engineered aspects. Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.

Visual Sensitivity of Landscape Areas:

12.4. The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.

12.5. The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table D. Landscape Visual Sensitivity

Landscape Sensitivity	Visual	Typical Indicators
Very High		Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, a dispersed pattern of small settlements, outward-looking settlements, landscape-focused recreation routes and/or visitor facilities, distinctive settings, gateways, or public viewpoints.
High		Where, overall, indicators do not meet the Very High criteria but exceed those for Medium.
Medium		Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some view's outwards, routes with some degree of focus on the landscape.
Low		Where, overall, indicators do not meet the medium criteria but exceed those for Very Low.
Very Low		Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, a concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive, or industrial settings.

12.6. The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity, and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium, and Low.

12.7. Since each criterion has a varying weight in its contribution to sensitivity, the overall value is determined by professional judgement.

12.8. For this assessment greater weight is attributed to Landscape Value and Susceptibility to Change since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

12.9. The magnitude of change has been predicted by considering the anticipated loss or disruption to character-forming landscape elements (e.g., tree planting, landform, buildings, and watercourses etc.), which would arise through the introduction of the proposed scheme.

Table E: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and uncharacteristic when set within the attributes of the receiving landscape. Would be at considerable variance with the landform, scale, and pattern of the landscape. This would cause a high-quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline, or introduction of elements that may be prominent but may not be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline, or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds with the scale, landform, and pattern of the landscape.

Overall Landscape Character Effect

12.10. The overall landscape character effect is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in the table below.

Table F: Overall Landscape Character Effects

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/ minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

12.11. The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions for each effect assessed have been derived, as noted in GLVIA 3rd edition paragraph 2.23-2.26 and 3.32-36.

Visual Receptor Sensitivity

12.12. The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation, or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.

12.13. Following the GLVIA, for the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table G: Visual Receptor Sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains, or other transport routes where higher speeds are involved and view sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

12.14. The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.

12.15. It is sometimes the case that different categories of visual receptors might be present at a selected representative viewpoint (e.g., a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases, the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

12.16. The visibility of the proposals and the magnitude of their change upon a view and the effect of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year, and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from the main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked as per the following table.

Table H: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or maybe in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or maybe easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or maybe readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, and indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near the limit of acuity of the human eye.

Overall Visual Effect

12.17. The overall visual effects are determined by the assessment of receptor sensitivity set against the magnitude of change, as indicated by the matrix in Table I.

Table I: Overall Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Visual Assessment Parameters

12.18. To evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location considers the:

- Sensitivity of the views and viewers (visual receptor) affected.
- Nature, scale or magnitude, and duration of the change.
- The extent of the proposed development that will be visible.
- Degree of visual intrusion or obstruction that will occur.
- Distance of the view; and
- Change in character or quality of the view compared to the existing.

12.19. A range of fixed visual receptors was initially considered, with emphasis placed on the identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

12.20. These preliminary viewpoint locations were assessed in terms of visibility during field investigation, resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. Also, field investigation identified several other closer viewpoints.

12.21. For the field assessment, a Canon EOS 700D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the 'Visual Representation of Development Proposals- Technical Guidance Note 06/19' issued by the Landscape Institute (2019).

12.22. Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, considering the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

12.23. The photographic study was undertaken in July 2025. Viewpoints at varying close distances from the site were selected to represent the typical views of the site. **Figure 4** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the overall impact upon receptors in those locations.

12.24. The locations from which the proposed development will be visible are known as visual receptors. Following the "Guidelines for Landscape & Visual Impact Assessment 3rd Edition", for the visual assessment, the visual receptors have been graded according to their sensitivity to change.

12.25. From the results of the initial desk study, site appraisal, and fieldwork the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.

12.26. To evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view.

Limitations of Assessment

- 12.27. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the overall impact upon receptors in those locations.
- 12.28. For this report, the assessment is based on the development proposals presented in the planning application. The proposals feature a detailed overview of the proposed layout and design.

APPENDIX B – Zone of Theoretical Visibility Methodology

12.29. Following an initial desk-based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

12.30. To assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information-based exercise with no account being taken of the visual barrier effects of vegetation or buildings.

12.31. A computer-generated ZTV was established and a study area together with several representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.

12.32. The extent of the study area and viewpoints were selected as being representative and having the potential to offer a degree of landscape and visual effects.

APPENDIX C- Landscape Effects

LOCAL CHARACTER AREA

The site forms part of the rural setting on the south edge of Southwick, within a landscape characterised by arable farmland, hedgerows, and scattered mature trees. The land itself comprises an agricultural field. The boundaries are enclosed by mature native hedgerows with occasional trees, which provide a degree of visual containment, although localised gaps are present within the vegetation structure.

Assessed Landscape Sensitivity of Local Character Area		
Criteria	Indicator Description	Assessed Result
Quality	The condition is generally judged as good. The fields are of arable character with intact hedgerows, and hay meadows and built form of vernacular materials. There are a few elements in poorer condition, such as hedgerow trees that are over-mature with few replacement young trees.	Medium
Value	While the site does not contain rare or distinctive landscape features, it forms part of the rural setting of the area and contributes positively to the local character.	Medium
Character sensitivity	The site exhibits some visual containment due to existing hedgerows and the localised topography, yet it remains part of the wider open farmland context. Human activity and nearby settlement influence the area, but tranquillity and rural character remain perceptible.	Medium
Landscape visual sensitivity	Because of the area topography, frequent vegetation and built features, and there is a degree of focus on the surrounding landscape	Medium
	Overall, Weighted Landscape Sensitivity.	Medium

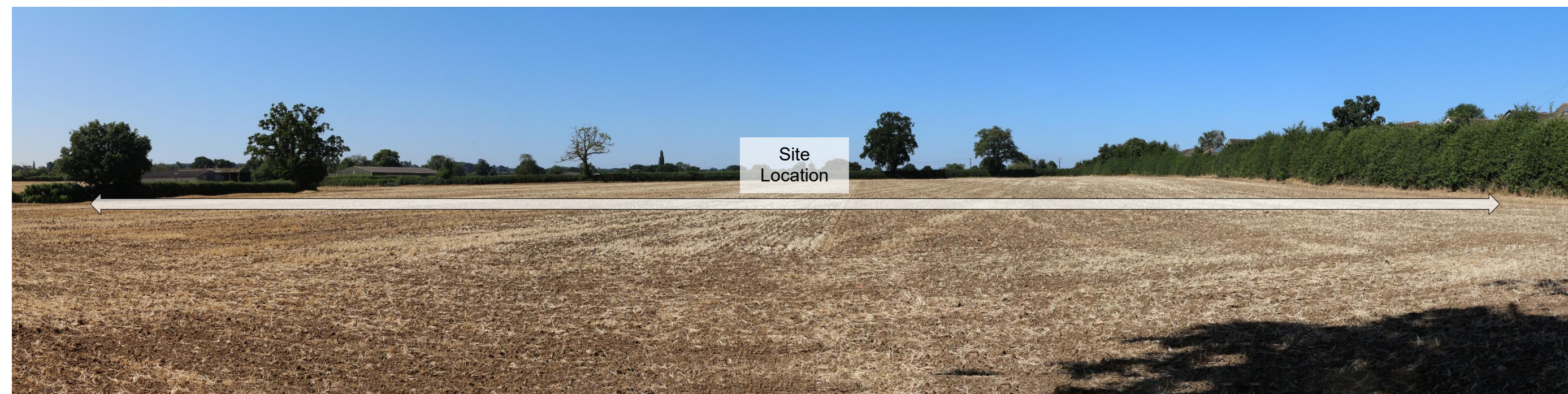
APPENDIX D- Visual Assessment

Viewpoint 1: Junction between Public Footpath SWCK66 and Blind Lane



Vp1	Close-range, panoramic view (Distance 0.08km looking south)	
Baseline Description	Viewpoint 1 is situated approximately 80m from the northeast corner of the site.	
Predicted change	Rooflines and gables will be visible above the existing boundary hedgerow.	
Type of effect	Introducing housing development within an arable field.	
Magnitude of Change	Given the proximity of the viewpoint to the site, the development would result in a perceptible change, without affecting the overall quality of the landscape character.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Small
Overall Visual Effects		Moderate

Viewpoint 2: Public Footpath SWCK15



Vp2	Close-range, panoramic view (Distance 0.00km looking southwest)	
Baseline Description	Viewpoint 2 is taken from the public footpath within the site boundaries. The site proposed built environment will be in the foreground.	
Predicted change	From this viewpoint, the whole site will be visible.	
Type of effect	Introducing housing development within an arable field. However, the proposed development would be comparable to the type of development that already exists in the area.	
Magnitude of Change	The development would result in a prominent change of the existing view and will cause a change in the character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Large
Overall Visual Effects		Major

Viewpoint 3: Junction between Public Footpath SWCK15 and Goose Street



Vp3	Close-range, panoramic view (Distance 0.40km looking northwest)	
Baseline Description	Viewpoint 3 is situated in an open field south of the proposed development. The site will occupy the whole field in the midground.	
Predicted change	From this viewpoint, we will be looking towards the southern buffer ecology buffer zone of the site. The site will be visible.	
Type of effect	Introducing housing development within an arable field. However, the proposed development would be comparable to the type of development that already exists in the area.	
Magnitude of Change	The development would result in a noticeable change in the quality and character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Medium
Overall Visual Effects		Major/moderate

Viewpoint 4: Junction between Public Footpath SWCK16 and Wesley Lane



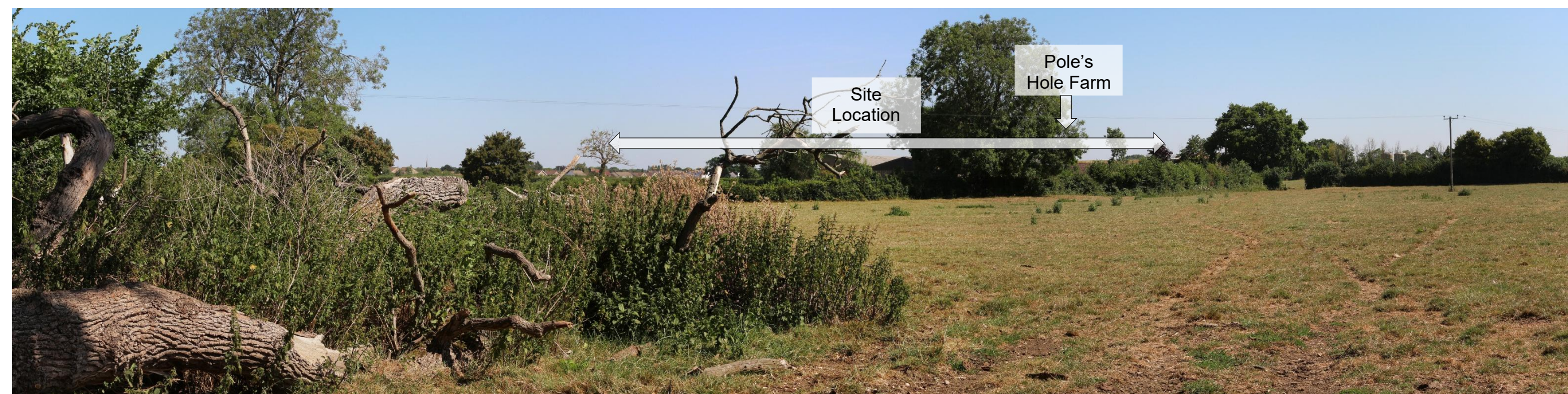
Vp4	Close-range, panoramic view (Distance 0.20km looking north)	
Baseline Description	Viewpoint 4 is situated in an open field south of the proposed development. The site will occupy the whole field in the midground.	
Predicted change	From this viewpoint, we will be looking towards the southern buffer ecology buffer zone of the site. The site will be visible.	
Type of effect	Introducing housing development within an arable field. However, the proposed development would be comparable to the type of development that already exists in the area.	
Magnitude of Change	The development would result in a noticeable change in the quality and character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Medium
Overall Visual Effects		Major/moderate

Viewpoint 5: Public Footpath SWCK16, behind Pole's Hole Farm



Vp5	Close-range, panoramic view (Distance 0.2km looking north)	
Baseline Description	Viewpoint 5 is situated in an open field behind the nearby farm. The site will be positioned in the background.	
Predicted change	From this viewpoint, the site will be set behind the vegetation and build from in the midground. No change in the view.	
Type of effect	No change in the view.	
Magnitude of Change	No change in the existing view will be appreciated.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Negligible
Overall Visual Effects		Negligible

Viewpoint 6: Junction between Public Footpath SWCK16 and Public Footpath SWCK18



Vp6	Close-range, panoramic view (Distance 0.30km looking northeast)	
Baseline Description	Viewpoint 6 is situated in an open field near Mutton Marsh Farm.	
Predicted change	From this viewpoint, the site will be set behind the vegetation and built form in the midground. Ridgelines and gables will be visible.	
Type of effect	The introduction of the proposed development types would be comparable to the type of development that already exists in the area.	
Magnitude of Change	The development would result in a barely noticeable change in the existing view and would not affect the quality and character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Very Small
Overall Visual Effects		Minor

Viewpoint 7: Public Footpath SWCK18, behind 1-3 Lamberts Marsh



Vp7	Close-range, panoramic view (Distance 0.15km looking east)	
Baseline Description	Viewpoint 7 is situated in an open field behind Pole's Hole Farm.	
Predicted change	From this viewpoint, the site will be directly in the midground field.	
Type of effect	The introduction of the proposed development types would be comparable to the type of development that already exists in the area.	
Magnitude of Change	The development would result in a noticeable change in the existing view and would cause a noticeable change in the quality and character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Medium
Overall Visual Effects		Major/moderate

Viewpoint 8: Junction between Public Footpath SWCK36 and Public Footpath SWCK37



Vp8	Close-range, panoramic view (Distance 0.40km looking east)	
Baseline Description	Viewpoint 8 is situated in an open field locked between Frome Road and Lambert's Marsh.	
Predicted change	From this viewpoint, the site will be set beyond the existing vegetation network and built form in the midground. Partial views of the proposed development will be available.	
Type of effect	The introduction of the proposed development types would be comparable to the type of development that already exists in the area.	
Magnitude of Change	The development would result in a perceptible change in the existing view without affecting the quality and character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Small
Overall Visual Effects		Moderate

Viewpoint 9: Public Footpath SWCK18, behind Southwick Village Hall



Vp9	Close-range, panoramic view (Distance 0.18 km looking south)	
Baseline Description	Viewpoint 9 is taken from Southwick Children’s Park, behind the Village Hall.	
Predicted change	From this viewpoint, the site will be set behind the row of existing houses. Ridgelines and gables will be visible through gaps in built form and vegetation.	
Type of effect	The introduction of the proposed development types would be comparable to the type of development that already exists in the area.	
Magnitude of Change	The development would result in barely perceptible change in the existing view without affecting the quality and character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Very small
Overall Visual Effects		Minor

Viewpoint 10: Public Footpath SWCK53, next to Southwick Upper Allotment



Vp10	Mid-range, panoramic view (Distance 0.70 km looking south)	
Baseline Description	Viewpoint 10 is set near Southwick allotments and is representative of the users of Southwick Country Park. .	
Predicted change	From this viewpoint, the site will be set beyond the existing vegetation network in the background. No change in the view.	
Type of effect	The development would not be legible for the observer.	
Magnitude of Change	No change in the view will be appreciated.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Negligible
Overall Visual Effects		Negligible

Viewpoint 11: Junction between Public Footpath SWCK1 and Public Footpath SWCK3



Vp11	Mid-range, panoramic view (Distance 0.99 km looking southwest)	
Baseline Description	Viewpoint 11 is situated near the moat at Southwick Court Farm.	
Predicted change	From this viewpoint, the site will be set beyond the existing vegetation network in the background. No change in the view.	
Type of effect	The development would not be legible for the observer.	
Magnitude of Change	No change in the view will be appreciated.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Negligible
Overall Visual Effects		Negligible

Viewpoint 12: Public Footpath NBRA27, east of Organ Pool Farm



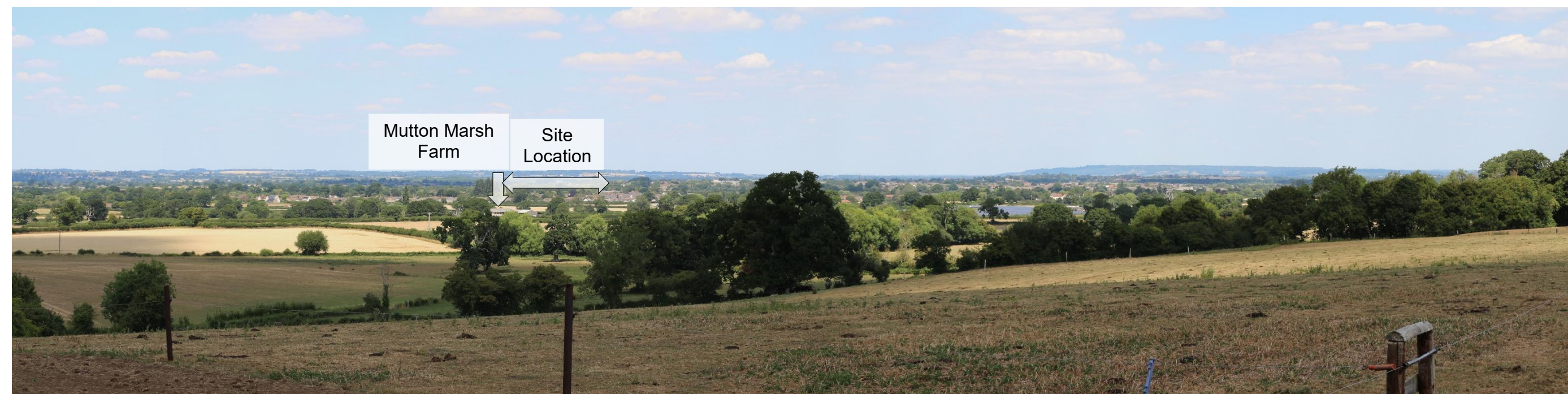
Vp12	Long-range, panoramic view (Distance 1.25 km looking west)	
Baseline Description	Viewpoint 12 is an open field on the western edge of North Bradley.	
Predicted change	From this viewpoint, the site will be set beyond the existing vegetation network in the background. No change in the view.	
Type of effect	The development would not be legible for the observer.	
Magnitude of Change	No change in the view will be appreciated.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Negligible
Overall Visual Effects		Negligible

Viewpoint 13: Junction between Public Footpath SWCK18 and Public Footpath SWCK23



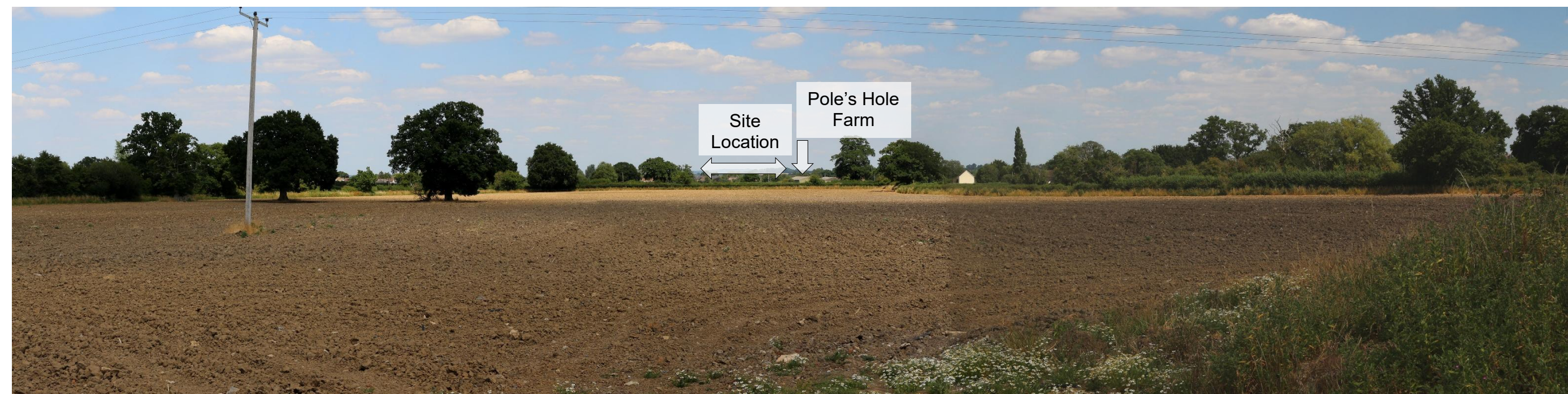
Vp13	Mid-range, panoramic view (<i>Distance 1.0km looking north</i>)	
Baseline Description	Viewpoint 13 is located on the ridge near Druce's Farm. The proposed development site is positioned in the field in the background.	
Predicted change	From this view, the site will be visible but set within the receiving landscape.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the area.	
Magnitude of Change	Considering the scale of the site, its distance, and the proposed vegetation on-site, the development would result in a barely perceptible change in the view without affecting the overall quality of the character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Very Small
<i>Overall Visual Effects</i>		<i>Minor</i>

Viewpoint 14: Public Footpath SWCK28 near Norris Hill Farm



Vp14	Long-range, panoramic view (Distance 1.70km looking northeast)	
Baseline Description	Elevated viewpoint set at approximately 75m AOD. The site sits at approximately 45m-50m AOD and is positioned in the background of this view.	
Predicted change	From this view, the site will be visible but set within the receiving landscape.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the area.	
Magnitude of Change	Considering the scale of the site, its distance, and the proposed vegetation on-site, the development would result in a barely perceptible change in the view without affecting the overall quality of the character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Very Small
Overall Visual Effects		Minor

Viewpoint 15: Public Footpath SWCK32 near Hoopers Farm



Vp15	Mid-range, panoramic view (Distance 0.95km looking northeast)	
Baseline Description	Viewpoint 15 has open direct views towards the site.	
Predicted change	From this viewpoint, the site will be set in the midground. Ridgelines and gables will be visible between the gaps of vegetation.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the area.	
Magnitude of Change	The development would result in a barely perceptible change in the view without affecting the overall quality of the character of the view.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Very Small
Overall Visual Effects		Minor

Viewpoint 16: Junction between Public Bridleway SWCK44 and Public Bridleway SWCK46



Vp16	Long-range, panoramic view (<i>Distance 1.38km looking southeast</i>)	
Baseline Description	Viewpoint 16 is situated at approximately 52m AOD. Approximately 500m from the southern edge of Wiltshire Green Belt. The site sits at approximately 45m-50m AOD and is positioned in the midground of this view.	
Predicted change	The site will not be visible from this viewpoint.	
Type of effect	No visual effect from this viewpoint.	
Magnitude of Change	No change in the existing view will be appreciated.	
Assessment	Visual Receptor Sensitivity	High
	Visual Magnitude of Change	Negligible
Overall Visual Effects		Negligible

APPENDIX E - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
Assessment (landscape)	An umbrella term for description, classification, and analysis of the landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes caused by development in conjunctions with other past, present, or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction, or creation.
Environment	Our physical surroundings including air, water, and land.

Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental Impact Assessment (EIA)	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System (GIS)	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical or cultural associations.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area can accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of the change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use, and human settlement. It creates a particular sense of place in different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement, and field pattern discernible in maps and field survey records.
Landscape effects	Change in the elements, characteristics, character, and qualities of the landscape as a result of development. These effects can be positive or negative.

Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
Landscape feature	A prominent eye-catching element, for example, a wooded hilltop or church spire.
Landscape quality (or condition)	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character, and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations, or other conservation issues.
LCA	Landscape Character Area
Magnitude	A combination of the scale, extent, and duration of an effect.
Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures, including any process, activity, or design to avoid, reduce, remedy, or compensate for adverse landscape and visual effects of a development project.
NCA	National Character Assessment

Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic, or feature over another.
PRoW	Public Right of Way
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest, or viewer group that will experience an effect.
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of the development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity, or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.

Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage, or other techniques to illustrate the appearance of the development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of theoretical visibility (ZTV)	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX F - Sources of Information

12.33. The following sources of information were obtained or consulted during the assessment:

- Guidelines for Landscape and Visual Impact Assessment, Landscape Institute (2013), read alongside Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment (August 2024).
- An Approach to Landscape Character Assessment, Natural England (2018).
- Technical Advice Note 06/19: Visual Representation of Development Proposals, Landscape Institute (2019).
- National Planning Policy Framework (December 2024).
- Consultations with the client regarding the development proposals.
- Natural England's published national landscape character assessment.
- Aerial photography.
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale.
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.
- Wiltshire Core Strategy (2015).
- Southwick Neighbourhood Development Plan 2018-2036 (2021).
- Wiltshire Landscape Character Assessment (2005).

APPENDIX G – Policies

12.34. The relevant planning policies are derived from the National Planning Policy Framework (December 2024), The Southwick Neighbourhood Development Plan 2018-2036 (2021), supported by the Wiltshire Core Strategy and Wiltshire Council Local Development Plan, which provides guidance on design quality, landscape character, and placemaking across the district.

12.35. Southwick NDP policies applicable to this planning application:

- Policy 2: Bat Conservation: The entire NDP area falls within a zone of medium sensitivity for species of bats which are features of the Bath and Bradford on Avon Bats SAC. All Planning applications will therefore need to comply with guidance on survey and mitigation contained in the Trowbridge Bat Mitigation Strategy SPD. Development is unlikely to be permitted in areas identified as being of high sensitivity for bats.
- Policy 6: Additional Housing Development: Proposals for windfall development outside of the sites identified by Policy 5a and 5b will be supported if they are within the Southwick Village settlement boundary defined by the Wiltshire Core Strategy and Housing Site Allocations Plan and where such development: is of a scale and form in keeping with surrounding properties; respects residential amenity and provide suitable access; can be properly serviced and supplied with essential services such as water and drainage; demonstrates high levels of sustainability including sustainable building design and implantation of sustainable drainage systems where appropriate; preserves and enhances the Parish's heritage assets, including below ground archaeology, and their setting in line with Wiltshire Core Strategy CP58 and national policy, respecting key views to and from the assets; complies with the other policies within the development plan; will make a financial contribution from the developer towards mitigating residual in-combination effects from recreation pressure as set out in the Trowbridge Bat Mitigation Strategy.

- Policy 9: Public Rights of Way: The creation of new Public Rights of Way will be supported. Development proposals should not result in unacceptable harm to a Public Right of Way or the users of it. Where development affects a Public Right of Way, the application will be expected to demonstrate the mitigation measures that will be in place to address any adverse impacts.
- Policy 10: Infrastructure and Developer Contributions: All new housing and employment development proposals in the area will be expected to contribute towards local infrastructure in proportion to their scale and in accordance with National and Wiltshire Core Strategy policy. Local priorities, which may apply to either section 106 or CIL funding are as follows (not in order of importance): Improvements to sustainable transport, including footpaths, cycle ways, bus services and charging points for electric vehicles including mobility scooters; Support for provision of enhanced local drainage for surface water and foul water; Improvements to safe crossing pedestrian crossing points; Enhancement of tree and hedgerow planting, provision of ponds or other features beneficial to biodiversity; Support for the provision of a post office.

12.36. Wiltshire Core Strategy policies applicable to this planning application.

- Core Policy 1: The Settlement Strategy.
- Core Policy 2: The Delivery Strategy.
- Core Policy 3: Infrastructure Strategy.
- Core Policy 29: Spatial Strategy: Trowbridge Community Area.

APPENDIX H – National Character Area Profiles

12.37. Natural England has developed a series of National Character Area (NCA) Profiles, which define 159 distinct and recognisable landscape areas across England. These profiles provide a valuable framework for understanding landscape character at a national scale, with boundaries that follow natural features rather than administrative borders. They serve as an important tool for guiding land management decisions, supporting nature recovery, and informing responses to environmental pressures such as climate change.

12.38. While NCAs provide a broad context for landscape character, a more detailed sub-regional character assessment offers a finer-grained understanding of the site's specific landscape characteristics and its immediate surroundings. The site and the 2.5 km wider study area are located within the Avon Vales National Character Area (NCA 117), which is defined by the following key characteristics:

- An undulating clay vale with a mix of arable and pasture.
- Small- and medium-sized fields with mostly hedgerow boundaries with few hedgerow trees, varying in shape from irregular piecemeal enclosure to rectilinear planned enclosure.
- Numerous low ridges with local views over towns and villages.
- Transport corridors along roads and watercourses, heavily influential on all development in the NCA.
- Large historic parks and mansions, often established from former monastic establishments.
- Wide views across whole area from higher areas of surrounding chalk downs.

12.39. Summary and Headline Statement of Environmental Opportunity:

- SEO 1: Protect, manage and enhance the semi-natural habitats, including the pastoral waterside landscape of permanent pasture and wet grassland, calcareous and neutral grasslands, and (as site

appropriate) ponds, and investigate and pursue opportunities to create such habitats, to increase resilience to climate change, reduce soil erosion and provide benefits to the water environment and biodiversity in general.

- SEO 2: Protect, manage and enhance the area's woodlands and parklands for their rich ecological, historical and archaeological resource, to foster a sense of place and to provide benefits to wildlife, and work to establish appropriate access, thus enhancing cultural, health and recreational benefits for local residents.
- SEO 3: Plan for the creation of new landscapes associated with the expansion of towns such as Chippenham, Melksham and Trowbridge, while incorporating the existing landscape features into green infrastructure planning. This will serve the interests of local landscape character, access and recreation, biomass provision, biodiversity and water flow regulation.
- SEO 4: Protect and manage the varied rural landscape of small urban areas amid gently rolling arable and pasture, and thick hedges interspersed with small woods, securing wide-ranging views, reinforcing landscape character, preventing soil erosion, promoting sense of place and tranquillity, and providing recreational benefits.

APPENDIX i – Landscape Character Type (LCT) and Landscape Character Area (LCA)

12.40. Landscape types are generic, recurring landscape patterns that share common characteristics, such as geology, topography, vegetation, and human influences. This hierarchical approach, combining broad landscape types with locally specific character areas, provides a more refined understanding of the landscape. It supports informed decision-making in planning, land management, and conservation efforts, ensuring that the distinctive qualities of the Chilterns are preserved and enhanced.

12.41. The site falls within Landscape Character Type (LCT) 11: Rolling Clay Lowland, defined by the following key characteristics:

- *Gently rolling lowland based on Clay.*
- *Mixed arable and pastoral land use with pasture concentrated around the water courses.*
- *Variable field pattern with network of full hedgerows and mature hedgerow trees.*
- *Presence of streams marked by lines of willows and crossed by modest bridges.*
- *Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.*
- *Small number of meadows of neutral and unimproved grassland.*
- *Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.*
- *Roads largely minor and rural with a few trunk roads and sections of motorway.*
- *Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.*
- *A largely peaceful, rural landscape.*

12.42. The site falls within Landscape Character Area (LCA) 11C: Trowbridge Rolling Clay Lowland, defined by the following description:

- Gently undulating, largely rural area of mixed arable and pasture land.
- Medium to large rectangular fields are bounded by thick hedgerows with mature hedgerow trees.
- Scattered woodland blocks (some ancient) and rich riparian vegetation along the stream lines.
- Hedgerows make this a semi-enclosed landscape allowing intermittent views to the steep scarps of the Chalk uplands.
- Settlement is sparse to the east of the area with scattered nucleated and linear villages and farmsteads.
- Building materials are red brick and tiles to the east and stone for the older buildings to the west, with some more brick and modern stone in more recent developments.
- To the west there is more settlement including the southern part of Trowbridge with some large scale industrial buildings and modern housing estates tending to extend along roads south towards North Bradley, Southwick and Westbury.
- The western section of the area, which also contains the A350 trunk road and a concentration of railway lines, is considerably less rural and tranquil than the east of the area.

12.43. Landscape Character Area (LCA) 11C: Trowbridge Rolling Clay Lowland
Landscape Evaluation.

- Landscape qualities:
 - Largely rural, tranquil landscape.
 - Strong pattern of hedgerows and mature hedgerow trees.
 - Many streams with rich riparian vegetation.
 - Woodland blocks of high ecological value.
 - Small scattered villages of traditional pattern and vernacular materials.

- Views to Chalk scarps and Limestone ridge.
- Forces for change:
 - Agricultural intensification and introduction of arable rotation threatens the remaining medieval field patterns and traditional pastoral landscape.
 - Hedgerow trees are generally mature with few new trees to replace them.
 - Elm loss of the 1970s.
 - Need for sustainable woodland management, including traditional maintenance techniques where appropriate to maintain ancient woodlands and particularly areas of coppice and wood pasture.
 - Pressure for further expansion of settlement and new development threatens the character of the small villages and scattered farmsteads.
 - Pressure to build new roads and upgrade existing roads through additional kerbing and signage to accommodate an increase in traffic volume.

APPENDIX J – Figures



LEGEND



Site boundary



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Client: Wain Homes

Scheme: Blind Lane, Southwick

Drawing: Ordnance Survey Plan

Figure No: 1

ACD Ref: WAIN24897

Scale: NTS@A3

Drawn: ACG

Checked: IS





LEGEND



Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
Accessed 24.06.25

Client: Wain Homes

Scheme: Blind Lane, Southwick

Drawing: Aerial Photograph

Figure No: 2

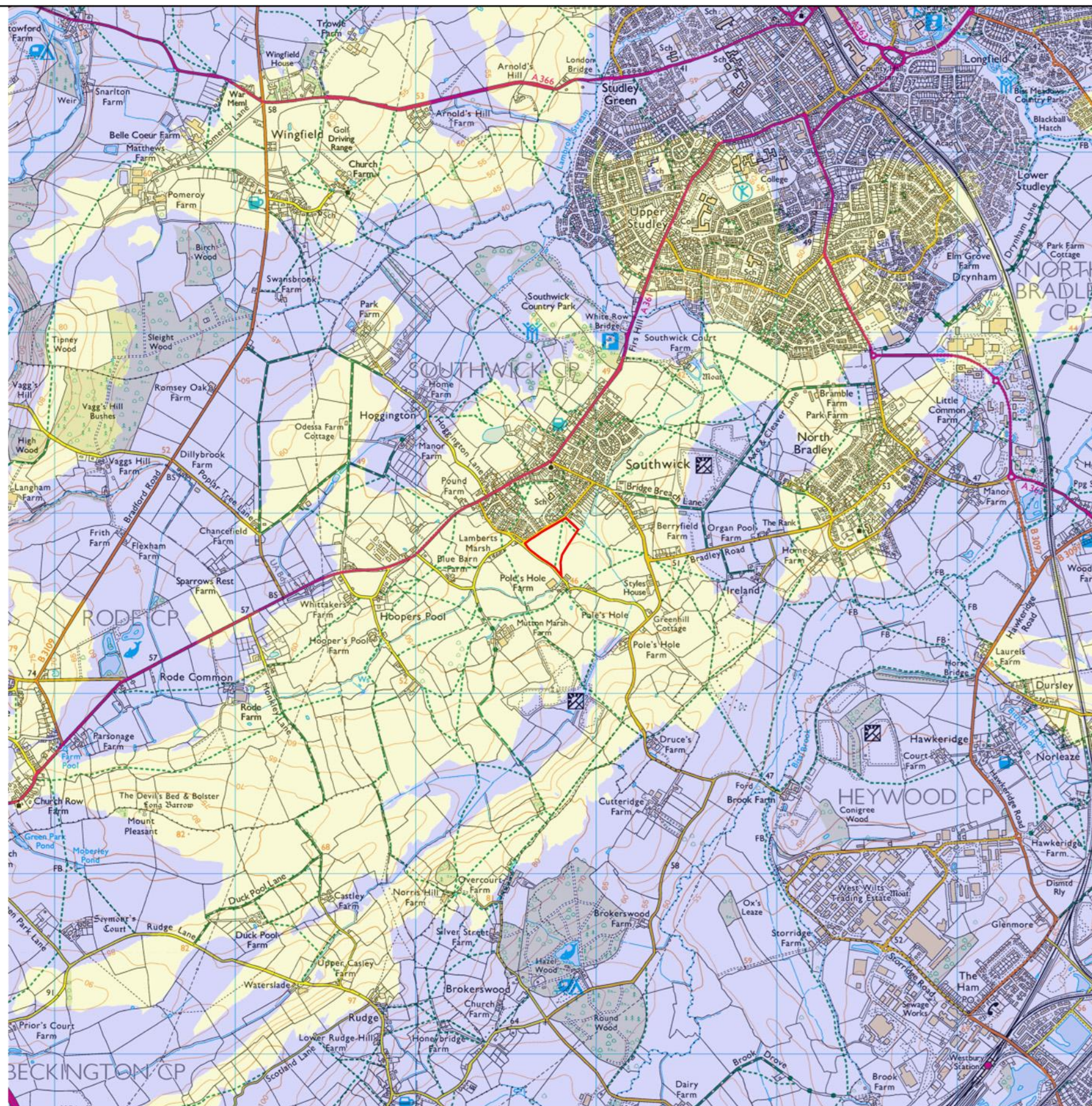
ACD Ref: WAIN24897

Scale: NTS@A3

Drawn: ACG

Checked: IS





LEGEND



Site boundary

Zone of theoretical visibility



Yellow wash - Potential view



Blue wash - No potential view



NB: Generated using Ordnance Surveys Terrain 5 Dataset which is based on 5m resolution Digital Terrain Model (DTM), incorporating the proposed development modelled across the site to a maximum anticipated height of 9m.
Proposed scheme is derived from the proposed Red Line Boundary (RLB) areas dated 24/06/2025 with reference points included across the full extent of the RLB site. The ZTVs do not include the layout of buildings which are not known at this stage.
ZTV calculated using MapInfo Pro 19.0 with observer eye height 1.6m above ground.
Viewshed analysis represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Client: Wain Homes

Scheme: Blind Lane, Southwick

Drawing: Zone of Theoretical Visibility

Figure No: 3

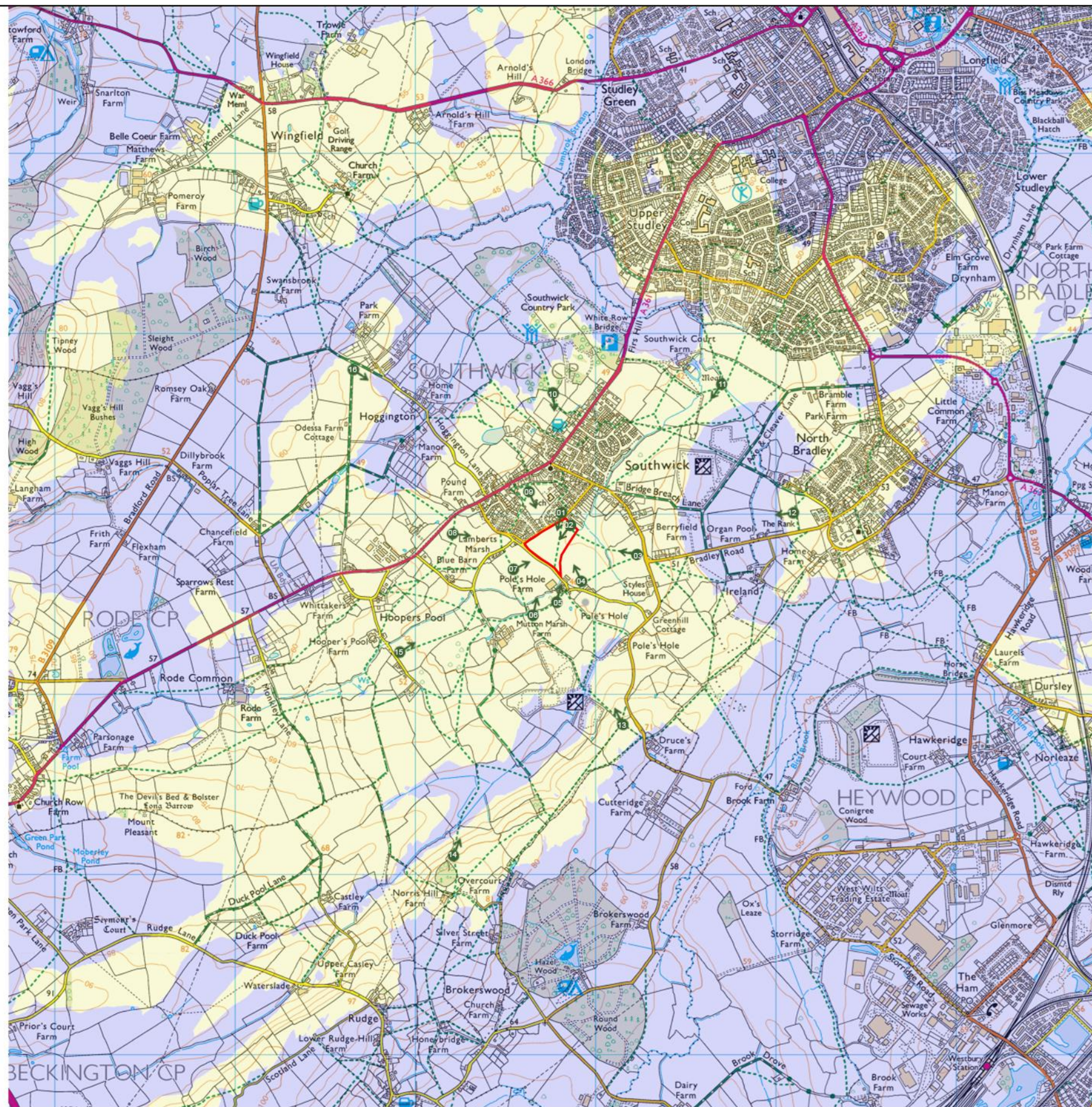
ACD Ref: WAIN24897

Scale: NTS@A3

Drawn: ACG

Checked: IS





LEGEND



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



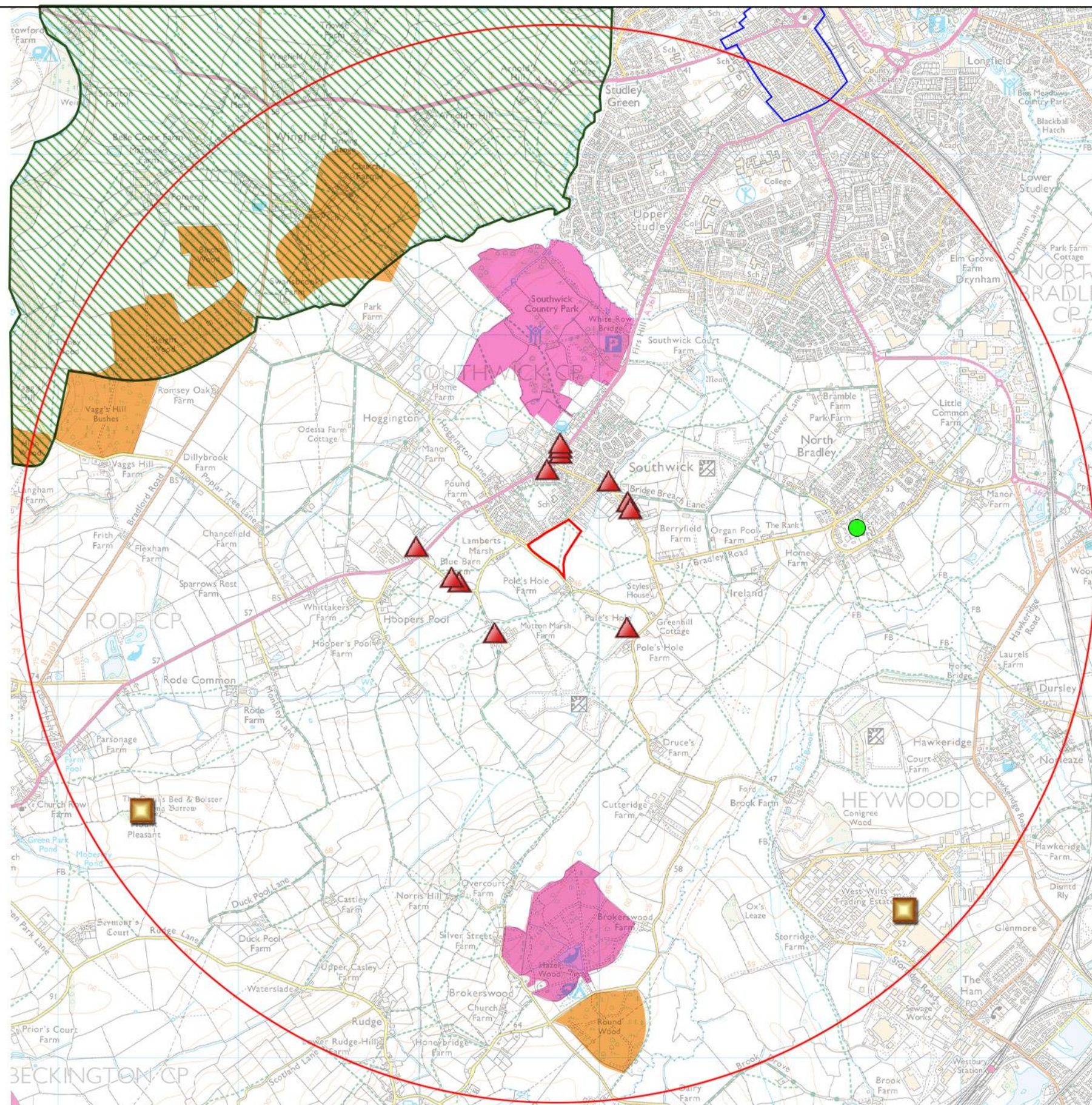
Blue wash - No potential view



NB: Generated using Ordnance Surveys Terrain 5 Dataset which is based on 5m resolution Digital Terrain Model (DTM), incorporating the proposed development modelled across the site to a maximum anticipated height of 10m. Proposed scheme is derived from the proposed Red Line Boundary (RLB) areas dated 24/06/2025 with reference points included across the full extent of the RLB site. The ZTVs do not include the layout of buildings which are not known at this stage. ZTV calculated using MapInfo Pro 19.0 with observer eye height 1.6m above ground. Viewshed analysis represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Client: Wain Homes		
Scheme: Blind Lane, Southwick		
Drawing: Viewpoint Location Plan		Figure No: 4
ACD Ref: WAIN24897		
Scale: NTS@A3	Drawn: ACG	Checked: IS





LEGEND



Site boundary



Ancient & Semi-Natural and Replanted Woodland



Country Parks



Green belt



Conservation areas



Village Green circa 1994



Listed Buildings within approx. 500m



Scheduled monuments



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Client: Wain Homes

Scheme: Blind Lane, Southwick

Drawing: Designations Plan

Figure No: 5

ACD Ref: WAIN24897

Scale: NTS@A3

Drawn: ACG

Checked: IS



APPENDIX K – Landscape Site Layout



- Legend**
- Existing trees and hedgerows to be retained and protected during construction.
 - Proposed tree planting within soft landscape. See tree pit detail on Sheet 6.
 - Proposed multi-stem tree planting.
 - Projected tree canopy at 25 years, as per the Projected Canopy Radius Calculator data.
 - Proposed fruit tree planting.
 - Proposed specimen shrub planting.
 - Proposed climbing planting. Trained up adjacent wall/fence with galvanised wires and hooks set 250mm apart.
 - Proposed single species hedge planting. To be maintained up to 1m height.
 - Proposed species-rich mixed native hedge planting. To be maintained at min. 2.0m height.
 - Proposed 1.8m high instant hedge, in 1m troughs or as supplied. To be maintained at min. 1.8m height.
 - Proposed ornamental mix planting. Planted in groups of 3, 5, 8 of the same species. To receive 75mm bark mulch after planting operations.
 - Proposed native/naturalised mix planting. Planted in groups of 3, 5, 8 of the same species. To receive 75mm bark mulch after planting operations.
 - Proposed marginal/aquatic mix planting. Planted in groups of 3, 5, 8 of the same species.
 - Proposed rain garden mix planting. Planted in groups of 3, 5, 8 of the same species.
 - Proposed Shade and Drought Resistant Lawn Turf or equivalent - Pits Landscaping.
 - Proposed EG22 Strong Lawn Grass Mixture or equivalent - POS Amenity Areas. Supplied by Emorsgate Seeds.
 - Proposed EH1 Hedgerow Mixture or equivalent - Existing Hedges. Supplied by Emorsgate Seeds.
 - Proposed EM2 Standard General Purpose Meadow Mixture or equivalent - Grass Verges. Supplied by Emorsgate Seeds.
 - Proposed EM3 Special General Purpose Meadow Mixture or equivalent - Slawade Grass Areas. Supplied by Emorsgate Seeds.
 - Proposed EM8 Meadow Mixture for Wetlands or equivalent - Floodplain Areas and SuDS. Supplied by Emorsgate Seeds.
 - Cut lines.

Tree Pit Detail: Soft Landscape
Scale 1:50 @A0

The root flare of the newly planted tree shall be clearly visible at the soil surface and is not to be buried by excess soil or mulch.

Stakes to be recusable length, pressure impregnated, debarked, sanded 100mm square or diameter, driven into ground sufficient depth to provide full support.

Root-hair ferns tree pit migration system, or similar.

Recusable material is to be applied in layers 150mm in depth, ensuring that the tree is held upright.

Once tree has been positioned the hessian and burlap surrounding the roots is to be loosened. Wire cages are to be removed.

Tree pit to be biodegradable hessian tree bed to stakes.

1m diameter of decorative bark mulch to be applied to surface of tree pit, to a depth of 75mm.

Backfill material to comprise of soil dug from excavated site or of sufficient quality or to be backfilled with 100mm subsoil and 300mm of topsoil, in line with BS5832:2015 Specification for topsoil.

Dimension of tree pit to be at least 100mm greater than the rootball. The depth of the pit shall be no deeper than the existing rootball and container depth.

Base of tree pit to remain undisturbed unless there is evidence of poor drainage, soil streaming or pitting in which case appropriate remediation measures will be required.

Components as supplied from Greenblue Urban or similar.

SPECIFICATION
All works to comply with the written Soft Landscape Specification.

NOTES:
DO NOT SCALE FROM DRAWING
NOT FOR CONSTRUCTION, FOR PLANNING PURPOSES ONLY

Revisions

Rev	Description	By	Date
1	Initial Issue	IS	15/03/25
2	Revised	IS	15/03/25
3	Revised	IS	15/03/25
4	Revised	IS	15/03/25
5	Revised	IS	15/03/25
6	Revised	IS	15/03/25
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100	Revised	IS	15/03/25

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Wain HOMES
scheme: Land off Blind Lane, Southwick
client: Wain Homes
drawing: Soft Landscape Layout
date: December 2025
scale: 1:500@A0
drawing no: WAIN24897-10
drawn: IS checked: JC

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