

**LAND AT SANDFIELD,
WEST LAVINGTON, WILTSHIRE**

**LANDSCAPE AND VISUAL IMPACT ASSESSMENT
FOR
PROPOSED RESIDENTIAL DEVELOPMENT**

**On behalf of
GAIGER BROS LTD**

March 2018

REF: 18.713

REV:

**Landscape
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APPOINTMENT

WH Landscape Consultancy Ltd (**WHLandscape**) has been appointed by Gaiger Bros Ltd to undertake a Landscape and Visual Impact Assessment (LVIA) for the proposed residential development of land at Sandfield, West Lavington, Wiltshire.

WHLandscape has an established track record of assessing development proposals. The Practice has considerable experience in the field of landscape and visual assessment and uses tried and tested techniques developed and recognised by the Landscape Institute, Institute of Environmental Management and Assessment, and Natural England.

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1. INTRODUCTION

1.1 This LVIA provides an assessment of the Landscape and Visual Effects associated with the proposed residential development on land at Sandfield, West Lavington, Wiltshire. The land falls within the Civil Parish of West Lavington. The site is approximately 3.3 hectares (ha) and consists of an area of unused rough pasture with informal crossing routes. There is an access gate located on the southern boundary of the site, adjacent to the entrance to Dauntsey Academy Primary School.

1.2 The proposed development will see the construction of up to 50 dwellings and associated infrastructure, including a Local Equipped Area for Play (LEAP). Extensive planting is proposed on the northern and eastern boundaries in accordance with the Draft West Lavington Neighbourhood Plan, as well as a new drop-off/collection parking area for the school. The proposed development will retain and improve the existing pedestrian access from Footpaths WLAV13 and WLAV44. A new vehicular access is proposed from Lavington Lane on the northern boundary in accordance with the Draft West Lavington Neighbourhood Plan.

1.3 The site is in the administrative area of Wiltshire Council. The policy context is taken from the National Planning Policy Framework (NPPF) (2012) and the Wiltshire Core Strategy (2015). The baseline landscape character has been taken from the Natural England National Character Area Profiles: 117. Avon Vales (2014) and 132 Salisbury Plain & West Wiltshire Downs (2013), the Wiltshire Landscape Character Assessment (2005), and the Kennet Landscape Character Assessment (1998).

1.4 The LVIA involves the following components:

- Establishing the scope and methodology of the appraisal.
- Desk studies and preliminary site surveys.
- Baseline analysis of landscape and visual resources, including desk and field surveys.
- Identification and appraisal of Landscape and Visual Effects.
- An indicative layout plan.

2. SCOPE AND ASSESSMENT METHODOLOGY

The LVIA process is based on the following guidance:

- Guidelines for Landscape and Visual Impact Assessment. 3rd ed. (GLVIA 3).
- Landscape Character Assessment: Guidance for England and Scotland.

The LVIA is a tool used to identify and assess the likely Significance of Effects of change resulting from development, both on the landscape as an environmental resource in its own right and on people's views and visual amenity. Landscape Effects relate to changes in the landscape character, elements, and features as a result of development. Visual Effects relate to the appearance of development, its effect on specific views and on the general visual amenity experienced by users of the landscape. The Nature of Effect as a result of development can be Positive, Adverse or Neutral.

2.1 BASELINE LANDSCAPE AND VISUAL STUDY

2.1.1 The baseline study reviews the existing landscape and visual resources to determine and describe the conditions against which changes resulting from the development can be measured or predicted and assessed. The process comprises three stages, namely a desk study, field survey and baseline analysis. The baseline study helps identify the landscape and visual receptors which are considered susceptible to change as a result of the development and includes description, classification and evaluation. Furthermore, it forms the basis against which to assess the Magnitude of Effect and subsequently, the Significance of Effect of development on landscape and visual resources.

DESK STUDY RESOURCES

2.1.2 The following resources have been used to inform the field survey and the analysis:

Mapping

- Ordnance Survey maps and vertical aerial photography
- Rights of Way: Wiltshire Council Rights of Way Explorer
- Geology: Geology of Britain Viewer (British Geological Survey)
- Pedology: Soilscales Map (Soilscales)
- Agricultural Land Classification: ALC Map South West Region (Natural England)
- Designations: Magic Interactive Mapping – Core Strategy Policy Maps (Wiltshire Council)
- Heritage assets: The National Heritage List for England (Historic England)

Planning Policy

- National Planning Policy Framework
- Wiltshire Core Strategy

Character Assessment

- Natural England NCA: 117. Avon Vales
- Natural England NCA: 132. Salisbury Plain & West Wiltshire Downs
- Wiltshire Landscape Character Assessment
- Kennet Landscape Character Assessment

Additional Documents

- Tree Survey and Arboricultural Impact Assessment – **WHLandscape**
- Heritage Assessment – Ian Lund
- West Lavington Neighbourhood Plan 2017 – 2026 – Draft Plan November 2017
- West Lavington Neighbourhood Plan 2017 – 2026 – Draft Plan Supplementary Document
Housing Allocation Site Development Brief November 2017

FIELD SURVEY

2.1.3 The desk study informs the field survey. Of particular relevance are the Ordnance Survey maps, aerial photography and the Landscape Character Assessments. The field survey is then used to gain a full appreciation of the relationship between the site and study area. The field work is supported by mapped viewpoints and photographic records, representative of, and relevant too, the development.

BASELINE ANALYSIS

2.1.4 The findings of the desk study and field survey inform the baseline analysis, which helps in determining the landscape value of the study area through description, classification and evaluation of the landscape and visual resources relevant to the application site and surrounding study area. Determining the value of the landscape as a resource helps in identifying specific landscape and visual receptors that have the potential to be affected by the development.

Landscape Value

2.1.5 Landscape value is the relative value that is attached to different landscapes by society; a landscape may be valued by different stakeholders for a variety of reasons. While individual elements and features within the landscape may have value, including value in respect of designation, having

specific elements and features of value does not mean an area is a valued landscape. Moreover, as identified in GLVIA 3, “the fact that an area of landscape is not designated either nationally or locally does not mean that it does not have any value”. For the purposes of this study, value is defined as either: Low, Medium, High, or Very High.

2.1.6 When determining the value of the landscape as a resource, the following factors, adapted from Box 5.1 of GLVIA 3, are considered relevant to the assessment process:

- **Landscape Quality (condition):** A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- **Scenic Quality:** The term used to describe landscapes which appeal principally to the senses (primarily, but not exclusively, visual).
- **Representativeness:** Whether the landscape contains a particular character and/or features and elements, which are considered particularly important examples thereof.
- **Rarity:** The presence of rare features and elements in the landscape or the presence of a rare Landscape Character Area (LCA) and/or Landscape Character Type (LCT).
- **Conservation Interests:** The presence of features of wildlife, earth science, archaeological or historical, and cultural interest can add to the value of a landscape, as well as having value in their own right.
- **Recreational Value:** Evidence that the landscape is valued for recreational activity, where experience of the landscape is important.
- **Perceptual Aspects:** A landscape may be valued for its perceptual qualities and/or tranquillity.
- **Associations:** Some landscapes are associated with particular people, such as artists or writers, or an event in history that contribute to perceptions of natural beauty of the area.

Landscape Receptors

2.1.7 Landscape receptors will be selected to help ascertain the specific aspects of the landscape resource that have the potential to be affected by the development. Potential receptors include individual elements and features of the study area, both on and off site, as well as the distinct landscape character of the study area as a whole.

Visual Receptors

2.1.8 Visual receptors will initially be identified from where the desk study suggests that the development area may be visible, before being verified as part of the field survey. Views will primarily be recorded from Public Rights of Way (PROWs) and other areas with public access, as well as public roads with full public and permissive access. Residential views will be considered, where appropriate, through the use of representative viewpoints. It should be noted views may be recorded from areas which the desk study suggests have no intervisibility with the site, moreover not all potential visual receptors will be recorded during the field survey (e.g. if there is an obvious lack of intervisibility).

2.2 ASSESSMENT OF LANDSCAPE AND VISUAL EFFECTS

2.2.1 The landscape assessment addresses changes in the fabric, character and key elements and features of the landscape resource. The visual assessment addresses changes in visual amenity, and the implication of those changes on specific visual receptors.

2.2.2 The assessment of effects aims to:

- Estimate the sensitivity of landscape and visual receptors as a function of their value and their susceptibility to change.
- Identify the Magnitude of Effect of the development.
- Provide an assessment of the Significance of Effect and, subsequently, the Nature of Effect in a logical and well-reasoned fashion.
- Indicate suitable mitigation measures.

2.2.3 The LVIA will consider the likely effects of the proposed development in the context of receptor sensitivity in order to determine the potential effect on the underlying resource, with mitigation measures recommended if required. The overall landscape and visual effects of the development will then be reappraised to determine the effectiveness of the recommended mitigation at both implementation and at maturity.

2.2.4 Designations which may affect the sensitivity of receptors will also be taken into consideration, where appropriate. In terms of listed buildings and other designated heritage assets as receptors, this report will only consider the potential effects on the historic landscape settings of these structures/areas. It should be noted that, although a development may be visible from a listed building or other designated historic asset, this does not automatically mean that there is an effect on its historic landscape setting.

2.2.5 Wherever possible, identified effects are quantified but, by its very nature, the LVIA requires a significant amount of interpretation and professional judgement. To be consistent, the prediction of Magnitude of Effect and the assessment of Significance of Effect have been based on pre-defined criteria.

LANDSCAPE ASSESSMENT

2.2.6 Landscape Sensitivity is a function of the value of a landscape receptor, both as part of the landscape resource and as an individual element or feature, and its ability to accommodate the development without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.

Table 1a: Landscape Receptor Sensitivity

Level of Sensitivity	Definition of Sensitivity
<i>High</i>	Important landscapes/landscape components of high value with a high susceptibility to change.
<i>Medium</i>	Important/moderately valued landscapes/landscape components with a moderate susceptibility to change.
<i>Low</i>	Moderately valued/relatively unimportant landscapes/landscape components with a low susceptibility to change.
<i>Negligible</i>	Degraded landscape tolerant of major change.

2.2.7 Potential Landscape Effects have been assessed using the following thresholds in order to evaluate the Significance of Effect:

Table 1b: Magnitude of Landscape Effect

Level of Magnitude	Definition of Magnitude
<i>Substantial</i>	Total loss or alteration of key elements, features and characteristics of the baseline condition (predevelopment).
<i>Moderate</i>	Partial loss or alteration of one or more key elements, features and characteristics of the baseline condition, such that the predevelopment condition will be partially changed.
<i>Slight</i>	Minor loss or alteration of one or more key elements, features and characteristics of the baseline condition, such that the baseline condition will be similar to the predevelopment circumstance.

<i>Negligible</i>	Very minor loss or alteration to one or more key elements, features and characteristics of the baseline condition, such that the changes are barely distinguishable.
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VISUAL ASSESSMENT

2.2.8 Visual Sensitivity takes account of the value of routes/areas used by visual receptors including the extent to which attention is focused on the landscape, and the susceptibility of specific views and/or visual amenity to accommodate the development. Certain views that are experienced may have a value attached through planning designations or in relation to heritage assets, or may be indicated on maps or in guidebooks. The following will be used in defining Visual Sensitivity:

Table 2a: Visual Receptor Sensitivity

Level of Sensitivity	Definition of Sensitivity
<i>High</i>	Users of strategic rights of way, cycle paths, etc; important cultural, physical or historic features; views from beauty spots, picnic areas and principal views from residential properties. Places where the attention of the receptor is likely to be focused on the landscape.
<i>Medium</i>	Other public rights of way. Views from principal settlements and secondary views from residential properties. Places where the attention of the receptor may be focused on the landscape.
<i>Low</i>	Receptors engaged in activities other than for the appreciation of the landscape.
<i>Negligible</i>	Views from industrialised areas.

2.2.9 Visual receptors are people, and Visual Effects have been assessed using the following thresholds in order to evaluate the Significance of Effect. The Magnitude of Visual Effect is based on the overall extent of the visibility. Factors such as distance from the development, duration of effect, screening, angle of view, backdrop to the development and extent of other built development are considered in respect of the Magnitude of Visual Effect.

Table 2b: Magnitude of Visual Effect

Level of Magnitude	Definition of Magnitude
<i>Substantial</i>	Fundamental or very obvious change in the character, make-up and balance of the view. The proposals would be prominent or even dominant when considered in terms of the baseline condition. The established visual character would change.

<i>Moderate</i>	Moderate changes in the character, make-up and balance of the view, with the proposals noticeably distinct. This may lead to a change in the established visual character, depending upon the type of development proposed.
<i>Slight</i>	The proposals would be visible as a new feature. Change would be limited and would be unlikely to affect the established visual character as a whole.
<i>Negligible</i>	Virtually imperceptible change in the view. Whilst theoretically visible, the proposals would be faint, not legible or difficult for receptors to discern.

SIGNIFICANCE OF EFFECT

2.2.10 The Significance of Effect can be expressed as a correlation between the Magnitude of Effect and Landscape or Visual Sensitivity in a single matrix to determine significance as shown in Table 3. However, it must be noted that the matrix is not in itself a substitute for professional judgement, for which allowances must be made. Although mitigation measures are often proposed where the Significance of Effect is Minor or None, it is the Major and Major/Moderate categories which provide the highest level of significance in terms of effect on the landscape and visual resources.

Table 3: Significance of Effect as a Correlation of Sensitivity and Magnitude Applicable to both Effect to the Landscape Resource and Visual Resource

Landscape or Visual Sensitivity	Magnitude of Effect			
	<i>Substantial</i>	<i>Moderate</i>	<i>Slight</i>	<i>Negligible</i>
<i>High</i>	Major	Major/Moderate	Moderate	Moderate/Minor
<i>Medium</i>	Major/Moderate	Moderate	Moderate/Minor	Minor
<i>Low</i>	Moderate	Moderate/Minor	Minor	Minor/None
<i>Negligible</i>	Moderate/Minor	Minor	Minor/None	None

NATURE OF EFFECT

2.2.11 The calculation of a significant effect does not mean that change is Adverse; change as a result of development may also be Positive or Neutral. Neutral effects are those where change is considered to have neither a Positive nor Adverse effect on the landscape or visual resources overall. Nature of Effect is considered independently to the calculation of significance. Mitigation can change the Nature of Effect post development, with the aim being to lower the Magnitude of Effect and reduce Adverse effects as far as possible.

3. LANDSCAPE PLANNING CONTEXT

3.1 The following policy has been taken from the planning documents which are pertinent to the development of the site. The following policy extracts and, where applicable, excerpts of explanatory text, are relevant to the application. The policies listed will be used to guide both the assessment and the mitigation strategy for the proposed development.

3.2 NATIONAL PLANNING POLICY FRAMEWORK

3.2.1 Published in March 2012, the National Planning Policy Framework replaced a large amount of England's planning guidance, consolidating the previously issued Planning Policy Statements and Planning Policy Guidance. Of particular relevance to this assessment are the 'Core Planning Principles', Paragraph 17 (Bullet Points 4 and 5), which state that planning should:

- *always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;*

and:

- *take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;*

3.2.2 Also of relevance to this project is Section 11, 'Conserving and enhancing the natural environment', Paragraph 109 (Bullet Point 1), which states that "the planning system should contribute to and enhance the natural and local environment by":

- *protecting and enhancing valued landscapes, geological conservation interests and soils;*

3.3 WILTSHIRE CORE STRATEGY

3.3.1 Adopted by Wiltshire Council in January 2015, the Wiltshire Core Strategy replaced the four local plans that covered Wiltshire. The Core Strategy provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026 in order to ensure that any proposed development is of a high standard and is compatible with the character and visual qualities of the area.

CORE POLICY 50 – BIODIVERSITY AND GEODIVERSITY

PROTECTION

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

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans of guidance set out in paragraphs 6.75-6.77 above where possible [Elsewhere in Wiltshire Core Strategy], otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

BIODIVERSITY ENHANCEMENT

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

LOCAL SITES

Sustainable development will avoid direct and indirect upon local sites through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts:

- i. cannot reasonably be avoided*
- ii. are reduced as far as possible*

- iii. are outweighed by other planning considerations in the public interest*
- iv. where appropriate compensation measures can be secured through planning obligations or agreements.*

Development proposals affecting local sites must make a reasonable contribution to their favourable management in the long-term.

CORE POLICY 51 – LANDSCAPE

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.*
- ii. The locally distinctive character of settlements and their landscape settings.*
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.*
- iv. Visually sensitive skylines, soils, geographical and topological features.*
- v. Landscape features of cultural, historic and heritage value.*
- vi. Important views and visual amenity.*
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise and motion.*
- viii. Landscape functions including places to live, work, relax and recreate.*
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.*

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the

area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

CORE POLICY 52 – GREEN INFRASTRUCTURE

Development shall make provision for the retention and enhancement of Wiltshire's green infrastructure network, and shall ensure that suitable links to the network are provided and maintained. Where development is permitted developers will be required to:

- i. Retain and enhance existing on site green infrastructure***
- ii. Make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards.***
- iii. Put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development.***
- iv. Provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy***
- v. Identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire***

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process.

Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers

CORE POLICY 57 – ENSURING HIGH QUALITY DESIGN AND PLACE SHAPING

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. Enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced.*
- ii. The retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development.*
- iii. Responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting.*
- iv. Being sympathetic to and conserving historic buildings and historic landscapes.*
- v. The maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy).*
- vi. Making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.*
- vii. Having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter).*
- viii. Incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site.*

- ix. Ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network).*
- x. The sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials.*
- xi. Taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future.*
- xii. The use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm.*
- xiii. The case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place.*
- xiv. Meeting the requirements of Core Policy 61 (Transport and New Development).*

3.4 WEST LAVINGTON NEIGHBOURHOOD PLAN 2017 – 2026 (DRAFT PLAN)

3.4.1 In November 2017 West Lavington Parish Council published the draft Neighbourhood Plan for public consultation. The Neighbourhood Plan has been drafted in accordance with Regulation 14 of Neighbourhood Planning Regulations 2012. It should be noted that the plan is at pre-submission stage and as such is subject to change, therefore the following proposed policies will carry limited weight. However, the following proposed policy extracts are relevant to the proposed application site:

POLICY BE1 – SETTLEMENT BOUNDARY

The settlement boundary of West Lavington and Littleton Panell serves the purpose of containing the growth of the settlements, protecting the countryside from encroachment and preventing coalescence.

Within the settlement boundary planning permission will be granted for small-scale development on sites not allocated for development which do not adversely affect the structure and form of the existing settlement geography, the landscape setting of the settlement or the transitional edge between the settlement and the surrounding rural areas.

The land outside of the settlement boundary is designated as the countryside. Development outside the settlement boundary will be strictly controlled and planning permission will only be

granted for proposals which require a countryside location, such as agriculture, horticulture or forestry; or are related to community, leisure or recreation use.

POLICY BE2 – DESIGN OF NEW DEVELOPMENT AND LOCAL DISTINCTIVENESS

All new development shall demonstrate good quality design that reinforces local distinctiveness and complements the fabric of the existing built up area, uses good quality harmonious materials and respects views around the village with reference to the height, scale and density of new buildings.

Development proposals which have the potential to impact negatively on the boundary treatment or open frontages which make a positive contribution to the public realm will be resisted. Any new development will be expected to demonstrate how they will contribute to high quality streets, pavements and other publicly accessible areas (the public realm) within West Lavington and Littleton Panell.

POLICY BE4 – HERITAGE ASSETS

Proposals for the change of use of listed buildings and development affecting or within the setting of listed buildings requiring planning permission will be required to demonstrate that the proposal is compatible with the fabric and setting of the building.

Development proposals should take account of the distinctive character and setting of the conservation area including open spaces and natural features and reflect this in their layout, design, form, scale, mass, use of materials and detailing.

Development proposals should take account of their effect on sites and their settings with the potential for archaeological interest. Proposals that are likely to affect known important sites, sites of significant archaeological potential, or those that become known through the development process, will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation. This will then be used to inform a range of archaeological mitigation measures, if required, for preservation by record and more occasionally preservation in situ. Planning permission will not normally be granted for development proposals which would destroy or detrimentally affect archaeological interests.

All development proposals affecting heritage assets and their settings, including new operational development and alterations to existing buildings, where they form or affect heritage assets should utilise appropriate siting, design, detailing, materials and methods of construction. Particular attention should be paid to reflecting locally distinctive styles of

development and these should respect traditional methods and natural materials wherever possible.

Where development proposals requiring planning permission involve demolition, the resulting impact on heritage assets will be assessed under this policy.

POLICY H1 – NEW HOUSING

Small-scale infill residential development within the settlement boundary that does not impact adversely on the surrounding area will be supported. Infill sites will be expected to have a direct highway frontage and safe highway access.

Planning permission for proposals for backland residential development will not be granted where the existing character of the settlement is adversely affected.

The design of all housing shall have particular regard to the criteria set out in Wiltshire Core Strategy Core Policy 57 “Ensuring high Quality Design and Place Shaping”.

Proposals for residential development on the Site H1(A) – Land South of Lavington Lane, West Lavington will be supported for residential development of up to 50 housing units. The site shall be phased to deliver a proportion of the site prior to 2026 and a proportion post 2026. Proposals for this allocated site should be accompanied by a masterplan developed in collaboration with the community, the Parish Council, the local Planning Authority. The masterplan and the proposed development should reflect the development principles set out below and detailed further in the Development Brief published as a Supplementary Document to this Neighbourhood Plan.

Principles of Development

- 1. Vehicle Access** - Provide a new access from Lavington Lane and also create a drop-off/collection parking area to service the Primary School.
- 2. Pedestrian Movement** - Provide footways across the site to link with local pavement and footpath routes.
- 3. Housing and Design** - Provide a mixed development of small/medium family houses and smaller accommodation for downsizing including bungalow and other types of accommodation for elderly and disabled people in an open, well designed layout. The provision of affordable housing should meet the need identified in the 2017 West Lavington Parish Housing Needs Survey.
- 4. Parking** - Provide adequate off street parking both to serve the new housing and to supplement provision at the Primary School.

5. **Landscaping** - Provide landscaping belts on the northern and eastern perimeter of the site.
6. **Drainage** - Provide drainage systems that are pollution free and minimize surface water run off to the surrounding area.

POLICY NE2 – SETTING OF WEST LAVINGTON PARISH

The Neighbourhood Plan supports proposals that protect and enhance the natural features that are a key component of the landscape and provide habitat for West Lavington's diverse wildlife populations, including:

- a. *Measures to protect & enhance our natural environment & landscape character and to maintain tree cover & hedgerows will be promoted wherever possible;*
- b. *Proposals that provide favourable conditions for biodiversity including maintenance and enhancement of habitat connectivity and landscape scale conservation will be supported. Mitigation measures will be sought where any loss would be unavoidable and cause significant harm;*
- c. *Woodlands & hedgerows. The community support measures to increase the enhancement, reinstatement or creation of hedgerows along boundaries, and support the creation of additional pockets of woodland.*

Development within and on the edge of West Lavington and Littleton Panell will only be permitted where it does not adversely affect views and linkages into and out of the two villages.

The following areas are considered important to the overall setting of West Lavington Parish:

- *Fields West of White Street and Behind High Street*
- *Strawberry Hill and Wood*
- *Ramscliff*
- *The Warren*
- *Dauntsey Manor Woods*

New development will be supported provided that it does not adversely affect or devalue the structure, diversity or views of the streetscene and landscape. New development, where supported by other plan policies, must be integrated into the streetscene and landscape through design and the incorporation of suitable green buffers and the planting including trees.

Development which adversely affects the character, appearance, setting, recreational purpose, and tranquillity of the river corridors of North Brook and Semington Brook will not be permitted.

Development which adversely affects the character, appearance or ecological importance of the Salisbury Plain Special Protection Area/Special Area of Conservation; the Salisbury Plain SSSI; Great Cheverell Hill SSSI; Ancient Woodland and County Wildlife Sites will not be permitted.

The following sites are designated as Areas of Important Green Infrastructure:

- ***Woodland and Trees forming the entrance to Littleton Panell from the North***
- ***The Woodland separating the eastern end of Russell Mill Lane from the main part of Littleton Pannell***
- ***Trees between Dauntsey Academy Primary School and Clyffe Hall***

Proposals for built development within these sites will only be permitted where it relates to supporting their ongoing role as green infrastructure including the contribution that they make to the character and setting of the Parish.

Proposals to enhance the village and surrounding areas through appropriate landscaping and planting, especially around playing fields and any new developments, will be encouraged.

Where any proposed new development extends the existing built form of West Lavington and Littleton Panell closer to neighbouring settlements of Little Cheverell and Market Lavington, suitable landscaped buffers shall be incorporated to ensure the continued visual separation between the settlements.

4. BASELINE LANDSCAPE AND VISUAL STUDY

4.1 LOCATION AND CONTEXT

4.1.1 The site is located off Lavington Lane, on the eastern edge of the village of West Lavington, in the county of Wiltshire. The site and entire study area fall within a rural landscape, served by the A360 and B3098, which are the main transport links through the landscape, with the B3098 following the base of the escarpment between the A342 and Frome. Numerous PRoWs provide pedestrian links throughout the study area, with the White Horse Trail and Wessex Ridgeway Recreational Routes being the most notable. The escarpment to the south-east of the site acts as a natural boundary to the edge of the MOD (Ministry of Defence) land on Salisbury Plain.

4.2 LANDSCAPE CHARACTER

4.2.1 The following Landscape Character Assessments have been used to establish the baseline character of the site within the study area:

- Natural England National Character Area Profile: 117. Avon Vales
- Natural England National Character Area Profile: 132. Salisbury Plain & West Wiltshire Downs
- Wiltshire Landscape Character Assessment
- East Wiltshire (Kennet) Landscape Character Assessment
- East Wiltshire (Kennet) Landscape Conservation Strategy

4.2.2 Only the information which is relevant to the assessment has been listed in order to help determine the unique landscape character of the site within the wider landscape, as well as its contribution to established LCAs and LCTs which define the study area. It is important to note that, due to the extent of individual Character Areas and Types, some of the listed information may not be wholly relevant to the site and surrounding landscape.

NATIONAL CHARACTER AREA PROFILES

4.2.3 In 2012, Natural England, as part of its responsibilities in delivering the Natural Environment White Paper, Biodiversity 2020 and the European Landscape Convention, revised the National Character Area Profiles to make environmental evidence and information easily available to a wider audience. The site and entire study area fall within the NCA: 117. Avon Vales.

NCA: 117. AVON VALES – 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.*
- *Wide River Avon corridor, with an ancient pattern of flood meadows and closely associated settlements and more recent development.*
- *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.*
- *Attractive stone-built centres to market towns that reflect the former agricultural productivity and wealth of the area.*
- *Wide views across whole area from higher areas of surrounding chalk downs.*

WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

4.2.4 In December 2005, Land Use Consultants, on behalf of Wiltshire County Council, published the Wiltshire Landscape Character Assessment. The site falls within Landscape Character Type 15: Greensand Vale, which contains Landscape Character Area 15A: Vale of Pewsey as its only Landscape Character Area. A sizable portion of the eastern and southern section of the study area falls within Landscape Character Type 3: High Chalk Plain, specifically Landscape Character Area 3A: Salisbury Plain West, the key characteristics of which are shown in Appendix 3.

LCT 15: GREENSAND VALE & LANDSCAPE CHARACTER AREA 15A: VALE OF PEWSEY

Description:

The Greensand Vale Landscape Type consists of a single character area 15A: The Vale of Pewsey which runs east west across the central section of the east of the county separating the two blocks of chalk downland, Salisbury Plain to the south (character areas 3A and 3B) and 1B: Marlborough Downs and 2A: Savernake Plateau to the north. The Greensand Vale is a lowland landscape at generally less than 130m AOD and the boundaries of the type follow contours along the foothills at the base of the steep scarps that rise to north and south. The western edge is defined by contours along the slope marking the transition from Greensand to Gault clay underlying Landscape Type 11: Rolling Clay Vale to the west. The Vale of Pewsey lies largely within the North Wessex Downs AONB apart from the far west of the area round Devizes.

Key Characteristics:

- *Underlain by Upper Greensand with a series of low undulating foothills of Lower Chalk flanking the vale sides.*
- *Broad, low lying, level vale, becoming gently undulating as it narrows to the east.*

- *Contained and enclosed by the dramatic escarpments of chalk upland to either side.*
- *Varied land cover with pasture along tributaries and arable in medium to large fields enclosed by hedgerows.*
- *Chalk foothills in arable land use with very open large scale fields.*
- *Weak hedgerow structure with few hedgerow trees and boundaries replaced by fencing.*
- *Threaded by numerous minor streams draining to the headwaters of the River Avon, lined by riparian vegetation with strips of alder and willow and some important wetland habitats - meadow, marsh and wet woodland.*
- *A settled landscape with compact small towns, clustered villages, hamlets and many dispersed residential and farm buildings.*
- *Built form includes soft red brick and flint, often used in decorative styles, limestone, sarsen, cob and timber frame, with roofs of thatch or clay tile.*

EAST WILTSHIRE (KENNET) LANDSCAPE CHARACTER ASSESSMENT

4.2.5 In 1998, Atlantic Consultants, on behalf of Kennet District Council (now part of Wiltshire Council), published the Kennet Landscape Character Assessment. The document gives a detailed assessment of the landscape character of the district. The site falls within Character Area 9: Vale of Pewsey. The eastern and southern section of the study area falls within Landscape Character Area 5: Salisbury Plain, the key characteristics and development sensitivities of which are shown in Appendix 3.

LCA 9: VALE OF PEWSEY

Overview:

The Vale of Pewsey forms a broad, low-lying landscape unit separating the two main chalk upland blocks of the Marlborough Downs and Salisbury Plain to the north and south. It is dominated by intensive agriculture. and characterised by a mixed pattern of farmland, woodland and hedgerows. The Vale has for hundreds of years been the economic heart of the Kennet District area, and encompasses the great majority of the settlements in the District. These have developed in the rich and sheltered agricultural land present.

Landscape and Visual Character:

The flanks of the Vale retain the wide open character found on many of the upland chalk areas, where intensive arable farming dominates.

These create long views east and west along the Vale, while views north-south, except from more elevated positions, are interrupted by hedgerow trees and small blocks of woodland. The core areas of the Vale are generally better vegetated with more enclosed fields, although many

areas remain with very large fields and a weak or declining hedgerow structure. Landscape quality is enhanced in a number of locations by attractive parkland and areas of estate farmland. Areas of pasture on the Vale floor, particularly those associated with the catchment of the Avon, are very attractive where they pass through enclosed farmland, but become less well defined within open arable areas.

Development Sensitivities:

- *the whole area has an essentially rural, agricultural character within which only small scale, sensitively-designed development, associated with existing built form, could be successfully accommodated without adverse impacts;*
- *remnant pastures and meadows along the vale floor represent a scarce landscape and ecological resource, making them particularly unsuitable for development;*
- *areas of enclosed farmland with an intact hedgerow structure are more visually contained. These areas are potentially more able to accommodate that essential development which must be located in the countryside, but only where it would not compromise their rural, unspoilt character;*
- *the open arable landscapes along the Vale fringes and which appear as higher ground or ridges within the Vale are particularly visually sensitive and built development would be highly prominent and exposed;*
- *areas of parkland or estate landscape have particularly distinctive and attractive qualities and are sensitive to development;*
- *the Greensand scarps, which are very visually prominent from the clay vale to the west, are also of high landscape quality and sensitive to development;*
- *mosaics of woodland and farmland are more visually contained. In landscape and visual terms they may be able to accommodate change which would not adversely affect their attractive, rural and unspoilt character.*
- *strong landscape 'edges' and structure need to be maintained or established around the fringes of the main settlements to enhance their settings, to minimise impacts on surrounding countryside and to prevent the coalescence of linear settlements, e.g. at the far western end of the Vale.*

EAST WILTSHIRE (KENNET) LANDSCAPE CONSERVATION STRATEGY

4.2.6 In 2005, Kennet District Council (now part of Wiltshire Council), published the Kennet Landscape Conservation Strategy. The document provided detailed information of the landscape enhancement priorities for each of the different character areas in Kennet. The site falls within **Character Area 9: Vale of Pewsey**.

The Vale of Pewsey is a broad valley which separates the two chalk blocks of the Marlborough Downs to the north and Salisbury Plain to the south both of which are visible from across the Vale. This landscape area encompasses the predominantly greensand vale running from the County boundary to the east, through the head waters of the Salisbury Avon in the broad central section, to the greensand ridge between Salisbury Plain and the Bristol Avon Clay Vale which adjoins the District boundary to the west.

The Vale of Pewsey is dominated by intensive agriculture, which is nowhere more prevalent than on the transition between the lower chalk and the upper greensand beneath the scarp slopes of the surrounding chalk masses. In these parts of the Vale arable farming in large hedgeless fields dominates.

Towards the centre of the Vale of Pewsey the land is almost flat with a much more complete hedgerow structure, with hedgerow trees and blocks of semi-natural woodland, particularly in the River Avon catchment. The arable dominance is lost as the land becomes wetter towards the alluvial deposits of the river catchment. To the east of Pewsey and around the Lavingtons the enclosure is at its strongest, but across the Vale as a whole the hedgerow structure is best described as 'weak'.

The parkland estates, particularly in the Oare and Stowell areas to the north of Pewsey, are particularly attractive features, with a much more complete, and in many cases recently restored, hedgerow structure. Mature hedgerow trees, copses, and winding country lanes with steep banks create an intimate and visually pleasing landscape.

Other features of the Vale of Pewsey include the Kennet & Avon Canal and the main London to West Country railway, both of which run in parallel from east to west along the centre of the Vale. Additionally, the high tension power lines running east to west along the Vale are a major visual intrusion. The intensive production of salad crops in the River Avon catchment makes use of the high quality agricultural soils, and despite the visually intrusive use of polythene mulch, a major effort is being made to restore hedgerows and field margins in this area.

The Vale of Pewsey has been the agricultural hub of eastern Wiltshire for hundreds of years. The village of Pewsey lies at the centre of the Vale and surrounding it are the largest concentration of villages, hamlets and farms in the District. No less than thirty settlements lie within this landscape character area, including the town of Devizes on the western fringe. Worthy of particular mention are the spring line villages which form a linear row at the base of the scarp slope to Salisbury Plain. Road links through the Vale are slow and largely follow the field and parish boundaries, unlike the fast rail link to London and the south west.

The landscape of the Vale of Pewsey is largely a product of the Enclosure Acts of the eighteenth and nineteenth centuries, although, as described above, much of the hedgerow structure at the base of the scarp slopes has been removed with the intensification of agriculture.

Although the majority of the Vale of Pewsey landscape area lies within the North Wessex Downs AONB the landscape has been significantly weakened by agricultural intensification, it therefore largely falls within the 'repair' category for the purposes of the enhancement strategy.

Enhancement Priorities

- ***Retain and manage areas of permanent pasture, wet grassland and meadows and discourage further ploughing and field enlargement within the Vale floor.***
- ***Encourage traditional practices of willow pollarding and ditch management.***
- ***In the more open vale floor areas, introduce new tree planting along watercourses and in rows and groups using typical riparian species such as willow and alder.***
- ***Reinstate and restore wet meadows, wetland and riverine habitats.***
- ***Encourage repair, replanting and widespread extension of hedgerow network and development of mature hedgerow trees, using native species typical of this locality.***
- ***Maintain existing roadside hedgerows and trees, including avenues, and replace where these have been removed or weakened through neglect or Dutch Elm Disease.***
- ***Encourage management of existing woodland cover to maximise landscape and wildlife value, including the reintroduction of traditional coppice management and diversification of uniform plantations in favour of native broadleaf species.***
- ***Confine new planting of woodland blocks and belts to areas where they are most appropriate (e.g. lower-lying floodplain areas and along the greensand scarps and valleys on the western most fringes of the Vale and where it does not adversely affect the ecological resource) using native species typical of the locality.***
- ***Encourage less intensive farming practices on more open arable and improved grassland on the fringes of the Vale and encourage the introduction of natural vegetation cover in field headlands and margins.***
- ***Restore and maintain traditional features of the Kennet & Avon Canal landscapes, e.g. bridges, locks and other structures, and retain the tranquil, unspoilt and natural qualities of the canal corridor.***
- ***Improve landscape structure and land management on the fringes of settlements and along main roads, to mitigate adverse impacts on the landscape.***
- ***Maintain and where necessary restore parkland landscapes, including distinctive elements such as parkland trees, avenues, woods, copses, boundary walls and structures.***

- *Establish strong landscape structure to absorb existing or new development on the fringes of urban areas and settlements.*
- *Encourage better boundary maintenance and management of land in horse-grazed pastures, allotments, etc.*
- *Encourage new tree planting, and where appropriate, less intensive management of playing fields and recreation grounds to provide diversity and improve landscape and ecological value.*

4.3 THE SITE AND STUDY AREA

4.3.1 The site itself covers approximately 3.3ha, made up of an area of open land consisting of unmanaged rough pasture with informal pedestrian routes crossing it. Footpath WLAV13 runs along the length of the southern boundary. Additional PRoWs in close proximity and adjacent to the site are WLAV44, a footpath adjacent to the north-west corner of the site, and WLAV29, a bridleway alongside the eastern boundary. The B3098 Lavington Lane is a main transport route that runs alongside the northern boundary of the site, with two smaller roads in the south-west corner; Newby Close which provides residential access, and Sandfield which provides access to the school.

4.3.2 The development area is located on an undulating piece of land which slopes steeply on the northern boundary and more gently to the east. There are no existing on-site structures and vegetation is limited to hedges on the southern boundary and south-western boundaries, and tree groupings on the eastern boundary and a section of the northern boundary. There are also some small trees on the site. Formal access to the site is currently limited to a field gate off Sandfield, adjacent to the school access, which is also the entrance on the edge of the site for footpath WLAV13. With the exception of the Special Landscape Area designation, which has no extant policy supporting it, no statutory or local non-statutory, designations cover, the site. A county Wildlife Site and area of Ancient Woodland are located close to the northern boundary.

4.3.3 Within 500m of the site: the landform in this area has a shallow undulating topography, at the base of an escarpment. The landcover in this area is a mix of built form, recreational land, small agricultural fields and a dense area of woodland. There is limited hedgerow structure in this area, with boundaries, roadsides, and the majority of PRoWs) being defined with tree belts. A small but prominent woodland block is located to the north of the site. The villages of Littleton Panell, West Lavington, and the edge of Market Lavington provide the majority of built form in this area, with few isolated dwellings outside of the village limits i.e. Manor House to the north of the site, and Mill Farm

to the south-east. The B3098 runs east/west through this area connecting the Lavingtons, and the A360 runs north/south through this area, providing two main transport corridors within close proximity to the site. Bridleways and footpaths are commonplace within 500m of the site, and provide links from the site to the wider study area, particularly bridleway WLAV29 and footpath WLAV8.

4.3.4 Between 500m and 1500m from the site: the landform in the area continues to have an undulating topography. Steep escarpments to the south and east of the site are key landform features within the area. Landuse in this area is predominantly arable, however there are significant areas of built form. Vegetation cover becomes sparser compared to that within 500m of the site, particularly in the southern half of this area, as 20th century influences have seen historic hedgerow removal to allow for the enlargement of fields. The northern part of this area has a higher level of tree cover and field boundary hedgerows; however, this is seen largely on the extents of the villages and alongside the railway line. The built environment of this area consists of the northern residential edge of Littleton Panell, the southern end of West Lavington, Little Cheverell, and the main developed area of Market Lavington. Additionally, radio masts on Strawberry Hill provide a local landmark to the south-west of the site. Both the B3098 and A361 roads continue to cross the landscape through this area. Alongside these two roads there are various minor roads and tracks that provide vehicular links to residential areas set back from the main roads. Various PRowS cross the landscape between 500m and 1500m of the site, with the Wessex Ridgeway Recreational Route being the most notable.

4.3.5 Beyond 1500m from the site: Where shown within the study area the landscape consists largely of the escarpments on the eastern and southern parts of the study area, and generally retains its rural, agricultural character. The southern edge of Easterton and the east end of Market Lavington are distinct areas of development in this area. Vegetation cover is very limited beyond 1500m with a prominent area of dense woodland at the warren in the valley between the two escarpments. Any additional hedge planting or tree belts in this area define the edges of the villages. The B3098 and A360 roads continue to cross the landscape and provide links to the wider area, and PRowS are limited. However, the Wessex Ridgeway Recreational Route runs in tandem with the White Horse Trail Recreational Route, and these are significant routes, which provide extensive views across the landscape from the ridgeline. Beyond the White Horse Trail and Wessex Ridgeway to the south-east, the land is under the control of the MOD and is part of the Westdown Artillery Range.

4.3.6 The overall character of the study area is that of a rural landscape, characterised by its agricultural landuse, small rural villages, and undulating topography with steep escarpments. Land

cover is predominantly arable with some areas of recreational land, particularly within the villages and around the local schools. The varied hedgerow structure and small woodland blocks are a key characteristic of the pattern of land cover throughout the study area, with the undefined field boundaries creating an open landscape to the east and south. The linear nature of the spring-line villages with small nucleated areas off the main roads complement the rural character, alongside isolated farmsteads and agricultural buildings. The Various PRoWs which cross the study area provide access throughout the landscape and, coupled with the area's topography and vegetation cover, have resulted in a varied visual character, with there being a mixture of both enclosed and open panoramic views within and across the area.

4.4 LANDFORM AND TOPOGRAPHY

4.4.1 Steep chalk escarpments are located on the eastern and southern sections of the study area, while its base to the north has an undulating topography. The land at the base of the escarpment is largely located between 65m and 125m Above Ordnance Datum (AOD). The escarpments to the south have noticeable ridgelines which contain the study area from the wider landscape to the south. A north/south valley has formed between the two scarps, the bottom of which opens up to the northern section of the study area, with the landscape shown to be a series of shallower hills and valleys. Notable highpoints within the study area are from the ridgelines to the south-east, (which is at 195m AOD close to the White Horse Trail), and the south-west which has a highpoint of 165m AOD at Strawberry Hill. The lowest point is 65m AOD, located in the north-west corner of the study area.

4.4.2 The site itself is located on an undulating piece of land which generally falls in a north-easterly direction, with heights of between 70m and 90m AOD. The highest point is an undulation that bisects the site, with the land falling away steeply to the north towards the B3098 Lavington Lane, and more gently to the east towards the sunken bridleway adjacent to the site. A wooded slope to the north, and minor ridgelines to the south of the site preclude any views from the immediate landscape although, due to the rolling landform, and the panoramic views from the ridgelines to the east and south the containment varies around the site. The existing on-site topography means that the development will need to be sensitively designed to minimise its impact. Particular consideration will need to be given to the sloping northern section of the site to minimise the impact on Lavington Lane. Access is to be gained from Lavington Lane on the northern boundary and will result in on-site earthworks to accommodate the new road and junction.

4.5 NATURAL ENVIRONMENT

4.5.1 The study area has developed over a variety of bedrocks including mudstone on the lowest part of the study area to the north-west and along the route of a river corridor; a swathe of sandstone on the lower reaches of the downslope, bisecting the study area, and chalk where the land rises to the east and south. The development area is located on Upper Greensand Formation – sandstone, without a superficial deposit, however, close to the eastern boundary superficial deposit of Alluvium – clay, sand and gravel overlies the sandstone. There are four different soil types within the study area, with the site being located on an area of freely draining, slightly acid, loamy soils.

4.5.2 The landcover of the study area is predominantly arable, broken up by small areas of recreational use associated with schools and community facilities on the edges of the villages. Hedge cover is varied throughout the study area. While the overall cover is not continuous, where hedgerows are present, largely in the north-western part of the study area, they generally have a strong structure; whereas an open field pattern is characteristic of the escarpments to the east and south. Throughout the study area there are small/medium woodland blocks and swathes, and tree belts that break up the landscape on the lower reaches of the escarpment, as well as forming distinctive isolated features in the open landscape on the north facing slopes. Notable areas of planting consist of woodland and dense tree belts which form a visual separation between the villages of West Lavington and Market Lavington and provide a natural landscape buffer restricting any physical coalescence of the villages.

4.5.3 The main development area comprises a large, unused area of rough pasture with only four small trees on the field itself and all other existing vegetation on the site's boundaries. Groups of mature trees, which comprise native species are located on the eastern and northern site boundaries, with a limited coniferous element found in the south-east corner, including *Cupressocyparis leylandii*. There are also two smaller isolated trees on the western boundary. There are also some off-site trees that overhang the site from alongside the bridleway on the eastern boundary and from the school grounds to the south. A Tree Survey and Arboricultural Impact Assessment has been undertaken by **WHLandscape**, which provides recommendations for tree retention, management, and removal where deemed necessary.

4.5.4 There are no extant statutory or non-statutory natural environment designations covering the site, however an area of Ancient Woodland, which is also a designated County Wildlife site, is located close to the northern boundary. In the wider study area, beyond 1500m of the site is an Area of High Ecological Value, which also contains an area designated as the *Salisbury Plain* Site of Special Scientific

Interest, Special Area of Conservation, and Special Protection Area. This nationally and internationally designated site represents an important remnant of unimproved chalk downland and associated fauna and is the largest known expanse of its kind in north-west Europe.

4.5.5 The site and a large portion of the study area are covered by a Special Landscape Area designation, however there are no extant policies supporting this designation and as such it cannot be considered relevant for this assessment.

4.6 HISTORIC ENVIRONMENT

4.6.1 In terms of the historic landscape, there is evidence that the area has been occupied or traversed for thousands of years, with Bronze Age archaeological findings identified within the study area and throughout the wider landscape. Archaeological finds have been recorded around the surrounding villages, the earliest of which is a settlement site of the 2nd – 4th century, in the grounds of Market Lavington Manor House. Both of the Lavington villages, were mentioned in the Domesday Book 1086 and were originally part of a large estate known as Laventone. By the end of the 11th century the west village became known as Bishop's Laventone as the chief tenant of the village was the Bishop of Salisbury. The west village was first referred to as West Lavington in 1628 to differentiate it from the East Village, now known as Market Lavington.

4.6.2 Continued occupation has influenced the landscape pattern of the area with land ownership gradually being broken up and individual areas becoming better defined. The smaller irregular field pattern to the north of the study area and directly surrounding the villages is characteristic of pre 18th century irregular enclosure. Whereas to the south and east on the open slopes of the escarpment the fields are characteristic of 18th century enclosure, with 20th century influences including the removal of hedges and field enlargement.

4.6.3 There are no statutory or non-statutory historic environment designations covering the site. Within 500m of the site is the *West Lavington and Littleton Panell* Conservation Area, which is located to the west of the site, and numerous Grade II listed buildings. In the wider study area are numerous Grade II listed buildings, as well as three Grade I listed buildings; *Church of St Mary*, and *The Old house*, located to the east, and the *Church of All Saints* to the south. There are also two grade II* listed buildings, namely *Dial House* to the south, and *Kestrels* to the north-east. The listed buildings are largely located within the villages in the wider study area, with many located in the *Market Lavington* Conservation Area, which is located to the east of the site. There is only one Scheduled Ancient

Monument within the study area, a *Strip lynchet system east of Three Corner Firs*, located approximately 1.27km to the south-west.

4.6.4 A Heritage Assessment has been undertaken to assess the significance of the heritage assets in the local area, and the effect of the development on these assets.

4.7 BUILT ENVIRONMENT

4.7.1 The existing development pattern of the study area is a result of the continued use and settlement of the landscape over time. The built form of the study area is largely situated at the base of the north facing slope in the northern part of the study area, with development being generally linear in nature along the main transport corridors of the A360 and the B3098 and the Salisbury Plain spring-line. The largest village in the study area is Market Lavington, which is located to the east of the site. However, the most notable settlement in regard to the development site is West Lavington, which it borders. Also located within the study area are the small villages of Little Cheverell, Littleton Panell and part of the village of Easterton. Both West Lavington and Market Lavington have developed around mediaeval centres, and have strong agricultural links to the wider landscape.

4.7.2 The majority of the study area to the east and south remains undeveloped and in agricultural use, with widely dispersed, remote farmsteads being present throughout the landscape. Typically, farmsteads are set back from settlements and main transport corridors, with most being accessed by minor roads and tracks. In the south-easternmost corner of the study area, from the White Horse Trail and beyond, the land is part of the MOD Westdown Artillery Range. The development of key transport corridors such as the railway to the north-west, the A360 to the west, and the B3098 to the north has had a notable effect on the built environment, with an increase in development set back from the main roads.

4.8 VEHICULAR AND PEDESTRIAN ACCESS

4.8.1 The road network of the study area is quite extensive, with the A360, being the main transport corridor bisecting the study area to the west of the site providing a key link between Devizes to the north, and the A303 and Salisbury to the south. The B3098 a secondary transport route runs adjacent to the northern boundary, and provides key links through Market Lavington to Urchfont and the A342 to the east, and through Westbury towards Frome to the west. Furthermore, there are local minor roads that provide access off the main roads into the residential areas of West Lavington and Market Lavington, as well as to farms and isolated dwellings. The London Paddington to Devon and Cornwall

railway line runs through the north-west corner of the study area, however, the closest station is located at Westbury to the west.

4.8.2 There are numerous PRoWs crossing the landscape, including two recreational routes, The Wessex Ridgeway, a 219 kilometre (km) long distance footpath starting at Marlborough, Wiltshire and running to Lyme Regis in Dorset; and the White Horse Trail, a 145km circular route between Westbury and Uffington. In respect of the proposed development, the most notable PRoWs are: Bridleway WLAV29 adjacent to the site's eastern boundary, and Bridleway WLAV16 to the south of the site, Footpath WLAV13 adjacent to and within the site's southern boundary, Footpath WLAV44 adjacent to the site's north-west corner, and Footpath WLAV8 to the north-west of the site; with more in the wider landscape.

4.8.3 A limited number of these PRoWs are byways, or follow existing tracks and, as such, provide vehicular access throughout the landscape. Although these PRoWs are not formalised transport links, the provision for vehicular access has led to wide, well defined routes. The majority of the rights of way follow the topography of the area, resulting in there being a varied character along many of the routes, with open panoramic views from the elevated areas, particularly in places along the ridgelines and a more enclosed character within the various minor valleys present within the landscape.

4.9 BASELINE ANALYSIS

4.9.1 The findings of the desk study and field survey have been used to determine the landscape value of the site as a component of the study area, and subsequently identify specific landscape and visual receptors that have the potential to be affected by the development. The proposed development will be assessed against these receptors so as to determine the Significance of Effect of the development on specific aspects of the landscape resource, leading to an overall calculation of Significance of Effect on the landscape resource as a whole.

4.9.2 It should be noted that, while specific receptors have been identified for consideration, this does not necessarily mean that they will be significantly and/or adversely affected by the proposals. Moreover, where there are Significant and/or Adverse effects on specific receptors, this does not mean that there will Significant Adverse effects on the landscape resource as a whole.

LANDSCAPE VALUE

4.9.3 The study area is a landscape of medium scenic quality, as although there are wide panoramic views of the study area and beyond from the Recreational Routes on the ridgeline to the south-east, it is not located within a nationally designated landscape such as an Area of Outstanding Natural Beauty or National Park. The site itself has a relatively low scenic quality being a degraded area of unused rough pasture, which in itself is largely viewed from the residential development to the west, the users of Footpath WLAV13, and informal paths crossing it. Although large parts of the study area are agricultural and remain undeveloped, particularly on and adjacent to the scarp slopes, the site area is not considered to be remote or tranquil due to the presence of a spring-line development form of clustered and linear villages. These have formed along the relatively busy A360 and B3098 roads which provide a visual and aural intrusion.

4.9.4 The sloping scarp slopes beyond the valley floor result in a varied sense of enclosure between the valley and ridgelines. The presence of several woodland blocks, and tree belts and riparian woodland along the watercourse, give a diverse visual character, with a mixture of both enclosed and open views within and across the area. The vegetation adjacent to the eastern boundary of the site is representative of the tree belts in the local area, and contributes to the provision of a landscape buffer, ensuring that there is no coalescence between Market Lavington and West Lavington.

4.9.5 The study area is largely representative of the identified LCA and LCT in which it is situated, particularly in respect of the description and key characteristics given for LCA 15A: Vale of Pewsey. However, while the identified characteristics pertinent to the study area represent important elements and features of the landscape resource, they are neither particularly rare nor common in respect of the wider scope of the character assessments. Overall, the study area has a distinct rural character with agricultural and residential elements, as well as use by the MOD. The site itself does not fall under any of these categories, being an unused and degraded area of rough pasture, which is not representative of the largely well-managed landscape of the wider study area.

4.9.6 There are several notable designations in respect of the natural environment and heritage assets, which increase the value of the local landscape. However, aside from the site being located within the Special Landscape Area which, as previously mentioned, does not have an accompanying policy, there are no designations covering the site, thereby diminishing its value. This landscape contains no known associations to any particular people or events that may have provided the landscape within the study area with cultural prominence.

4.9.7 The value of the landscape is *Medium*, which means that it is not a 'valued landscape' under Section 11, Paragraph 109, Bullet Point 1, of the NPPF.

LANDSCAPE RECEPTORS

4.9.8 The following landscape receptors have been identified as being aspects of the landscape resource that have the potential to be affected by the proposals:

- The key characteristics/components of the landscape areas/types which cover the site.
- The established character of the area.
- The site's contribution to the built environment of the study area.
- On-site natural environment features.
- The landscape setting and associated visual character of the Wessex Ridgeway, and White Horse Trail Recreational Routes.
- The site's contribution to the historic environment of the study area, including its relationship with listed and notable non-listed heritage assets.

VISUAL RECEPTORS

4.9.9 The following visual receptors locations have been identified as having potential intervisibility with the proposals:

- Users of Bridleways WLAV16 and WLAV29, and Footpaths WLAV8, WLAV13 and WLAV44.
- Users of PROWs in the wider study area.
- Users of the Wessex Ridgeway and White Horse Trail Recreational Routes.
- Residential views.
- Views from historic assets.

5. LANDSCAPE AND VISUAL ASSESSMENT

5.1 DEVELOPMENT PROPOSALS

5.1.1 For this LVIA, the Landscape and Visual Effects will be assessed against the development proposals using a baseline of an unmanaged area of rough pasture on the edge of a village. The findings of the assessment will be used to determine the suitability of the proposals and to suggest appropriate mitigation measures if required.

5.1.2 The application will see the construction of up to 50 dwellings, and associated infrastructure including: gardens, internal roads, pavements, parking, and additional open space. Additional development will include a car park and dropping off area associated with Dauntsey's Academy Primary School, and a Local Equipped Area for Play (LEAP). The proposed development will retain pedestrian site access from along footpath WLAV13. However, in response to the draft West Lavington Neighbourhood Plan a new vehicular access will be from Lavington Lane on the northern boundary of the site.

5.1.3 The findings of the Tree Survey and Arboricultural Impact Assessment also form part of the general development proposals. Existing on-site vegetation will be retained and enhanced where appropriate, particularly on the northern and eastern boundaries. However, as part of the general proposals, existing poor quality/diseased vegetation or inappropriate species will be recommended for removal and replacement with appropriate native species.

5.2 LANDSCAPE ASSESSMENT

5.2.1 The landscape effect of the proposed residential development has been appraised using various receptors identified in the baseline analysis to predict possible impacts on the landscape of the site and surrounding study area.

5.2.2 The site itself does not represent a specific feature or element defined as a key characteristic of the study area, nor does it form part of any broader key characteristics. The nature of the site, being used for residential development, means that the proposals will be in keeping with established developed character in the local area, particularly as it is located on the eastern edge of West Lavington. Due to its location, the development will have a high level of containment within the wider landscape. The development will effectively form a new and more obvious boundary on the eastern edge of West Lavington. The existing boundary vegetation, as well as the boundary treatments

recommended in this report, will provide a highly defensible village boundary which will ensure that West Lavington and Market Lavington do not coalesce.

5.2.3 While there will be built-form on the site, which has not been previously developed, the proposed development as a whole will not be unduly prominent in, nor detract from the wider landscape. The provision of a new access into the site from Lavington Lane to the north will be a new feature as there is currently no access into the site from the Lane. As well as being located at the lowest part of the site to reduce the amount of engineering works needed to deal with the site's topography, the new access will be designed sympathetically. A strong planting scheme will ensure that the access will be integrated into the wider landscape. The layout for the site will ensure that there is no access from Sandfield adjacent to the south of the site, which means that there will be no additional or undue vehicular movement through the existing residential area of West Lavington.

5.2.4 While there will be an unavoidable loss of a field as a result of the development, there is a distinct lack of significant on-site vegetation, with only four small trees present within the development area; these trees have limited value outside of the site. It is acknowledged that the existing woodland blocks and tree belts on the northern and eastern boundaries of the site, as well as in the wider area, play a key role in helping set the development within the landscape, alongside providing a key habitat and ecological resource in the area. As such, it is recommended that the application includes a woodland plantation on the northern and eastern sections of the site to help further define the setting of the proposed development, and to enhance the green links within the local area. No major boundary planting will be recommended on the western edge of the site so as to ensure that it is integrated into the existing village form.

5.2.5 The effect of the proposals on the surrounding heritage assets has been assessed in an associated Heritage Assessment undertaken by Ian Lund. The Heritage Assessment concluded that the proposed "*development would not be injurious to the survival, or the settings, of any relevant heritage assets*"... and that the "*historic environment would not be harmed*".

5.2.6 The development proposals will not conflict with the relevant key issues, strategies, objectives and policies identified across the relevant Character Assessments. The site is well contained within the valley character setting by the intervening landform and the surrounding woodland, and tree belts. Additionally, residential development on this site will be seen within the context of West Lavington, and can be received in this characteristically settled landscape.

5.2.7 At a local and regional level, the Landscape Value of the study area is *Medium*, as although it is located in an area that has various natural environment and heritage assets, and recreational value, there are various detrimental elements that reduce the overall landscape value. The site itself does not relate to the representative features and qualities of the wider character of the local area. As such the overall Susceptibility to Change on the site is *Low*, as while the proposed development will represent the loss of an unused area of rough pasture, the proposals will be in keeping with existing development at West Lavington. As such, this study considers the **Overall Landscape Sensitivity** of the site within the surrounding landscape to be *Medium/Low*.

5.2.8 In terms of the **Overall Magnitude of Landscape Effect** resulting from the proposals, any change has to be considered in terms of the key elements and features that will definitely be affected and those that will potentially be affected, as well as the importance of these elements and features as part of the wider landscape. While the proposals will result in a new area of built form, the landscape effect will be limited to the site itself with the loss of the unused rough pasture, and the removal of a selection of trees to accommodate the proposed access. There will be no other alteration of any key elements, features and characteristics of the baseline condition, furthermore although the site itself will change due to the proposals, the development will not significantly change the pre-development condition of the landscape as a whole. As such, the **Overall Magnitude of Landscape Effect** is *Moderate*. Therefore, the development proposals have an **Overall Significance of Landscape Effect** of *Moderate – Moderate/Minor*, which is **not** significant when considered under the LVIA methodology used in the assessment.

5.2.9 While the proposals will be in keeping with the prevailing settled character of the study area and will not affect important elements and features of the landscape, they will result in an increase in built-form in the local/immediate area. As such, the **Overall Nature of Landscape Effect** is *Adverse*.

5.3 VISUAL ASSESSMENT

5.3.1 The recorded viewpoints can be used to predict possible effects from PRoWs, roads, publicly accessible areas and residential properties within the study area. Viewpoints have been determined from where the desk study suggested that the development areas may be visible, as well as observations during the field survey. The recorded viewpoints are considered appropriate for the scale of the development and the prevailing topography and land cover. All the photographs were taken using a digital equivalent of a 50mm focal length traditional 35mm SLR lens to represent most accurately the views as seen by the human eye.

5.3.2 For the purpose of this assessment, close views are between 0m – 500m from the proposed development, medium views are between 500m – 1500m, and long views from further than 1500m. Where appropriate, specific viewpoints have been organised into groups to help better determine the visual impact of the proposed development. Views are representative and not totally exclusive. (See Appendix 2: Viewpoint Photographs for enlarged copies of the selected viewpoints).

5.3.3 The Viewpoints were visited in March 2017 when leaf cover was emerging. The Seasonal differences (seasonality), in respect of potential effects arising from the varying degree of screening/filtering of views by vegetation that will apply in summer and winter, have been considered in the assessment of all recorded viewpoints; as per the recommendation of GLVIA3. It is important to note that the recording of viewpoints during different seasons is not a prerequisite of the consideration of seasonality, as GLVIA3 states

The timing of the assessment work and the project programme will also influence the practicality of covering more than one season.

IEWS FROM FOOTPATH WLAV13

Viewpoint 1a and 1b: Adjacent open views looking north and north-east into the site from the junction of Newby Close and Sandfield, close to the Dauntsey Academy Primary School.

Approximate distance from site: Adjacent

Approximate OS map elevation: Between 85m and 90m AOD





Viewpoint 2a & 2b: Open adjacent views looking south-west and north-west across the development area from Footpath WLAV13 on the south-east corner of the site.

Approximate distance from site: Within.

Approximate OS map elevation: Between 75m and 80m AOD.



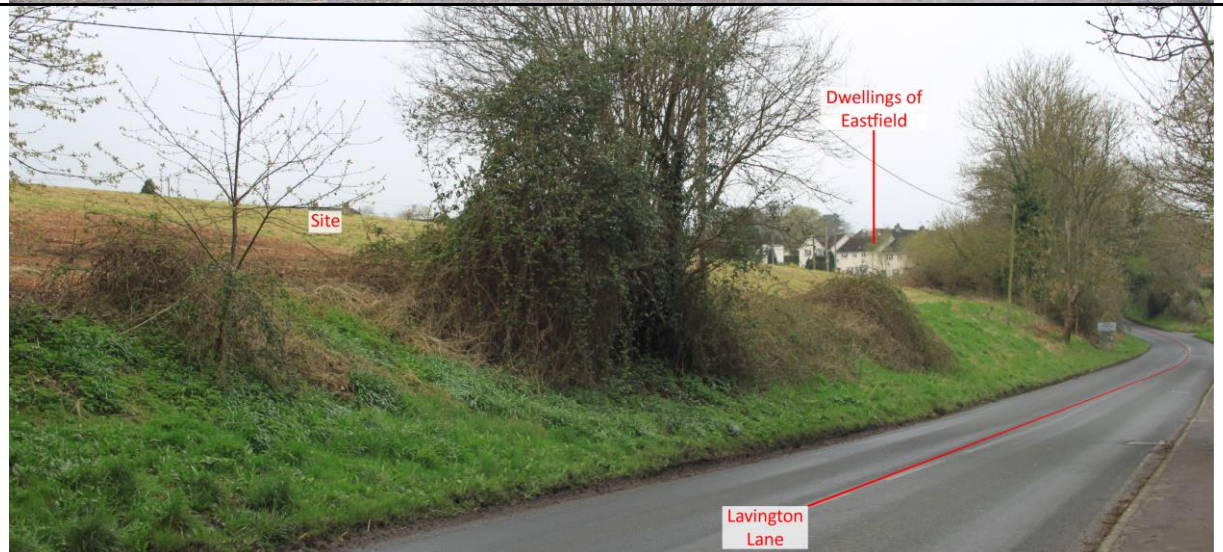
<p>ASSESSMENT:</p>	<p>The lack of vegetation alongside this section of road adjacent to the site, and the footpath means that there are unobstructed open views onto the main development area. Due to the landform across the site, the views will differ slightly; From VPs 1a & 1b the development will be set back from the road, by a proposed area of open space, as well as the car park for the school, therefore the proposed development will not break the skyline, and the development will be seen against a backdrop of trees. From further west along Sandfield, views are limited to the southern section of the site and will consist largely of the proposed LEAP and recommended woodland block.</p> <p>Additionally, there will be views from the primary school and residential views from the dwellings on Newby Close.</p> <p>Although the proposed development will break the skyline at VPs 2a & 2b the current views are limited to the southern section of the site due to site's topography, and the housing on the western boundary. Following Footpath WLAV13 past the eastern boundary trees to the junction with Bridleway WLAV29 views of the site are reduced significantly due to the intervening boundary vegetation.</p> <p>The development would benefit from a landscape buffer along the length of this footpath.</p>
<p>SIGNIFICANCE CALCULATION:</p>	<p>Receptor Sensitivity: <i>Medium</i></p> <p>Magnitude of Effect: <i>Substantial</i></p> <p>Significance of Effect: <i>Major/Moderate</i></p>
<p>NATURE OF EFFECT:</p>	<p>As the entire development will be in full view from these viewpoints, and the make-up and balance of the view will change significantly, the Nature of Effect of the proposed development is <i>Adverse</i>.</p>

VIEWES FROM B3098 LAVINGTON LANE ADJACENT TO SITE

Viewpoint 3a & 3b: Adjacent open partial views south and west onto the northern edge of the site from the junction of the B3098 Lavington Lane, and Bridleway WLAV29, on the north-east corner of the site.

Approximate distance from site: Adjacent.

Approximate OS map elevation: Between 70m and 75m AOD.



ASSESSMENT:

These views are taken from the junction of Bridleway WLAV29 and Lavington Lane. Viewpoint 3a shows the filtered view onto the north-east corner of the site, the level change is prominent between the site and the road, which alongside the eastern boundary vegetation limits views from Bridleway WLAV29.

Viewpoint 3b shows the level change between the road level and the northern section of the site. Consequently, the landform obscures the southern section of the site. The dwellings at Eastfield on the site’s western boundary are currently seen from the Lane, therefore housing is not a new feature in this view, and although the development will be set back from the road, making it less

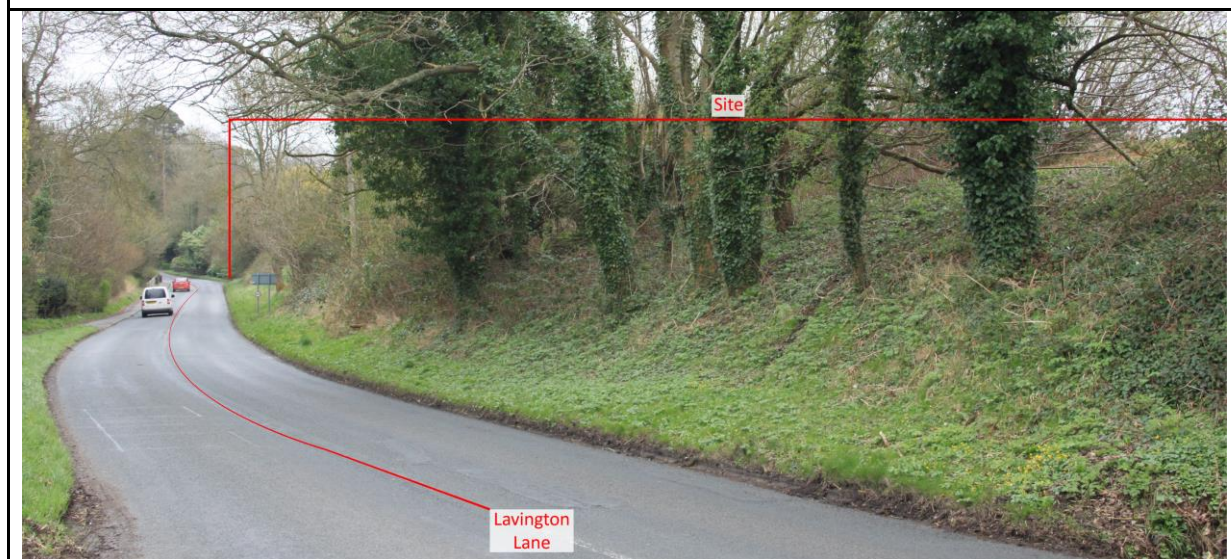
	prominent, it will break the skyline. The proposed new access from Lavington Lane will be visible as a new feature.
SIGNIFICANCE CALCULATION:	Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Substantial</i> Significance of Effect: <i>Major/Moderate</i>
NATURE OF EFFECT:	As the development and new road entrance will be in full view and the make-up and balance of the view will change, the Nature of Effect of the proposed development is <i>Adverse</i> .

VIEWS FROM B3098 LAVINGTON LANE ADJACENT TO SITE

Viewpoint 4a & 4b: Adjacent partial and heavily filtered views south-west and south into the site, from the junction of B3098 Lavington Lane and Footpath WLAV8 on the north-west corner of the site.

Approximate distance from site: Adjacent.

Approximate OS map elevation: Between 70m and 75m AOD.





<p>ASSESSMENT:</p>	<p>The views onto the site are largely obscured by the roadside trees, with views being heavily filtered in the winter months. Furthermore, development will be set back from the roadside, with additional woodland planting recommended to further filter views onto the northern section of the site. The proposed entrance will be discernible as a new feature in the view.</p>
<p>SIGNIFICANCE CALCULATION:</p>	<p>Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Moderate</i> Significance of Effect: <i>Moderate</i></p>
<p>NATURE OF EFFECT:</p>	<p>While theoretically visible, the development will be difficult for receptors to discern, being well contained by the roadside vegetation. However, the proposed entrance will be seen as a new feature along Lavington Lane, as such the Nature of Effect of the proposed development is <i>Adverse</i>.</p>

VIEW FROM FOOTPATH WLAV44

Viewpoint 5: An adjacent open view east across the site from Footpath WLAV44 on the north-west corner.

Approximate distance from site: Adjacent.

Approximate OS map elevation: Between 75m and 80m AOD.



<p>ASSESSMENT:</p>	<p>The lack of vegetation alongside this footpath means that there is an unobstructed open view onto the main development area and towards the escarpment beyond. The development will break the skyline and any views will be obscured. The primary receptors of this view are users of Footpath WLAV44, furthermore, the views are representative of those from the dwellings that are accessed from the footpath. The development would benefit from a landscape buffer along the length of this footpath.</p>
<p>SIGNIFICANCE CALCULATION:</p>	<p>Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Substantial</i> Significance of Effect: <i>Major/Moderate</i></p>
<p>NATURE OF EFFECT:</p>	<p>Any development on this part of the site will have a detrimental effect on the view, and due to its open nature will change to the make-up and balance of it. As such, the Nature of Effect of the proposed development is considered to be <i>Adverse</i>.</p>

VIEW FROM 3098 LAVINGTON LANE

Viewpoint 6: A close distance, partial and heavily filtered view south-west towards the northern part of the site, from the B3098 Lavington Lane, on the edge of Market Lavington, adjacent to the grounds of Lavington School.

Approximate distance from site: 230m.

Approximate OS map elevation: Between 75m and 80m AOD.



<p>ASSESSMENT:</p>	<p>The elevated nature of this viewpoint location means that the during the winter months there will be a partial view of the main development area from the edge of Market Lavington. This view across the development area will not change as receptors can already see the dwellings on Eastfield. During the summer months the view will be obscured by full leaf cover on the trees. The proposed access off Lavington Lane will be seen as a new feature in the view regardless of seasonality, and although it will not change the balance of the view, there will be slight detrimental effect on the visual character of the rural lane.</p>
<p>SIGNIFICANCE CALCULATION:</p>	<p>Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Slight</i> Significance of Effect: <i>Moderate/Minor</i></p>
<p>NATURE OF EFFECT:</p>	<p>Intervisibility with the main development is seasonal, and is limited to an area of the site that contains existing dwellings as a backdrop. However, the proposed access will be visible as a new feature regardless of seasonality. As such, the Nature of Effect of the proposed development is considered to be <i>Adverse</i>.</p>

VIEW FROM FOOTPATH WLAV8

Viewpoint 7: An elevated, close distance, heavily filtered view south-east towards the site from Footpath WLAV8.

Approximate distance from site: 157m.

Approximate OS map elevation: Between 75m and 80m AOD.



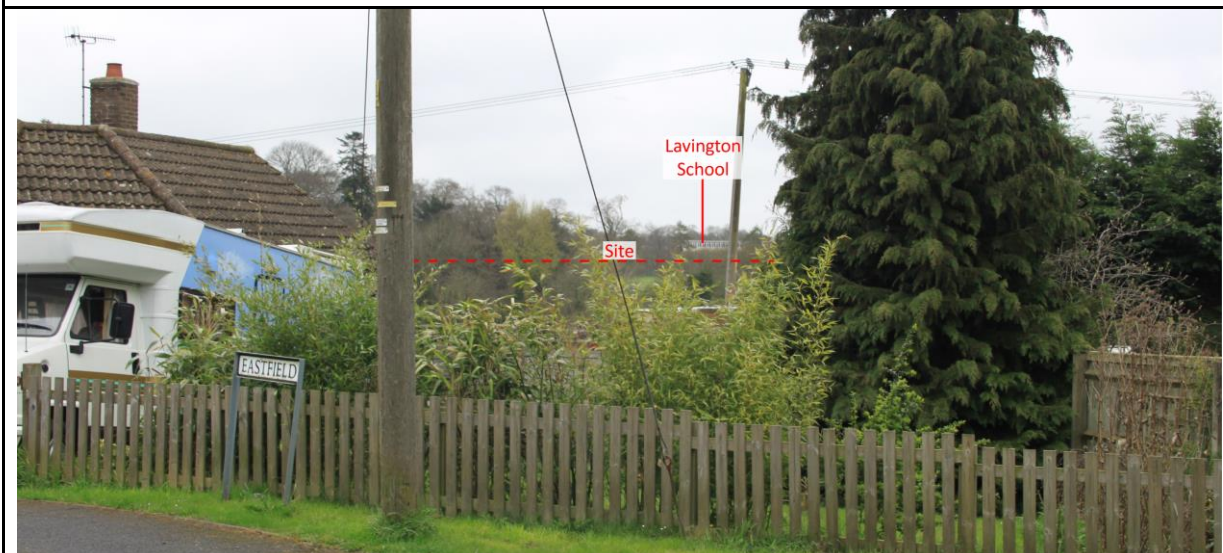
<p>ASSESSMENT:</p>	<p>There is an open view of the site’s northern boundary. The dense group of trees on this part of the boundary means that views of the main development area are heavily filtered, even during the winter months. Seasonality is a factor to be considered with this viewpoint, as such full leaf cover on the trees during the summer months will mean that development will be fully obscured from view. The view of the site in the winter months will show the existing field replaced with dwellings. To ensure the rural character of the site remains, a landscape buffer should be considered along the northern boundary. The primary receptors of this viewpoint are pedestrians using the footpath, who, regardless of the time of year will continue to see the escarpment, which creates a backdrop to the landscape.</p>
<p>SIGNIFICANCE CALCULATION:</p>	<p>Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Negligible</i> Significance of Effect: <i>Minor</i></p>
<p>NATURE OF EFFECT:</p>	<p>While the site boundary is visible in the view, the actual development area is heavily filtered, and will only be seen during the winter months, therefore any change to the make-up and balance of the view will be minimal and seasonal. However, there will be a change in the view during the winter months. As such, the Nature of Effect of the proposed development is considered to be <i>Adverse</i>.</p>

VIEW FROM EASTFIELD (RESIDENTIAL)

Viewpoint 8: A close distance view north-east into the site from between dwellings on Eastfield (road) to the west of the site.

Approximate distance from site: 40m.

Approximate OS map elevation: Between 80m and 85m AOD.



<p>ASSESSMENT:</p>	<p>There are views into the site between the dwellings on Eastfield. Receptors from this viewpoint are drivers, as well as pedestrians using the pavements, with views into the site being prominent in this particular location as it is on a corner on Eastfield. Further north along Eastfield public views are glimpsed at a 90° angle to the road and pavement. This view is also representative of the private views into the site from the dwellings along the western boundary, the views of which will be open into the site, over rear garden fences. Views across the site and towards Lavington School will be obscured. It is recommended that rear gardens of the proposed dwellings are located adjacent to the existing rear gardens to allow a garden buffer between the existing and proposed development.</p>
<p>SIGNIFICANCE CALCULATION:</p>	<p>Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Moderate</i> Significance of Effect: <i>Moderate</i></p>
<p>NATURE OF EFFECT:</p>	<p>Intervisibility with the site is limited to glimpsed views, and although the development proposals will be seen within the context of existing residential development there will be a detrimental effect on the view, which will change to the make-up and balance of it. As such, the Nature of Effect of the proposed development is considered to be <i>Adverse</i>.</p>

VIEW FROM BRIDLEWAY WLAV16

Viewpoint 9: A close distance partial view north towards the site from Bridleway WLAV16 to the south of the site.

Approximate distance from site: 168m.

OS map elevation: Between 85m and 90m AOD.



<p>ASSESSMENT:</p>	<p>This is a partial view onto the south-west corner of the site, across a field used for recreation, and will show the proposed development alongside dwellings on Newby Close, in the context of the residential edge of West Lavington. The lower level of the site will mean that views from this bridleway will be of the upper storeys of the proposed dwellings, which will be seen against a backdrop of trees at Manor House Woods. Street lights and pylons provide existing urban infrastructure features to the views in the foreground of the site. Views into the site further along the southern boundary are obscured by existing intervening roadside trees, and along the western boundary by existing residential development.</p>
<p>SIGNIFICANCE CALCULATION:</p>	<p>Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Slight</i> Significance of Effect: <i>Moderate/Minor</i></p>
<p>NATURE OF EFFECT:</p>	<p>The view is limited along the bridleway to the length of recreational field, and intervisibility with the site through the trees will see the development in the context of the existing village edge. Therefore, there will be no change to the make-up and balance of the view, however due to the open nature of the view towards the site, the Nature of Effect of the proposed development is considered to be <i>Adverse</i>.</p>

VIEW FROM BRIDLEWAY MLAV26

Viewpoint 10: An obscured medium distance view west towards the site from Bridleway MLAV26 on the edge of Market Lavington.

Approximate distance from site: 965m.

Approximate OS map elevation: Between 95m and 100m AOD.



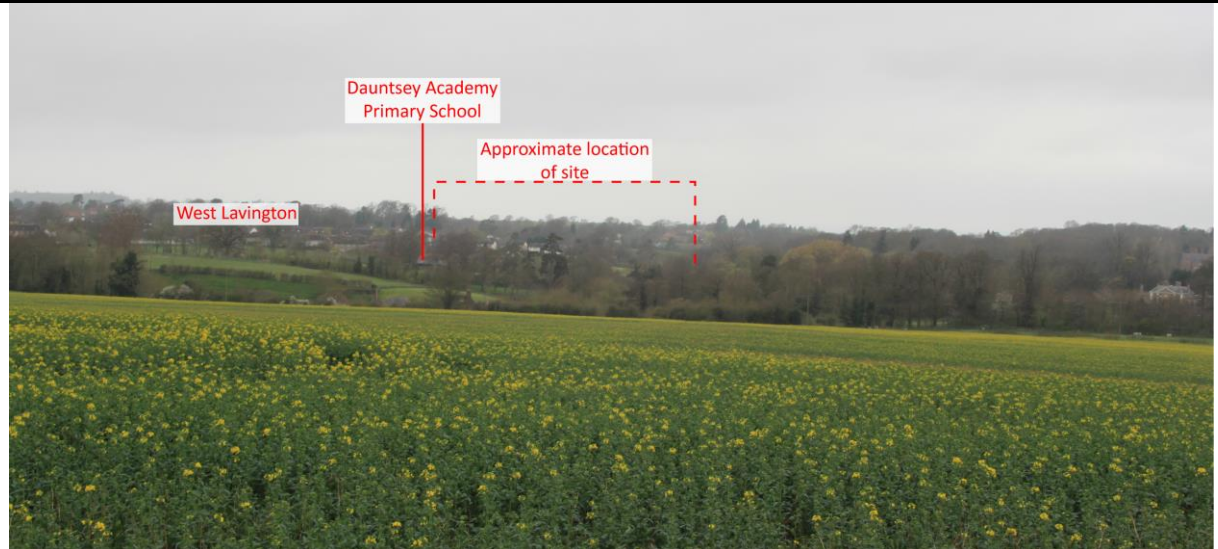
ASSESSMENT:	The site and proposed development is obscured from view by the intervening riparian woodland alongside Semington Brook. Due to the density of the woodland in this area seasonality is not considered.
SIGNIFICANCE CALCULATION:	<p>Receptor Sensitivity: <i>Medium</i></p> <p>Magnitude of Effect: <i>None</i></p> <p>Significance of Effect: <i>None</i></p>
NATURE OF EFFECT:	There is no intervisibility with the site, as such, the Nature of Effect of the proposed development is considered to be <i>None</i> .

VIEWES FROM BRIDLEWAY WLAV27

Viewpoint 11: A medium distance partial view north-west towards the site from Bridleway WLAV27.

Approximate distance from site: 708m.

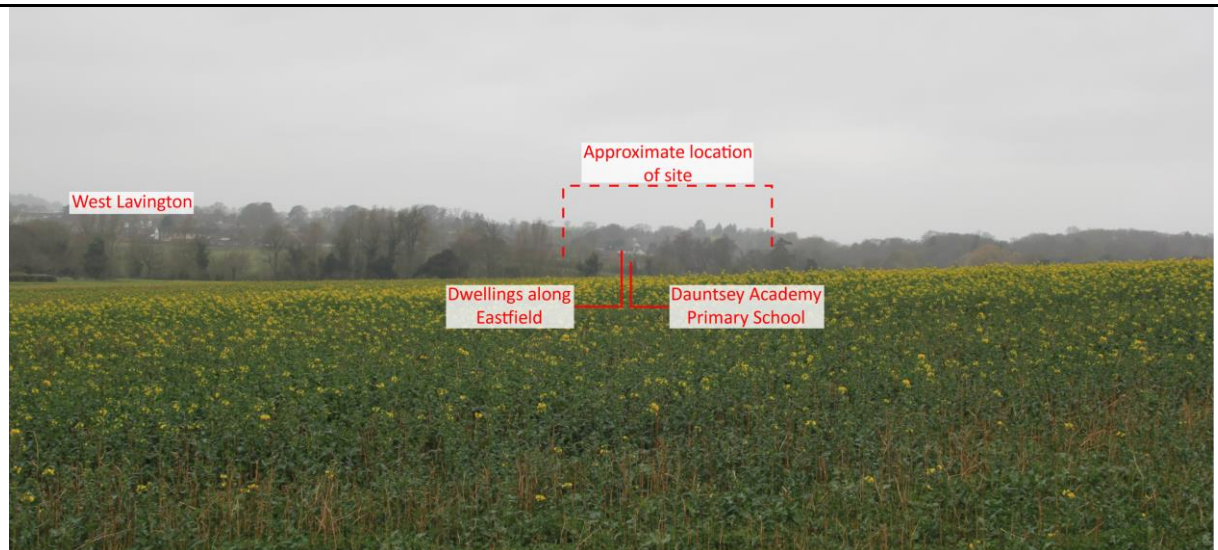
Approximate OS map elevation: Between 105m and 110m AOD.



Viewpoint 12: A medium distance partial view north-west into the site from Bridleway WLAV27.

Approximate distance from site: 783m.

Approximate OS map elevation: Between 100m and 105m AOD.



ASSESSMENT:

These two views, although close to each other, are at different elevations, with both showing that there are glimpsed partial views into the site from this Bridleway. The site is largely obscured from view by the intervening trees, however the elevated nature of the views and the elevated areas of the site, means that there are some partial and filtered views over the top of, and through the trees. This is shown in both views, predominantly on the northern section of the site, where the dwellings along Eastfield are visible.

	<p>The proposed development will not provide any change in this area as it will be residential in nature, as is the existing view, and will be seen in the context of the existing village against a backdrop of trees. Viewpoint 11, being slightly more elevated allows for an additional partial view onto the sloping part of the site. This is a seasonal view, which during the summer months will be obscured by the leaf cover on the trees. The development as a whole in viewpoint 11 will generally be less visible during the summer months due to the additional leaf cover, however this is not the case from viewpoint 12, where upper storeys of the dwellings will continue to be seen.</p>
<p>SIGNIFICANCE CALCULATION:</p>	<p>Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>Slight</i> Significance of Effect: <i>Moderate/Minor</i></p>
<p>NATURE OF EFFECT:</p>	<p>Intervisibility with the site is limited to partial views, above or between the intervening vegetation, however, the development proposals will be seen within the context of existing residential development. Furthermore, there are seasonal winter views onto a section of the site where it will be obvious that there is new development, regardless of its context with the rest of the site and existing village, which although these will not change the make-up or balance of the view, will have a limited detrimental effect. As such, the Nature of Effect of the proposed development is considered to be <i>Adverse</i>.</p>

IEWS FROM BRIDLEWAY WLAV14

Viewpoint 13: An obscured close view north towards the site from Bridleway WLAV14, to the south of the site.

Approximate distance from site: 347m.

Approximate OS map elevation: Between 85m and 90m AOD.



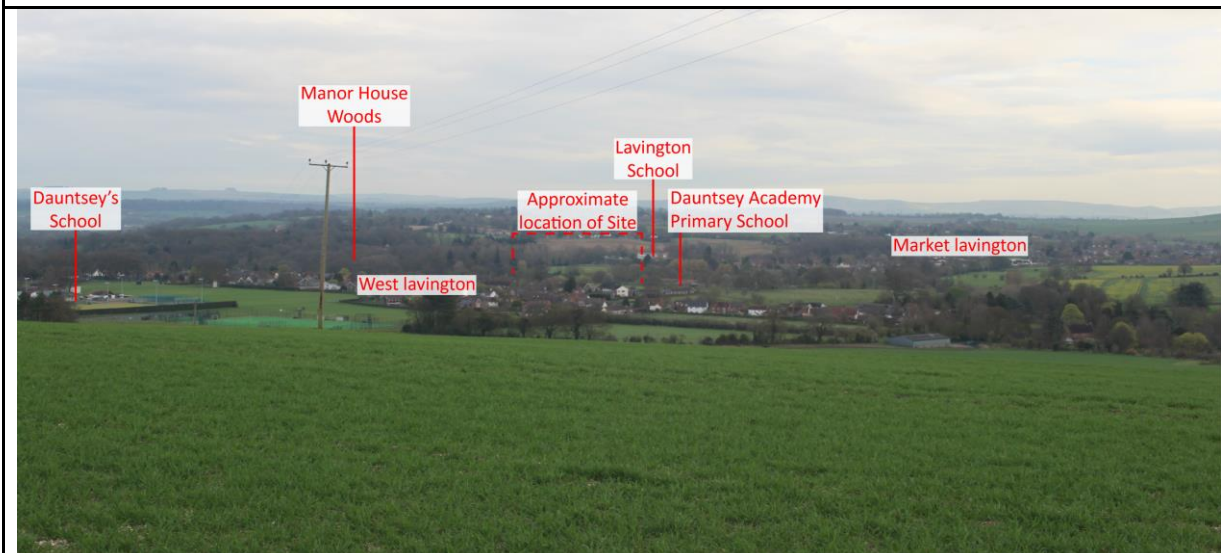
ASSESSMENT:	The site and proposed development is obscured from view by the intervening landform, characteristic of the undulating topography of the local area.
SIGNIFICANCE CALCULATION:	<p>Receptor Sensitivity: <i>Medium</i></p> <p>Magnitude of Effect: <i>None</i></p> <p>Significance of Effect: <i>None</i></p>
NATURE OF EFFECT:	There is no intervisibility with the site, as such, the Nature of Effect of the proposed development is considered to be <i>None</i> .

VIEWES FROM BYWAY WLAV7B

Viewpoint 14: An elevated medium distance partial view north-east towards the site from the base of the radio mast on Byway WLAV7B on Strawberry Hill.

Approximate distance from site: 1.29km.

Approximate OS map elevation: Between 150m and 155m AOD.



<p>ASSESSMENT:</p>	<p>Although this is an elevated view, which provides a wide panorama across West Lavington and Market Lavington, the site itself is obscured from view. Additionally, any proposed development on the site will continue to be obscured by intervening vegetation. There are potential glimpsed winter views of the dwelling ridgelines between the trees, however the distance is a mitigating factor which means that these views will not be discernible to receptors using this footpath. This view was taken when leaf cover was still at very low coverage, therefore views in the summer will continue to be obscured when leaf cover is at its peak.</p>
<p>SIGNIFICANCE CALCULATION:</p>	<p>Receptor Sensitivity: <i>Medium</i> Magnitude of Effect: <i>None</i> Significance of Effect: <i>None</i></p>
<p>NATURE OF EFFECT:</p>	<p>As the entire development will be completely obscured, the Nature of Effect of the proposed development is <i>Neutral</i>.</p>

VIEWS FROM WHITE HORSE TRAIL & WESSEX RIDGEWAY (BYWAY MLAV28)

Viewpoint 15: An elevated long distance partial view west towards the site from a junction of PRowS, Bridleway MLAV31 and Byway MLAV28. The byway is also the route of the White Horse Trail and Wessex Ridgeway Recreational Routes on the edge of Westdown Artillery Range (MOD land).

Approximate distance from site: 2.12km.

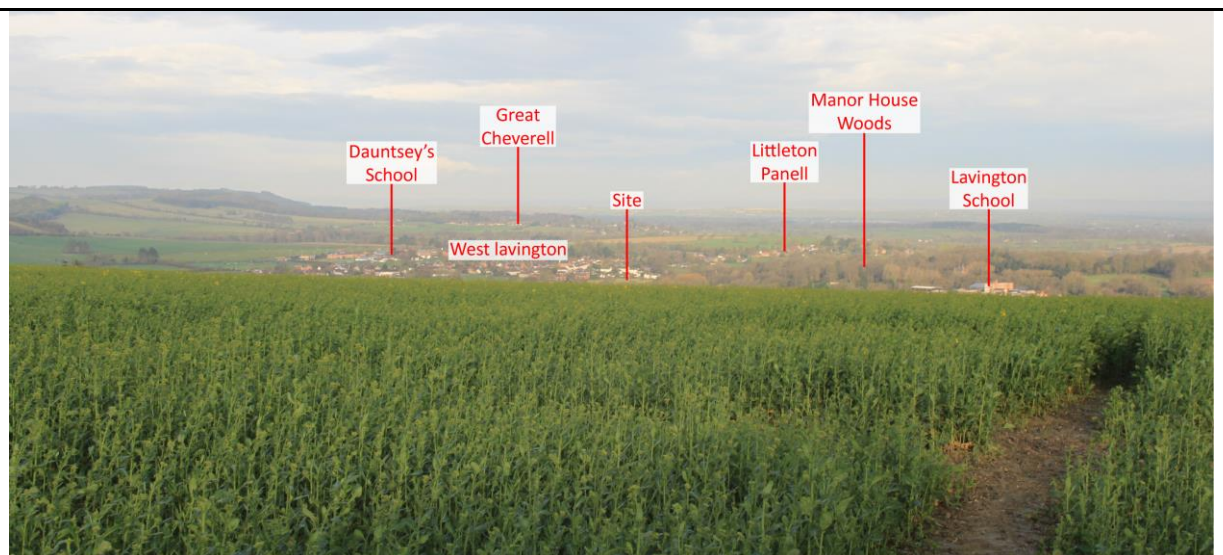
Approximate OS map elevation: Between 190m and 195m AOD.



Viewpoint 16: An elevated long distance partial view west towards the site from a junction of Lavington Hill and Byway MLAV28. The byway is also the route of the White Horse Trail and Wessex Ridgeway Recreational Route on the edge of Westdown Artillery Range (MOD land).

Approximate distance from site: 1.84km.

Approximate OS map elevation: Between 190m and 195m AOD.



ASSESSMENT: These views are from elevated locations on the White Horse Trail and Wessex Ridgeway Recreational Routes. Views from these routes provide wide panoramic views across West Lavington and the Vale of Pewsey. From Viewpoint 15 the majority of the site is obscured by intervening woodland; however, there are

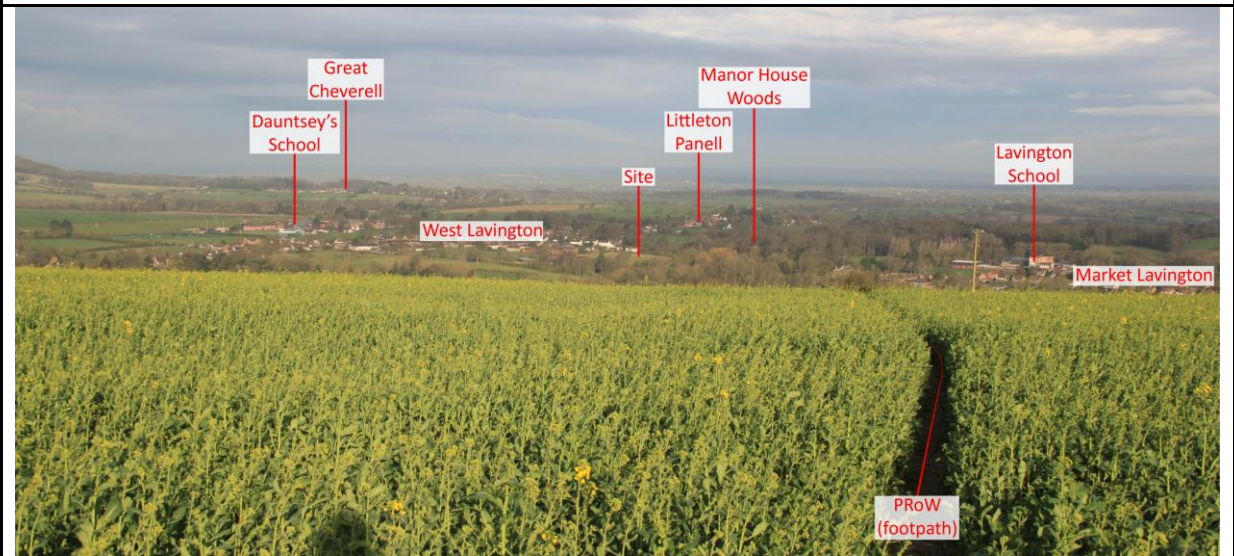
	<p>potential winter views of the ridgelines of the buildings, particularly on the western boundary of the site.</p> <p>Viewpoint 16 provides a slightly more open view onto the site, over the top of intervening woodland. Although the site can be seen, it is part of a much wider panorama, which means any development will be integrated into the wider landscape, and will be seen within the context of the existing surrounding built form at West Lavington. Furthermore, distance is a mitigating factor which makes the site less discernible in the view.</p>
SIGNIFICANCE CALCULATION:	<p>Receptor Sensitivity: <i>High</i></p> <p>Magnitude of Effect: <i>Negligible</i></p> <p>Significance of Effect: <i>Moderate/Minor</i></p>
NATURE OF EFFECT:	<p>While the development will be difficult for receptors to discern due to distance and the surrounding built form context of West Lavington, it is still theoretically visible. As such the Nature of Effect of the proposed development is <i>Adverse</i>.</p>

IEWS FROM FOOTPATH MLAV27

Viewpoint 17: An elevated long distance open view north-west towards the site from Footpath MLAV27, a route connecting to the White Horse Trail and Wessex Ridgeway Recreational Routes on the edge of Westdown Artillery Range (MOD land).

Approximate distance from site: 1.63km.

Approximate OS map elevation: Between 185m and 190m AOD.



ASSESSMENT:	<p>This is a view from an elevated location, which looks over the site, and provides a wider panoramic view of West Lavington and the Vale of Pewsey. Although discernible in the view on the village edge the proposed development will be seen in the context of, and is contained by, the existing built form at West Lavington. The view shows the extent of the development beyond the current village edge,</p>
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	while also showing the natural landscape buffer between the villages, which is to be enhanced by planting on the eastern boundary. The site is further contained by the surrounding woodland. Distance, and wider countryside views are mitigating factors.
SIGNIFICANCE CALCULATION:	Receptor Sensitivity: <i>High</i> Magnitude of Effect: <i>Slight</i> Significance of Effect: <i>Moderate</i>
NATURE OF EFFECT:	Although the site is integrated into a much wider view, the development will still be seen as a new feature on the edge of West Lavington. As such, the Nature of Effect of the proposed development is <i>Adverse</i> .

OVERALL SIGNIFICANCE OF VISUAL EFFECT

5.3.4 The **Overall Visual Sensitivity** of the study area is considered *medium*, taking account of the surrounding road and PRow networks. Whereas the visual envelope of the site is comparatively limited when considering the potential for elevated views from the east and south-east, with existing dense vegetation being a key mitigating feature obscuring most longer distance views. Additionally, the existing built form of West Lavington and Littleton Panell further contributes to obscuring most views from the south and west.

5.3.5 The most open views into the site are from the PRow crossing it, and from the road and other PRowS adjacent to it. However, views from the bridleway to the east are heavily filtered if not obscured by the boundary vegetation, and the sunken level of the lane. While there are longer distance elevated views from the ridgeline to the east, they are of a much wider panorama across both West and Market Lavington, as well as Littleton Panell, and the wider Vale of Pewsey. Any views of the site from these wider viewpoints will show it in the context of the existing built form of West Lavington. Additionally, these viewpoints show the physical break between West Lavington and Market Lavington created by the dense woodland between them. Landscape recommendations within this report will ensure that the eastern boundary of the site will be enhanced as per the draft neighbourhood plan, so that this buffer is strengthened.

5.3.6 Although seen within the context of existing village edge, new built form will be seen on an area of land which was not previously developed. As such, the **Overall Magnitude of Visual Effect** is considered to be *Moderate*, resulting in the **Overall Significance of Effect** being considered *Moderate*, which is **not** significant when considered under the LVIA methodology used in the assessment.

5.3.7 Although the development proposals will largely be seen in the context of the existing edge of West Lavington, the views will show built form and a new road access, where none existed previously. Furthermore, although the overall visual character of the wider area will largely be unchanged, there will be changes to the make-up and balance of views from a close distance. As such, the **Overall Nature of Visual Effect** is considered to be *Adverse*.

5.4 CONSTRUCTION EFFECTS

5.4.1 During construction, plant and materials will be visible. However, the construction effects associated with the development will be temporary and will have no lasting adverse effects on the recorded landscape and visual receptors. Appropriate storage of construction material and equipment will help minimise any effects during construction. Vehicular access will be via the field access gate off Sandfield, until the proposed new access off Lavington Lane is completed, at which point, this will become the primary construction access. Suitable root protection area stand-offs will be applied around all retained vegetation where necessary.

5.5 RECOMMENDED MITIGATION AND ENHANCEMENT

5.5.1 The following recommendations are appropriate to reduce the significance of the potential landscape and visual effects of the proposed development, with the aim being to integrate the development into the landscape while providing enhancements to the area's landscape structure through a comprehensive scheme of planting and management.

Management of Existing Planting:

- Limited tree removal on the northern boundary to accommodate the proposed access.
- Manage and enhance the hedgerows on the eastern, southern and western boundaries of the site.
- General management recommendations: - See associated Tree Survey and Arboricultural Impact Assessment (2017) carried out by **WHLandscape**.
 - ◆ Remove any existing poor quality/diseased vegetation or invasive species and replace as appropriate.
 - ◆ Maintenance of all retained vegetation, with a focus on undertaking remedial work, including thinning, removal of low growth and crown raising as appropriate.
 - ◆ Plant additional tree and hedgerow species where necessary.
- Planting for the purposes of replacement and enhancement will use appropriate native species characteristic of the area.

Proposed Mitigation and Planting:

- A woodland block to be planted on the north facing slope on the northern boundary to reduce intervisibility between the new housing and Lavington Lane, as well as to enhance biodiversity.
- A woodland belt along the eastern boundary to enhance the landscape buffer between West Lavington and Market Lavington.
- New hedges to be planted within the development area to soften the new built form.
- Trees should be planted within the development area to enhance its setting.
- Ensure the building materials used are sympathetic of the local vernacular.
- Ensure ridgeline heights are kept to a minimum.

EFFECT OF MITIGATION ON LANDSCAPE RECEPTORS

5.5.2 At Implementation: The overall Significance of Effect and Nature of Effect will remain largely the same. In both instances, while removal of inappropriate vegetation and general remedial work will be an improvement to the area, any changes associated with the mitigation will primarily become apparent when planting reaches maturity.

5.5.3 At Maturity: The overall Significance of Effect will be more positive due to the increase in woodland planting which will provide enhancement to local biodiversity and green links across the site. The proposed planting will ensure that the development is better integrated into the local landscape setting. Therefore, the Significance of Effect will become Minor, with the Nature of Effect becoming Positive as there will be notable benefits in respect of the site's tree and hedgerow cover, with species diversity being improved, and the change of use of the site from a disused area of rough pasture.

EFFECT OF MITIGATION ON VISUAL RECEPTORS

5.5.4 At Implementation: The Significance of Visual Effect and Nature of Effect will be largely the same from the majority of Viewpoints. However, the general management of the existing vegetation will have some *Positive* benefits on visual amenity

5.5.5 At Maturity: The overall Significance of Visual Effect will be lowered to Minor, with the planting of the proposed woodland on the site's boundaries providing additional filtering of views of the proposed development, therefore further integrating the site into the local landscape. The recommended on-site planting will further soften the impact of the development.

6. INDICATIVE LANDSCAPE STRATEGY

6.1 The landscape strategy described in this section is a broad approach to ensuring that the proposed development is successfully integrated into the wider landscape and will conserve and enhance the landscape setting of the site.

6.2 The strategy is designed to address the following issues:

- Maintaining a strong landscape framework capable of absorbing and reducing possible Visual Effects from the proposed development on views towards the site.
- Mitigating any local visual effect of the proposed development.
- Enhancing the landscape and visual character of the area.
- Maintaining, protecting and supplementing existing patterns of vegetation through extensive new planting, restoration and management of the landscape as a whole.

6.3 LANDSCAPE PROPOSALS

6.3.1 The aim of the proposals is to integrate the development into the local landscape, and the way the site will be perceived in its context. The proposals also aim to incorporate elements of the area's local character alongside the local landscape and the existing residential character. Proposals will focus on the enhancement of the existing landscape structure, as well as the establishment of new woodland, tree and hedge planting both within and around the development. This planting will use locally native species. The proposals are in keeping with the relevant characteristics listed in section 4.2 of this document, while also being guided by, and meeting the requirements of, the relevant policies listed in section 3.

6.3.2 It is not the aim to screen the proposed site, but rather to create a balanced setting for the development which takes account of existing natural heritage features while also providing a strong landscape framework. New planting will take place around the site where appropriate, specifically in areas where there is limited or weakened boundary definition. There will be a focus on removing inappropriate species and supplementing existing green infrastructure with native species, while also appropriately managing retained vegetation as per the associated Tree Survey and Arboricultural Impact Assessment.

6.3.3 The Indicative Site Layout provided in Figure 9. shows the recommended structural planting on the northern, eastern and southern boundaries which will integrate the development into the local

area. Landscaping will include blocks of woodland with shrub underplanting, which will ultimately show a considered development area for the built form to be located. The development area shown on the plan will comprise the dwellings, gardens, internal roads, pavements, parking, and additional green space. The layout of the development should allow space for planting, including trees to help soften the overall built form.

6.3.4 Figure 10. Landscape Strategy for Proposed Access provides information regarding the planting around the proposed access to ensure that it can be integrated into the rural context of the lane. Due to the topography on this section of the site, the access will be engineered, and the roadside embankments will be relatively steep, thereby limiting the type of vegetation that can be planted. However, it is recommended that planting includes a ground cover consisting of bulb planting to be planted into a mix of pollen rich wildflower seed and hard-wearing amenity grass. Shrubs will be planted where appropriate on the embankment leaving clear visibility splays. The planting around the new access is used to provide an attractive setting to the entrance, as well as ensuring that the access is cohesive with the rural nature of the lane.

7. SUMMARY AND CONCLUSIONS

7.1 The key considerations when assessing the potential landscape and visual effects of the proposals are the receptors that will be potentially affected by the development. Of particular importance to the consideration of the developments overall effect is the principal of urbanising the site as it is favoured as an allocation for residential use in the Draft West Lavington Neighbourhood Plan (2017). Key mitigating factors to be considered include the adjacent existing built form on the edge of West Lavington, and the well contained nature of the site with an existing well defined eastern boundary.

7.2 In respect of changes in landscape character associated with the proposed development, there will be no significant effects as a result of the proposal to build-out the site as a residential development. Any potential effects will be localised, with the area of unused rough pasture being the landscape element primarily affected. Moreover, there is a requirement to provide substantial areas of green infrastructure for residential development to take place on this piece of land. This will not only allow for the development to be well integrated into the landscape and provide biodiversity enhancements with the provision of a woodland buffer on the northern and eastern boundaries, but also to ensure that the rural character of the area, particularly adjacent to Lavington Lane is not lost. Furthermore, the increase in green infrastructure required will mean that landscape enhancements can form a key part of the development, rather than planting being proposed simply for mitigation purposes.

7.3 The proposed dwellings will be located largely towards the centre of the site, and on the western edge adjacent to the existing housing on the edge of West Lavington on Newby Close and Eastfield. Although this development creates a new edge to West Lavington, the eastern boundary and the recommended landscaping, creates a much more defensible boundary than the current village edge. This will ensure that there is no coalescence between the villages of West, and Market Lavington, which is a key concern in regard to local planning policy, particularly in the Kennet Landscape Conservation Strategy. While there is currently no development on the site, it has the opportunity to be enhanced with the development and a suitable landscape structure. The proposals also provide scope for extensive new planting to ensure that it can be integrated into the local area while providing an attractive setting, as well as ensuring that the rural character of Lavington Lane running adjacent to the site remains.

7.4 The proposed development is not considered to adversely affect the key characteristics or descriptions of the site and the surrounding landscape, nor does the development represent a key

issue facing any of the relevant Character Types/Areas of the area. The associated Heritage Assessment concludes that the development will have no effect on the historic and cultural assets within the study area. Nor will it have an effect on their landscape settings, particularly those of the West Lavington and Littleton Panell, and Market Lavington Conservation Areas.

7.5 The visual envelope of the site is comparatively limited from surrounding roads and PRoWs, particularly when taking account of the potential for distant elevated views from the south-east. The valley landform, intervening vegetation, and existing built form are key mitigating features for obscuring views. Open views into the site are generally from the roads and PRoWs adjacent to it, but due to the on-site landform the site is not seen as a whole. The most prominent views will be from the Footpath WLAV13 and Sandfield as the southern section of the site is where most of the development will occur. Views from Lavington Lane although open will largely be filtered by the proposed woodland block, however the proposed access will be a new feature. Views from Bridleway WLAV29 on the site's eastern boundary are largely obscured due to its sunken nature, however, where there are views, they are generally filtered by the boundary vegetation.

7.6 Aside from adjacent road and PRoW views, there are also residential views from Eastfield and Newby Close, and from Dauntsey's Academy Primary School. Beyond the adjacent roads and PRoWs, views into the site are largely from the elevated land to the south-east. The medium distance views from the lower elevations of the slope are largely obscured by intervening woodland, however, due to the topography of the site there is potential for some views through the trees which allow ridgeline views. However, the dwellings will be seen in the context of West Lavington. The medium distance views from the south-west, although elevated, are obscured by intervening vegetation. There are long distance elevated views, which overlook the site from the Recreational Routes on the Ridgeway to the south-east, but any views of the site will show it in the context of West Lavington, and as a small element in a much wider panorama.

7.7 From the south, south-west, west, north-west, north, or north-east, the prevailing landform and dense intervening vegetation act to obscure views towards the site, even during the winter months when leaf cover is at a minimum. As the visual assessment was undertaken in March 2017, it has been noted that seasonality will reduce intervisibility, and even obscure views of the site from some viewpoints, when there is full leaf cover.

7.8 As a result of the assessment of Landscape and Visual Effects, it has been determined that due to the relatively contained nature of the site, and the existing residential built form, any potential effect on landscape and visual receptors will be limited. The proposals will not be detrimental to any of the key characteristics or descriptions of the site and the surrounding landscape as identified in this document. Moreover, there are **not** any significant adverse effects on the landscape settings of the surrounding natural environment or historic heritage designations. Taken as a whole, the development will have an overall *Moderate* effect, which is **not** considered significant under the LVIA methodology used in this appraisal. The overall Nature of Effect of the development pre-mitigation is considered to be *Adverse*.

7.9 Recommended landscaping and enhancement measures will allow the development to be further integrated into the wider countryside through a scheme of landscape and habitat enhancement. There will be an increase in the diversity of the site's green infrastructure as well as enhancement of existing ecological resources. Seen from the wider landscape, the additional woodland planting along the eastern boundary will show a substantial landscape buffer which ensures that the villages of West Lavington and Market Lavington will not coalesce. Taken as a whole, the proposed development post-mitigation will have a *Minor Adverse* effect, which is **not** significant when considered under the LVIA methodology used in this assessment.

7.10 The recommended planting will reduce any potential adverse effects associated with the proposed development on the character and appearance of the study area and the wider landscape. The proposed development site has been identified as an area for residential development in the Draft West Lavington Neighbourhood Plan, which provides a site-specific policy context. The proposals can be undertaken in compliance with the relevant guidance and policies in the National Planning Policy Framework, the Wiltshire Core Strategy (2015), and the Draft West Lavington Neighbourhood Plan 2017 – 2026.

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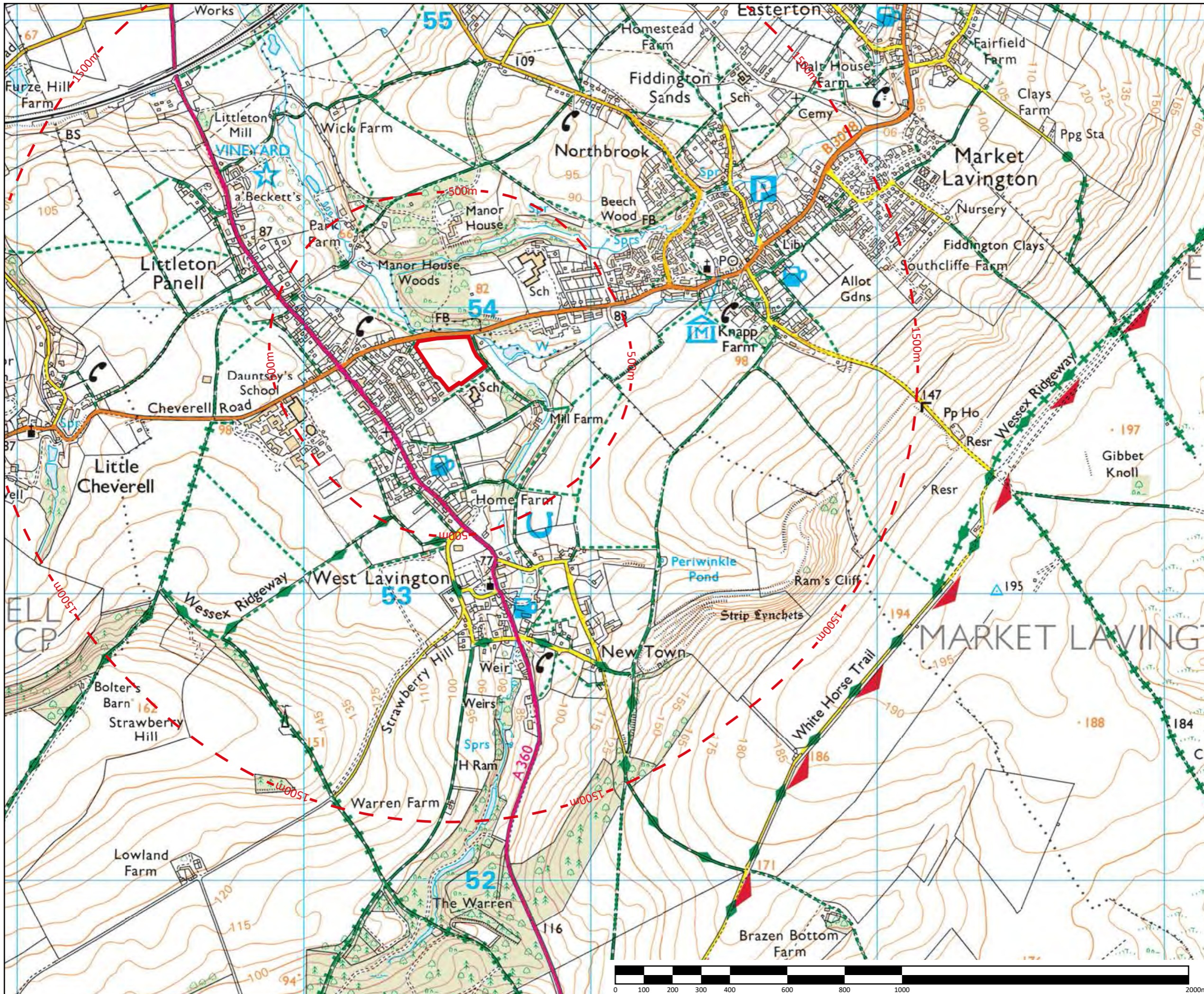
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ILLUSTRATIVE MATERIAL



Key:

- Site boundary
- Off-set from site boundary
- Public rights of way
 - Footpath
 - Bridleway
 - Byway open to all traffic
- Other public access
 - Other routes with public access
 - Recreational route
- Roads
 - Main road
 - Secondary road
 - Road generally more than 4m wide
 - Road generally less than 4m wide
 - Other road, drive or track
- Railways
 - Track multiple or single

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Client: Gaiger Bros Ltd		
Project: Land at Sandfield, West Lavington		
Figure title: Location Plan		
Figure number: Fig.1 (18.713)	Rev: a	Date: Mar 18
Scale: 1:12500 @ A3	DB: TA	CB: WH



Key:
 - Site

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Client:
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Project:
Land at Sandfield, West Lavington

Figure title:
Vertical Aerial

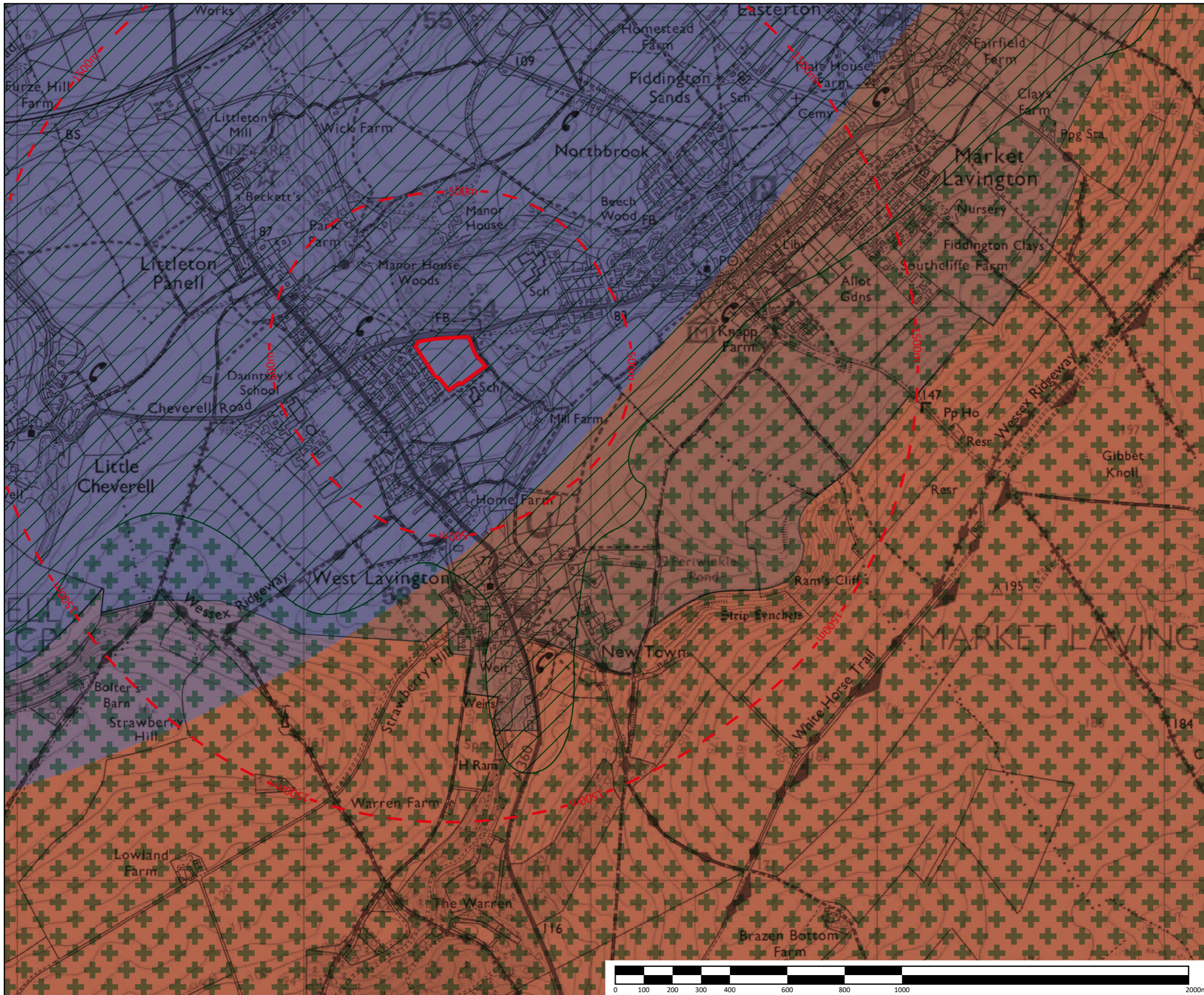
Figure number:
Fig.2 (18.713)

Rev:
Date:
Mar 18

Scale:
1:1500 @ A3

DB:
CB:
KJ WH





Key:

- Site
- Off-set from site boundary

National Character Areas

- NCA 117 Avon Vales
- NCA 132 Salisbury Plain & West Wiltshire Downs

Wiltshire Landscape Character Areas

- LCA 3A: Salisbury Plain West
- LCA 15A: Vale of Pewsey

Kennet Landscape Character Areas

- LCA 5: Salisbury Plain
- LCA 9: Vale of Pewsey

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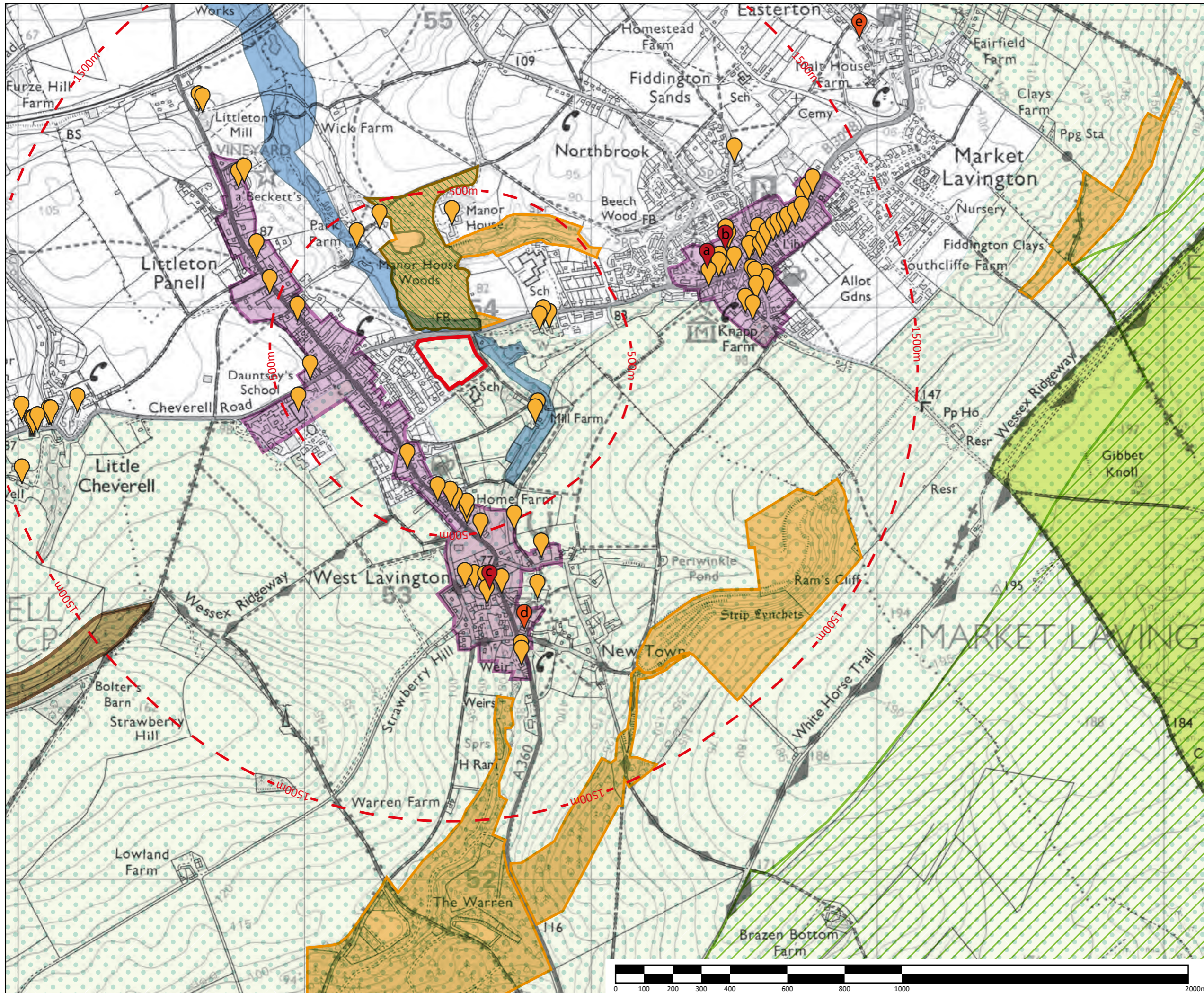
Client: Gaiger Bros Ltd

Project: Land at Sandfield, West Lavington

Figure title: Landscape Character

Figure number: Fig.3 (18.713) Rev: Date: Mar 18

Scale: 1:12500 @ A3 DB: KJ CB: WH



Key:

- Site
- Off-set from site boundary

Natural Heritage Designations

- Site of Special Scientific Interest (SSSI)
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)
- County Wildlife Site
- Special Landscape Area
- Ancient Woodland
- Area of High Ecological Value
- River Corridor

Historic Heritage Designations

- Conservation Area
- Scheduled Monument
- Grade I listed
 - a. Church of St Mary
 - b. The Old House
 - c. Church of All Saints
- Grade II* listed
 - d. Dial House
 - e. Kestrels
- Grade II listed (within 1500m of the site)

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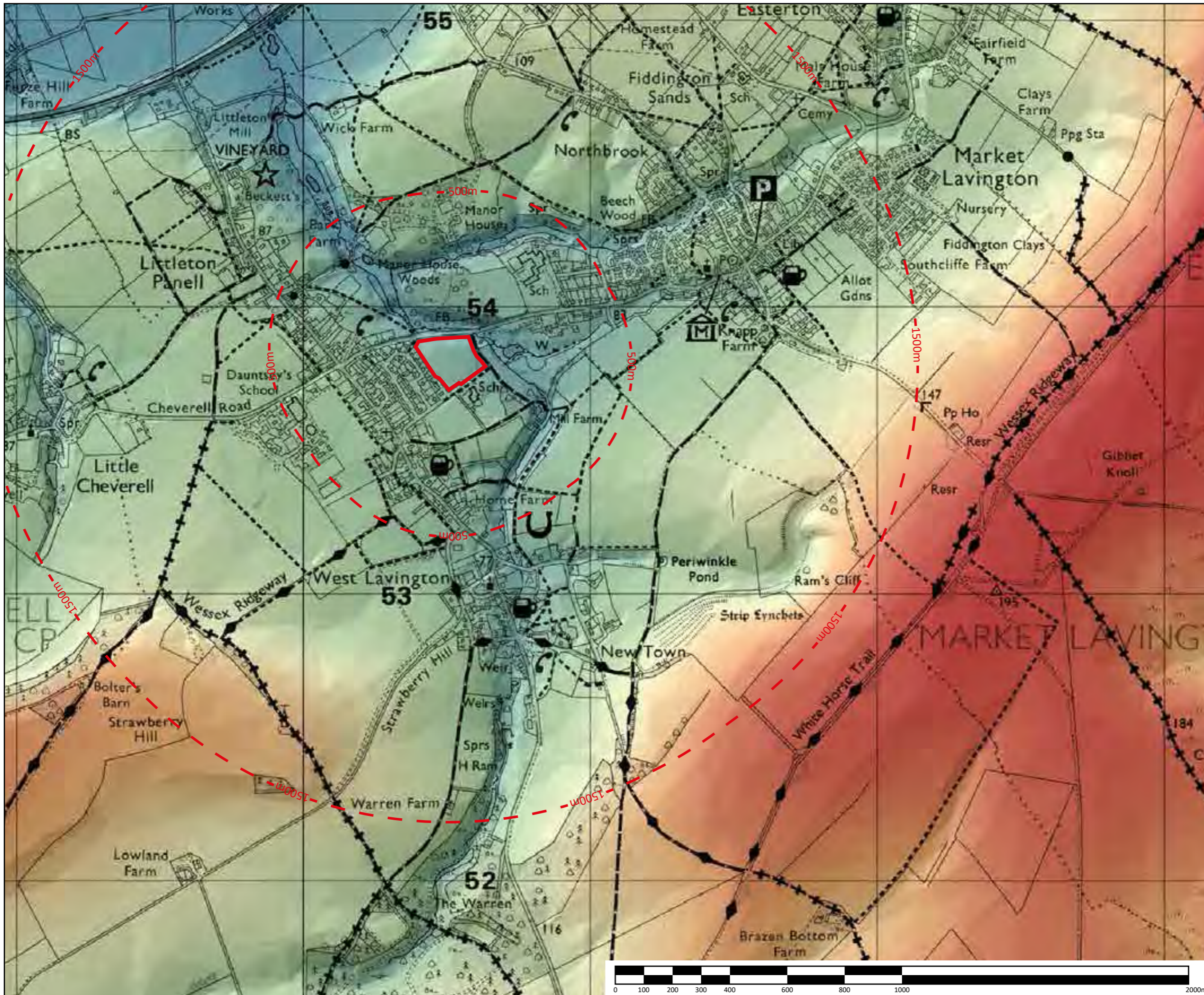
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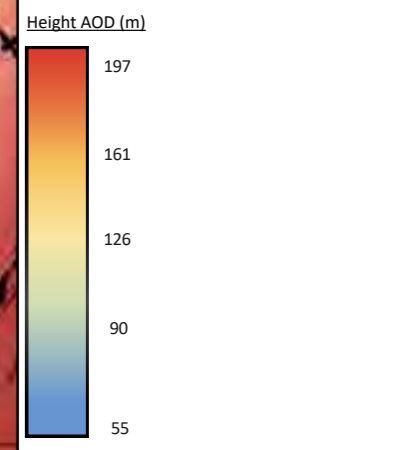
Client: Gaiger Bros Ltd		
Project: Land at Sandfield, West Lavington		
Figure title: Designations		
Figure number: Fig.4 (18.713)	Rev: 	Date: Mar 18
Scale: 1:12500 @ A3	DB: KJ	CB: WH





Key:

- Site
- Off-set from site boundary



Notes:
 The plan has been prepared using GIS computer software (MapInfo) and Ordnance Survey landform data, and as such does not take into account built form or vegetation present within the landscape.

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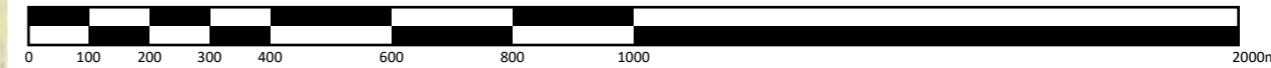
Client: Gaiger Bros Ltd

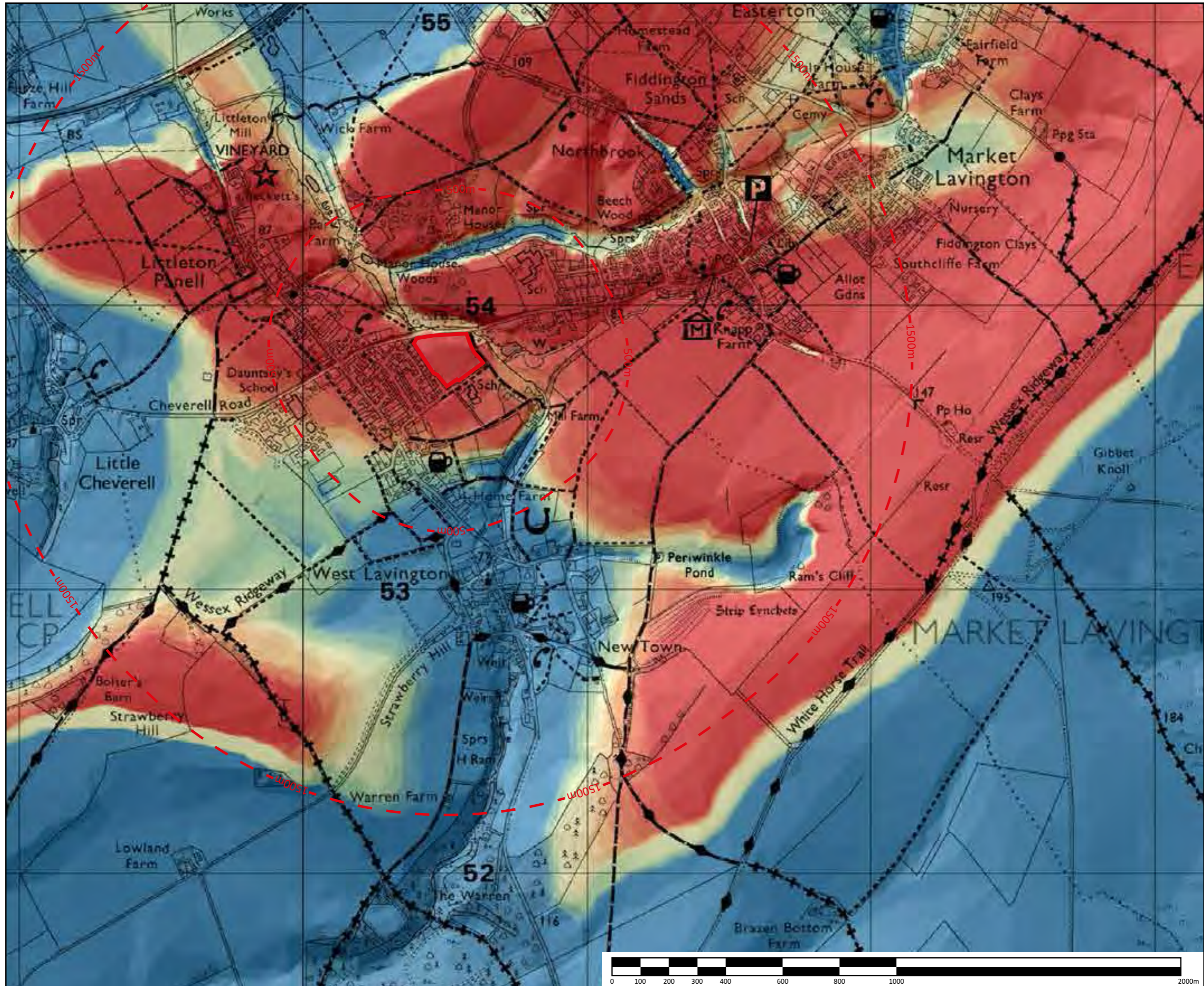
Project: Land at Sandfield, West Lavington

Figure title: Topography

Figure number: Fig.5 (18.713) Date: Mar 18

Scale: 1:12500 @ A3 DB: NM CB: WH





Key:

- Site
- Off-set from site boundary

Visibility

- High Potential Visibility
- Low Potential Visibility
- No Visibility

Notes:
 The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the site as a whole is potentially visible from the surrounding area (1.6m high receptor). The plan has been prepared using GIS computer software (MapInfo) and Ordnance Survey landform data, and as such does not take into account built form or vegetation present within the landscape. Field verification is required to refine the accuracy of the ZTV.

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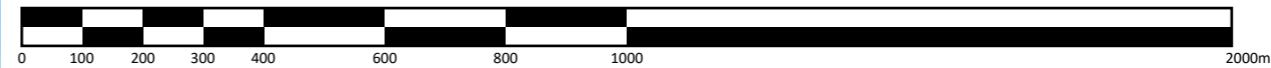
Client: Gaiger Bros Ltd

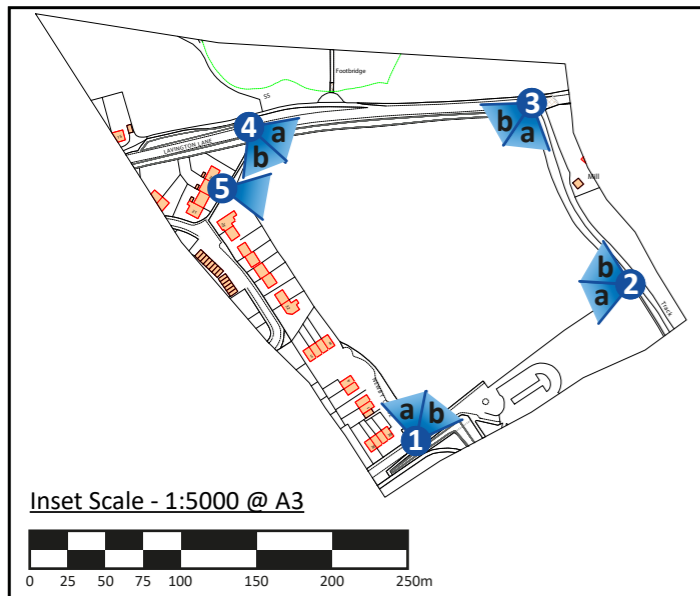
Project: Land at Sandfield, West Lavington

Figure title: Zone of Theoretical Visibility (ZTV)

Figure number: Fig.6 (18.713) Rev: Date: Mar 18

Scale: 1:12500 @ A3 DB: NM CB: WH





Key:

- Site boundary
- Off-set from site boundary
- Viewpoint

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Client: Gaiger Bros Ltd

Project: Land at Sandfield, West Lavington

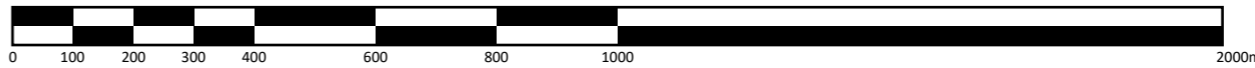
Figure title: Viewpoint Plan

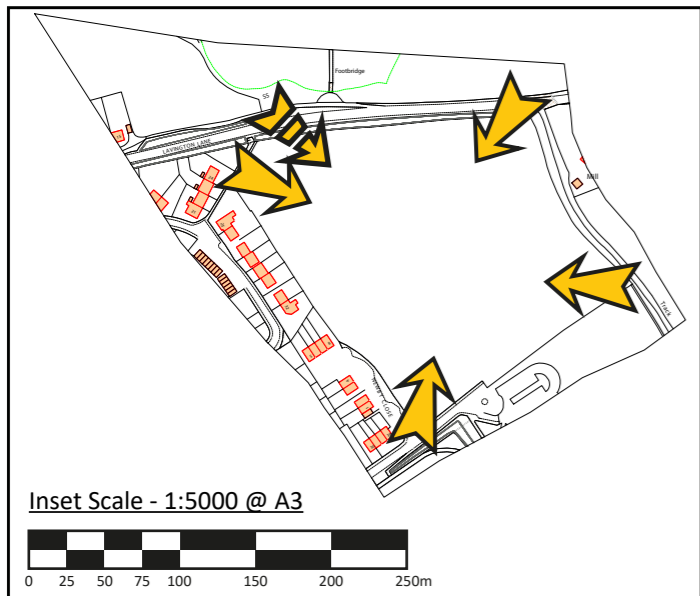
Figure number: Fig.7 (18.713)

Rev:
 Date: Mar 18

Scale: 1:12500 @ A3

DB: TA CB: WH





- Key:**
- Site
 - Off-set from site boundary
- Landscape Analysis**
- Ridge
 - Downslope
 - Woodland block
 - Significant tree/hedged boundary
 - Watercourse
 - Significant developed boundary
- Visual Analysis**
- Open views
 - Filtered Views
 - Views obscured by landform

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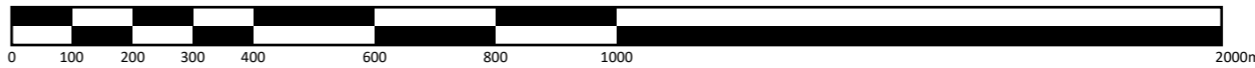
Client: Gaiger Bros Ltd

Project: Land at Sandfield, West Lavington

Figure title: Landscape and Visual Analysis

Figure number: Fig.8 (18.713) Rev: Date: Mar 18

Scale: 1:12500 @ A3 DB: KJ CB: WH





Key:

- Main access road
- Pavement
- Location of school car park
- LEAP (Local Equipped Area for Play)
- Potential development area
- Existing planting
- Woodland planting with shrub understorey
- Open green space
- Landscaping around proposed access
- Vista
- Residential views
- PRoWs

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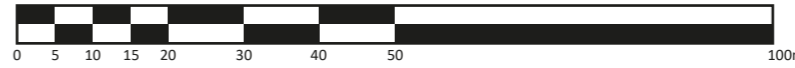
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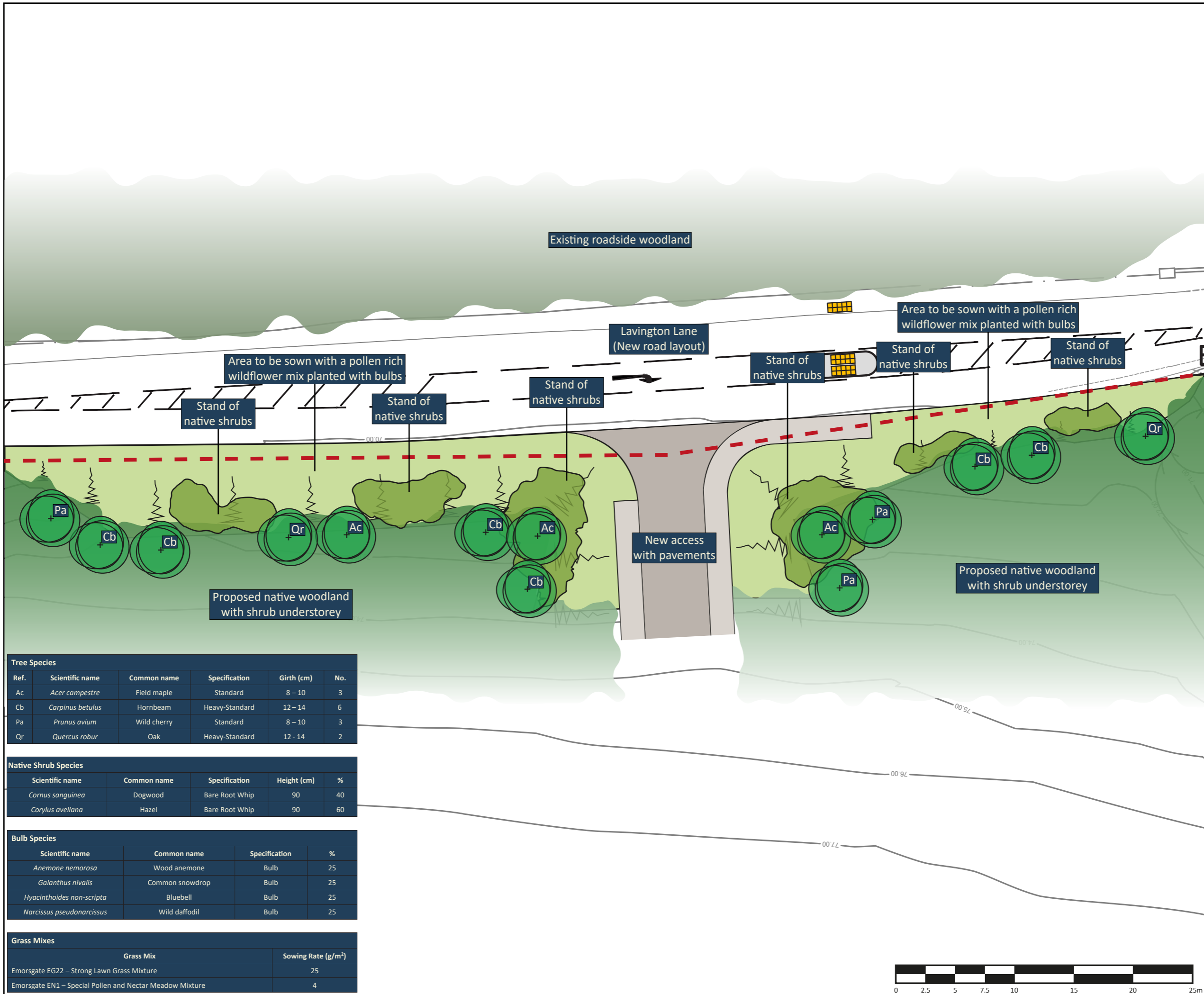
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Client: Gaiger Bros Ltd		
Project: Land at Sandfield, West Lavington		
Figure title: Indicative Site Layout		
Figure number: Fig.9 (18.713)	Rev:	Date: Mar 18
Scale: 1:1000 @ A3	DB: TA	CB: WH





Key:

- Main access road
- Pavement
- Trees
- Stands of native shrubs (Hazel and Dogwood)
- Bulbs planted within a pollen rich wildflower seed mixed in with an amenity grass mix
- Woodland planting with shrub understorey
- Visibility splays
- Embankment

Notes

Heavy standard trees to be double staked and mesh guarded.
Standard trees to be single staked and mesh guarded.

Native shrub species to be planted as 90cm bare root whips, staked with bamboo and guarded with spiral guards. The shrubs will be planted on a grid with 1.5m centres.

Bulbs to be planted in swathes at 10cm centres.

Recommended formal lawn to be sown with:
Emorsgate EG22 and Emorsgate EN1 seed mixes to be sown together to ensure full coverage of the embankment.

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Tree Species

Ref.	Scientific name	Common name	Specification	Girth (cm)	No.
Ac	<i>Acer campestre</i>	Field maple	Standard	8 – 10	3
Cb	<i>Carpinus betulus</i>	Hornbeam	Heavy-Standard	12 – 14	6
Pa	<i>Prunus avium</i>	Wild cherry	Standard	8 – 10	3
Qr	<i>Quercus robur</i>	Oak	Heavy-Standard	12 - 14	2

Native Shrub Species

Scientific name	Common name	Specification	Height (cm)	%
<i>Cornus sanguinea</i>	Dogwood	Bare Root Whip	90	40
<i>Corylus avellana</i>	Hazel	Bare Root Whip	90	60

Bulb Species

Scientific name	Common name	Specification	%
<i>Anemone nemorosa</i>	Wood anemone	Bulb	25
<i>Galanthus nivalis</i>	Common snowdrop	Bulb	25
<i>Hyacinthoides non-scripta</i>	Bluebell	Bulb	25
<i>Narcissus pseudonarcissus</i>	Wild daffodil	Bulb	25

Grass Mixes

Grass Mix	Sowing Rate (g/m ²)
Emorsgate EG22 – Strong Lawn Grass Mixture	25
Emorsgate EN1 – Special Pollen and Nectar Meadow Mixture	4



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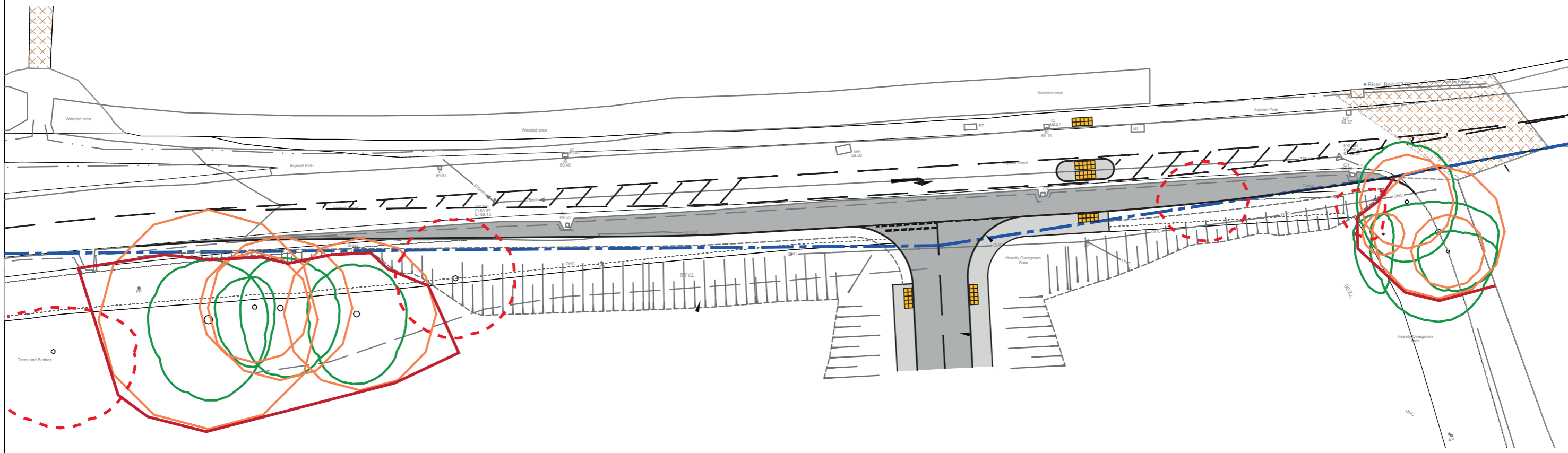
Client:
Gaiger Bros Ltd

Project:
Land at Sandfield, West Lavington

Figure title:
Landscape Strategy for Proposed Access

Figure number: Fig.10 (18.713)	Rev:	Date: Mar 18
Scale: 1:300 @ A3	DB: TA	CB: WH

- Key:**
-  - Retained trees
 -  - Trees to be removed
 -  - Root protection areas
 -  - Tree Protection Fencing



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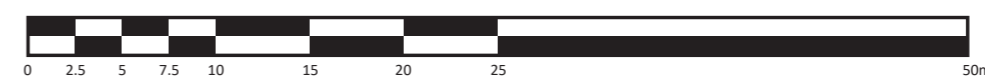
Client:
 Gaiger Bros Ltd

Project:
 Land at Sandfield, West Lavington

Figure title:
 Tree Protection at Proposed Access

Figure number: Fig.11 (18.713)	Rev:	Date: Mar 18
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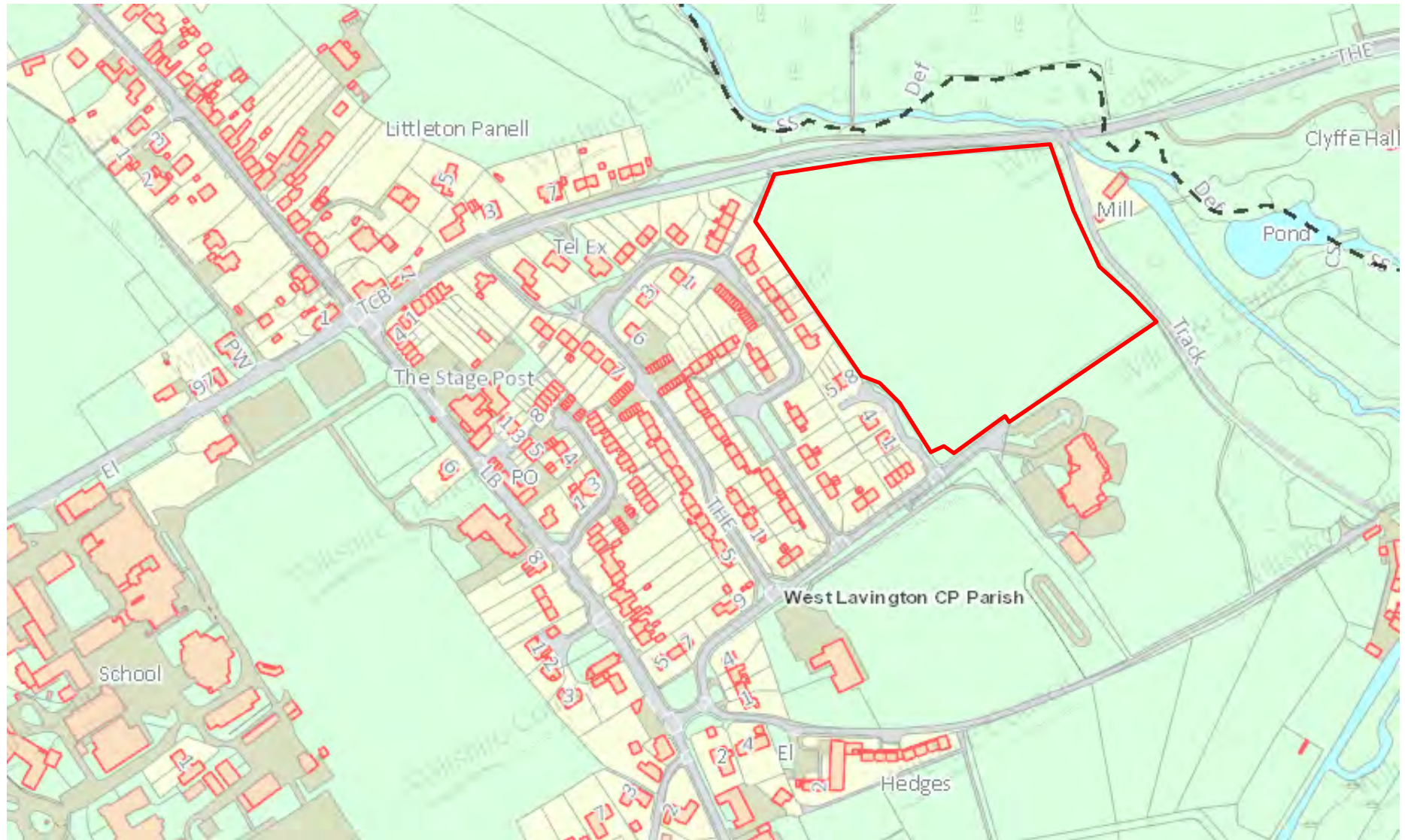
Scale: 1:400 @ A3	DB: TA	CB: WH
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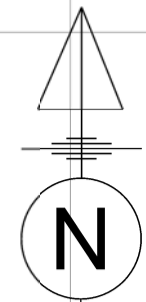
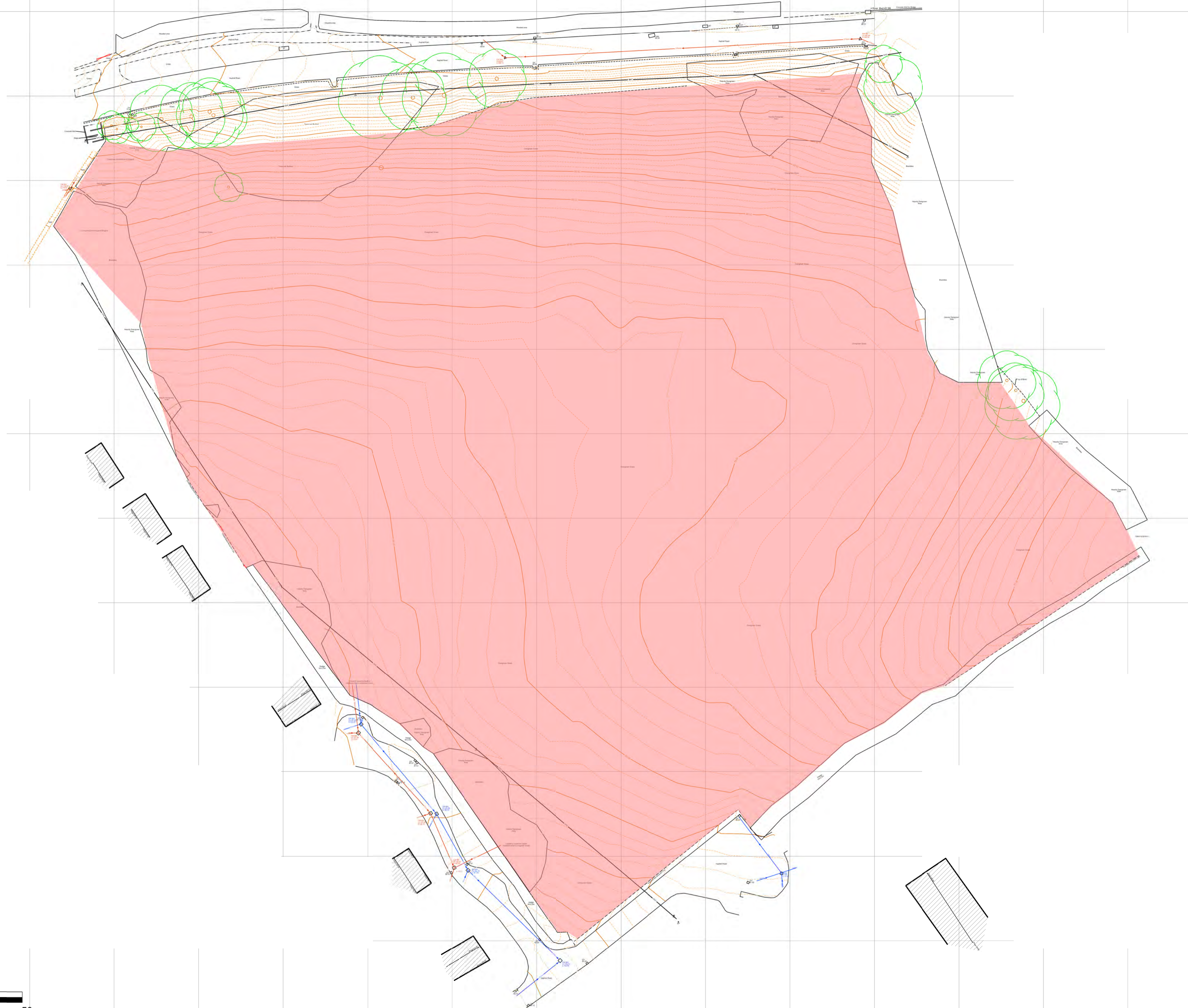
APPENDICES

APPENDIX 1

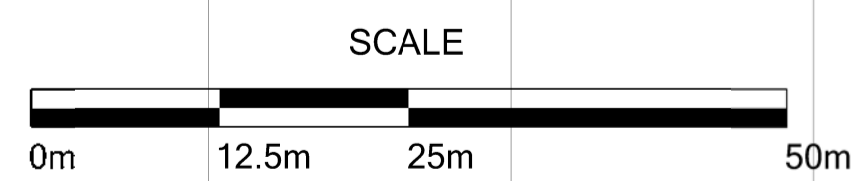
SITE INFORMATION AND PROPOSED ACCESS ARRANGEMENTS







Grid and Levels to National Grid
Projection OSTN15 and OSGM15
Scale factor = 1



Land area = 30,100m²

Stn	Easting	Northing	Level	Desc

Symbol	Description
	STORM WATER SEWER (SWS)
	FOUL WATER SEWER (FWS)
	COMBINED SEWER (CWS)
	ELECTRIC CABLE
	HIGH VOLTAGE CABLE
	LOW VOLTAGE CABLE
	TELEPHONE CABLE
	CABLE TELEVISION
	TRAFFIC LIGHT SIGNAL CABLE
	UNDERGROUND WATER SUPPLY
	WATER
	WATER
	GAS
	CABLE AIRCONDITIONING
	GAS AUTOMATIC SUPPLY
	GAS HIGH PRESSURE
	OIL
	TEL FIBRE
	GPR
	Multiple Service Route
	Multiple Service Duct
	UNDERGROUND SERVICE METALLIC
	UNDERGROUND SERVICE FOUND WITH GPR
	UNDERGROUND SERVICE CABLE
	EMPTY DUCT

UNDERGROUND UTILITY SURVEY NOTES
This survey has been carried out to the standard as described by The Survey Association (TSA), for a Level 4 Survey (PAS 128 Type B) utilising on this drawing have been detected using non-invasive technologies. The performance of these technologies can be adversely affected by ground conditions which are out of the control of Brunel Surveys. Consequently some utilities may be undetectable and therefore, whilst Brunel Surveys uses best endeavours to detect all utilities we cannot guarantee that 100% detection can always be achieved. In the event of any groundworks should be undertaken with extreme caution and in accordance with health and safety executive guidelines HSG 47 AVOIDING DANGER FROM UNDERGROUND SERVICES

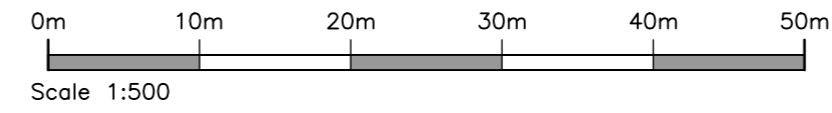
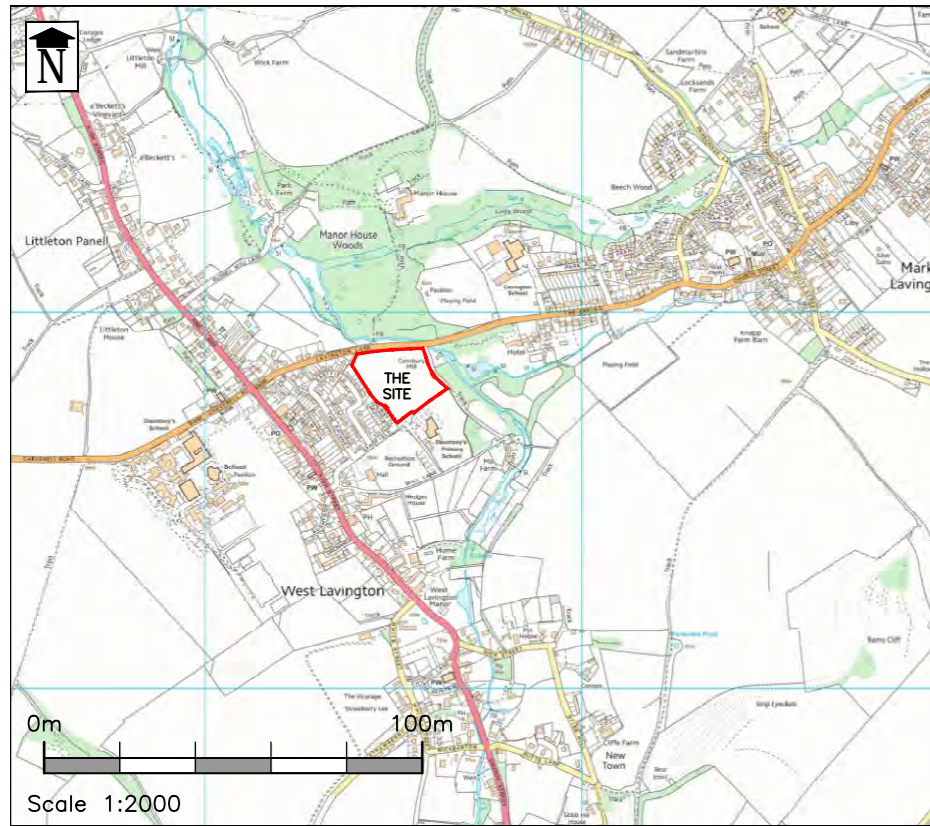
AV	Air Valve	MM	Marker Post
BT	Bene Hole	MM-ET	Marker Post (Telecoms)
BS	Bus Stop	MM-FH	Marker Post (Fire Hydrant)
BL	Bellend	MM-OV	Marker Post (Over Valve)
BT	Telecom Cabinet	MM-OB	Marker Post (Over Meter)
BT CAB	Telecom Cabinet	OHC	Overhead Cable
CATV	Cable TV Cover	PCB	Post Box
CL	Cover Level	RE	Road Sign
CP	Cover Pipe	RS	Roof Sign
EB	Electricity Box	SC	Stop Cock (Water)
EP	Electricity Pole	SNP	Street Name Plate
EIC	Electrical Inspection Cover	SP	Sign Post
EOT	End of Trace	SV	Stop Valve (Water)
EP	Electricity Pole	THL	Threshold Level
EP	Electricity Pole	TL	Traffic Light
FPL	Finished Floor Level	TL CAB	Traffic Light Cabinet
FR	Earth Road	TP	Telegraph Pole
FL	Fax Inland	TV	Traffic Sign
FP	Fence Post	TVI	Cable TV Inspection Cover
GP	Gas Post	UV	Under Valve
GPR	Ground Penetrating Radar	UTS	Unable to Survey
GV	Gas Valve	UTT	Unable to Trace
GV	Gas Valve	VP	Valve Pipe
H	Height	WL	Water Level
H	Height	WM	Water Meter
L	Level	WO	Wash Out
LC	Lamp Column		
MH	Manhole		

Brunel Surveys Ltd
UNIT 59, SHRIVENHAM HUNDRED BUSINESS PARK
WATCHFIELD, SWINDON, WILTSHIRE, SN6 8TZ
TEL : (01753) 794700 FAX : (01753) 764664
WEB : www.brunelsurveys.com
Email: admin@brunelsurveys.com

CLIENT
Gaiger Bros Ltd
16 Northgate Street
Devizes
SN10 1JL

JOB TITLE
Topographical Survey
Land at Sandfield

REVISIONS	
Area Added to drawing -	- Feb 2017 - MR
SCALE	A1 Sheet @ 1 to 500
DATE	Sept 2016 SURVEYED BY NB
DRAWN BY	NB CHECKED BY PAH
DRAWING No.	17040-500-01



Stratton Park House, Wanborough Road
Swindon, SN3 4HG

Telephone
01793 828000

Website
www.pfapl.com

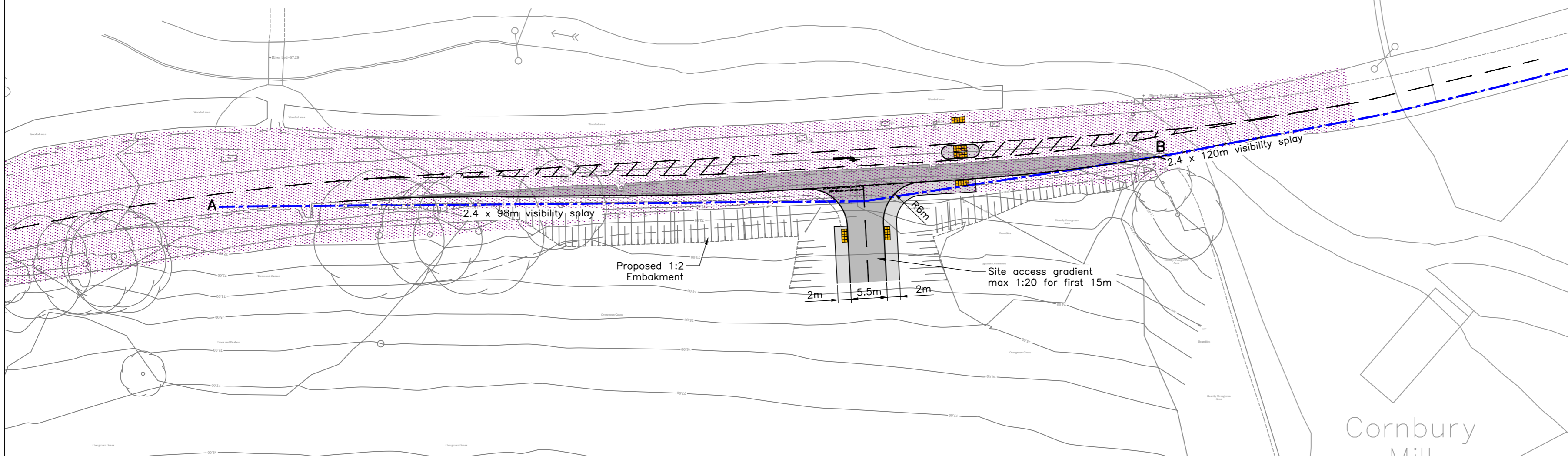
Preliminary
These drawings are produced for initial discussion and illustrative purposes only, and should not be relied upon for tender or pricing purposes.

NOTES

1. Plan based on topographical survey information supplied by Brunel Surveys Ltd, drawing number 17040-200-001 dated September 2016.
2. Supplemented by Ordnance Survey mapping © Crown copyright. All rights reserved. PFA Consulting Licence No. 100000054.

KEY

- Area of new footway/margin
- Area of new carriageway
- Existing Public Highway
- Visibility Splay



Rev	Date	Description	Drawn	Check
#	22/05/17	First Issue	RML	JA

Status
PRELIMINARY

Client
Gaiger Bros Ltd

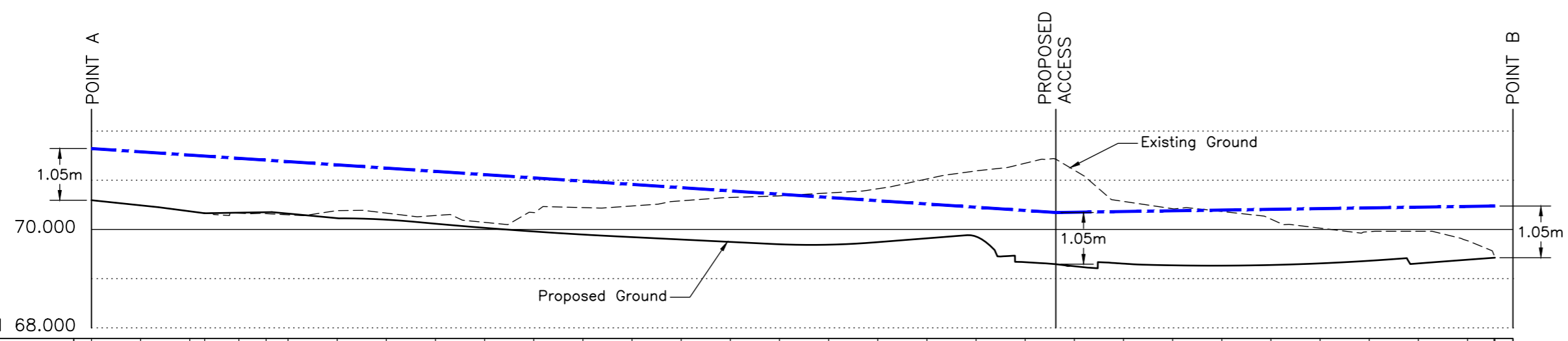
Project
Land at West Lavington

Drawing Title
Proposed Site Access Arrangements on B3098 Lavington Lane

Drawing No. **G243/08**

Date: May 2017 Scale: 1:500 @ A2

E-Mail: jalaxander@pfapl.com



CHAINAGE	EXISTING GROUND LEVEL	PROPOSED GROUND LEVEL
0.000	70.594	70.594
5.000	70.490	70.490
10.000	70.369	70.369
11.518	70.329	70.329
15.000	70.331	70.331
17.773	70.296	70.296
20.000	70.298	70.298
25.000	70.382	70.278
30.000	70.332	70.198
35.000	70.283	70.117
40.000	70.144	70.032
45.000	70.343	69.869
50.000	70.444	69.896
55.000	70.477	69.844
60.000	70.562	69.795
65.000	70.650	69.747
70.000	70.683	69.699
75.000	70.742	69.690
80.000	70.827	69.742
85.000	71.026	69.820
90.000	71.190	69.865
95.000	71.346	69.935
100.000	71.205	69.852
105.000	70.570	69.305
110.000	70.422	69.271
115.000	70.365	69.265
120.000	70.211	69.278
125.000	70.027	69.311
130.000	69.955	69.363
135.000	69.963	69.310
140.000	69.771	69.385
142.898	69.480	69.226
144.620		

VISIBILITY SPLAY PROFILE

Scale - 1:500(H), 1:100 (V)

APPENDIX 2

VIEWPOINT PHOTOGRAPHS - SANDFIELD, WEST LAVINGTON



VP: 1a	Viewpoint direction: North	Approximate distance from site boundary: Adjacent.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 85m and 90m AOD.



VP: 1b	Viewpoint direction: North-east	Approximate distance from site boundary: Adjacent.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 85m and 90m AOD.



VP: 2a	Viewpoint direction: South-west	Approximate distance from site boundary: Within.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 75m and 80m AOD.



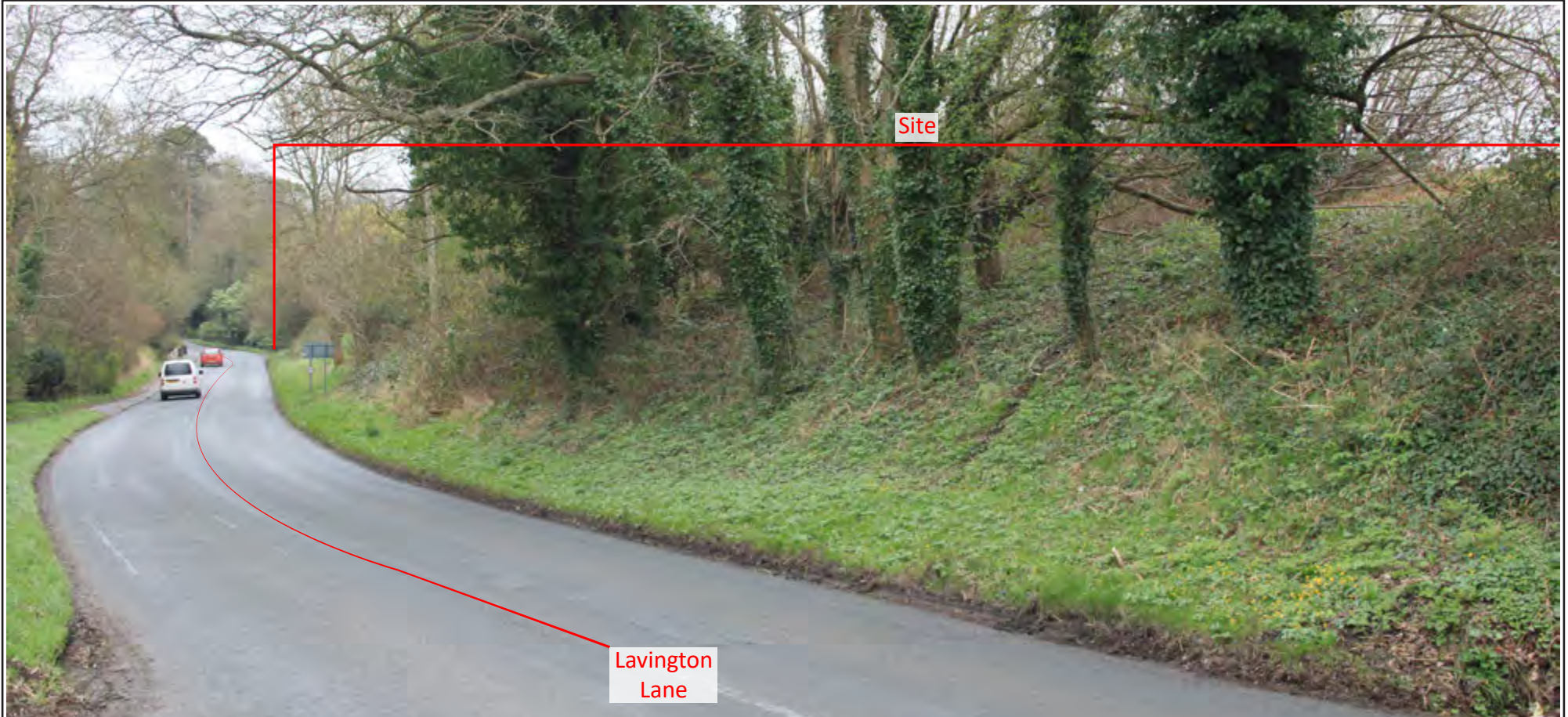
VP: 2b	Viewpoint direction: North-west	Approximate distance from site boundary: Within.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 75m and 80m AOD.



VP: 3a	Viewpoint direction: South	Approximate distance from site boundary: Adjacent.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 70m and 75m AOD.



VP: 3b	Viewpoint direction: West	Approximate distance from site boundary: Adjacent.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 70m and 75m AOD.



VP: 4a	Viewpoint direction: South-east	Approximate distance from site boundary: Adjacent.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 70m and 75m AOD.



VP: 4b	Viewpoint direction: South	Approximate distance from site boundary: Adjacent.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 70m and 75m AOD.



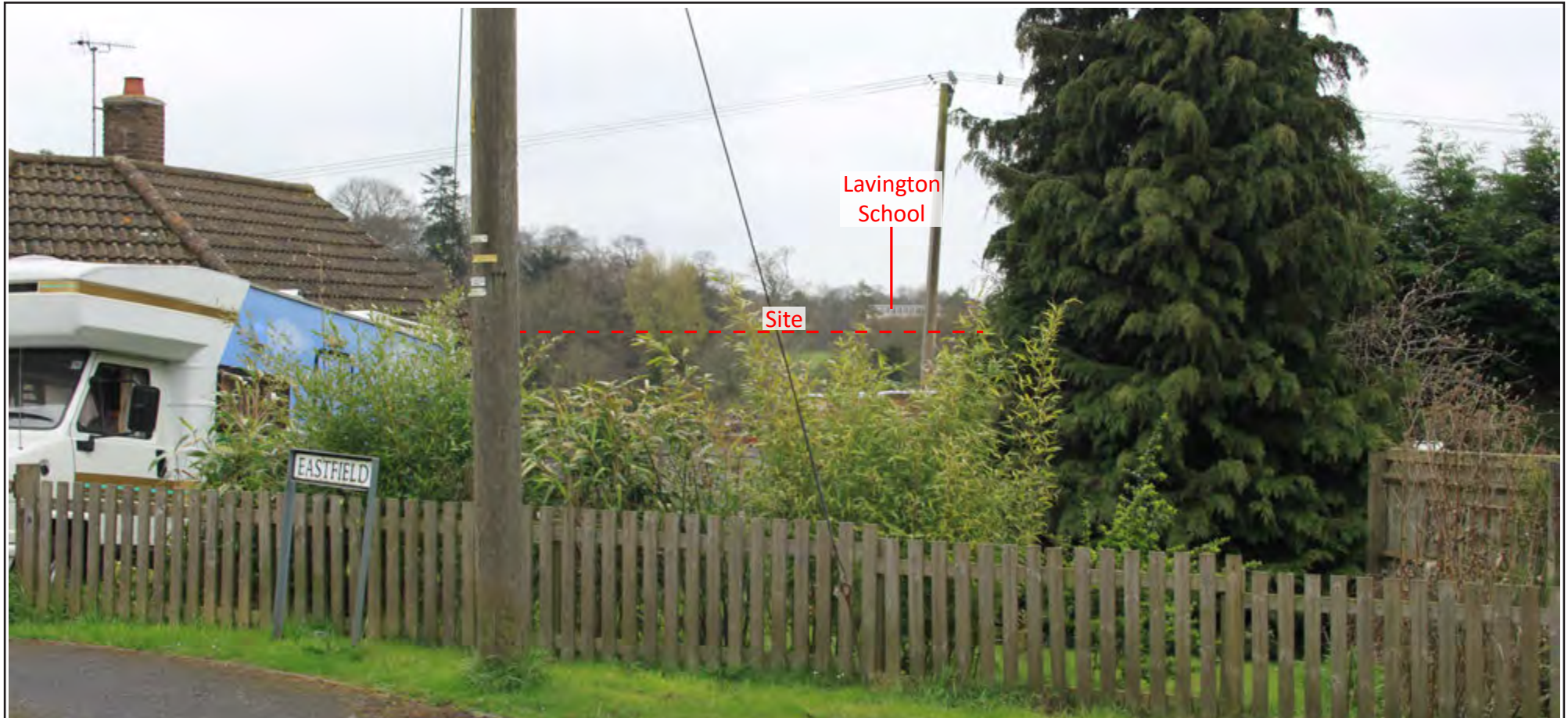
VP: 5	Viewpoint direction: East	Approximate distance from site boundary: Adjacent.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 75m and 80m AOD.



VP: 6	Viewpoint direction: South-west	Approximate distance from site boundary: 230m.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 75m and 80m AOD.



VP: 7	Viewpoint direction: South-east	Approximate distance from site boundary: 157m.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 75m and 80m AOD.



VP: 8	Viewpoint direction: North-east	Approximate distance from site boundary: 40m.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 80m and 85m AOD.



VP: 9	Viewpoint direction: North	Approximate distance from site boundary: 168m.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 85m and 90m AOD.



VP: 10

Viewpoint direction: West

Approximate distance from site boundary: 965m.

Taken by: TA

Photograph date: 27/03/17

Approximate OS map elevation: Between 95m and 100m AOD.



VP: 11	Viewpoint direction: North-west	Approximate distance from site boundary: 708m.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 105m and 110m AOD.



VP: 12	Viewpoint direction: North-west	Approximate distance from site boundary: 783m.
Taken by: TA	Photograph date: 27/03/17	Approximate OS map elevation: Between 100m and 105m AOD.



VP: 13

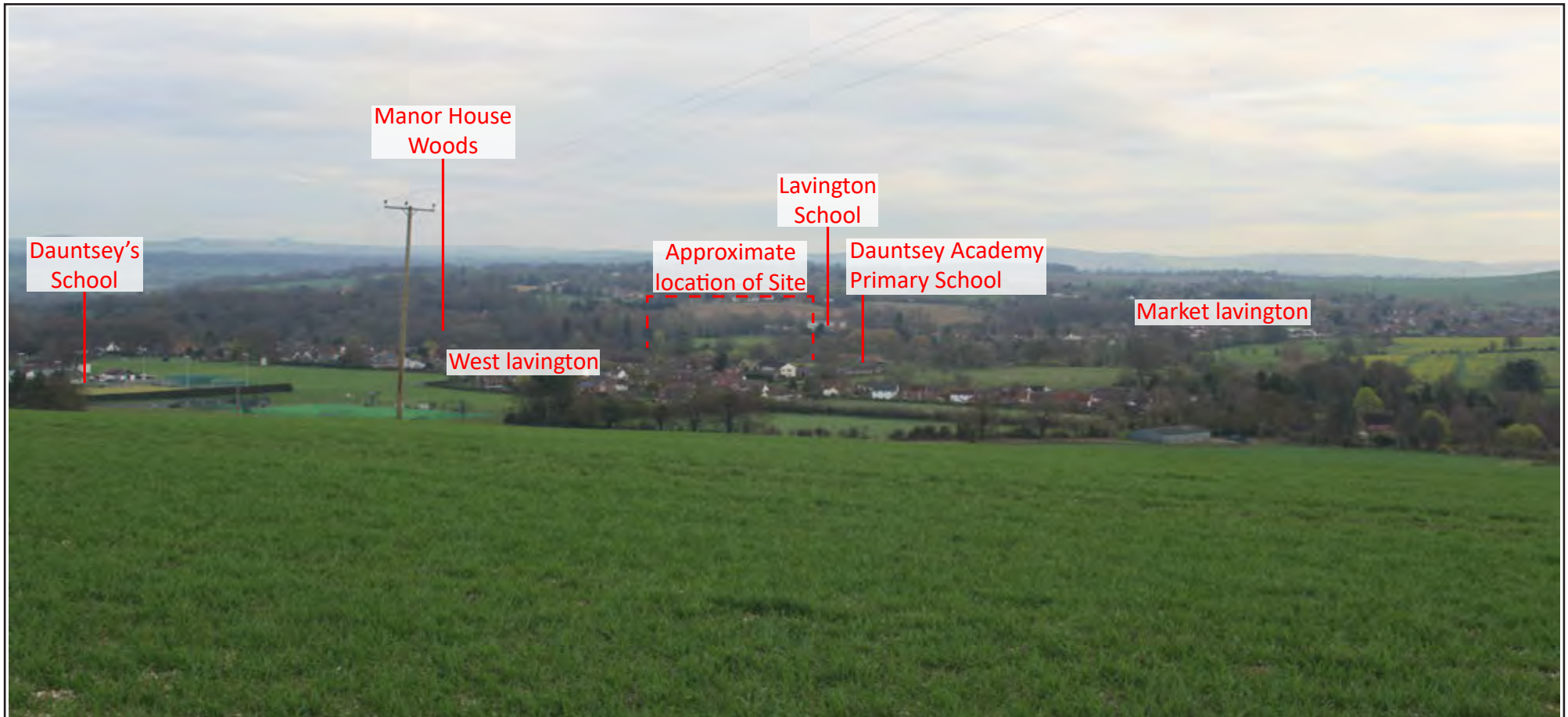
Viewpoint direction: North

Approximate distance from site boundary: 347m.

Taken by: TA

Photograph date: 27/03/17

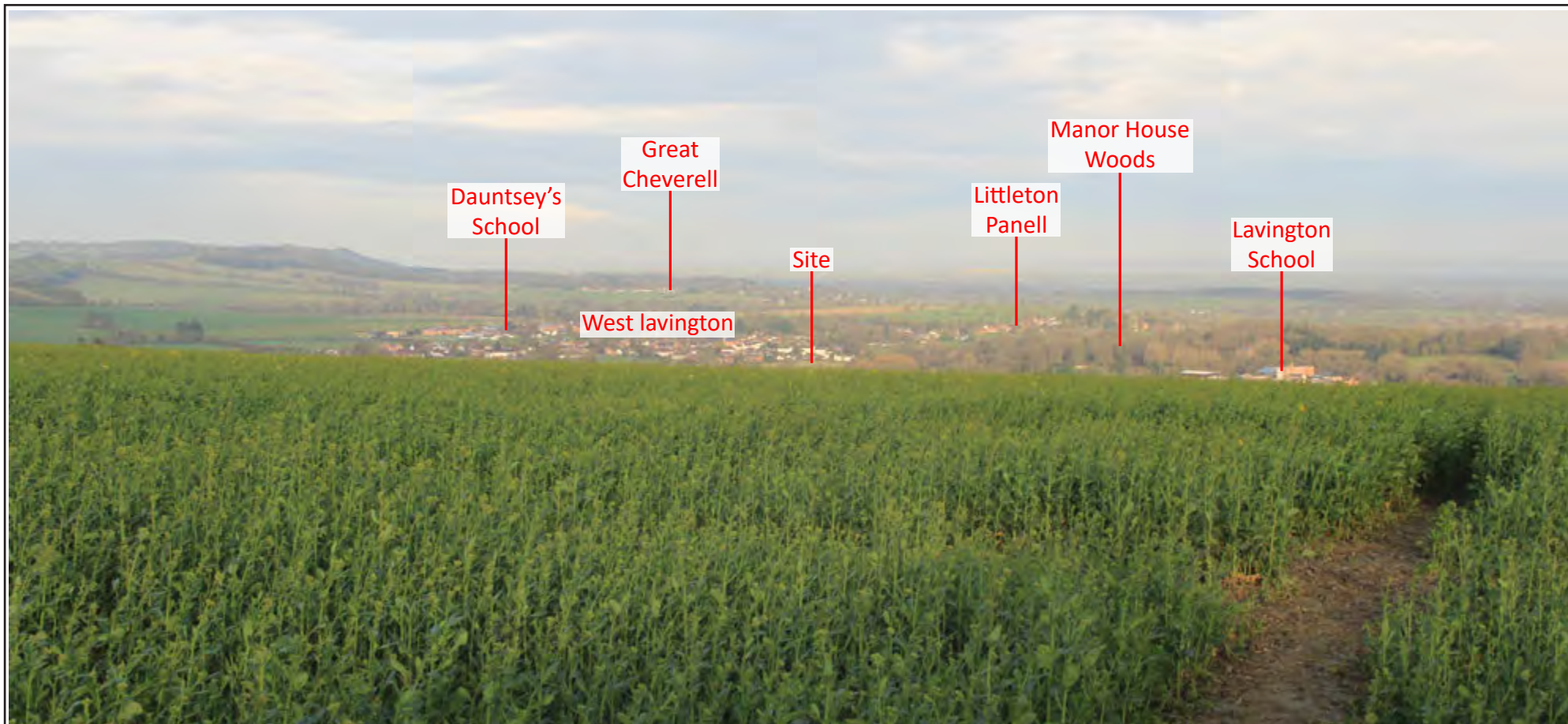
Approximate OS map elevation: Between 85m and 90m AOD.



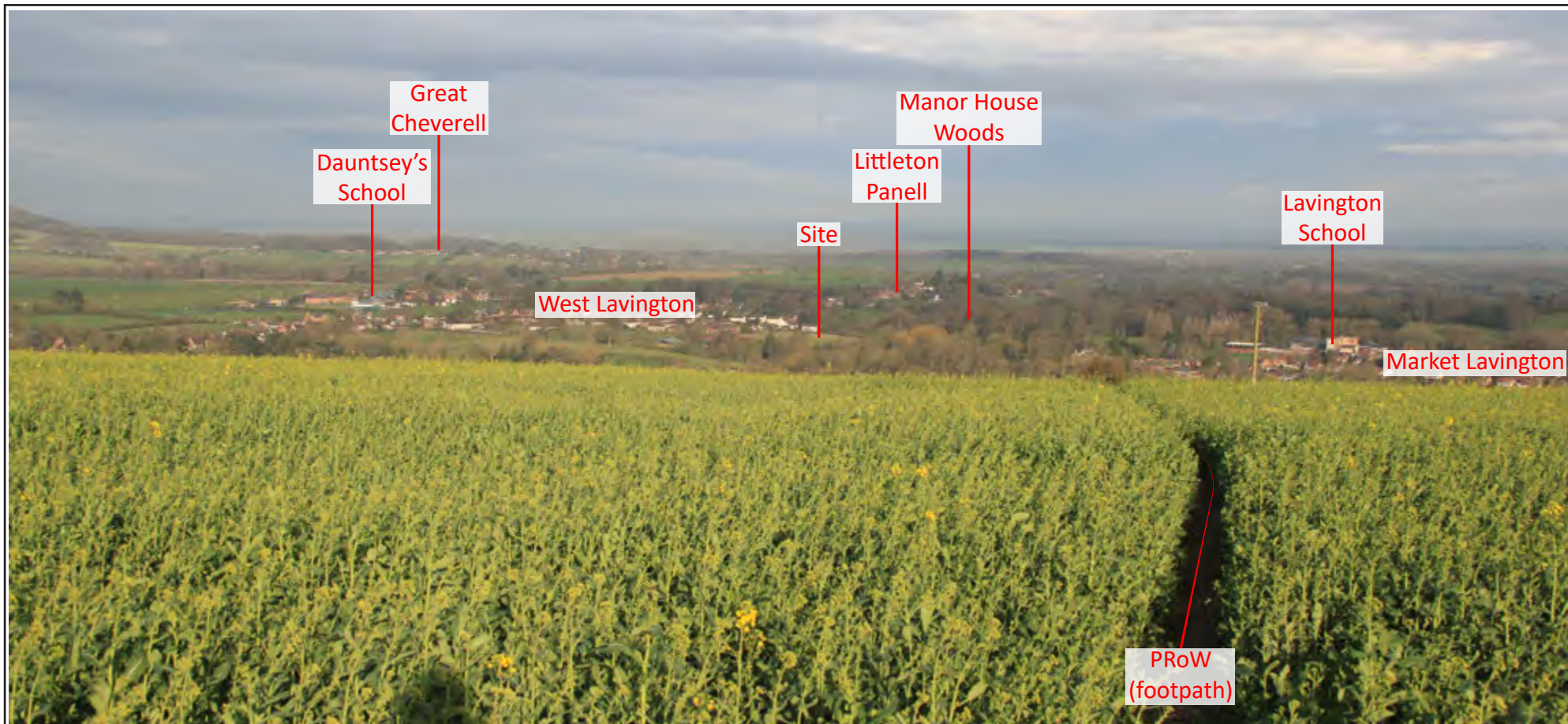
VP: 14	Viewpoint direction: North-east	Approximate distance from site boundary: 1.29km.
Taken by: TA	Photograph date: 28/03/17	Approximate OS map elevation: Between 150m and 155m AOD.



VP: 15	Viewpoint direction: West	Approximate distance from site boundary: 2.12km.
Taken by: TA	Photograph date: 28/03/17	Approximate OS map elevation: Between 190m and 195m AOD.



VP: 16	Viewpoint direction: West	Approximate distance from site boundary: 1.84km.
Taken by: TA	Photograph date: 28/03/17	Approximate OS map elevation: Between 190m and 195m AOD.



VP: 17	Viewpoint direction: North-west	Approximate distance from site boundary: 1.63km.
Taken by: TA	Photograph date: 28/03/17	Approximate OS map elevation: Between 185m and 190m AOD.

APPENDIX 3

ADDITIONAL LANDSCAPE CHARACTER INFORMATION

NATIONAL CHARACTER AREA PROFILES

NCA: 132. SALISBURY PLAIN AND WEST WILTSHIRE DOWNS – KEY CHARACTERISTICS:

- *Salisbury Plain, an extensive and open rolling chalk plateau and one of the largest remaining areas of calcareous grassland in north-west Europe.*
- *Many small, sheltered river valleys, such as the Wylye, with narrow flood plains and meandering river courses.*
- *Woodland generally confined to valley slopes, with scattered copses and shelterbelts (usually of beech or conifer) found on the high downs, and occasional ancient oak woods on the ridgetops.*
- *Large arable fields predominate, with generally very few hedgerows or obvious boundary features; there are often wide grass buffer strips.*
- *Rare flora and fauna of national significance, associated with a chalk landscape, from stone curlew, hobby and corn bunting to dropwort, early gentian and slender bedstraw.*
- *Outstanding prehistoric ritual landscape, with many Scheduled Ancient Monuments and earthworks prominent in the open landscape, notably Stonehenge.*
- *Distinctive chalk-cut figures – generally large horses – post-dating the medieval period.*
- *A sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large-scale farmsteads are a prominent feature.*
- *Abundant use made in older buildings of local stone such as flint, Chilmark stone and clunch, together with timber frame and chalk cob.*
- *Large parks and estates found in the valleys, with related groups of estate housing in common style.*
- *Salisbury, an ecclesiastical centre since the early medieval period and now a tourist and local administration centre, with a well-preserved historic core, and a cathedral whose spire has long been a feature in the surrounding landscape.*
- *Military tracks, airfields and structures reflecting a major land use. Visually prominent modern military housing and supporting development are found in the eastern side of the NCA.*

WILTSHIRE LANDSCAPE CHARACTER ASSESSMENT

LCT 3: HIGH CHALK PLAIN – KEY CHARACTERISTICS

- *Very large scale and open, exposed landscape.*
- *Rolling plateau land form with panoramic views over the surrounding lowlands creating a sense of elevation.*
- *Large regular arable fields are bounded mainly by ditches or fences with occasional hedgerows.*
- *Steep and incised slopes down to the surrounding river valleys.*
- *Extensive areas of chalk grassland and scrub occur on the northern and central parts of the area under military ownership with arable farmland around the periphery.*

- *Copses and woodland belts, at various stages of growth occur throughout the area with sinuous older plantations contrasting with more recent tree planting in geometrical blocks.*
- *Proliferation of military signage and posts along the numerous tracks that cross the area.*
- *Rich ecology particularly the numerous extensive and intact areas of chalk grassland.*
- *Archaeological remains and sites of historic importance, particularly the Neolithic monuments of Stonehenge and Old Sarum.*
- *Settlement limited to a scattering of small villages and military installations including camps and abandoned or specially constructed villages used by the army for training operations.*

LCA 3A: SALISBURY PLAIN WEST – DESCRIPTION

Salisbury Plain West is by far the largest of the character areas of the High Chalk Plain Landscape Type. The vast High Chalk plateau rises with steep scarp slopes from the river valleys that define its southern and eastern edges and the greensand to the north. Although it is incised by numerous dry valleys, the rolling, expansive and exposed landscape retains its continuity. Although the majority of the area is controlled by the MOD there is restricted public access. The boundary between the military land and the farmland is distinct. The MOD land, a wide band to the north of the area, is almost exclusively calcareous grass land with the different grass communities arising from local conditions giving subtle variations throughout. Woodland clumps, some ancient, and small plantations at various stages of growth are also scattered across the downs, apart from the north east of the area which is used as an impact area for weapons and is exclusively grassland. The areas outside MOD control are predominantly intensively farmed and arable. The large fields and lack of hedgerow retains the openness of the area but the landscape has a more ‘manicured’ feel. The lack of settlement, limited to the small village of Tilshead and a couple of military camps, accentuates the feeling of remoteness and isolation. Views within the area can be distant, looking across vast areas of grassland and views from the periphery of the area are often panoramic, overlooking the surrounding lowlands. Military installations, signage and posts occur throughout the area. An abundance of historic sites from the Neolithic period is also a characteristic of this area, including the World Heritage Site Stonehenge and several hundred barrows.

KENNET LANDSCAPE CHARACTER ASSESSMENT

LCA 5: SALISBURY PLAIN

The area has a strong and distinctive character of openness and comparative lack of human intervention. This is particularly true in the western part of the area where the restricted access and lack of cultivation has created an expansive wild landscape of particular attraction. Views are often very long distance, and southward extend across the Plain to well beyond the District boundary. To the north there are outstanding views across and along the Vale of Pewsey. The homogenous character of the Plain is eroded in some places by sporadic geometric blocks of woodland planted for military purposes, notably on Netheravon Down and West Lavington Down. In the eastern block the impact of military vehicles is more

prominent, with chalky tracks and significant areas of denuded land around Sidbury Hill. Further to the north, around Everleigh, intensive arable downland stretches over many miles contributing to the character of extreme openness and high intervisibility.