

Landscape Sensitivity Assessment for Proposed Housing and Gypsy and Traveller sites, August-September 2026

Swindon Borough Council

September 2026



LEPUS CONSULTING
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY

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Cover photo: View across pasture towards new development extending into the countryside.

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This assessment is based on the best available published information at the time of writing. No attempt to verify secondary data sources has been made and they have been assumed to be accurate as published. This report was prepared between August and September 2026 and is subject to and limited by the information available during this time.

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Abbreviations

AONB	Area of Outstanding Natural Beauty
ha	Hectares
HGV	Heavy Goods Vehicle
LCA	Landscape Character Area
LCT	Landscape Character Type
LTR	Landscape Technical Review
LNR	Local Nature Reserve
LPA	Local Planning Authority
LSA	Landscape Sensitivity Assessment
NCA	National Character Area
NPPF	National Planning Policy Framework
OS	Ordnance Survey
PPG	Planning Practice Guidance
PRoW	Public Rights of Way
RAG	Red/Amber/Green
RPG	Registered Park and Garden
SBC	Swindon Borough Council
SHELAA	Strategic Housing and Economic Land Availability Assessment
SSSI	Site of Special Scientific Interest

1 Introduction

1.1 Appointment and scope of work

1.1.1 Lepus Consulting has been appointed by Swindon Borough Council (SBC) to undertake a Landscape Sensitivity Assessment (LSA) of additional potential development sites identified through the Local Plan process.

1.1.2 This assessment supplements the LSA prepared by Lepus in August 2025¹.

1.2 Swindon New Local Plan

1.2.1 SBC is preparing a new Local Plan to 2043, which will replace the Swindon Borough Local Plan 2026, adopted in 2015. The 2025 LSA formed part of the evidence base supporting the Regulation 18 stage of the new Local Plan. Following consultation, additional potential development sites have been identified for consideration. This LSA assesses these additional sites to supplement the 2025 LSA and further inform preparation of the new Local Plan.

1.3 Landscape Sensitivity Assessment

1.3.1 LSA is the process of assessing the resilience or robustness of landscape character and the visual resource, including valued characteristics, to defined change arising from development. The assessment provides an understanding of likely landscape and visual change should the development scenarios be taken forward.

1.4 Geographic context of Swindon

1.4.1 The borough of Swindon covers 230km² (or 23,000ha) and is located within the county of Wiltshire in the South West region of England. Swindon's southern and western boundaries meet Wiltshire Council, with Cotswold District to the north and Vale of White Horse District to the east. A map showing the location of Swindon and surrounding Local Planning Authorities (LPAs) is presented in **Figure 1.1**.

1.4.2 The borough includes the town of Swindon, the market town of Highworth, the large village of Wroughton, and a number of smaller villages and hamlets. Part of the North Wessex Downs National Landscape is located within the borough, to the south, see **Figure 1.1**.

1.5 Landscape Character Assessment

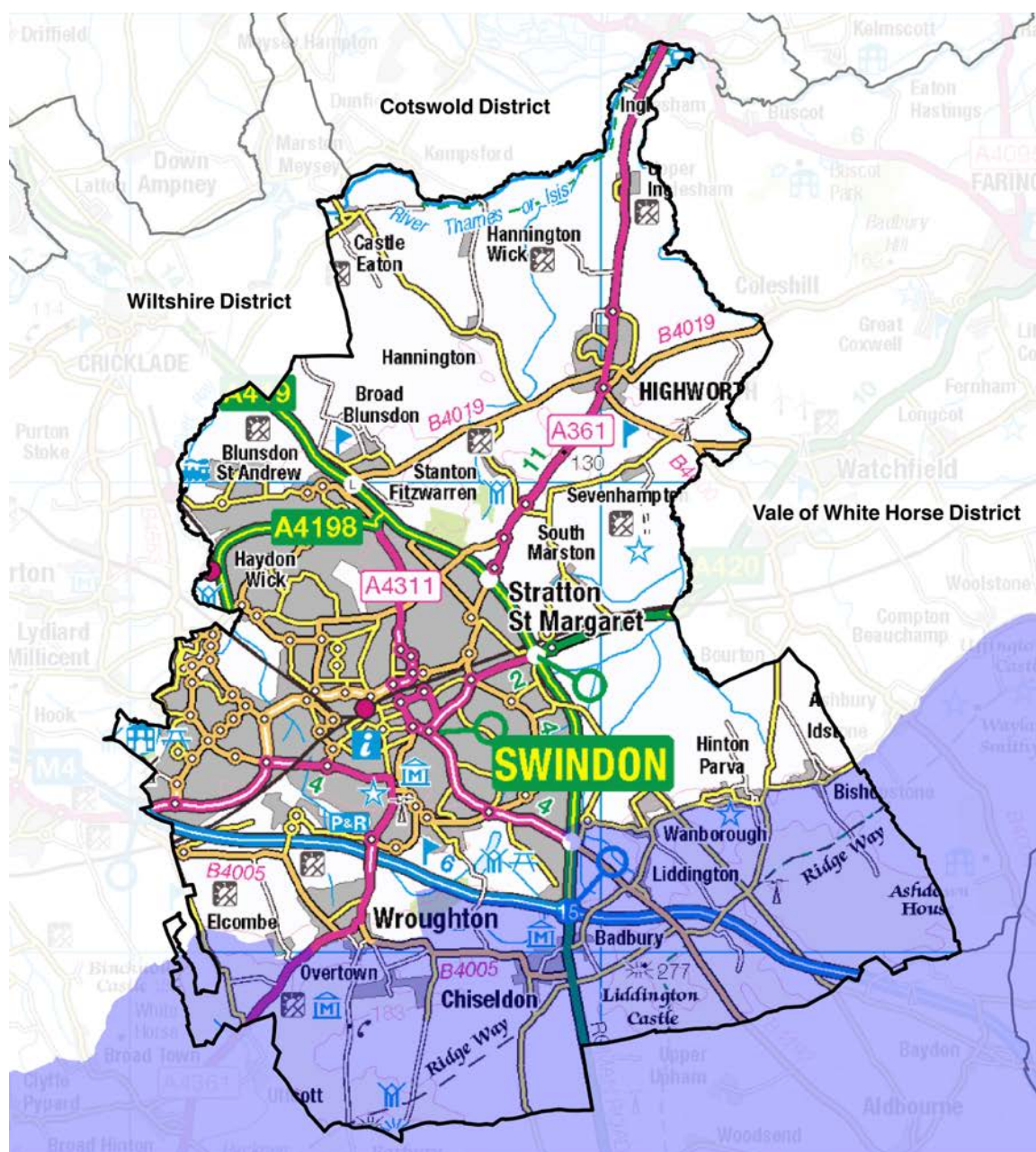
1.5.1 In 2025, Lepus Consulting prepared a Landscape Character Assessment² to support the preparation of the new Swindon Local Plan. This Landscape Character Assessment updates the LCAs identified in 2004 and adopted in SPG³ as part of SBC's Local Plan in 2011.

¹ Lepus Consulting (2025). *Landscape Sensitivity Assessment for Proposed Housing and Employment Sites*. Swindon Borough Council. August 2025.

² Lepus Consulting (2025) Swindon Borough Council Landscape Character Assessment

³ Swindon Borough Council (December 2004). Swindon Borough Local Plan 2011 Revised Deposit Draft: Landscape Character Areas. Adopted Summary Planning Guidance. Available at:

https://www.swindon.gov.uk/downloads/file/5191/landscape_character_areas_supplementary_planning_guidance [Accessed: 13/08/26]



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- ☒ Swindon Borough
- ☒ North Wessex Downs NL
- ☐ Boundaries of other Local Planning Authorities



PROJECT	Swindon Landscape Character Assessment	DRAWN	WE
CLIENT	Swindon Borough Council	CHECKED	ND
TITLE	Study area location	SCALE@A4	1:105000
VERSION	LC-1246_Study_Area_3	DATE	20/02/2025



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Figure 1.1: Swindon Borough and surrounding LPAs

2 Landscape Sensitivity Assessment Methodology

2.1 Overview

2.1.1 LSA is the process of assessing how resilient or robust a landscape might be to withstanding change. It can help decision-makers understand the likely effects of different development scenarios on landscape. Detailed definitions of landscape character, sensitivity, susceptibility and value are provided in **Table 2.1** and the process of assessing landscape sensitivity is presented in **Figure 2.1**.

2.1.2 The methodology for this study has been derived principally from:

- Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management'⁴

2.1.3 The methodology is also informed by the following publications:

- 'Guidelines for Landscape and Visual and Impact Assessment Third Edition' (2013)⁵
- The Countryside Agency Topic Paper 6 (2002) 'Techniques and criteria for Judging Capacity and Sensitivity'⁶
- Natural England (2014) 'An Approach to Landscape Character Assessment'⁷
- Landscape Institute (2021) 'Assessing landscape value outside national designations' Technical Guidance Note 02/21⁸.

2.1.4 The assessment can be summarised as having three key stages:

- 1) Define the purpose and scope of the project
- 2) Gather information to inform the project (desk study and field study)
- 3) Assess landscape sensitivity of the sites (desk study and field study)

⁴ Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 16/08/26]

⁵ Landscape Institute and Institute of Environmental Management & Assessment (2013) Guidelines for Landscape and Visual Impact Assessment (Third Edition) Abingdon: Routledge

⁶ The Countryside Agency (2002) Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity. Available at: <http://publications.naturalengland.org.uk/publication/5601625141936128> [Accessed: 16/08/26]

⁷ Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 16/08/26]

⁸ Landscape Institute (2021) 'Assessing landscape value outside national designations' TGN 02/21 Available at <https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/> [Accessed: 16/08/26]

Table 2.1: Landscape character, sensitivity, susceptibility and value definitions⁹

Landscape character	A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquility or wildness, cultural associations or other conservation issues.
Landscape sensitivity	Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type / development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value.
Landscape susceptibility	Within the context of spatial planning and land management, landscape susceptibility is the degree to which a defined landscape and its associated visual qualities and attributes might respond to the specific development type/development scenario or other change without undue negative effects on landscape character and the visual resource.

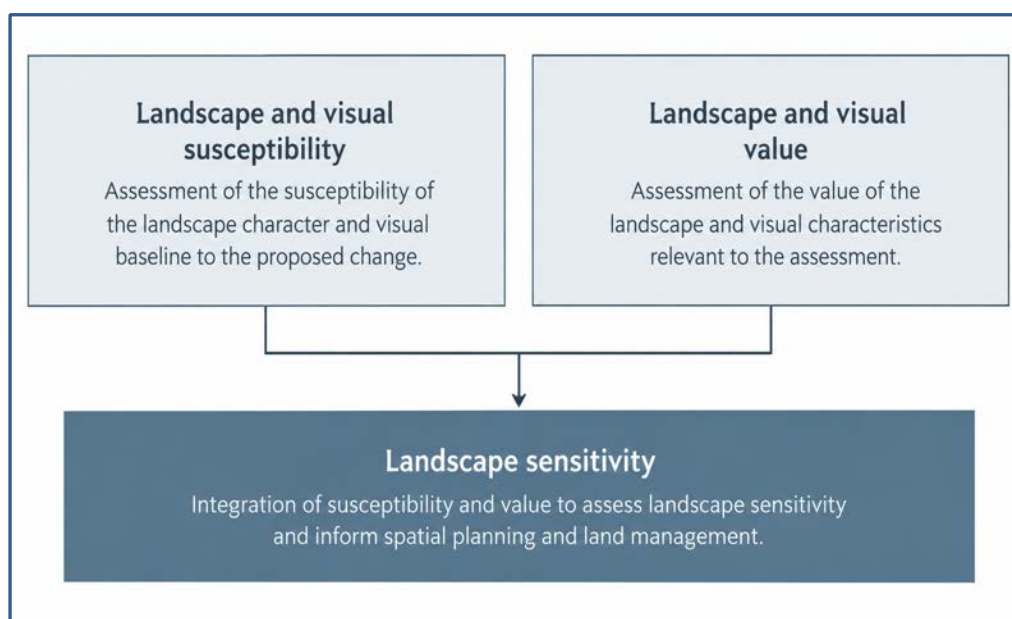


Figure 2.1: Assessing landscape sensitivity

⁹ Natural England (2019) 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 16/08/26]

2.1.5 The process of LSA is set out on the flowchart from Natural England in **Figure 2.2**.

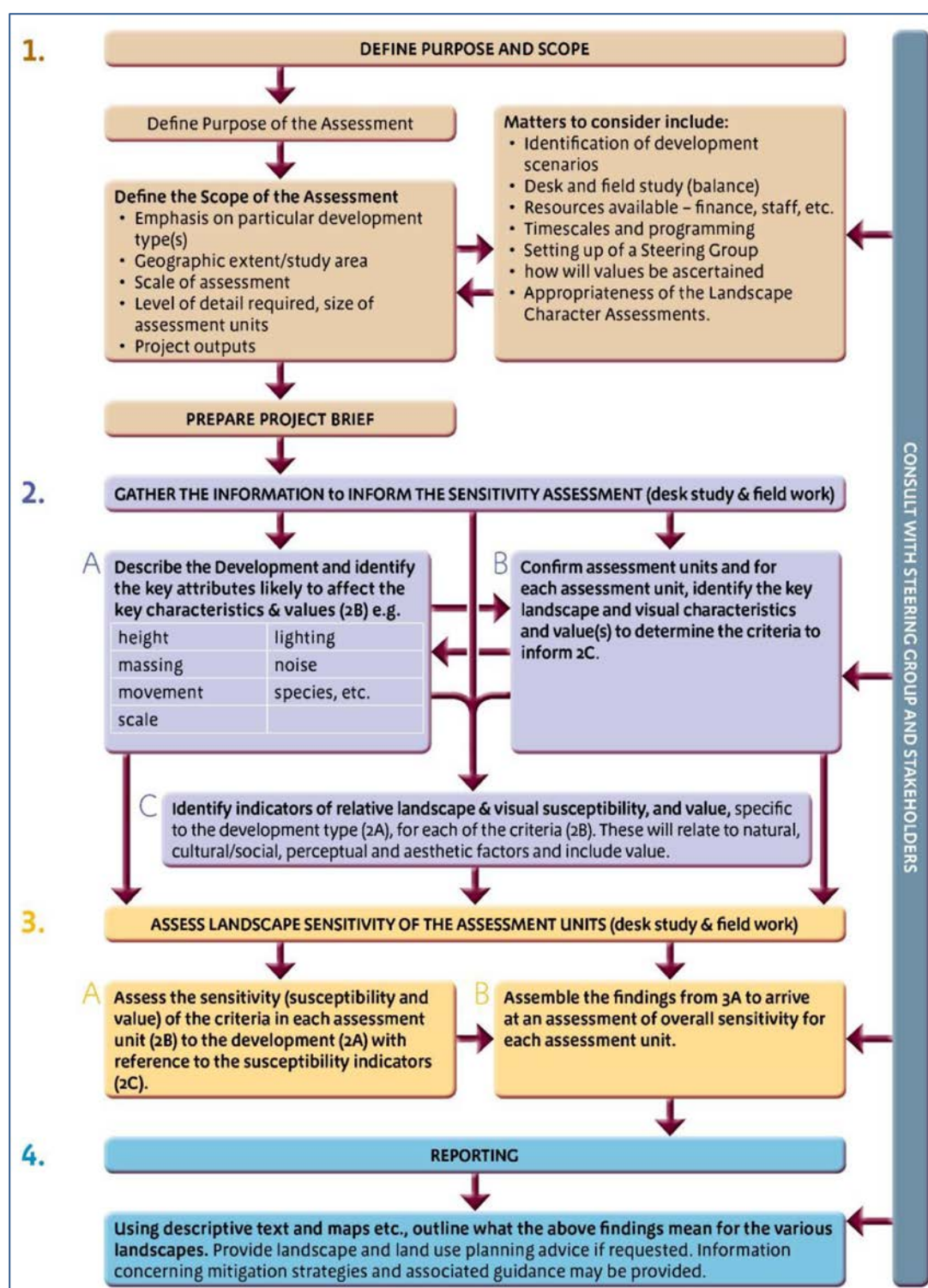


Figure 2.2: The process of LSA¹⁰

¹⁰ Natural England (2019). 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 16/08/26]

2.2 Information to inform the LSA

2.2.1 Judgements regarding landscape sensitivity are informed by the susceptibility of landscape character and the visual resource to the prescribed changes, combined with value. Step 2 requires three sub tasks, 2A, 2B and 2C.

Step 2A. Describe the development type(s) and scenarios

2.2.2 The interaction between landscape and visual susceptibility and the attributes of the development scenario(s) determine the degree to which a site can accommodate change. As shown in Error! Reference source not found., the proposed development uses at the sites cover housing and employment. The assessment assumes the development types within a lower density scenario (i.e. outside the Swindon urban area) broadly follow the key attributes of the development scenarios described in **Table 2.2**.

Table 2.2: Key characteristics of building types

Residential	Employment
• One to three storeys • Approximate average height of 8-10m tall • Small building footprints • Mixture of housing types including detached and semi-detached properties • Contemporary architectural styles • Constructed using traditional materials with neutral colour palettes • Private rear gardens • Incorporating open green spaces • Street lighting • May also include educational infrastructure such as nurseries, primary schools and secondary schools	• Approximate average height of 8-12m tall • Offices, retail, factories, warehouses, distribution centres • Contemporary architectural styles and geometric shapes • Construction materials such as glass, steel, concrete and bricks • Large building footprints • Car parking areas • Regular movement of heavy goods vehicles • Street lighting

Step 2B: Confirm assessment units and establish and review the landscape and visual baseline, and identify associated value(s)

2.2.3 This stage begins with an information gathering exercise to prepare a baseline review of natural, cultural and social aspects of the borough. This review is presented in the Swindon Borough Landscape Character Assessment (prepared by Lepus in 2025), as well as information regarding the North Wessex Downs National Landscape in **Chapter 4**.

2.2.4 A list of the spatial GIS data used to inform this LSA can be found in **Table 2.3**.

Table 2.3: GIS data used in this LSA

Dataset	Source
Ancient woodland	
Built-up areas	Ordnance Survey
Country Parks	Natural England
Flood zones	Environment Agency
Geology	British Geological Survey
Historic environment and heritage assets (listed buildings (LBs), scheduled monuments and Registered Parks and Gardens (RPGs))	Historic England
National Character Areas	Natural England
Nature conservation designations (Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves (LNRs))	Natural England
Ordnance Survey 1:25,000 Scale Colour Raster	Swindon Borough Council
Priority habitat inventory	Natural England
Terrain	Ordnance Survey Terrain 50
Watercourses and surface water	Ordnance Survey
Woodland	National Forest Inventory

2.3 Assessment criteria

2.3.1 The impact of the development scenarios on landscape character and visual qualities of the sites are evaluated by referring to assessment criteria which have been identified and listed in

- 2.3.2 **Table 2.4.** The assessment criteria include key landscape elements and features (see **Figure 2.3**) that are likely to be affected by the development proposals.
- 2.3.3 The assessment criteria used in this report are consistent with those applied in the 2025 LSA, with minor refinements to avoid duplication. ‘Movement’, which was assessed as a separate criterion in the 2025 LSA, is incorporated within the assessment of man-made influences, remoteness and tranquillity, and visual susceptibility, as appropriate.

Table 2.4: *Landscape, visual and value assessment criteria proforma*

		H	H/M	M	M/L	L
Landscape susceptibility						
Scale and enclosure						
Landform						
Landcover (including biodiversity)						
Man-made influences						
Scenic quality and character						
Remoteness and tranquillity						
Visual susceptibility						
Skylines and settings						
Visibility, key views, vistas and typical receptors (both within and outside of each site)						
Views to and from important landscape and cultural heritage features (both within and outside of each site)						
Value						
Landscape value						
Visual value						
Mitigation potential						
Overall landscape sensitivity (landscape, visual and value) of the site						

2.4 Landscape value

2.4.1 Landscape value (as defined in **Table 2.1**) informs the LSA. The value of landscapes can be assessed qualitatively with reference to:

- Biodiversity and geodiversity designations (SSSI, LNR, Local Wildlife Sites, Ancient Woodland, Priority Habitat)
- Historic environment designations (Grade II LBs of special interest, Grade II* LB of more than special interest, and Grade I LBs of exceptional interest; scheduled monuments; RPGs; and conservation areas)
- Valued attributes such as topography, perceptual qualities, cultural and historic features and associations, biodiversity
- Valuation of ecosystem services (benefits which humans derive from the natural environment)
- Local community values
- Character and sense of place
- Recreational value
- Intrinsic value.



Figure 2.3: What is Landscape?¹¹

Step 2C: Identify indicators of susceptibility to be used when assessing landscape and visual sensitivity to the development type(s)

2.4.2 Indicators of susceptibility have been identified for each of the assessment criteria. These are presented in

¹¹ Natural England (2014). An Approach to Landscape Character Assessment. Available at: <https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types> [Accessed: 16/08/26]

- 2.4.3 **Table 2.6.** The sensitivity of the landscape to the key attributes of the development scenarios are assessed with reference to the indicators of susceptibility at Step 3.

2.5 Evaluating landscape sensitivity

Step 3A: Susceptibility of the assessment criteria

- 2.5.1 Step 3A involves assessing the landscape and visual susceptibility of the assessment criteria and landscape and visual value for each site against the key attributes of the development scenarios, with reference to the indicators of susceptibility identified in

2.5.2 Table 2.6.

Step 3B: Overall sensitivity

2.5.3 Finally, informed by the susceptibility of the landscape and visual baseline to change and the values of the landscape and visual characteristics, the overall landscape sensitivity of each proposed site allocation is systematically assessed and described using professional judgement. The overall landscape sensitivity for each site is assessed using the five-point scale outlined in **Table 2.5**.

Table 2.5: Levels of sensitivity definitions¹²

High	
High/Medium	
Medium	
Medium/Low	
Low	

¹² Natural England (2019). 'An approach to landscape sensitivity assessment – to inform spatial planning and land management' Available at: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf [Accessed: 16/08/26]

Table 2.6: Indicators of susceptibility

Criteria		Indicators of higher susceptibility	Indicators of lower susceptibility
Landscape susceptibility indicators			
	Landscapes with a small scale, complex and intricate landscape pattern arising from landcover elements including settlement, field pattern or vegetation cover are more likely to be susceptible to change arising from larger scale development than landscapes with a simple landcover pattern. Landscapes enclosed by buildings, trees and woodlands can offer more opportunity to accommodate development without affecting landscape character. This criterion considers the scale and integrity of field boundaries such as hedgerows, stone walls or fences. Intact field boundaries can help screen development but can also be susceptible to loss or degradation from development. Historic hedgerows are particularly susceptible to loss.	• Intimate and small-scale landscapes • Small scale field systems • Human scale elements • Field boundaries characterised by a large proportion of well managed low hedgerows, fences and/or walls	• Vast or large-scale fields • A large proportion of unmanaged/high hedgerows/field boundaries
	Open, highly prominent and distinctive or intricate and complex landforms with sharp changes in level are more likely to be susceptible to change arising from development than flat and indistinct landforms. This criterion also considers whether potential development would interrupt the relationship between distinctive landform features such as escarpments, or prominent hills or open plains. In some locations development would affect skyline character.	• Irregular or complex landform • Narrow valleys and ridges • Distinctive landform features	• Simple, featureless landscape • Convex landform • Plateau • Flat and uniform landform
	Landscapes with a strong and positive rural character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace. This applies to landscapes with semi-natural habitats and valued natural features such as woodland and hedgerows with good connectivity.	• Natural/semi-natural landcover • Ancient woodland • Complex, irregular or intimate landscape • Open hillsides • Field pattern/mosaic • Valleys • Water • Field and hedgerow trees	• Simple, regular or uniform landscape • Developed land, derelict or waste ground • Forestry • Lowland farmland • Large scale arable fields (low grade)
	This criterion considers whether potential development would integrate with the general settlement form/pattern and how it may affect the character of the existing settlement edge and its functioning relationship with the surrounding countryside.	• Absence of modern development • Infrequent/no residential built form • Dispersed settlement/sparsely settled/unpopulated areas • Presence of historic buildings/structures or settlement	• Major infrastructure (transport/communications/utility infrastructure/wind turbines) • Modern day industrial development • Large/concentrated urban/modern settlements • Commercial forestry
	Landscapes with a high scenic quality and higher concentration of special qualities and/or which form the setting to such landscapes will have a high susceptibility. This is because of the potential for loss or disturbance to their integrity and scenic value compared to landscapes which are strongly influenced by intrusive manmade structures and human activity.	• High scenic quality • Strong sense of place	• Low scenic quality (such as industrial areas) • Weak sense of place
	Landscapes with a strong sense of tranquillity will be more susceptible to development as this is likely to introduce disturbance and loss of this valued rural quality.	• Remote; tranquil; wild; spiritual; attractive; peaceful • Physically or perceptually remote, peaceful or tranquil	• Threatening; unattractive; noisy; settled • Close to visible signs of human activity and development
Visual susceptibility indicators			
Skylines and settings	Skylines are susceptible to development as they are generally widely visible with features on them typically being seen in relief against a light sky. Undeveloped rural skylines are particularly susceptible as are attractive skylines which form a backdrop to settlement. The presence of distinctive or historic landscape features such as hilltop monuments, church spires/towers or historic villages also increases susceptibility.	• Prominent skylines • Distinctive skylines • Uninterrupted/undeveloped skylines • Presence of distinctive / sensitive landscape features such as historic landmarks	• Less prominent skylines • Existing vertical features (modern development) • Existing built development
Movement	Visual detractors and the movement of visual elements in the landscape may affect perceptions of tranquillity. Moving elements include road traffic, plant machinery, agricultural vehicles, plumes from chimneys and other outdoor activities.	• Rare	• Constant or frequent access • Busy

Criteria	Indicators of higher susceptibility	Indicators of lower susceptibility
Visibility, key views, vistas and typical receptors (both within and outside of each site) The likelihood of a development being visible depends on the scale of the development, the landform in which the development is sited and the screening opportunities afforded by the land cover, particularly buildings, trees and woodlands. Landscapes which are visually contained with limited inward and outward views are likely to be less susceptible than open landscapes with extensive inward and outward views. The greater the number of sensitive visual receptors in an area, the more susceptible the area will be to change from development. The most susceptible receptors are residents, communities, people engaged in outdoor recreation where the landscape is part of the experience, visitors to landscape whose interest is focused on natural and built heritage assets and users of scenic routes. Each location brings with it certain expectations. Transport users (particularly of high-speed roads) are usually considered less susceptible receptors, unless the road is considered to be a scenic route or important gateway.	• Landscapes which are open or exposed with far reaching views • Extensive intervisibility and little screening or filtering of views • Sparse woodland/tree cover • Field systems bounded by fences/managed hedgerows/stone walls/no field boundaries • Forms an important part of a view from sensitive viewpoints (such as views from scenic routes, well known landmarks, or promoted viewpoints) • Densely populated • Views from scenic routes, well-known landmarks, or views from visitor viewpoints • Views into or out, especially from high ground • Neighbouring landscapes of higher sensitivity, especially internationally and nationally designated landscapes • Contributes to wider landscape • Distinctive or complex backdrops • Landscapes important to the settings/approaches/gateways to designated landscapes • Strong association with adjacent LCAs	• Landscapes which are confined, contained or enclosed with few inward or outward views • Sparsely populated or inaccessible • Neighbouring landscapes of lower sensitivity • Contributes little to wider landscape • Large scale simple back drops • The presence of woodland blocks and belts • Fields bounded with intact hedgerows/overgrown hedgerows/hedgerows with trees • Weak association with adjacent LCAs
Views to and from important landscape and cultural heritage features (both within and outside of each site)	Landscapes of attractive scenery, character, quality, integrity, strong sense of place and local distinctiveness will typically be more susceptible to development than less scenic areas. This includes landscapes that are designated for their natural beauty, but also areas of undesignated landscape, including areas that are scenic and have strong character. • Strong association with landscape • Intervisibility between sites	• Weak association with landscape • Little intervisibility between sites

Table 2.7: Indicators of value

Criteria		Indicators of higher value	Indicators of lower value
Landscape value			
Strength of landscape character, quality and condition	Landscapes with a strong and positive character in good condition and with features worthy of conservation will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace.	• Related published documentation (tourist information), art and literature • Historic Environment: RPG, visually prominent scheduled monuments such as hillforts and castles which are also visitor attractions • Biodiversity and geodiversity designations (SSSI, LNR) • Local community values	• No designations present
Rarity	Landscapes which are commonplace are less likely to be valued than landscapes which are unique or rare as these are often irreplaceable.		
Geological, topographical and Geomorphological value	This considers the shape and scale of the land and the extent that there may be distinctive and valued geological, topographical or hydrological features. Such features may be distinctive in their own right or may have influenced the creation of areas of distinctive and valued landscape character.		
Historic landscape value	The extent to which a landscape displays historic continuity and time depth – reflected in the presence of nationally or internationally designated historic landscape components and their settings. May also be a reflection of artistic or literary references. Also, whether a landscape is important to the setting and identity of designated landscapes and heritage assets.		
Natural value	Landscapes with a strong and positive character in good condition and with features worthy of conservation, will be more susceptible to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace. This applies to landscapes with semi-natural habitats and valued natural features such as woodland and hedgerows with good connectivity.		
Recreational value	The extent to which the experience of the landscape makes an important contribution to the recreational use and enjoyment of an area. Indicators include the presence of such features as nature reserves, country parks, allotments, outdoor sports facilities, public rights of way, green infrastructure corridors, scenic routes and promoted viewpoints. Also includes recognised scenic or promoted tourist routes.		
Scenic and other aesthetic and perceptual and experiential qualities	Defined by the presence of distinctive, dramatic or striking patterns of landform or land cover, or by strong aesthetic response to qualities such as rural character (traditional land uses with few human influences), perceived naturalness, sense of remoteness or tranquillity and dark skies.		
Visual value			
Iconic views	Highly valued views of national or international importance which are important in relation to the special qualities of a designated landscape, the cultural associations of which are widely recognised in art, literature or other media. Views of very high scenic quality including those which are known historically for their picturesque and landscape beauty and are widely held in high regard.	• Criteria will include iconic views, views related to designated landscape related features, regionally/locally valued views, and views valued by the local community	• No valued views associated with the site
Views related to designated landscapes and landscape related features	Views from tourist routes, national trails, and other recognised visitor destinations or attractions. Views which are important in relation to the special qualities of a designated landscape or which are identified in specific studies of views. Views to, from and within the setting of designated landscapes, historic and cultural sites and views recorded as important in relation to heritage assets (as recorded in the relevant citations accompanying the designation and taking account of Historic England’s guidance on the setting of heritage assets).		
Regionally/locally valued views	Views which are identified in the local plan and/or of regional or particular local importance including views from regionally and locally promoted trails. Views which appear on an Ordnance Survey, tourist map or within guide books.		

Criteria		Indicators of higher value	Indicators of lower value
Views valued by the community	Views from locations where there is provision of facilities for their enjoyment, such as parking and interpretation. Views which are locally well known, well-frequented and/or promoted as a beauty spot/visitor destination and may have significant cultural associations.		

3 Site assessments

3.1 Screening of sites supplied by Swindon Borough Council (August 2026)

- 3.1.1 The 2025 LSA assessed potential development sites identified through the Local Plan process. Following consultation, 31 additional sites were identified for consideration by SBC, and Lepus was commissioned to undertake LSA of these sites to provide a consistent landscape evidence base for the plan-making process.
- 3.1.2 The additional sites considered in this LSA are listed in **Tables 3.1 and 3.2** and presented in **Figure 3.1**. All sites were subject to an initial desktop review to determine the appropriate scope of assessment and requirements for field survey. The Gypsy and Traveller sites were not subject to detailed LSA where their small scale, inaccessible nature or existing urban or previously developed character meant that application of the full LSA methodology would not provide a meaningful assessment of landscape sensitivity. These sites were instead subject to a proportionate desktop screening exercise and are recorded in **Table 3.2**, together with the justification for whether a detailed LSA was undertaken.

Table 3.1: Residential sites

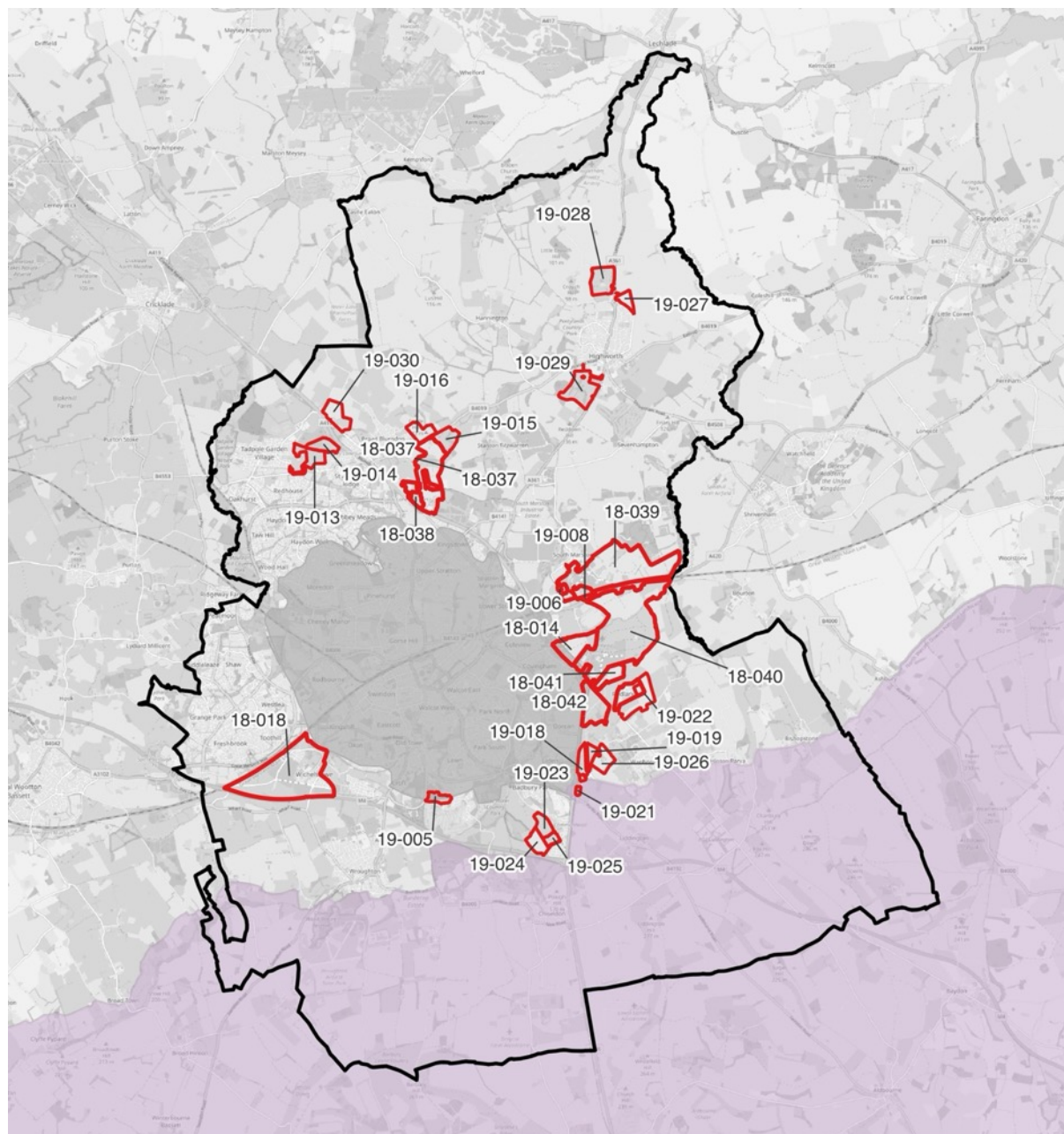
No.	Reg 19 Local Plan site reference	Map site reference	Rejected site: SHELAA Site Ref	Reg 19 Local Plan site name	Area (ha)
	NEV03				
	NEV05				
	NEV06				
	NEV02				
	KSD02				
	KSD03				
	NEV04				
	NEV07				
	NEV08				
	WS01				
	PW01				
	NEV09				
	NEV11				
	BA01				
	BA02				
			C25.034		
			C25.049 and s0536		
			s0522		
			s0525		
			C25.006		
			C25.020		
			C25.021		
			S0455 and C25.037		

24		19-O25	s0020	Land at Former Brickworks	7
25		19-O22	C25.025	Redlands Phase 3	38
26	HW03	19-O28		Land at Twelve Oaks Golf Course	31
27		19-O26	C25.033	Land at Inlands Farm	19
28	HW02	19-O27		Land East of Roundhills Mead	10
29		19-O29	s0488 and s0488b and C25.043	Former Old Golf Course	42
30		19-O30	s0048b	Land north of Blunsdon (Ainscough)	25

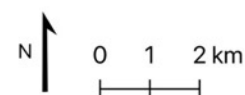
Table 3.2: Gypsy and traveller sites

No.	SBC site number	Site name	LSA screening outcome and justification	Area (ha)
1	Q01	Chiseldon Firs	The site comprises previously developed land and is therefore considered to have limited potential to influence the wider landscape character or visual amenity. A detailed LSA is not considered proportionate.	12.5
2	Q02	Hay Lane	The site is already developed and is located immediately adjacent to the M4 and an existing industrial park. As such, the site has limited potential to contribute to landscape character or visual amenity and is considered unsuitable for a detailed LSA.	43.8
3	Q03	Lady Lane Caravan Park	The site comprises previously developed land and is therefore considered to have limited potential to influence the wider landscape character or visual amenity. A detailed LSA is not considered proportionate.	34.1
4	Q04	Hyde Farm Caravan Park	The site is currently occupied by a caravan park and is therefore already developed and in an established use. The site is considered to have limited potential to influence the wider landscape character or visual amenity. A detailed LSA is not considered proportionate.	13.1
5	Q05	Kingsdown Road Caravan Park	The site is currently occupied by a caravan park and is therefore already developed and in an established use. The site is considered to have limited potential to influence the wider landscape character or visual amenity. A detailed LSA is not considered proportionate.	11.7
6	Q06	Ferndale Road	The site comprises previously developed land and is therefore considered to have limited potential to influence the wider landscape character or visual amenity. A detailed LSA is not considered proportionate.	7.1
7	Q07	High View, Eastrop	The site comprises previously developed land and is therefore considered to have limited potential to influence the wider landscape character or visual amenity. A detailed LSA is not considered proportionate.	1.3
8	Q08	The Workshop, Kingsdown Lane	The site comprises previously developed land and is therefore considered to have limited potential to influence the wider landscape character or visual amenity. A detailed LSA is not considered proportionate.	7.1
9	Q09	Upper Widhill Farm	The site comprises previously developed land and is therefore considered to have limited potential to influence the wider landscape character or visual	9.0

No.	SBC site number	Site name	LSA screening outcome and justification	Area (ha)
10	Q10			
11	n/a			

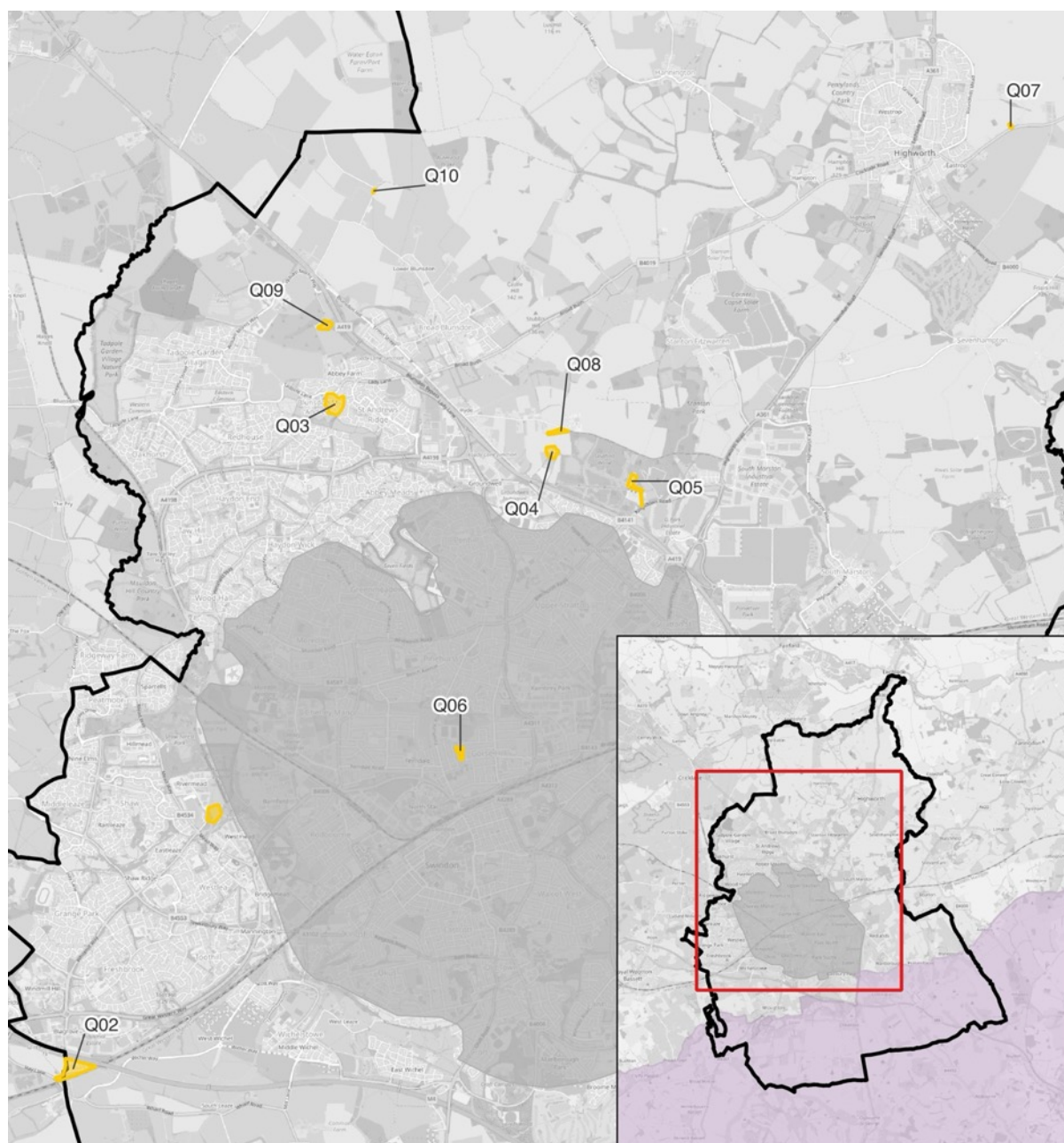


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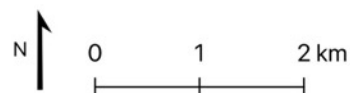
PROJECT	Swindon Landscape Sensitivity Assessment	DRAWN	EG	 Montpellier Drive, Cheltenham, GL50 1TA T: +44 (0)1242 525222 E: enquiries@lepusconsulting.com www.lepusconsulting.com
CLIENT	Swindon Borough Council	CHECKED	ND	
TITLE	Site allocations	SCALE	1:115000	
VERSION	LC-1246_Site allocations_3	DATE	08/09/2026	

Figure 3.1: Sites locations evaluated during the August-September 2026 surveys



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- Swindon Borough
- Gypsy, Traveller and Travelling Showpeople sites
- Urban
- North Wessex Downs National Landscape

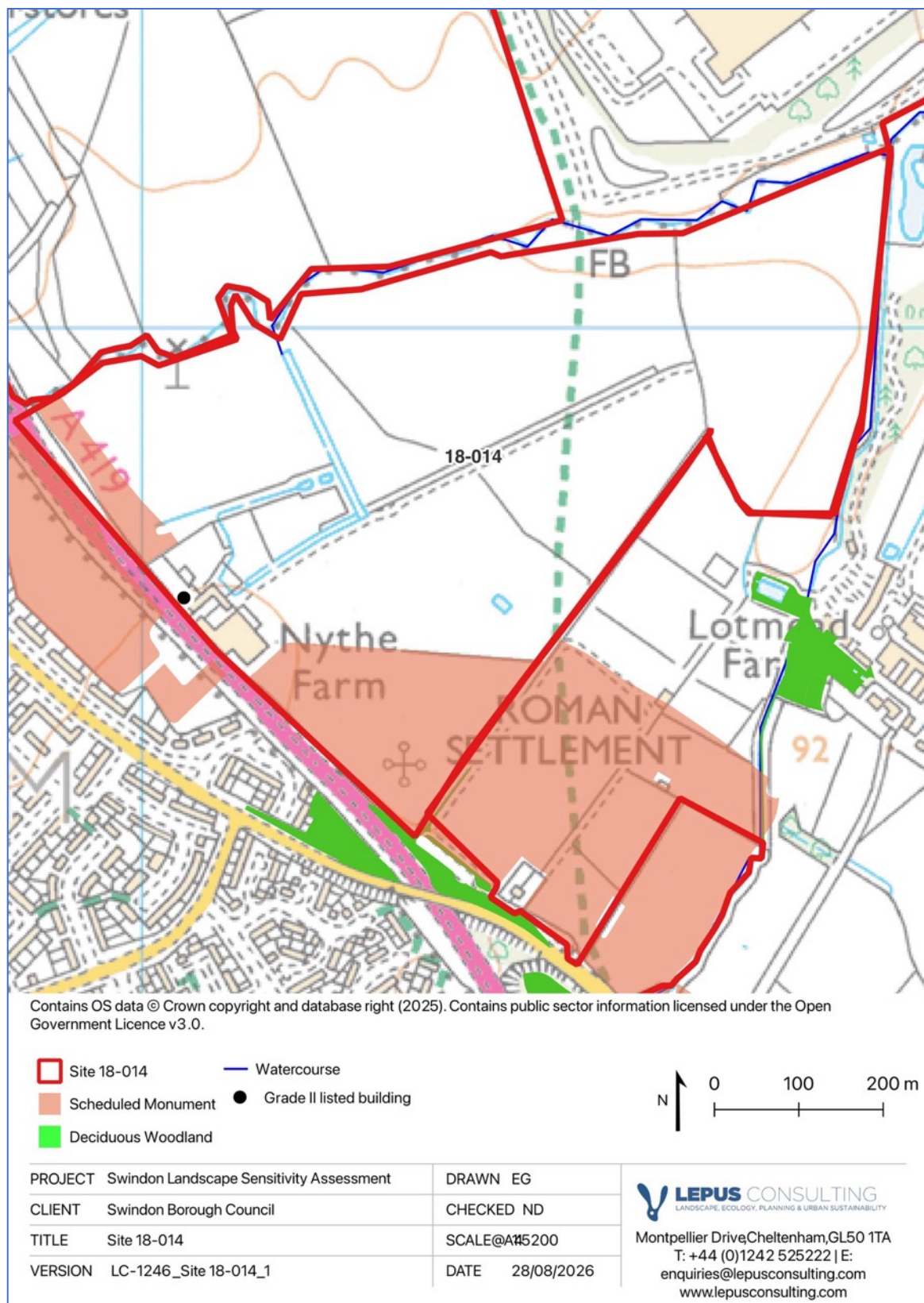


PROJECT	Swindon Landscape Sensitivity Assessment	DRAWN	EG
CLIENT	Swindon Borough Council	CHECKED	ND
TITLE	G&T Site allocations	SCALE	1:54800
VERSION	LC-1246_G&T Sites_1	DATE	09/09/2026

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Figure 3.2: Gypsy and Traveller Sites

4 Site 1. Upper Lotmead (NEV03)



Site information

Map site reference	18-014
Reg 19 Local Plan site ref	NEV03
Reg 19 Local Plan site name	Upper Lotmead
Site size	40 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Vale of White Horse
Date of site visit	01/09/26

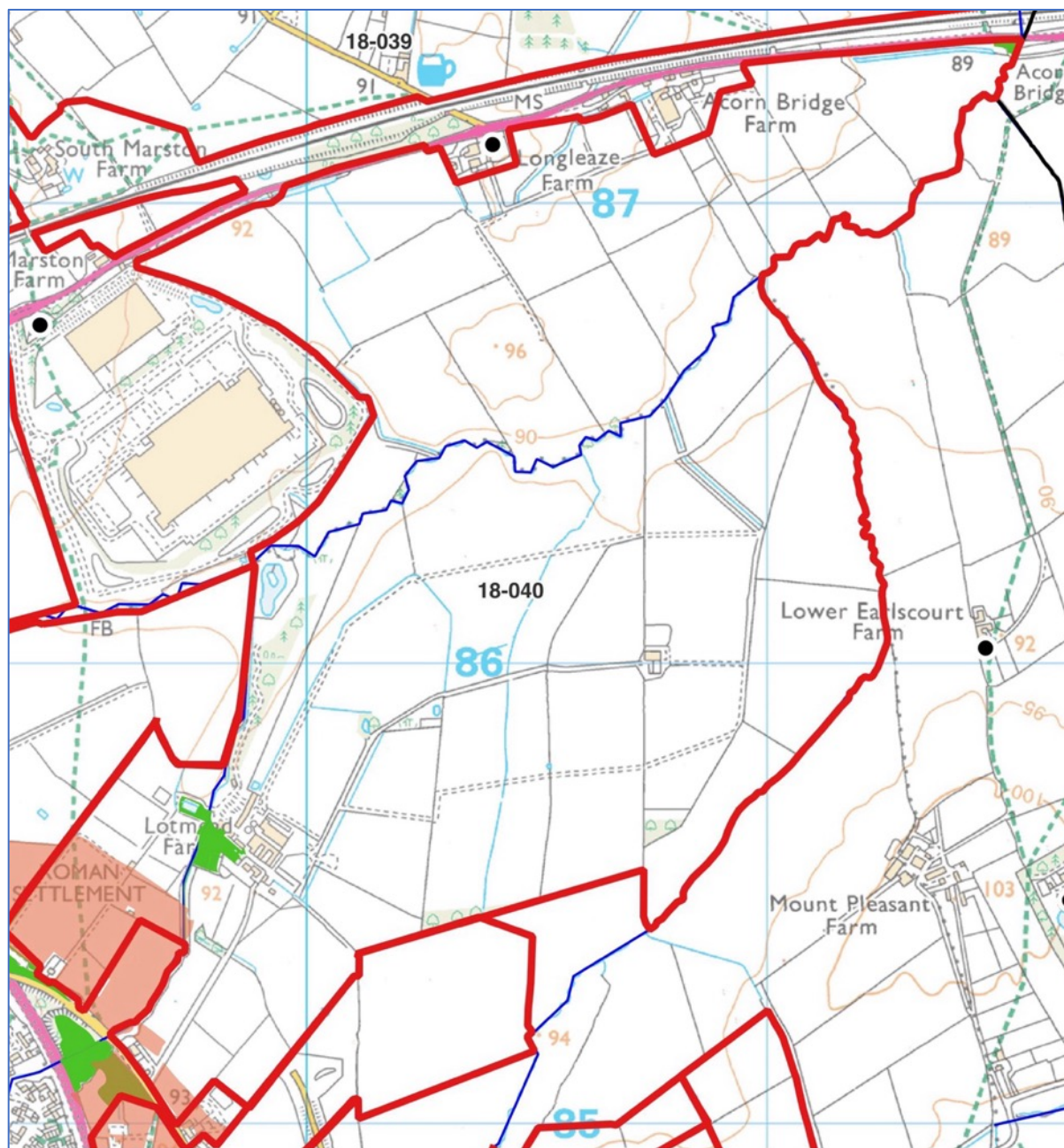
Site evaluation		
Scale and enclosure	The site is large in scale, comprising an extensive tract of agricultural land. Established hedgerows, mature trees and belts of vegetation provide a strong landscape framework and create localised enclosure across the site.	H/M
Landform	The site occupies predominantly low-lying, gently undulating land, with limited topographic variation or distinctive landform features.	M
Landcover (including biodiversity)	Landcover is predominantly agricultural, structured by established hedgerows, mature trees and substantial belts of vegetation. These features provide a relatively strong and coherent landscape framework.	H/M
Man-made influences	The A419 exerts a strong influence along the western edge through traffic noise and movement, although its visual influence is moderated by established vegetation. Existing and emerging development also influences the wider setting and reduces the site's rural perceptual qualities.	M
Scenic quality and character	The site retains a recognisable agricultural character, with established hedgerows and mature vegetation contributing positively to scenic quality. In the context of existing and emerging development, the site forms an important area of open landscape which contributes to the separation of surrounding developed areas and maintains continuity with the wider rural landscape.	H/M
Remoteness and tranquillity	The site retains some sense of separation from the urban area when looking across the agricultural landscape. Tranquillity is reduced by traffic noise associated with the A419 and the influence of development within the wider setting.	M
Skylines and settings	Mature trees and vegetation contribute to predominantly vegetated local skylines and provide visual separation from surrounding development. The wider setting is nevertheless influenced by transport infrastructure and existing and emerging development.	M
Visibility, key views, vistas and typical receptors	Established hedgerows and mature vegetation provide substantial visual containment, although longer views are available across parts of this extensive site. A PRoW crosses the site and represents a sensitive visual receptor. Field observation was limited to accessible peripheral viewpoints.	H/M
Views to and from important landscape and cultural heritage features	A Scheduled Monument associated with Roman settlement extends across part of the site and contributes to its cultural heritage context and sense of time depth. The site's open agricultural character contributes to the landscape setting within which the asset is experienced.	H/M
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It retains positive landscape characteristics, including an established agricultural structure, mature vegetation and open countryside, which indicate some local landscape value.	M
Visual value	Views from parts of the site extend towards the North Wessex Downs National Landscape, providing a visual connection with a nationally designated landscape. The PRoW provides public opportunities to experience views across the site and towards the wider countryside. These qualities are moderated by established vegetation and the influence of transport infrastructure and surrounding development.	M
Mitigation potential	Retention and reinforcement of the established hedgerow and tree network would provide a substantial framework for mitigation. However, mitigation would not fully	

	address the loss of open agricultural land or the reduction in landscape separation associated with development across the site. Particular regard should also be given to the Scheduled Monument and its setting.	
Overall landscape sensitivity	The site has high/medium landscape sensitivity, reflecting its large scale, established agricultural landscape structure, mature vegetation, cultural heritage context and contribution to maintaining open landscape between existing and emerging development. Sensitivity is moderated by the influence of the A419, relatively unremarkable landform and development within the wider setting.	H/M



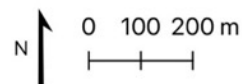
Site 1: View from the A419 across the site, showing the strong roadside vegetation and mature tree cover in the foreground, with expansive arable and estate farmland extending across the wider landscape beyond.

5 Site 2. Great Stall East (NEV05)



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- Site 18-040
- Watercourse
- Scheduled Monument
- Grade II listed building
- Deciduous Woodland



PROJECT Swindon Landscape Sensitivity Assessment
 CLIENT Swindon Borough Council
 TITLE Site 18-040
 VERSION LC-1246_Site 18-040_1

DRAWN EG
 CHECKED ND
 SCALE@A#11000
 DATE 28/08/2026

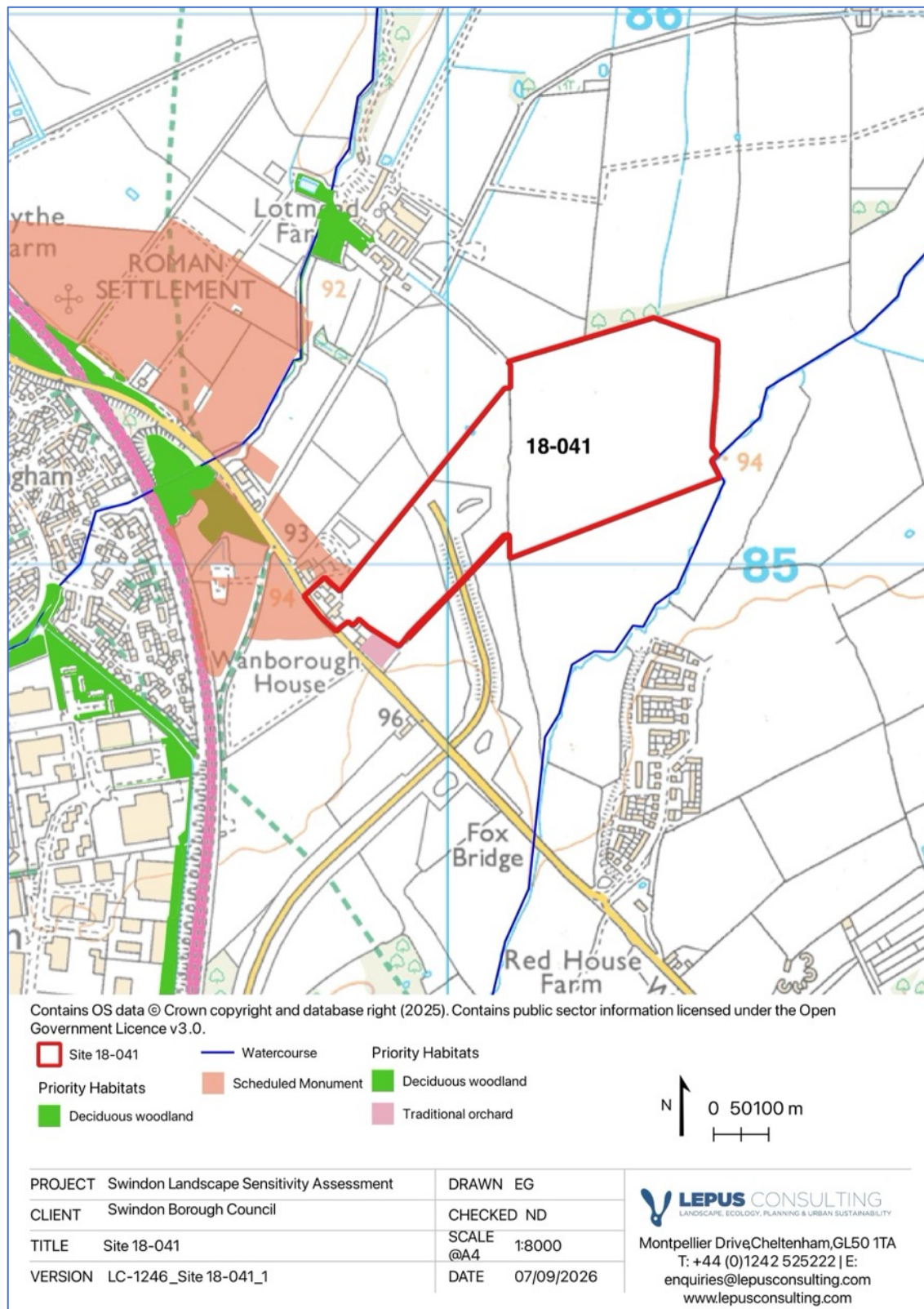
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Map site reference	18-040
Reg 19 Local Plan site ref	NEV05
Reg 19 Local Plan site name	Great Stall East
Site size	246 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area (Swindon LCA)	Vale of White Horse
Date of site visit	01/09/26

Site evaluation		
	The site is very large in scale, extending across approximately 246ha of predominantly undeveloped agricultural land. Although established hedgerows and mature hedgerow trees provide localised enclosure, the site as a whole forms an extensive tract of open countryside and would be highly susceptible to large-scale residential development.	H/M
Landform	The site comprises predominantly gently undulating agricultural land. The landform is not especially distinctive but contributes to the site's relationship with the wider rural landscape.	M
Landcover (including biodiversity)	Agricultural land is structured by established hedgerows and numerous mature hedgerow trees. The River Cole crosses the site, increasing habitat diversity and connectivity and contributing positively to landscape structure. Together, these features provide a relatively well-connected network of semi-natural habitats within the agricultural landscape.	H/M
Man-made influences	The site is predominantly undeveloped and rural in character. Telegraph poles cross parts of the site, while the principal man-made influences arise from the busy road and railway beyond the site boundaries.	H/M
Scenic quality and character	A pleasant rural agricultural landscape with mature boundary vegetation and views across the wider countryside. Scenic quality is moderated by transport infrastructure and the relatively regular agricultural field pattern.	H/M
Remoteness and tranquillity	Rural in appearance but with reduced tranquillity due to traffic on the adjacent road and noise associated with the nearby railway.	M/L
Skylines and settings	Predominantly rural skylines are formed by mature trees, hedgerows and the wider agricultural landscape. Infrastructure has some influence but does not dominate the site's wider setting.	H/M
Visibility, key views, vistas and typical receptors	Roadside vegetation strongly filters views into the site, although the more open interior has greater visual exposure and connections with the surrounding countryside. There are no public footpaths across the site.	M
Views to and from important landscape and cultural heritage features	Good views towards the North Wessex Downs National Landscape provide an important visual connection with the designated landscape and increase susceptibility to change.	H/M
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It nevertheless has local landscape value as an extensive area of undeveloped countryside, with an established landscape structure and watercourse. Value is moderated by the influence of adjacent transport infrastructure and limited tranquillity.	M
Visual value	Good views towards the North Wessex Downs National Landscape provide a visual connection with a nationally designated landscape. Visual value is moderated by the absence of public access across the site and the influence of adjacent road and rail infrastructure.	M
Mitigation potential	Existing hedgerows, mature trees and the watercourse provide an established landscape framework which should be retained and reinforced. However, given	

	the very large scale of the site, extensive residential development would fundamentally alter its open rural character and could not readily be mitigated through planting alone.	
Overall landscape sensitivity	The site has high/medium landscape sensitivity. It comprises a very large and predominantly undeveloped tract of rural agricultural landscape, with an established hedgerow and mature tree structure, a watercourse and good visual connections with the wider countryside and the North Wessex Downs. Although adjacent road and railway infrastructure reduce tranquillity, the site is highly susceptible to residential development on this scale. Development across a large part of the site would change its character from open countryside to built development. Given the scale and rural character of the site, this change would be difficult to accommodate within the existing landscape envelope.	H/M

6 Site 3. Green Land / Land East of Wanborough (NEV06)

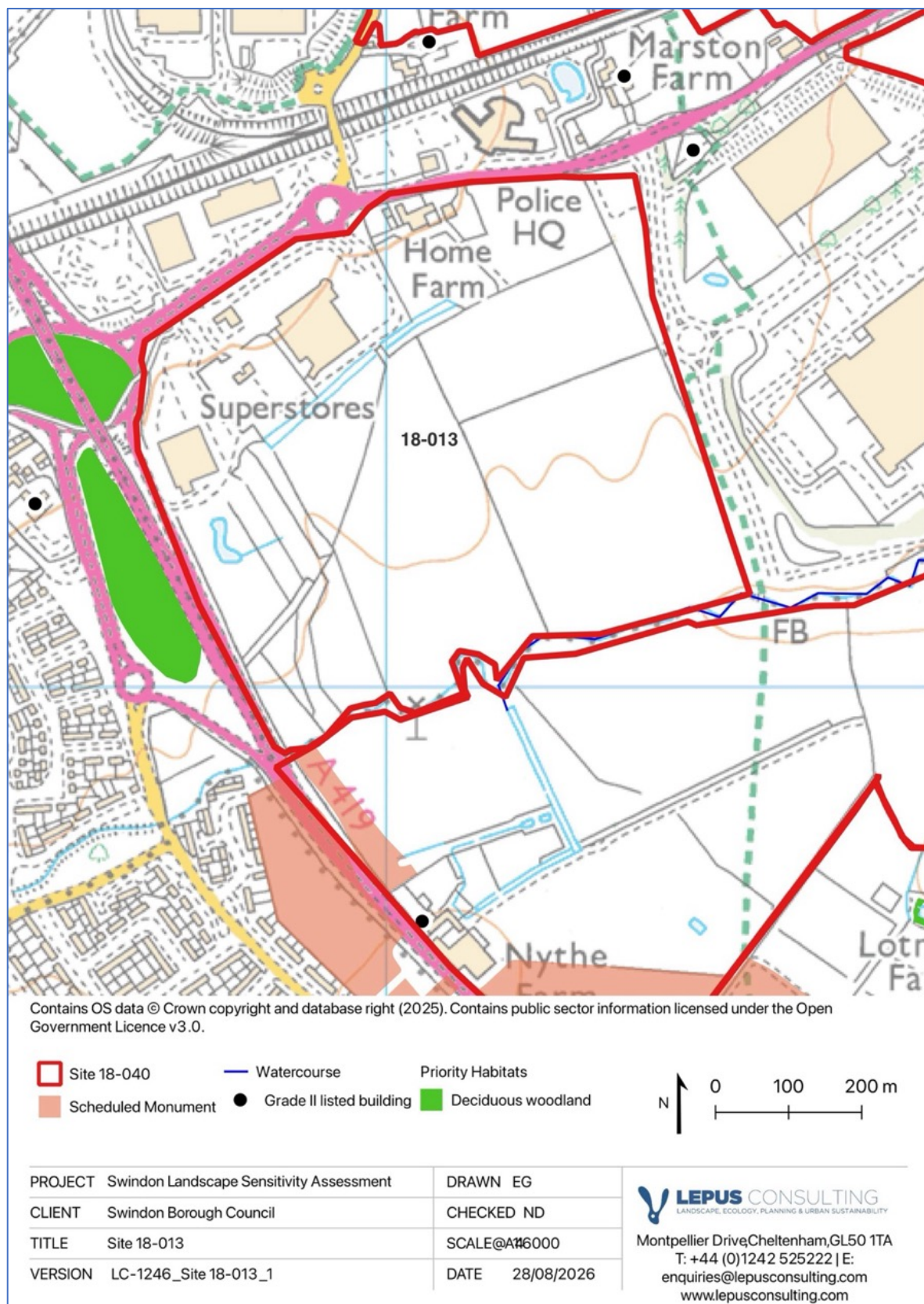


Site information	
Map site reference	18-041
Reg 19 Local Plan site ref	NEV6
Reg 19 Local Plan site name	Green Land / Land East of Wanborough
Site size	19 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area (Swindon LCA)	Vale of White Horse
Date of site visit	01/09/26

Site evaluation		
Scale and enclosure	The site is relatively small in scale and comprises open land enclosed by established hedgerows and trees. Boundary vegetation provides a degree of physical and visual enclosure.	M/L
Landform	The site appears generally flat to gently sloping, with no distinctive landform features apparent.	M/L
Landcover (including biodiversity)	The site comprises predominantly open grassland/agricultural land. Established hedgerows and mature boundary trees provide structural vegetation and some habitat value.	M
Man-made influences	Recent residential development is prominent immediately beyond the site and strongly influences its character. The A419 and other development on the eastern edge of Swindon also contribute to its urban-edge context.	M/L
Scenic quality and character	The site retains some rural qualities through its open landcover and mature vegetation, but these are influenced by prominent recent residential development. It has a transitional settlement-edge character rather than forming part of an extensive undeveloped rural landscape.	M/L
Remoteness and tranquillity	The proximity of residential development and the A419 limits the site's sense of remoteness and tranquillity.	L
Skylines and settings	Mature vegetation contributes to local skylines, although nearby residential development is a prominent component of the site's setting.	M/L
Visibility, key views, vistas and typical receptors	Boundary vegetation provides some screening and filtering of views. The site is nevertheless visually connected with immediately adjoining residential development, with residents forming important nearby visual receptors.	M
Views to and from important landscape and cultural heritage features	No strong relationship with an important landscape or cultural heritage feature is apparent from the site observations or photographs.	L
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It has some local value as an area of open land on the settlement edge, although this is limited by its close relationship with recent residential development and the wider urban area.	M/L
Visual value	There are no identified designated or otherwise recognised valued views associated with the site. Some local visual value derives from its open character and mature vegetation, although views are strongly influenced by adjoining residential development.	M/L
Mitigation potential	Existing hedgerows and mature trees provide an established landscape framework capable of assisting integration of development. The relatively contained scale of the site also provides some potential for mitigation.	

Overall landscape sensitivity	The site has medium/low landscape sensitivity. Its relatively small scale, settlement-edge location and strong influence from recent residential development reduce sensitivity to change. Existing hedgerows and mature trees provide some landscape structure and should be retained as part of any development.	
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7 Site 4. Great Stall West (NEV02)



Map site reference	18-013
Reg 19 Local Plan site ref	NEV02
Reg 19 Local Plan site name	Great Stall West
Site size	45 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area (Swindon LCA)	Vale of White Horse
Date of site visit	01/09/26

Site evaluation		
	The site comprises medium to large-scale fields. Established hedgerows, scrub and mature trees provide a strong landscape framework and create a relatively strong degree of enclosure.	
Landform	The site is predominantly level to gently undulating, with no pronounced or distinctive topographic features.	M
Landcover (including biodiversity)	Landcover comprises grassland and agricultural land with substantial hedgerows, scrub and mature trees, including some notably mature specimens. These features provide habitat diversity and a strong landscape structure.	H/M
Man-made influences	The site itself remains largely undeveloped, with limited man-made influence internally. Substantial commercial development, including the Amazon distribution building, lies immediately outside the site and exerts a strong influence on its wider setting.	M
Scenic quality and character	The site retains a recognisable rural character derived from its open landcover and substantial mature vegetation. Scenic quality is moderated by the strong influence of large-scale commercial development within the adjoining landscape.	M
Remoteness and tranquillity	The site retains some sense of separation internally due to its vegetation structure, although tranquillity and remoteness are reduced by the proximity of large-scale development and transport infrastructure.	M/L
Skylines and settings	Mature trees and other vegetation contribute to predominantly vegetated local skylines. The wider setting includes substantial adjoining development, although more distant views connect the site with the rural landscape towards the North Wessex Downs.	M
Visibility, key views, vistas and typical receptors	Established hedgerows, scrub and mature trees substantially filter views into and across the site. More open locations allow longer views towards the wider countryside and North Wessex Downs.	M
Views to and from important landscape and cultural heritage features	The North Wessex Downs National Landscape forms a recognisable elevated backdrop in longer-distance views from the site and contributes positively to the wider landscape context. The visual relationship is moderated by existing development within the surrounding landscape.	M
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It nevertheless has some local landscape value arising from its rural character and mature landscape structure, although this is moderated by adjoining commercial development and its wider urban-edge context.	M
Visual value	Views towards the North Wessex Downs National Landscape provide a visual connection with a nationally designated landscape. There are no identified designated or otherwise recognised valued views associated with the site, and visual value is moderated by large-scale development within the immediate setting.	M
Mitigation potential	Existing hedgerows, scrub and mature trees provide a substantial landscape framework which could be retained and reinforced to assist the integration of development.	—

Overall landscape
sensitivity

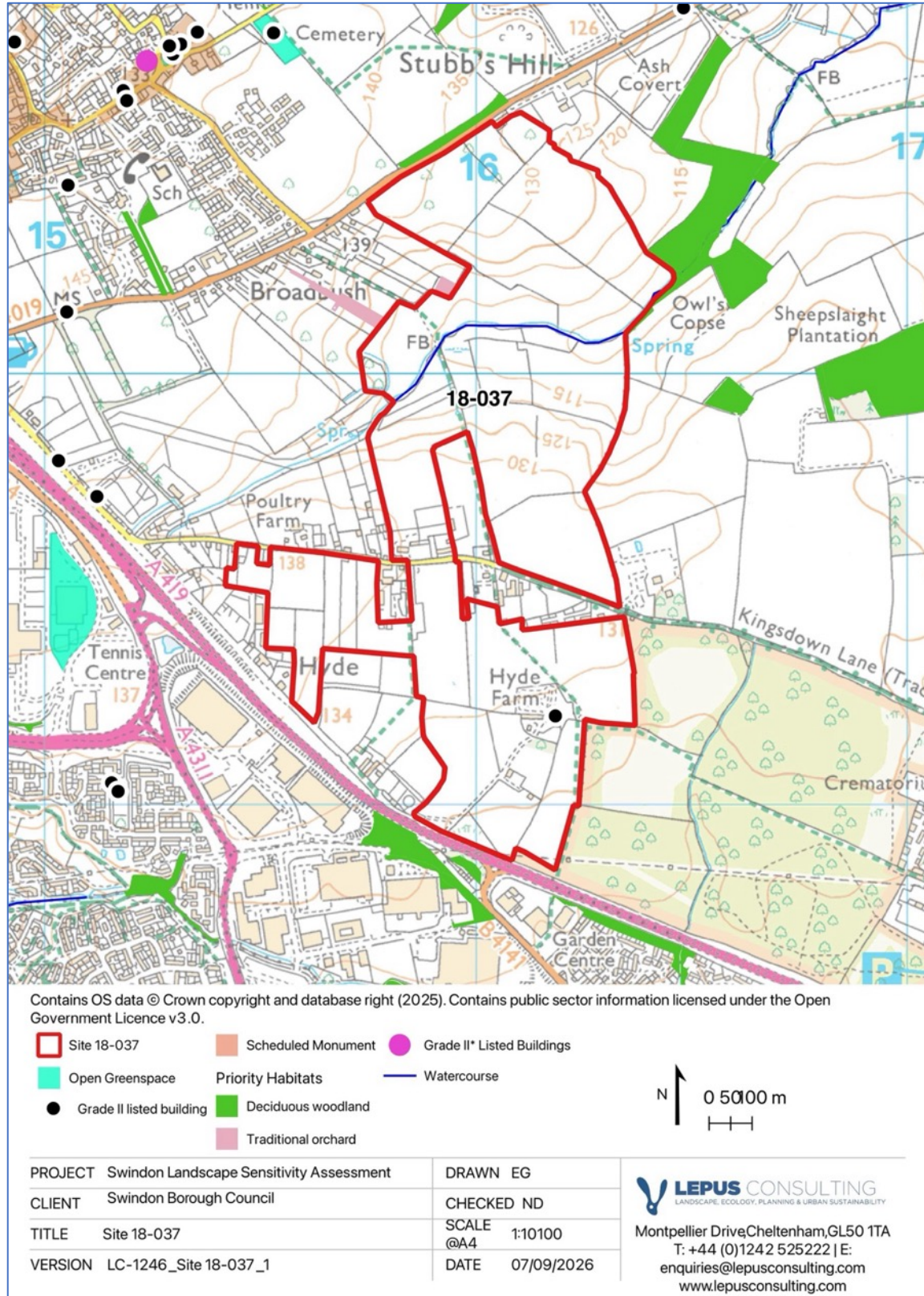
The site has medium landscape sensitivity. It retains a rural landscape structure with established hedgerows, scrub and mature trees, together with visual connections towards the North Wessex Downs. Sensitivity is moderated by the strong influence of adjoining large-scale commercial development and the site's peri-urban context.

M



Site 4: View across open grassland enclosed by mature hedgerows and scrub, with a well-vegetated rural character and only limited built form visible in the distance.

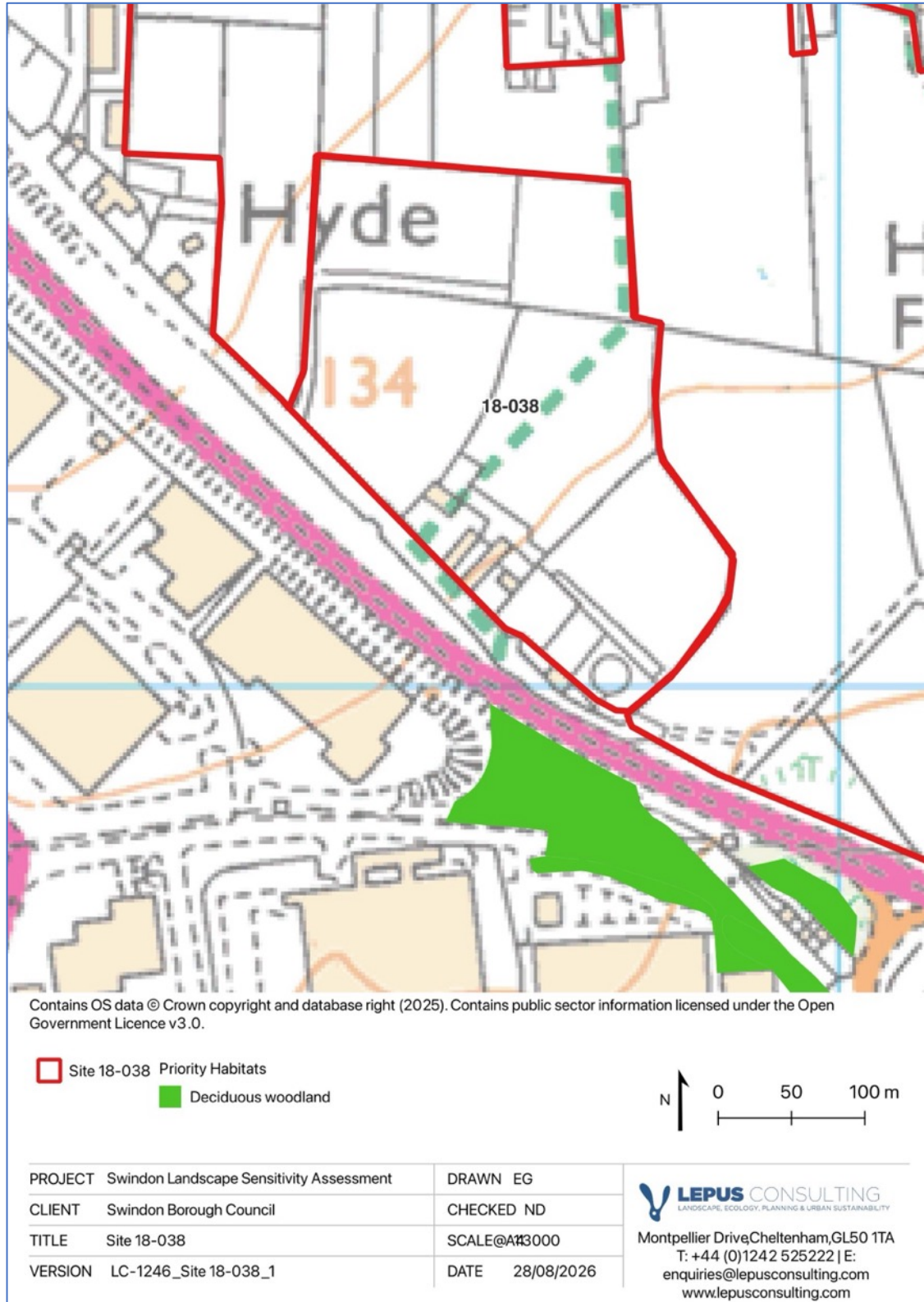
8 Site 5. Kingsdown, east of the A419 (KSD02)



Site information	
Map site reference	18-037
Reg 19 Local Plan site ref	KSD02
Reg 19 Local Plan site name	Kingsdown (east of the A419)
Site size	82 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area (Swindon LCA)	Vale of the White Horse
Date of site visit	01/09/26

Site evaluation		
Scale and enclosure	The site is very large in scale, with an open character across much of its extent. Hedgerows, mature trees and woodland provide localised enclosure, particularly towards the southern part of the site.	H
Landform	A distinctly undulating landform contributes strongly to landscape character and increases the visual exposure of parts of the site.	H
Landcover (including biodiversity)	Agricultural land is structured by an established network of hedgerows, mature field trees and woodland, forming a relatively intact landscape pattern. Areas of more diverse vegetation and potential wetland habitat are also present.	H/M
Man-made influences	The site retains a predominantly rural character with limited urbanising influence across much of its extent. Built form is largely peripheral, although the A419 and occasional infrastructure are locally influential.	H/M
Scenic quality and character	The undulating agricultural landform, intact field pattern and mature hedgerow and tree structure form a coherent rural landscape with strong scenic qualities and limited urbanising influence.	H
Remoteness and tranquillity	The site retains strong rural perceptual qualities and a sense of separation from settlement. Traffic on the A419 locally reduces tranquillity.	H/M
Skylines and settings	Undulating landform and mature vegetation form varied, predominantly rural skylines. Built development has limited influence on the wider landscape setting.	H
Visibility, key views, vistas and typical receptors	The scale and undulating landform result in a relatively high degree of visual exposure, with extensive views across the site and intervisibility with the wider rural landscape, including the North Wessex Downs.	H
Views to and from important landscape and cultural heritage features	There is a strong visual relationship with the North Wessex Downs National Landscape, which forms a prominent component of long-distance views from the site.	H
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It nevertheless has local landscape value as an extensive and predominantly undeveloped rural landscape, with a coherent agricultural pattern and established vegetation structure.	M
Visual value	The site has extensive views across the surrounding countryside, including a strong visual connection with the North Wessex Downs National Landscape. This connection with a nationally designated landscape contributes to visual value, although there are no identified designated or otherwise recognised valued views associated with the site.	M
Mitigation potential	Existing hedgerows, mature trees and woodland provide an established landscape framework. However, the scale, openness and undulating landform would constrain the ability of landscape mitigation to integrate extensive development.	
Overall landscape sensitivity	The combination of high landscape and visual susceptibility and high landscape and visual value results in high overall landscape sensitivity.	H

9 Site 6. Kingsdown, Land North of Turnpike Road (KSD03)

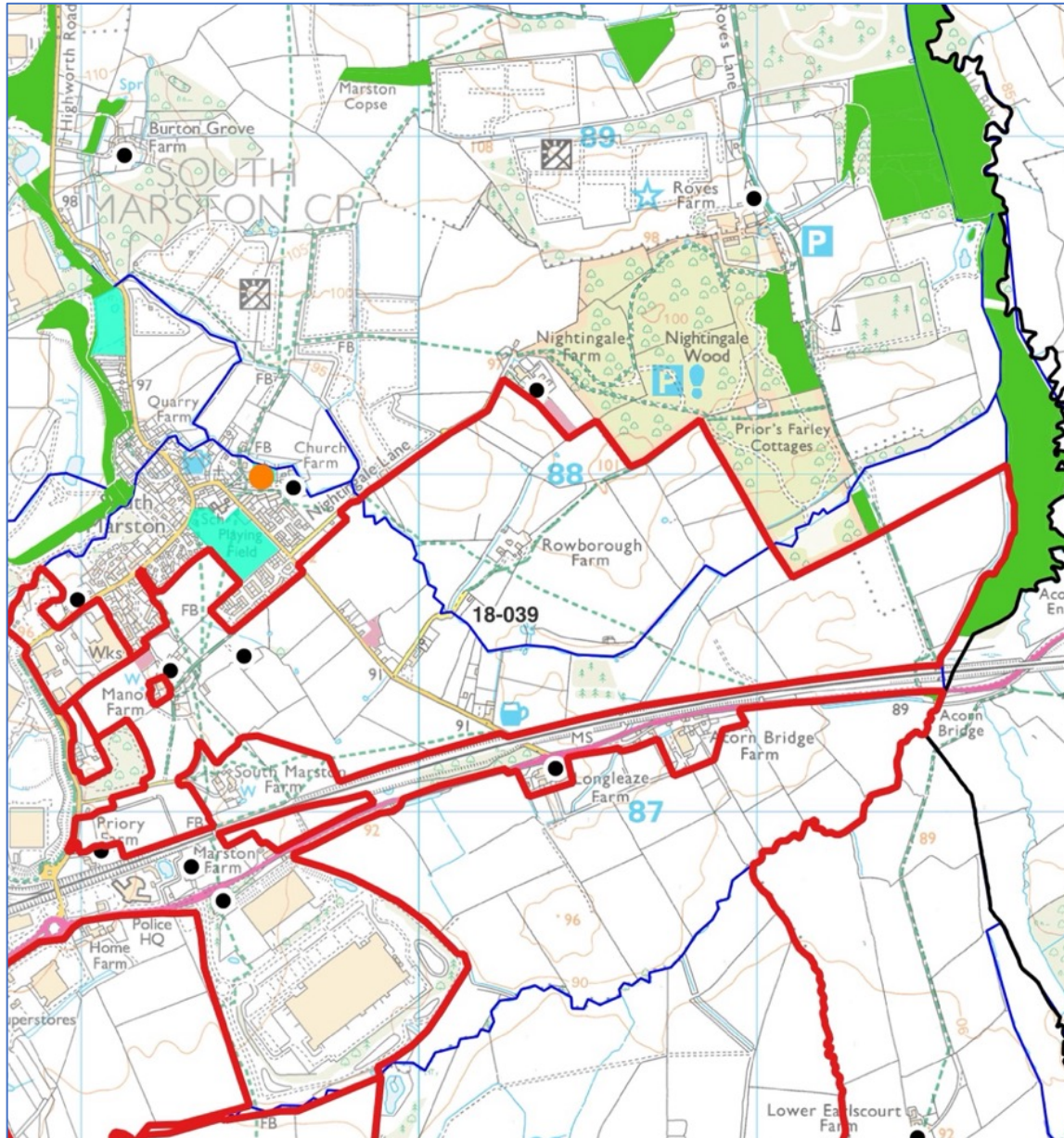


Site information	
Map site reference	18-038
Reg 19 Local Plan site ref	KSD03
Reg 19 Local Plan site name	Kingsdown (Land North of Turnpike Road)
Site size	7 ha
Development type	Residential
National Character Area	Midvale Ridge
Landscape Character Area (Swindon LCA)	Mid Vale Ridge
Date of site visit	01/09/26

Site evaluation		
Scale and enclosure	The site comprises relatively small to medium-scale fields with a strong sense of enclosure provided by established hedgerows and numerous mature trees. Views across and beyond the site are frequently contained or filtered by this vegetation structure.	M/L
Landform	Predominantly level to gently undulating landform, with no prominent topographical features.	L
Landcover (including biodiversity)	Predominantly modified grassland/former horse pasture with abundant docks and thistles. Mature hedgerows and trees, including some substantial older trees, provide landscape structure, habitat connectivity and ecological interest.	M
Man-made influences	The site contains farm buildings, fencing, telegraph poles and overhead lines. The A419 immediately to the west exerts a strong external influence, while nearby development further contributes to the site's urban-edge context.	M/L
Scenic quality and character	The site retains a broadly rural character through its grassland, mature trees and hedgerows, although scenic quality is moderated by the A419, farm infrastructure and nearby development.	M
Remoteness and tranquillity	There is a limited sense of remoteness and tranquillity. Traffic noise from the A419 is a prominent perceptual influence.	L
Skylines and settings	Mature trees contribute positively to local skylines and provide a relatively strong vegetated framework. The wider setting is influenced by transport infrastructure and nearby development.	M
Visibility, key views, vistas and typical receptors	Boundary vegetation substantially filters views into, across and beyond the site. A public footpath crosses the site, introducing sensitive recreational receptors, although some longer views are available through gaps in the vegetation framework.	M
Views to and from important landscape and cultural heritage features	Distant views towards the North Wessex Downs National Landscape are available, although the visual relationship is relatively weak and influenced by the intervening landscape and development.	M/L
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It has some local landscape value associated with its rural character and mature vegetation, although this is moderated by farm infrastructure, the A419 and nearby development.	M/L
Visual value	There are no identified designated or otherwise recognised valued views associated with the site. Distant views towards the North Wessex Downs National Landscape provide some visual interest, although the relationship is relatively weak and views are generally filtered by mature vegetation.	L
Mitigation potential	There is good potential to integrate development through retention and reinforcement of the established hedgerow and mature tree framework. The public footpath should be retained within an appropriately landscaped green	

	corridor, with the more substantial mature trees incorporated as integral components of the development framework.	
Overall landscape sensitivity	The site has medium/low landscape sensitivity. It is relatively small and enclosed, with established hedgerows and mature trees providing a strong landscape structure. Sensitivity is reduced by the site's relatively simple landform and landcover, limited visual exposure, low tranquillity and peri-urban context, including the influence of the A419 and nearby development. The existing vegetation provides an established landscape envelope within which residential development could potentially be accommodated.	M/L

10 Site 7. South Marston and Rowborough (NEV04)



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PROJECT	Swindon Landscape Sensitivity Assessment	DRAWN	EG
CLIENT	Swindon Borough Council	CHECKED	ND
TITLE	Site 18-039	SCALE	1:15000
VERSION	LC-1246_Site 18-039_1	DATE	01/09/2026

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Site information	
Map site reference	18-039
Reg 19 Local Plan site ref	NEV04
Reg 19 Local Plan site name	South Marston and Rowborough
Site size	172 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area (Swindon LCA)	Vale of White Horse
Date of site visit	01/09/26

Site evaluation		
Scale and enclosure	Large-scale, predominantly open agricultural landscape comprising extensive fields. Hedgerows and tree belts provide some structure and enclosure, particularly around field boundaries and towards Nightingale Wood, although much of the site has an open character.	M/L
Landform	Predominantly level to gently undulating landform, with no prominent topographical features.	L
Landcover (including biodiversity)	Predominantly agricultural land, with hedgerows, mature trees and woodland providing the principal semi-natural landscape features. Nightingale Wood forms a notable wooded feature adjoining the eastern part of the site. Parts of the site are disturbed and used for storage or other non-agricultural purposes.	M
Man-made influences	The site is influenced by the settlement edge of South Marston, agricultural and commercial activity, overhead infrastructure and areas of disturbed land. The raised railway and A420 corridor are prominent transport influences within the site's setting, contributing movement, infrastructure and noise.	M/L
Scenic quality and character	The site retains a broadly rural agricultural character, particularly across its more open eastern parts and in association with woodland and mature vegetation. Scenic quality is moderated by the settlement edge, infrastructure, disturbed land and the influence of the A420 corridor.	M
Remoteness and tranquillity	There is some sense of openness and separation from built development within the larger fields, but limited remoteness. Traffic noise, nearby development and other activity reduce tranquillity.	M/L
Skylines and settings	Skylines are generally formed by mature trees and woodland, with built development and infrastructure also apparent within the wider setting.	M
Visibility, key views, vistas and typical receptors	The large scale and openness of the site allow views across substantial parts of the landscape, although hedgerows, trees and woodland provide localised screening. Visual receptors include users of local roads and public rights of way, together with residents at the eastern edge of South Marston and scattered properties within the surrounding countryside.	M
Views to and from important landscape and cultural heritage features	The interior of the site was not accessed during the field survey and views towards the North Wessex Downs National Landscape could not be confirmed. The raised railway and intervening vegetation are likely to restrict visual connectivity in some directions.	M/L
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It has some local landscape value associated with its agricultural character, openness, hedgerows, mature trees and woodland, although this is moderated by settlement-edge influences, infrastructure and areas of disturbed land.	M/L
Visual value	There are no identified designated or otherwise recognised valued views associated with the site. The open agricultural landscape and woodland provide some visual interest, but this does not indicate elevated visual value.	L

Mitigation potential	There is potential to integrate development through retention and reinforcement of the existing hedgerow, mature tree and woodland framework. Development should maintain appropriate separation from Nightingale Wood and strengthen the existing landscape structure, particularly where the site interfaces with the open countryside.	
Overall landscape sensitivity	The site has medium landscape sensitivity. Its principal sensitivities arise from its large-scale open agricultural character and the established hedgerow, tree and woodland framework. These are moderated by the relatively simple landform, settlement-edge context, infrastructure, disturbed areas and influence of the A420 corridor. Development would need to retain and reinforce the existing landscape framework and respond carefully to the more open parts of the site and its relationship with Nightingale Wood.	M

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 Site 18-042	 Priority Habitats	● Grade II listed building
— Watercourse	 Deciduous woodland	— Watercourse
 Traditional orchard	 Scheduled Monument	

PROJECT Swindon Landscape Sensitivity Assessment
 CLIENT Swindon Borough Council
 TITLE Site 18-042
 VERSION LC-1246_Site 18-042_1

DRAWN EG
 CHECKED ND
 SCALE@A1:8000
 DATE 01/09/2026

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Map site reference	18-042
Reg 19 Local Plan site ref	NEV07
Reg 19 Local Plan site name	Foxbridge Village South
Site size	41 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area (Swindon LCA)	Vale of the White Horse
Date of site visit	01/09/26

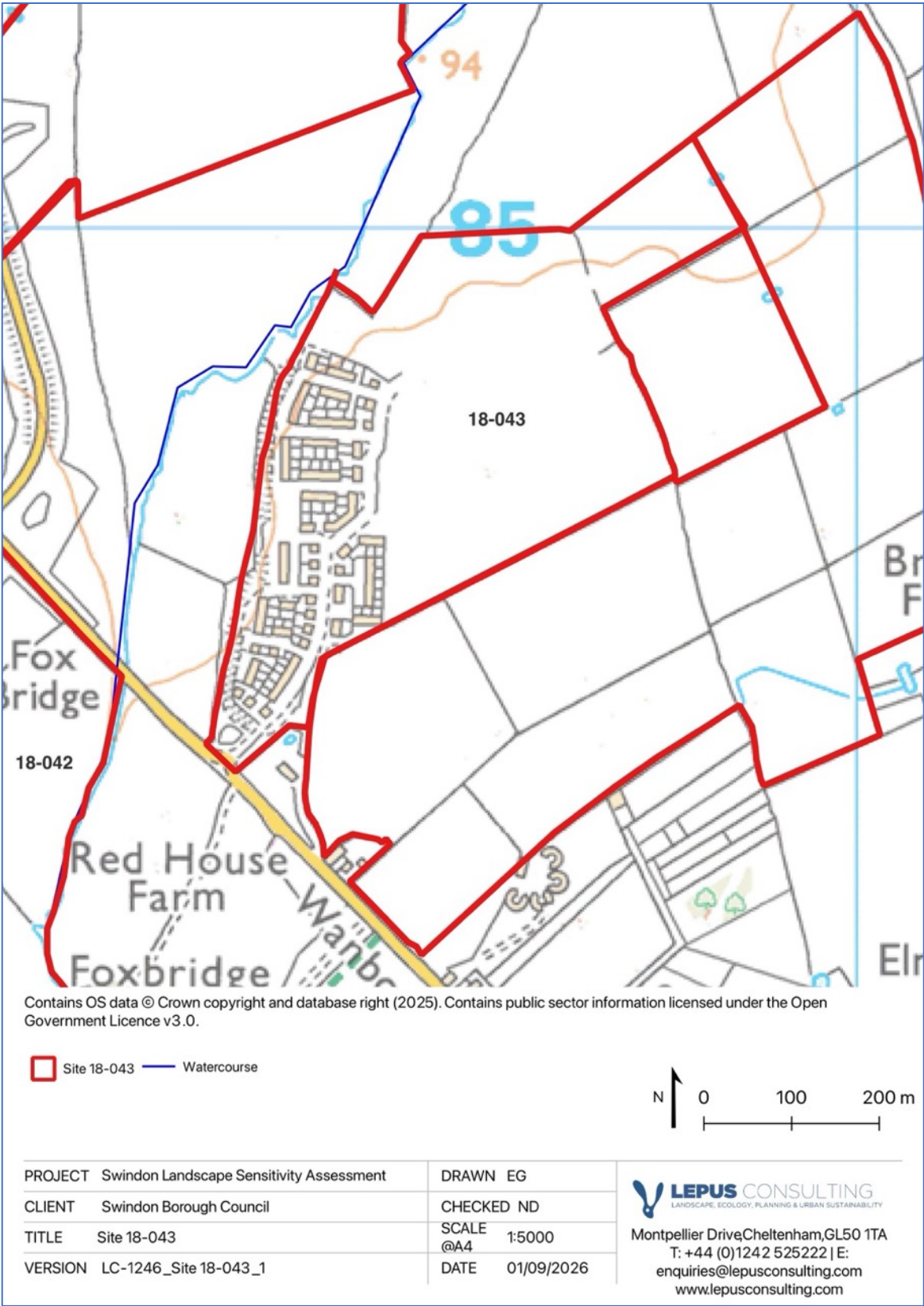
Site evaluation		
Scale and enclosure	The site is relatively large in scale, although mature hedgerows, scrub and tree belts create a strong degree of enclosure and subdivide the site visually.	M
Landform	The site is predominantly level to gently undulating, with limited topographic variation and no strongly distinctive landform features.	M/L
Landcover (including biodiversity)	The site comprises rough grassland and areas of scrub, structured by established hedgerows and mature trees. The relatively extensive semi-natural vegetation and mature boundary features contribute positively to landscape character and habitat value.	H/M
Man-made influences	The A419 exerts a strong influence along the western edge of the site, with traffic and HGVs conspicuous in places. Built development and other infrastructure are also present within the wider setting, reducing the site's rural perceptual qualities.	M/L
Scenic quality and character	The combination of rough grassland, mature trees, hedgerows and scrub retains attractive rural characteristics. Scenic quality is moderated by the site's relationship with several nearby housing developments and its location within a wider landscape increasingly interrupted by built development and transport infrastructure.	M
Remoteness and tranquillity	The site retains some physical separation from surrounding development, reinforced by established vegetation. However, the close proximity and perceptibility of the A419 substantially reduce tranquillity and the sense of remoteness.	M/L
Skylines and settings	Mature vegetation forms the principal local skyline and provides substantial containment. Longer-distance views are available in places, including towards rising land to the south, although these are filtered or contained by vegetation across much of the site.	M
Visibility, key views, vistas and typical receptors	The site is relatively well contained by mature vegetation, limiting wider intervisibility. Visual receptors include users of surrounding roads and nearby properties, with more open views available from parts of the site towards the wider landscape.	M
Views to and from important landscape and cultural heritage features	There are longer-distance views towards the North Wessex Downs National Landscape from parts of the site, although the visual relationship is less pronounced than at more open and elevated sites and is interrupted by intervening vegetation and infrastructure.	M
Landscape value	Established hedgerows, mature trees, scrub and rough grassland provide locally valuable landscape structure and contribute to a recognisable rural character. Value is moderated by fragmentation and the influence of major transport infrastructure.	M
Visual value	Vegetation provides an attractive degree of enclosure and there are some longer-distance rural views, although visual value is reduced by the conspicuous influence of the A419 and the limited extent of wider views.	M
Mitigation potential	Retention and reinforcement of mature hedgerows, trees and scrub would provide an established framework for mitigation. However, development should avoid	

	erosion of the site's stronger vegetation structure and maintain opportunities for longer-distance views.	
Overall landscape sensitivity	The site has medium landscape sensitivity, reflecting its established vegetation structure, semi-natural landcover and residual rural character, balanced against strong containment, limited wider intervisibility and the influence of the A419 and surrounding development.	M



Site 8: View across rough grassland with dense hedgerows, scrub and mature trees creating a well-vegetated and enclosed rural character; a telegraph pole and overhead wires form minor man-made influences.

12 Site 9. Redlands (NEV08)

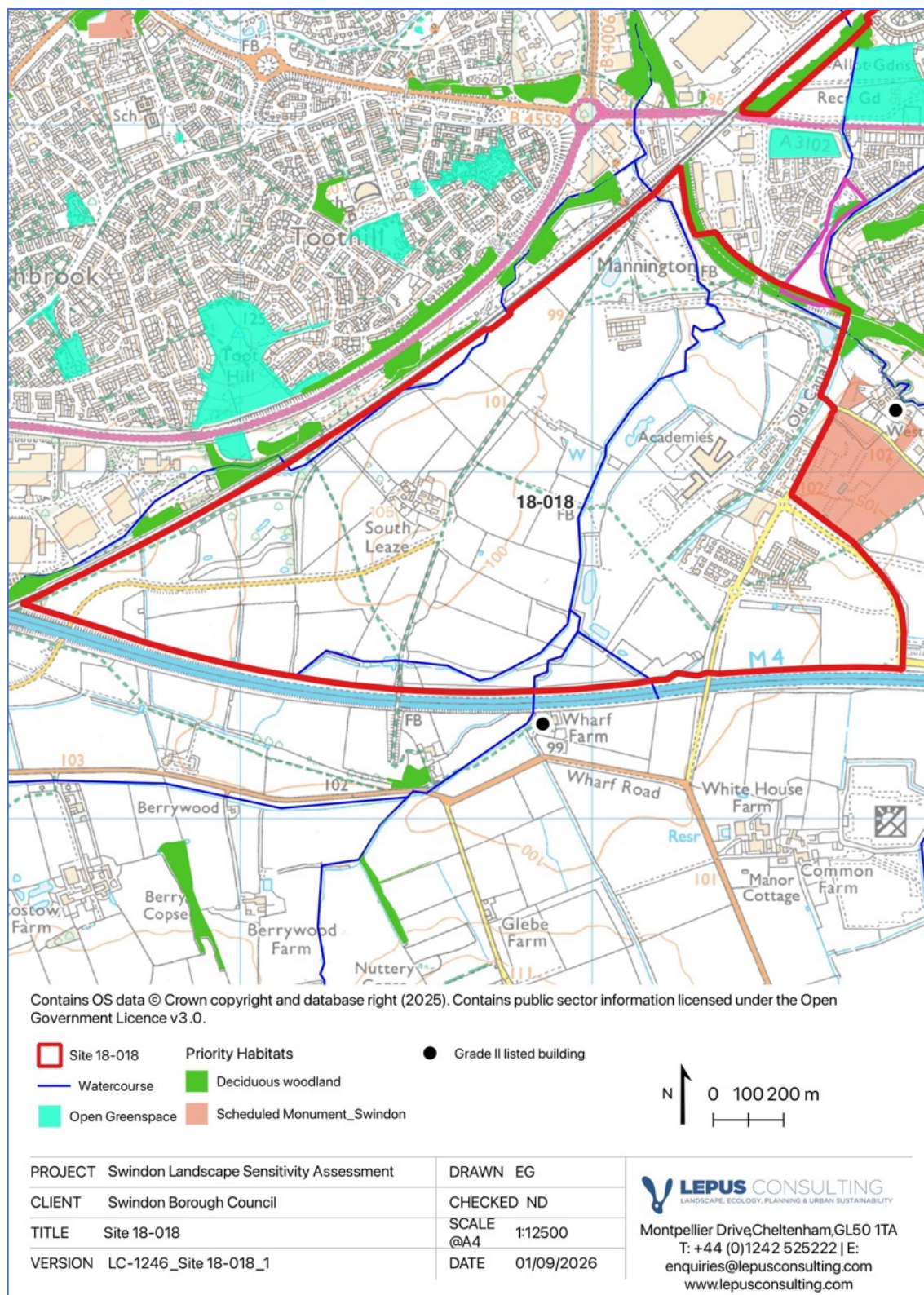


Map site reference	18-043
Reg 19 Local Plan site ref	31
Reg 19 Local Plan site name	Land immediately east of Redlands Grove, north of Wanborough Road
Site size	23 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Vale of White Horse
Date of site visit	01/09/26

Site evaluation		
	Medium-scale site with some enclosure provided by established boundary vegetation. The site remains relatively open internally, with views extending beyond the site towards the rising landscape to the east.	
Landform	Predominantly level to gently undulating land, with no distinctive topographical features within the site. Rising land to the east forms an important component of the wider setting.	M/L
Landcover (including biodiversity)	The site comprises grassland and areas of disturbed ground, with established hedgerows and mature trees providing the principal semi-natural landscape features. Recent construction activity has reduced the integrity of parts of the site.	M/L
Man-made influences	Man-made influences are prominent. Recent residential development immediately adjoins the site and parts of the site are characterised by temporary fencing, earthworks and disturbed ground associated with construction activity.	L
Scenic quality and character	The site has a transitional settlement-edge character. Existing vegetation and views towards the wider countryside provide some rural character, but scenic quality is reduced by adjoining residential development and construction activity.	M/L
Remoteness and tranquillity	There is little sense of remoteness due to the immediate presence of residential development, construction activity and nearby roads.	L
Skylines and settings	Mature vegetation contributes to local skylines, while the rising agricultural landscape to the east forms a more distinctive component of the wider setting. Recent residential development is prominent in the immediate setting.	M
Visibility, key views, vistas and typical receptors	The site is visually exposed to adjoining residential properties, which provide a concentration of residential receptors. Boundary vegetation filters views in some directions, while more open views are available eastwards across the surrounding countryside.	M
Views to and from important landscape and cultural heritage features	Views eastwards extend towards the rising landscape associated with the North Wessex Downs National Landscape, providing a visual connection with the designated landscape.	H/M
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It has some local landscape value associated with its remaining vegetation and relationship with the wider countryside, although this is substantially moderated by recent development, construction activity and disturbed ground.	M/L
Visual value	There are no identified designated or otherwise recognised valued views within the site. However, its proximity to, and clear views towards, the North Wessex Downs National Landscape provide a positive visual relationship with a nationally designated landscape.	M
Mitigation potential	Existing hedgerows and mature trees provide a framework that could be retained and reinforced. New structural planting could strengthen the landscape edge and help integrate development, while maintaining opportunities for views towards the rising countryside to the east.	—

Overall landscape sensitivity	The site has medium/low landscape sensitivity. Its sensitivity arises principally from established vegetation and its visual relationship with the rising countryside and North Wessex Downs National Landscape to the east. However, the site has a strongly transitional character and is already substantially influenced by adjoining residential development, construction activity and disturbed ground. Residential development could therefore be accommodated provided that the established landscape framework is retained and reinforced and the relationship with the wider countryside is carefully considered.	
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13 Site 10. Wichelstowe (WS01)



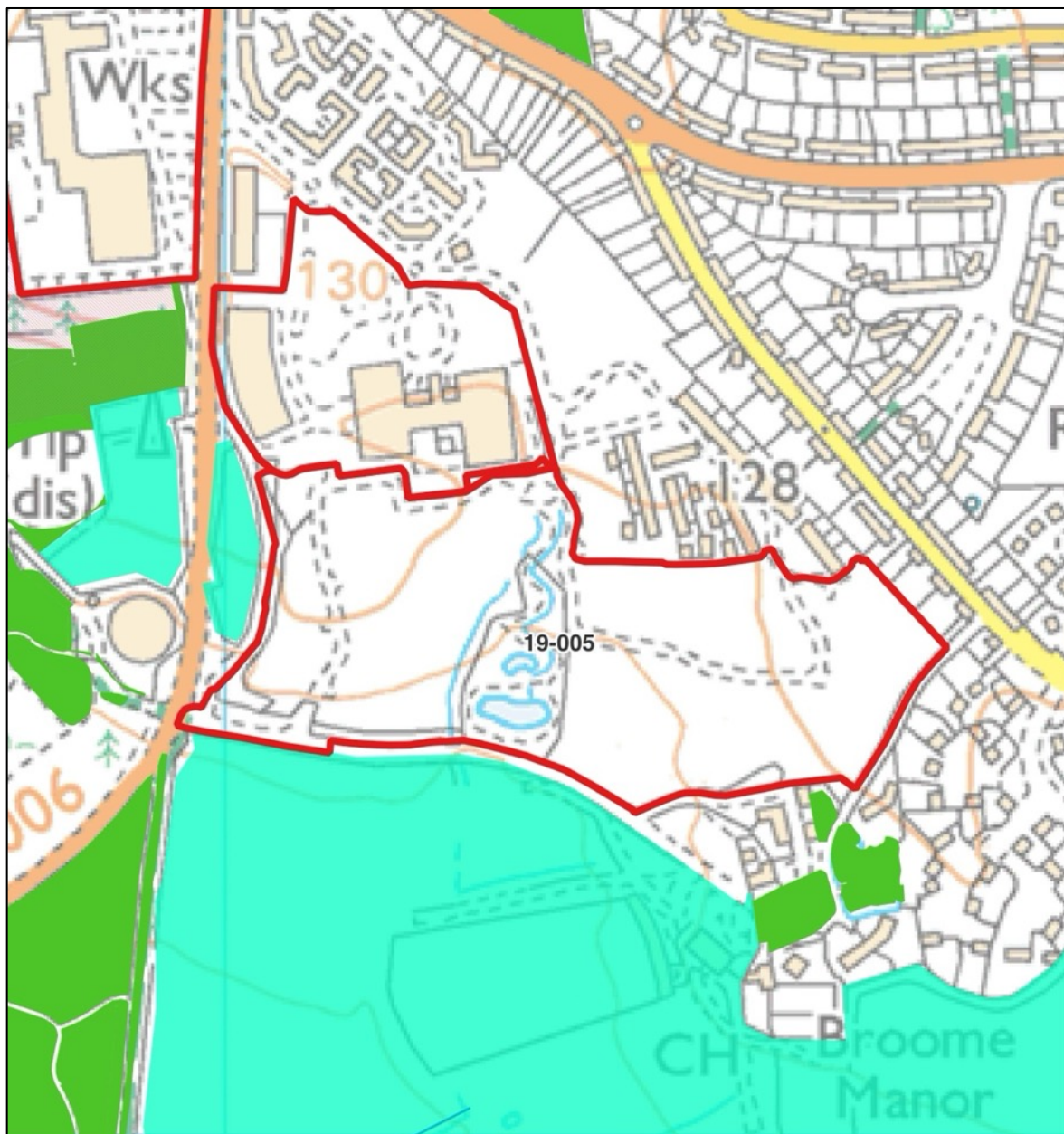
Site information

Map site reference 18-018

Reg 19 Local Plan site ref	WS01
Reg 19 Local Plan site name	Wichelstowe
Site size	40 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area (Swindon LCA)	Urban
Date of site visit	28/08/26

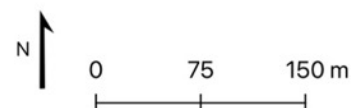
Site evaluation		
	The site is large in scale but substantially enclosed by major transport infrastructure and the existing urban edge.	L
Landform	The site is predominantly flat, with no notable topographic variation.	L
Landcover (including biodiversity)	Landcover comprises predominantly cleared and modified land with some remaining grassland, field boundaries and young vegetation. No notable biodiversity attributes were observed during field survey.	L
Man-made influences	Major transport infrastructure, pylons and surrounding built development exert a strong urbanising influence on the site.	L
Scenic quality and character	The site has a strongly modified, urban-edge character with limited scenic quality.	L
Remoteness and tranquillity	The site has little sense of remoteness or tranquillity owing to constant traffic noise and surrounding transport and urban infrastructure.	L
Skylines and settings	Infrastructure and built development influence the local setting, although longer-distance horizons towards the south and east remain comparatively open.	M/L
Visibility, key views, vistas and typical receptors	The site is visible from surrounding transport routes and development. Longer-distance views towards the North Wessex Downs are available to the south and east.	M/L
Views to and from important landscape and cultural heritage features	The North Wessex Downs National Landscape is visible in longer-distance views to the south and east, although the site forms part of a heavily modified foreground.	M
Landscape value	The site is substantially modified and influenced by surrounding urban and transport infrastructure, with few notable landscape attributes.	L
Visual value	Longer-distance views towards the North Wessex Downs National Landscape provide some visual value, although these are experienced within a strongly modified urban-edge context.	M/L
Mitigation potential	Retain and strengthen boundary vegetation, particularly where this would help integrate development with the surrounding landscape and maintain longer-distance views towards the North Wessex Downs.	
Overall landscape sensitivity	Limited landscape value and strong urban influences, moderated by views towards the North Wessex Downs National Landscape give the site a medium/low landscape sensitivity.	M/L

14 Site 11. Marlborough Park (PW01)



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- Site 19-005
- Open Greenspace
- Deciduous woodland
- Ancient Woodland



PROJECT	Swindon Landscape Sensitivity Assessment	DRAWN	EG
CLIENT	Swindon Borough Council	CHECKED	ND
TITLE	Site 19-005	SCALE	1:4000
VERSION	LC-1246_Site 19-005_1	DATE	01/09/2026

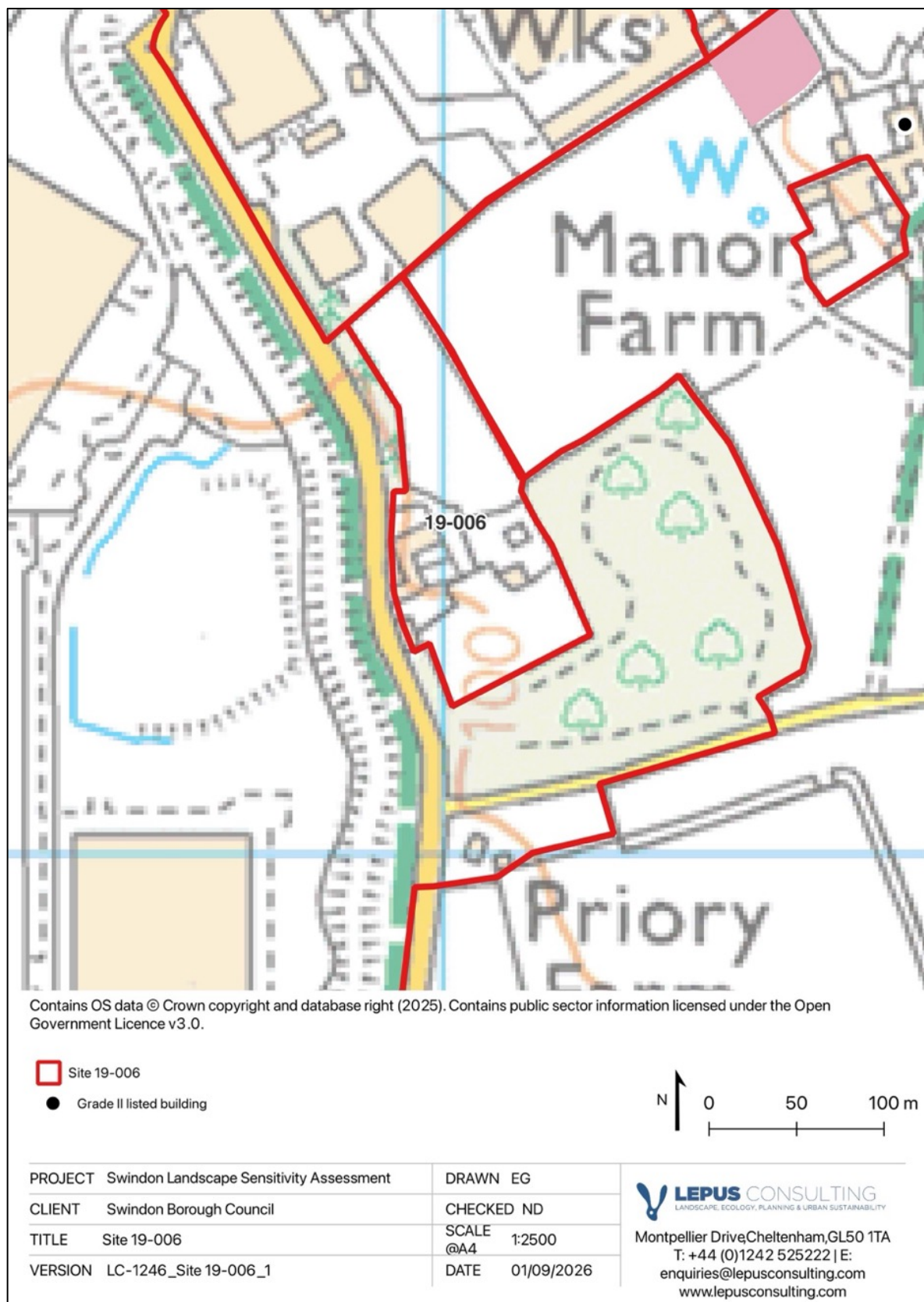
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Site information	
Map site reference	19-005
Reg 19 Local Plan site ref	PW01
Reg 19 Local Plan site name	Marlborough Park
Site size	10 ha
Development type	Residential
National Character Area	Midvale Ridge
Landscape Character Area	Urban area (not classified)
Date of site visit	28/08/26

Site evaluation		
Scale and enclosure	Medium-scale site with a relatively open interior. Mature trees and boundary vegetation provide enclosure in places, although the site's elevated position allows a greater sense of openness towards the south.	M
Landform	The site occupies gently sloping, relatively elevated land, falling towards the south. The landform increases visual exposure and allows views across the lower-lying landscape to the south.	H/M
Landcover (including biodiversity)	Predominantly rough grassland with areas of disturbed ground. Mature trees, hedgerows and other established boundary vegetation provide landscape structure and ecological interest.	M
Man-made influences	The site is strongly influenced by adjoining built development, including commercial premises and residential development. Temporary fencing and disturbed ground further reduce the sense of an intact rural landscape.	L
Scenic quality and character	The site itself has a transitional urban-edge character and is influenced by adjoining development. However, its elevated southern edge provides attractive views across the wooded vale and agricultural landscape beyond, which contribute positively to scenic quality.	M
Remoteness and tranquillity	There is little sense of remoteness due to the site's close relationship with existing development and activity. The more open outlook to the south provides some perceptual connection with the wider countryside.	M/L
Skylines and settings	Mature trees contribute to local skylines, while the elevated position of the site provides a strong relationship with the wider rural setting to the south. Existing built development is prominent within the immediate setting.	M
Visibility, key views, vistas and typical receptors	The site's elevated position increases its visual exposure, particularly from the south, while mature vegetation provides localised screening. Clear views are available southwards across the wooded vale towards rising agricultural land. Receptors include users of surrounding roads and the adjoining golf course, together with nearby residents and occupiers of adjoining development.	H/M
Views to and from important landscape and cultural heritage features	The site's elevated position provides some visual exposure, although established boundary vegetation substantially filters views into and out of the site. In particular, the mature hedge and tree belt along the southern boundary limits views from the adjoining Broome Manor Golf Complex. Longer views southwards towards the North Wessex Downs National Landscape are available from within the site. Receptors include nearby residents, users of surrounding roads and recreational users of the adjoining golf course.	M
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It has some local landscape value associated with mature vegetation, its elevated landform and relationship with the countryside to the south, although this is moderated by adjoining development and disturbed land.	M/L
Visual value	Clear views towards the North Wessex Downs National Landscape provide a visual connection with a nationally designated landscape. Visual value is moderated by the site's urban-edge context and the influence of adjoining development.	M

Mitigation potential	Existing mature trees and boundary vegetation provide an established framework that could be retained and reinforced. Additional structural planting could assist in integrating development, although the elevated landform and open southern outlook would require careful consideration of development height, layout and the treatment of the southern edge.	
Overall landscape sensitivity	The site has medium landscape sensitivity. Its principal sensitivities arise from its relatively elevated landform, mature vegetation and visual relationship with the wooded vale and wider countryside to the south. These are moderated by the site's transitional urban-edge character, adjoining development and areas of disturbed land. Residential development could be accommodated with careful retention and reinforcement of mature vegetation and a sensitive response to the elevated southern edge and outward views.	M

15 Site 12. Oxleaze Farm (NEV09)

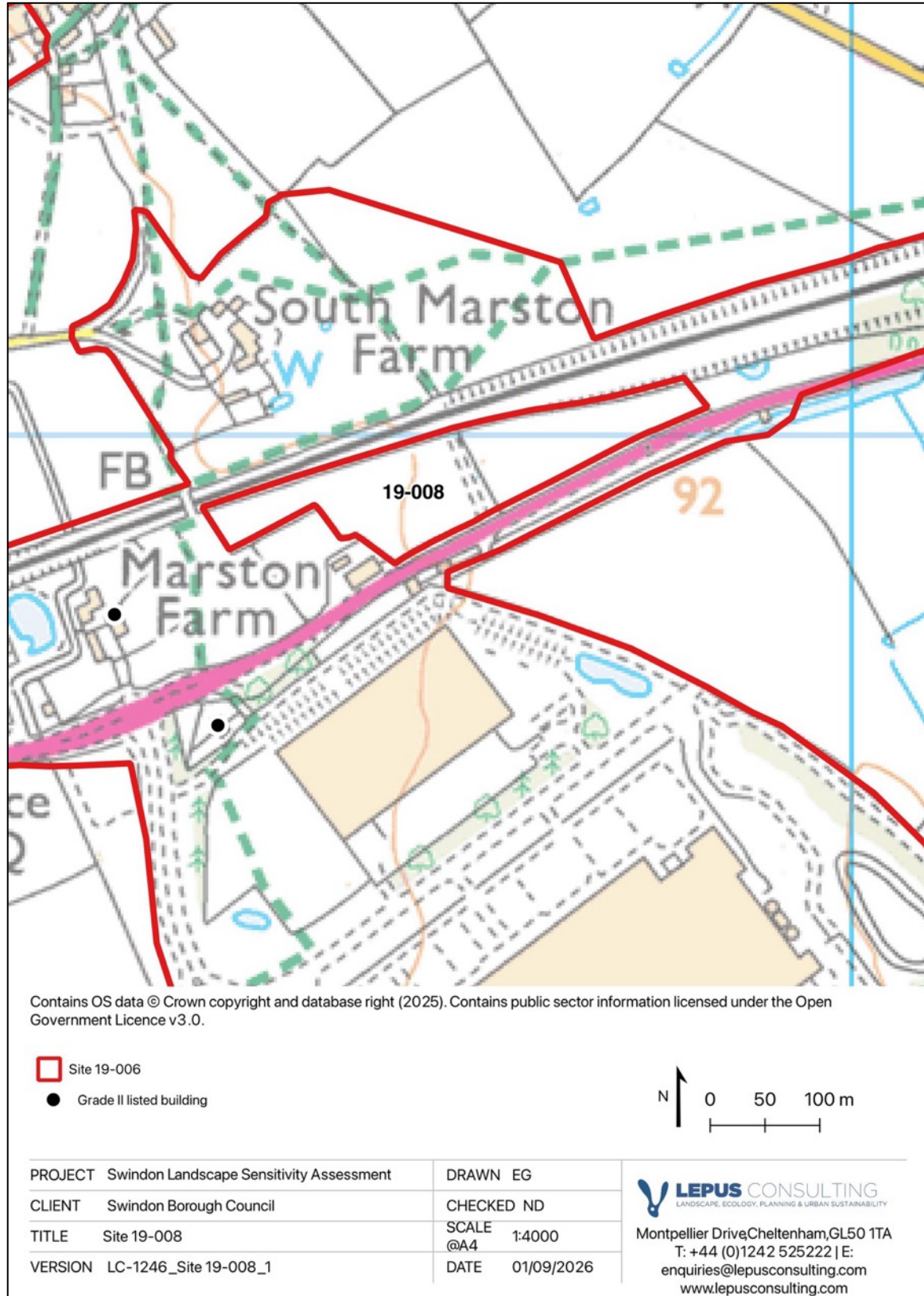


Map site reference	19-006
Reg 19 Local Plan site ref	NEV09
Reg 19 Local Plan site name	Oxleaze Farm
Site size	2 ha
Development type	Residential
National Character Area	Midvale Ridge
Landscape Character Area	Mid Vale Ridge
Date of site visit	28/08/26

Site evaluation		
	Small-scale site of approximately 2ha, strongly enclosed by dense boundary vegetation. The site has very limited visual connection with the surrounding landscape.	
Landform	The site's landform is not readily perceptible from surrounding publicly accessible locations due to dense boundary vegetation. There are no apparent prominent topographical features.	L
Landcover (including biodiversity)	The site is characterised by grassland with a strong framework of dense hedgerows, trees and other boundary vegetation. The established vegetation provides landscape structure, habitat and ecological connectivity.	L
Man-made influences	The site lies immediately adjacent to Thornhill Industrial Estate and is influenced by nearby built development and infrastructure. Dense vegetation substantially screens these influences from within the site.	L
Scenic quality and character	The site retains some rural character associated with its grassland and mature vegetation, although this is influenced by its location adjoining the industrial estate. Dense enclosure limits its relationship with the wider landscape.	L
Remoteness and tranquillity	There is little sense of remoteness due to the site's proximity to the industrial estate and surrounding development, although dense vegetation provides some physical and visual separation.	L
Skylines and settings	Dense mature trees and boundary vegetation form the principal local skyline and strongly contain the site. The wider setting is influenced by nearby development.	L
Visibility, key views, vistas and typical receptors	The site is very well contained by dense boundary vegetation, which substantially restricts views into and out of the site. The site could not be viewed sufficiently from surrounding publicly accessible locations to obtain field photographs.	L
Views to and from important landscape and cultural heritage features	Dense boundary vegetation restricts visual connectivity with the wider landscape. No clear views to or from important landscape or cultural heritage features were identified during the field survey.	L
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It has some local landscape value associated with its mature and dense vegetation framework, although this is moderated by its proximity to the industrial estate and limited relationship with the wider landscape.	L
Visual value	There are no identified designated or otherwise recognised valued views associated with the site. Dense boundary vegetation substantially restricts views into, out of and across the site.	L
Mitigation potential	The existing dense hedgerow and tree framework provides good potential to contain and integrate development. Retention and reinforcement of this vegetation would be important to maintain the site's visual containment and provide separation from adjoining development.	

Overall landscape sensitivity	The site has low landscape sensitivity. Its established hedgerow and tree framework provides landscape structure and strong visual containment. The site is small in scale, has very limited visibility and has a close relationship with Thornhill Industrial Estate and surrounding development. Development could be accommodated within the existing landscape framework, subject to retention and reinforcement of boundary vegetation.	
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16 Site 13. Thornhill Industrial Estate (NEV11)



Map site reference	19-008
Reg 19 Local Plan site ref	NEV11
Reg 19 Local Plan site name	Thornhill Industrial Estate
Site size	3 ha
Development type	Residential
National Character Area	Midvale Ridge
Landscape Character Area	Mid Vale Ridge
Date of site visit	28/08/26

Site evaluation		
	A relatively small, narrow site contained between the A420 and railway. Mature trees and scrub provide enclosure to parts of the site, while the railway forms a strong physical boundary.	
Landform	Predominantly level landform with no distinctive topographical features.	L
Landcover (including biodiversity)	Predominantly rough, unmanaged grassland and ruderal vegetation, with mature trees and scrub around parts of the site. The vegetation provides some habitat value and landscape structure within an otherwise infrastructure-dominated setting.	M/L
Man-made influences	Strongly influenced by the A420 and immediately adjacent electrified railway, including prominent overhead line equipment, fencing and other railway infrastructure. Residential development is also visible beyond the railway.	L
Scenic quality and character	The site retains some undeveloped character through its rough grassland and mature vegetation, but scenic quality is limited by its location between major road and rail infrastructure and views of nearby development.	L
Remoteness and tranquillity	There is little sense of remoteness or tranquillity due to the immediate influence of the A420 and railway.	L
Skylines and settings	Mature trees contribute locally to the skyline, although railway electrification infrastructure is prominent and nearby development forms part of the wider setting.	L
Visibility, key views, vistas and typical receptors	The site is relatively contained by vegetation, the railway corridor and surrounding infrastructure. Views are principally experienced from the adjacent road and railway, with limited wider visual exposure.	L
Views to and from important landscape and cultural heritage features	There are no identified important landscape or cultural heritage views associated with the site. Its low-lying and contained position limits visual relationships with the wider landscape.	L
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. Mature trees and vegetation provide some local landscape interest, but value is limited by the site's small scale, unmanaged condition and strong association with road and rail infrastructure.	L
Visual value	There are no identified designated or otherwise recognised valued views associated with the site. Views are strongly influenced by railway infrastructure, the A420 corridor and nearby development.	L
Mitigation potential	Existing mature trees and boundary vegetation could be retained and reinforced to provide screening and landscape structure. The site's contained position between existing transport infrastructure provides some capacity to accommodate change.	

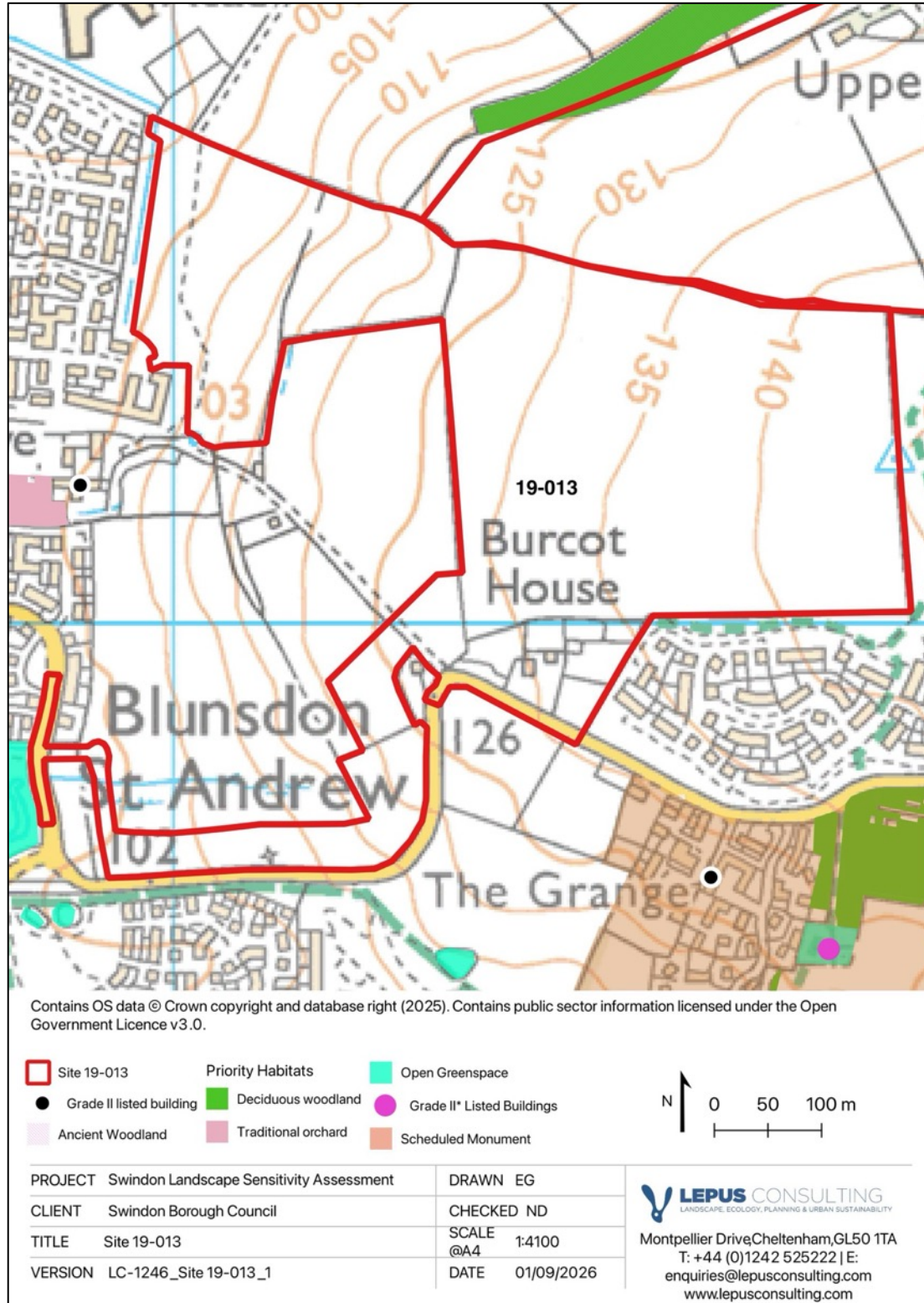
Overall landscape sensitivity

The site has low landscape sensitivity. It is a relatively small and contained area of rough grassland located between the A420 and railway and is strongly influenced by transport infrastructure and nearby development. Mature trees and vegetation provide some landscape structure, but the site has limited scenic quality, tranquillity and visual exposure. Residential development could be accommodated provided that the established mature vegetation is retained and reinforced where practicable.



Site 13: View across rough grassland towards the railway corridor, with overhead line equipment, security fencing and development beyond forming prominent man-made influences.

17 Site 14. Land North of Burcot House (BA01)

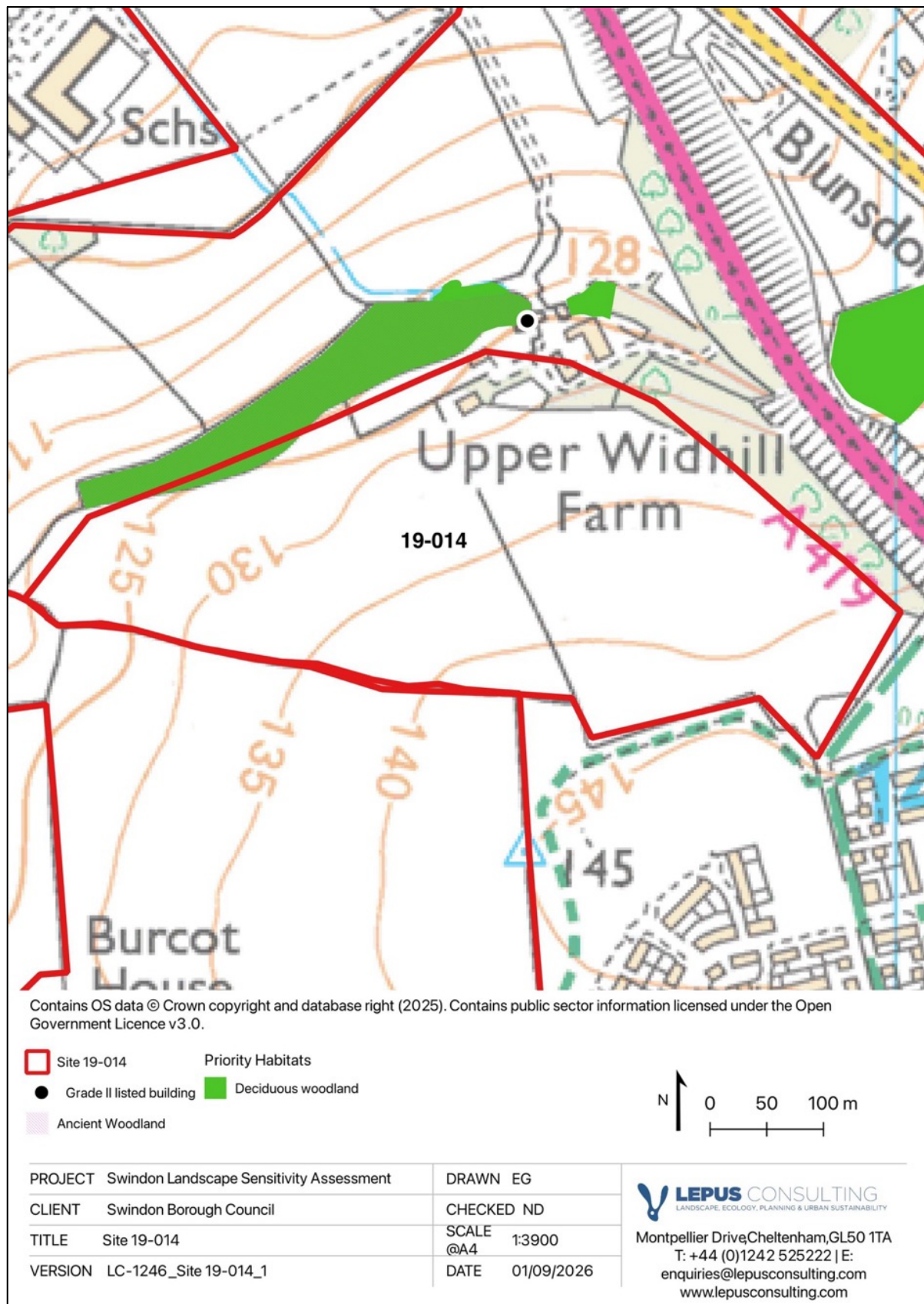


Site information	
Map site reference	19-013
Reg 19 Local Plan site ref	BA01
Reg 19 Local Plan site name	Land North of Burcot House
Site size	23 ha
Development type	Residential
National Character Area	Midvale Ridge
Landscape Character Area	Mid Vale Ridge
Date of site visit	02/09/26

Site evaluation		
Scale and enclosure	The site is relatively large, with a strong contrast between the open, elevated upper slopes and the more enclosed lower land. The upper land has limited internal enclosure, while vegetation, existing development and recreational uses provide greater containment across the lower land.	H/M
Landform	The site occupies a pronounced hillside, rising to elevated ground across its upper part and falling markedly towards the lower land. The sloping landform is a defining characteristic of the site and makes the upper parts particularly susceptible to residential development.	H
Landcover (including biodiversity)	The site comprises a mixture of agricultural land and formal recreational open space. The upper part is predominantly open agricultural land, while a large proportion of the lower land comprises managed recreational grassland with surfaced paths and associated infrastructure. Hedgerows and mature trees provide landscape structure, particularly around the site boundaries and lower areas.	M
Man-made influences	Existing residential development has a strong influence on the lower land, together with roads, lighting and recreational infrastructure. Telegraph poles and overhead lines cross the more open upper land, although this part retains a predominantly agricultural character.	M
Scenic quality and character	Scenic quality varies across the site. The open upper hillside has a stronger agricultural character and provides visual relief from the surrounding urban area. The lower land has limited scenic quality, being characterised largely by formal recreational open space and strongly influenced by adjoining residential development and infrastructure.	M
Remoteness and tranquillity	The site has limited remoteness due to its location within and adjoining the existing urban area. The lower land is particularly influenced by housing and recreational use, while the upper hillside has a greater sense of openness despite the influence of surrounding development and infrastructure.	M/L
Skylines and settings	The open upper hillside forms an important part of the setting to the surrounding settlements. Its undeveloped character maintains a substantial landscape break between existing areas of development. Development extending across the upper hillside would reduce this open setting and narrow the green wedge.	H
Visibility, key views, vistas and typical receptors	The elevated upper hillside is visually exposed and provides extensive outward views across the surrounding landscape and urban area. Its openness allows the green wedge and separation between adjoining areas of settlement to be readily perceived. The lower land is considerably more contained and has a stronger visual relationship with existing development. Receptors include nearby residents and users of the formal recreational open space and paths.	H
Views to and from important landscape and cultural heritage features	Extensive views across the wider landscape are available from the upper hillside. No strong visual relationship with a specific designated landscape or cultural heritage feature was identified during the field survey.	M
Landscape value	The site is not subject to a landscape designation or other identified recognition of landscape value. It nevertheless has substantial local landscape value through its function as a prominent green wedge separating Tadpole Garden Village from	H/M

	Blunsdon St Andrew/Abbey Farm. This function extends across the site, including the lower recreational land, despite its limited scenic quality. The open upper hillside makes a particularly strong contribution through its openness and agricultural character.	
Visual value	There are no identified designated or otherwise recognised valued views associated with the site. However, the elevated upper hillside provides extensive outward views and forms a prominent undeveloped component of the green wedge, while the lower land is experienced by users of the formal recreational open space.	M
Mitigation potential	The lower land has considerably greater potential to accommodate change due to its containment, formal recreational use and close relationship with existing development. Development across the upper hillside would be difficult to mitigate because it would introduce built form into the open and visually exposed part of the green wedge. Retaining a substantial undeveloped upper hillside would be important to maintaining the separation and landscape setting of the surrounding settlements.	
Overall landscape sensitivity	The site has high/medium landscape sensitivity overall, although sensitivity varies markedly across it. The upper hillside is highly sensitive due to its pronounced landform, open agricultural character, visual exposure and contribution to the green wedge. The lower land has limited scenic quality and is more strongly influenced by existing development and formal recreation, but remains functionally important as a green wedge separating surrounding areas of settlement. Development on the lower land would therefore require careful consideration of the extent to which the separation function could be maintained, while development extending onto the upper hillside would be particularly difficult to accommodate.	H/M

18 Site 15. Upper Widhill Farm (BA02)

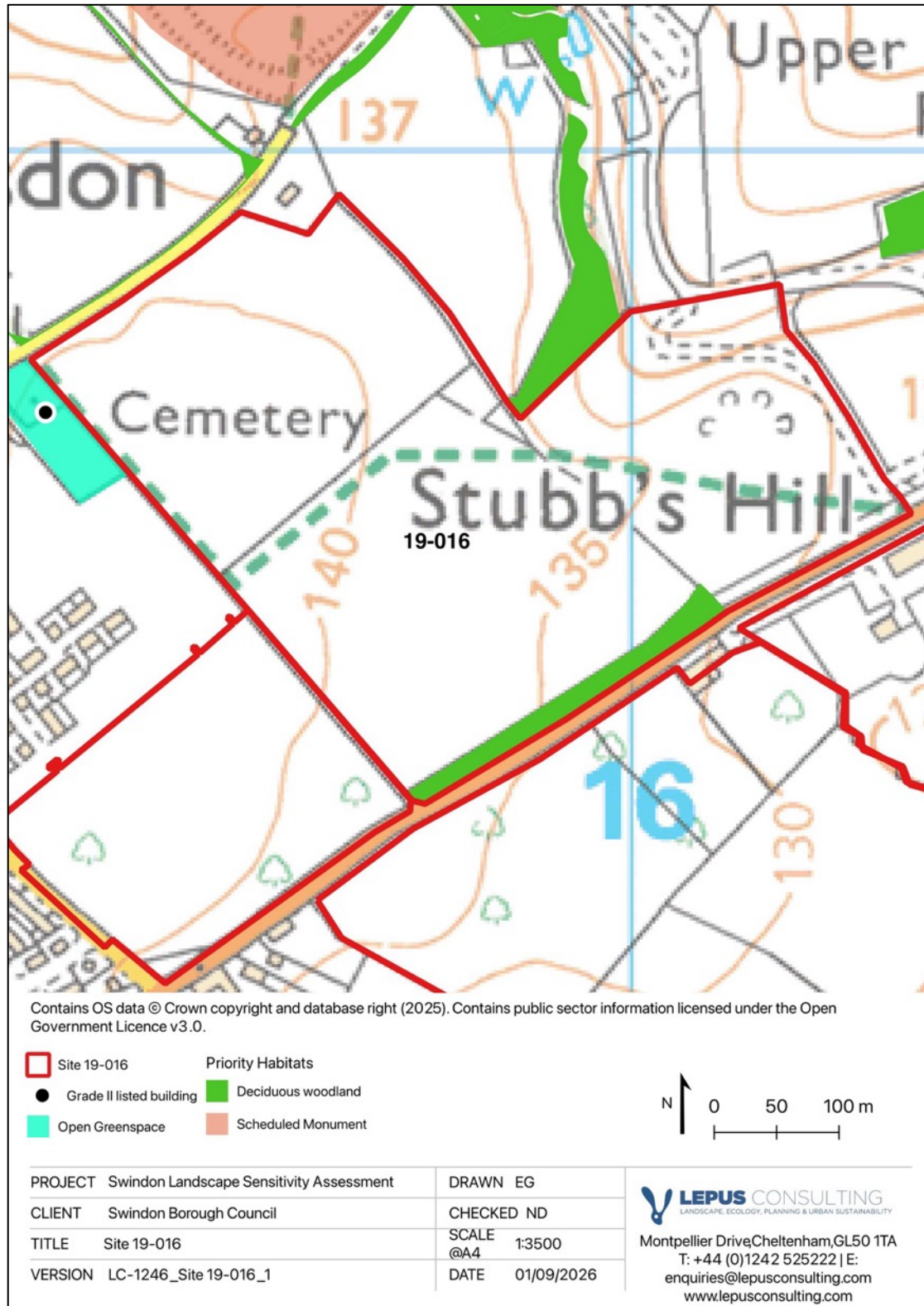


Map site reference	19-014
Reg 19 Local Plan site ref	BA02
Reg 19 Local Plan site name	Upper Widhill Farm
Site size	16 ha
Development type	Residential
National Character Area	Midvale Ridge
Landscape Character Area	Mid Vale Ridge
Date of site visit	02/09/26

Site evaluation		
	The site comprises two medium to large agricultural fields set within a well-established framework of mature hedgerows, trees and woodland vegetation. The internal and boundary vegetation provides a relatively strong sense of enclosure and limits the influence of surrounding development.	M
Landform	The site is relatively flat without pronounced slopes or elevated landform. The landform does not appear particularly prominent or visually exposed within the wider landscape.	M/L
Landcover (including biodiversity)	Predominantly agricultural land comprising two fields, with mature hedgerows, trees and areas of denser woody vegetation forming a strong landscape framework. The established boundary and internal vegetation provides greater structural and ecological interest than the agricultural land itself.	M
Man-made influences	Modern suburban development lies immediately to the south and south-east, with the A419 and other development present in the wider landscape. However, mature vegetation substantially filters built form when experienced from within the site, allowing it to retain a predominantly rural character.	M
Scenic quality and character	The site has moderate scenic quality. It is a coherent agricultural landscape with a mature vegetated framework, although it is not especially distinctive or remarkable. Its rural character is strengthened by the limited visibility of adjoining suburban development from within much of the site.	M
Remoteness and tranquillity	The site has some sense of separation from the adjoining urban area due to its vegetation and agricultural use. However, its urban-edge location and proximity to the A419 reduce tranquillity and any sense of remoteness.	M/L
Skylines and settings	Mature vegetation generally contains the site and forms the principal local skyline. The site does not appear to form a prominent or distinctive skyline, and adjoining development is generally filtered by vegetation.	M/L
Visibility, key views, vistas and typical receptors	Visibility is relatively contained by mature hedgerows, trees and woodland vegetation. Views from adjoining residential areas are likely to occur locally, although vegetation provides considerable filtering. There is little evidence of extensive outward views or the site being widely visible across the surrounding landscape.	M
Views to and from important landscape and cultural heritage features	No important landscape or cultural heritage feature appears to have a strong visual relationship with the site from the field evidence available. Wider elevated land around Blunsdon Hill/Stubbs Hill forms part of the landscape context, but the site's enclosure limits strong visual connections.	M/L
Landscape value	The site is not subject to a recognised landscape designation. Its value derives principally from its intact agricultural character, mature landscape structure and its contribution to the undeveloped landscape north of Blunsdon St Andrew. These factors provide local value but do not indicate a landscape of elevated value.	M
Visual value	The site provides local visual amenity as an area of open agricultural land on the settlement edge, particularly for nearby residents and users of the surrounding	M

	landscape. However, its relatively enclosed character and limited wider visibility constrain its visual value.	
Mitigation potential	The strong existing hedgerow and tree framework offers good opportunities to contain development and integrate it into the landscape. Retention and reinforcement of the internal and boundary vegetation would be important, particularly along the northern edge and in maintaining separation from the wider countryside.	
Overall landscape sensitivity	The The site has moderate/low landscape sensitivity to residential development. Its mature hedgerow and tree framework and retained rural character provide some sensitivity, but the site is relatively well enclosed, has limited wider visibility, lacks pronounced or visually prominent landform and lies immediately adjacent to existing suburban development. The established vegetation provides good opportunities to contain and integrate development, subject to its retention and reinforcement and the creation of an appropriate transition to the countryside to the north.	M/L

19 Site 16. Land east of Blunsdon (C25.034)

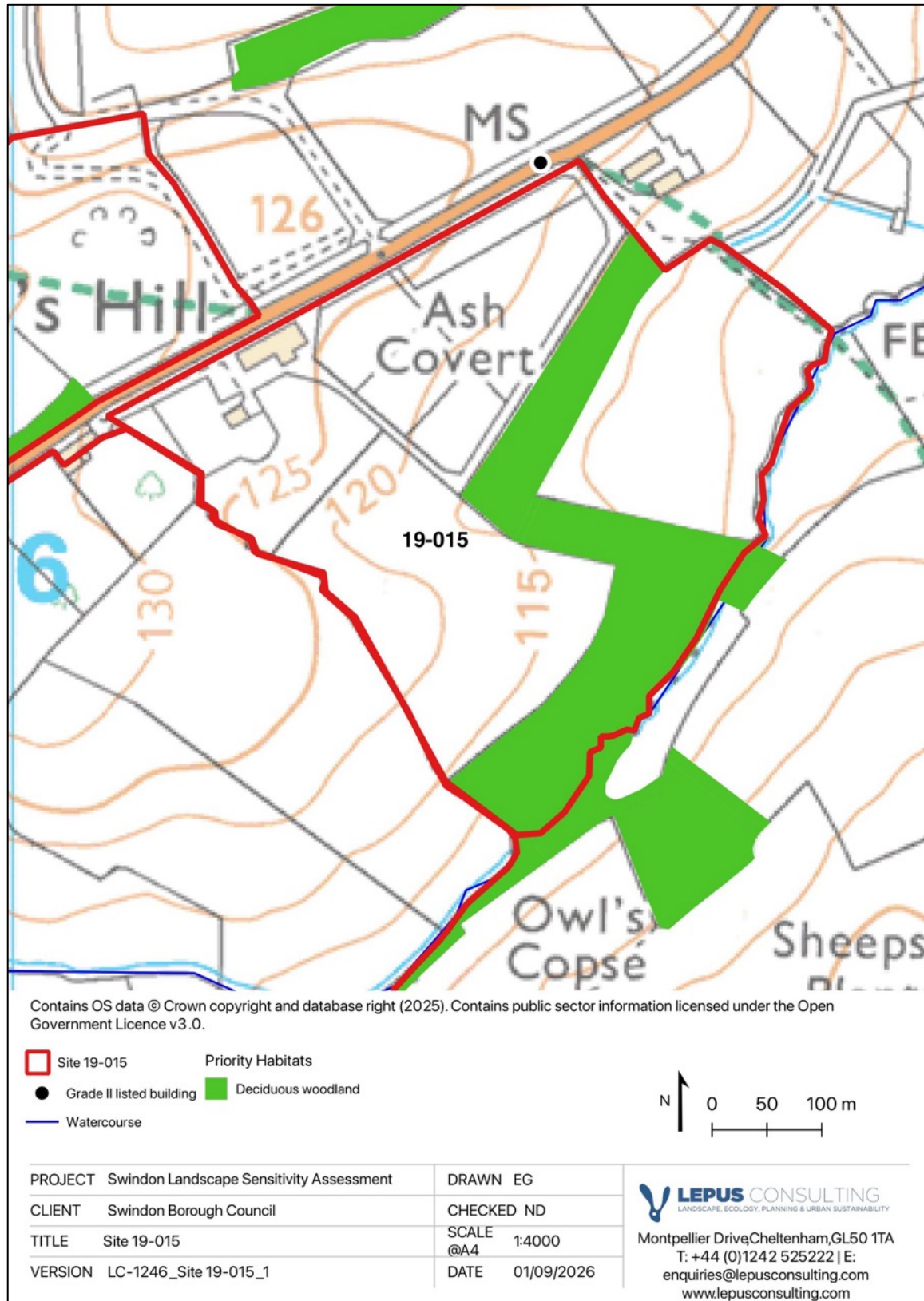


Site information	
Map site reference	19-016
SHLAA site ref	C25.034
Reg 19 Local Plan site name	Land east of Blunsdon
Site size	18 ha
Development type	Residential
National Character Area	Midvale Ridge
Landscape Character Area	Mid Vale Ridge
Date of site visit	02/09/26

Site evaluation		
Scale and enclosure	Medium to large-scale agricultural fields. Although occupying elevated ground, the site is relatively well contained by mature hedgerows, trees and woodland around its boundaries.	M
Landform	Elevated, gently rounded ridge landform forming part of Stubbs Hill, at approximately 135–140 m AOD. Land falls away from the ridge to the south and east towards the lower, more undulating countryside around Owl's Copse and Stanton Fitzwarren.	H
Landcover (including biodiversity)	Predominantly agricultural land, comprising open fields bounded by established hedgerows and mature trees. Woodland and tree belts form a strong component of the surrounding landscape structure.	M
Man-made influences	The site retains a predominantly rural character. Utility poles and overhead lines cross the open land and Broad Blunsdon lies immediately to the west, although built development has relatively limited influence within the site.	M
Scenic quality and character	Pleasant rural landscape with a simple agricultural character, strengthened by the mature hedgerow and woodland framework. The elevated ridge landform contributes positively to character, although the landscape is not exceptional in scenic terms.	M
Remoteness and tranquillity	A reasonable sense of rurality despite the proximity of Broad Blunsdon. Settlement and infrastructure reduce tranquillity to some degree, but the site remains distinctly countryside in character.	M
Skylines and settings	The site forms part of the elevated Stubbs Hill ridge. Trees and woodland frequently define the skyline and provide containment, but the ridge itself is an important component of the wider landscape structure.	H/M
Visibility, key views, vistas and typical receptors	Despite its elevated position, views from and across much of the site are contained by mature vegetation. There is potential for greater visibility where the land approaches the ridge and from surrounding roads and public rights of way.	M
Views to and from important landscape and cultural heritage features	No particularly strong visual relationship with a nationally designated landscape or prominent heritage feature was identified from the field survey. The principal relationship is with the wider rural landscape extending eastwards towards Stanton Fitzwarren.	M/L
Landscape value	Undesignated agricultural landscape with positive rural characteristics, mature landscape structure and an elevated ridge landform, but without evidence of landscape value equivalent to a designated landscape.	M
Visual value	The elevated ridge landform would be susceptible to residential development, particularly where development could alter the open character or introduce built form onto the higher ground. Existing vegetation provides some capacity for containment.	H/M
Mitigation potential	Avoid development on the most elevated parts of the Stubbs Hill ridge and retain the open character of the higher ground. Development should be concentrated on lower and less visually sensitive parts of the site. Retain and strengthen existing hedgerows, mature trees and woodland belts to conserve the strong	

	landscape framework and contain built form. Maintain a substantial landscape buffer to the eastern and southern boundaries to limit the extension of settlement into the wider rural landscape towards Stanton Fitzwarren.	
Overall landscape sensitivity	The The site has high/medium landscape sensitivity. It occupies the elevated Stubbs Hill ridge and retains a predominantly rural agricultural character, with the higher ground forming an important component of the local landform and wider landscape structure. The elevated position increases susceptibility to residential development, particularly where built form could extend across the ridge and alter its open rural character. Sensitivity is moderated by the strong framework of mature hedgerows, trees and surrounding woodland, which provides considerable visual containment despite the site's elevation. The proximity of Broad Blunsdon and presence of utility infrastructure also reduce sensitivity to some degree. Development would need to avoid the most sensitive higher ground and work closely with the existing landform and vegetation framework to prevent a conspicuous extension of built form across Stubbs Hill.	H/M

20 Site 17. Land at Stubbs Hill Farm (C25.049 and s0536)



Site information	
Map site reference	19-015
SHLAA site ref	C25.049 and s0536
Reg 19 Local Plan site name	Land at Stubbs Hill Farm
Site size	21 ha
Development type	Residential
National Character Area	Midvale Ridge
Landscape Character Area	Mid Vale Ridge
Date of site visit	02/09/26

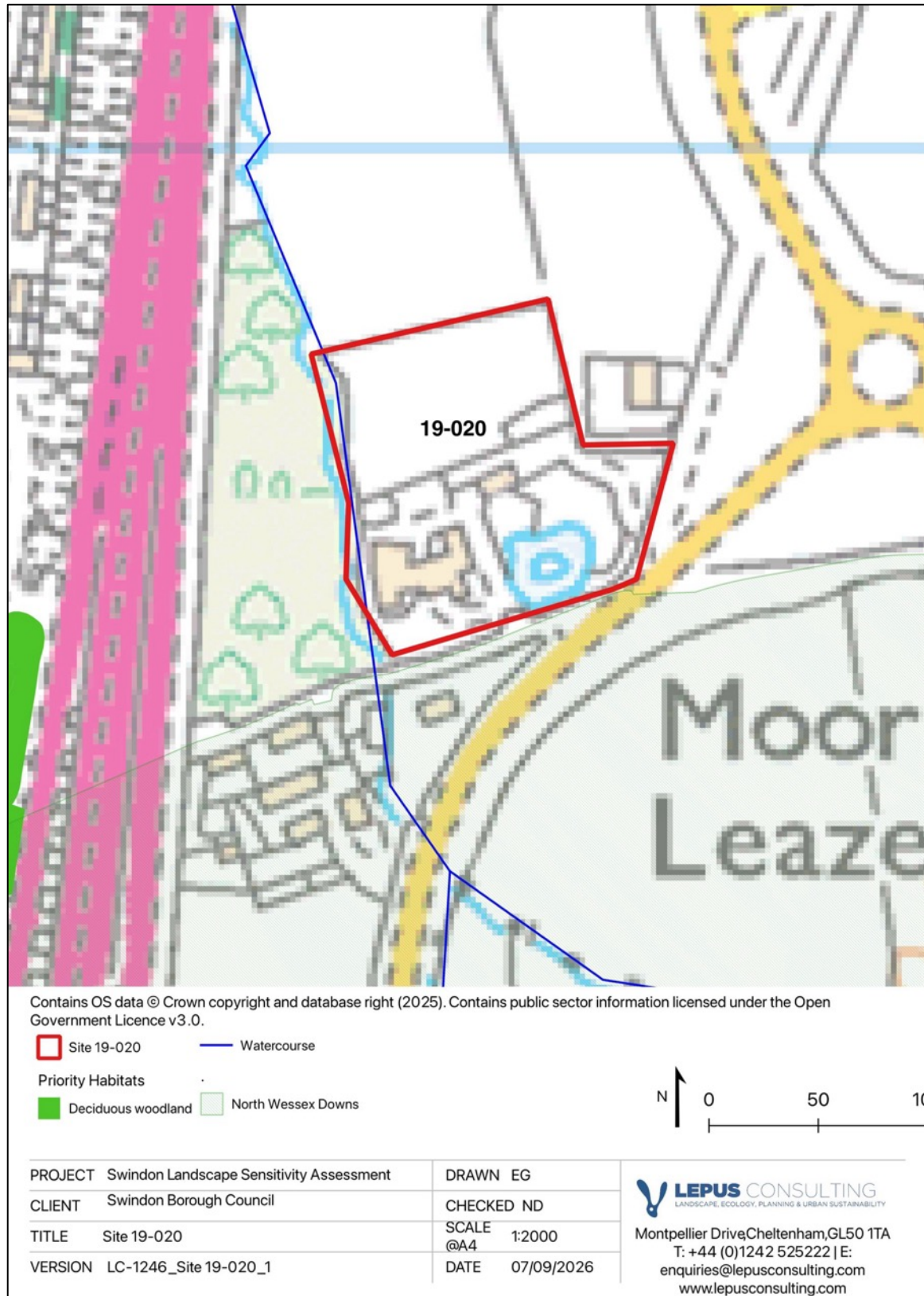
Site evaluation		
Scale and enclosure	Medium to large-scale pastoral fields, subdivided by post-and-wire and timber fencing associated with equestrian use. Mature hedgerows and woodland provide enclosure around parts of the site, although the open field interiors retain a relatively broad character.	M
Landform	Gently rolling land associated with the elevated Mid Vale Ridge landscape. The site falls and undulates across the ridge, with the topography contributing to its rural character and providing some visual exposure.	H/M
Landcover (including biodiversity)	Predominantly permanent grassland in equestrian use, with paddocks divided by fencing. Mature hedgerows, hedgerow trees and adjoining woodland provide structural vegetation and habitat connectivity. The field interiors themselves are relatively simple.	M
Man-made influences	Equestrian fencing and associated management are conspicuous locally, together with occasional utility infrastructure. However, built development is limited within the site and the wider rural landscape remains the dominant influence. The B4019 can get busy at peak times.	M
Scenic quality and character	A pleasant rural landscape with a distinctive estate-like quality derived from the combination of rolling pasture, mature hedgerows, substantial mature trees and woodland. Horses and pastoral/equestrian land use reinforce this character. The site has a settled, well-established landscape structure and a strong rural character.	H/M
Remoteness and tranquillity	The site has a strong rural character and a good sense of separation from the nearby urban area. Pastoral land use, horses, mature hedgerows and woodland contribute positively to the experience of the site.	H/M
Skylines and settings	The rolling ridge landform and mature vegetation contribute to locally prominent skylines. Development extending onto the more elevated parts of the site could become conspicuous and alter the relationship between the ridge and the surrounding countryside.	H
Visibility, key views, vistas and typical receptors	The open character of the paddocks allows views across the site and towards the surrounding countryside. Visibility is moderated in places by mature hedgerows and woodland, but the site's elevated position increases its potential visual exposure, particularly across the wider rural landscape.	H/M
Views to and from important landscape and cultural heritage features	The site forms part of the wider rural landscape between Broad Blunsdon and Stanton Fitzwarren. Its elevated position contributes to the countryside setting and visual separation of settlements, although no specific designated landscape feature is apparent within the site itself.	M
Landscape value	The site is not within a nationally designated landscape. Value derives principally from its contribution to the wider Mid Vale Ridge landscape, its rural character and the established hedgerow and woodland framework.	M
Visual value	The site provides an attractive rural outlook and contributes to the visual experience of the countryside east of Broad Blunsdon. Its value is moderated by equestrian subdivision and the absence of identified nationally important views.	M
Mitigation potential	Existing hedgerows and woodland provide a strong landscape framework capable of screening some development, particularly on lower or more enclosed	

	parts of the site. However, mitigation would be considerably less effective on elevated and open parts of the ridge, where built development could remain visually prominent despite new planting.	
Overall landscape sensitivity	The site has a generally strong rural character and forms part of the elevated Mid Vale Ridge landscape extending eastwards from Broad Blunsdon towards Stanton Fitzwarren. Its rolling landform, open grassland and mature hedgerow and woodland framework create a coherent countryside character despite the influence of equestrian subdivision. The elevated and more open parts of the site are particularly sensitive because development could become conspicuous across the ridge and weaken the continuity of the wider rural landscape. Existing vegetation provides some capacity to accommodate change within more enclosed and lower-lying parts, but this does not substantially reduce the sensitivity of the more exposed ridge landform.	H/M



Site 17: View across enclosed horse paddocks, with post-and-rail fencing and mature hedgerows; the wider landscape remains predominantly rural, with distant development visible on the horizon.

21 Site 18. Great Moorleaze Farm (s0522)

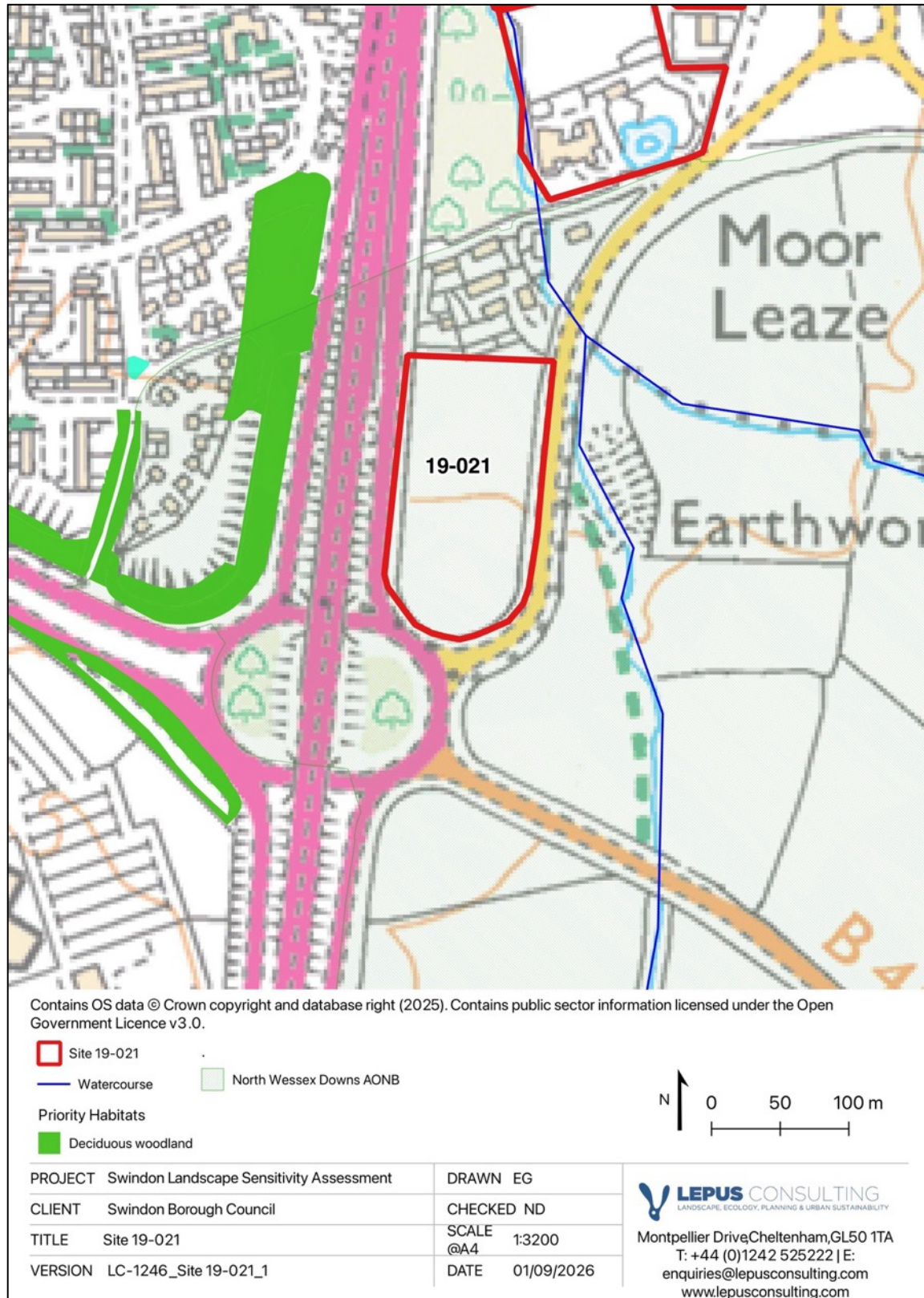


Site information	
Map site reference	19-020
SHLAA site ref	s0522
Reg 19 Local Plan site name	Great Moorleaze Farm
Site size	2 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Vale of White Horse
Date of site visit	28/08/26

Site evaluation		
Scale and enclosure	A small-scale parcel with a relatively contained character. Existing hedgerows, trees and other boundary vegetation provide a strong degree of enclosure and distinguish the site from the larger and more open agricultural fields to the north and east.	L
Landform	The site occupies relatively unremarkable, gently sloping land and does not appear to form part of a prominent ridge, crest or other distinctive landform.	L
Landcover (including biodiversity)	Predominantly grassland with established hedgerow and tree cover around the site. The boundary vegetation provides the principal landscape structure and ecological interest.	M/L
Man-made influences	The site has a settled edge character, influenced by the adjoining road, nearby dwelling and other development and infrastructure on site and in the surrounding area. These influences reduce its sense of being part of an intact rural landscape.	L
Scenic quality and character	The site is pleasant but does not display particularly distinctive scenic qualities. Its principal positive characteristics derive from the established vegetation and enclosed, relatively green character rather than from any notable landscape composition.	M/L
Remoteness and tranquillity	The adjoining road, nearby development and wider influence of the A419 reduce tranquillity and any sense of remoteness.	L
Skylines and settings	The site is relatively contained by vegetation and does not occupy a prominent skyline. Its small scale and enclosed position limit its contribution to the wider landscape setting.	L
Visibility, key views, vistas and typical receptors	Visibility appears relatively localised due to the site's small scale and enclosing vegetation. Views are principally likely to be experienced from the adjoining road and nearby properties, with limited prominence in the wider landscape.	M/L
Views to and from important landscape and cultural heritage features	No important landscape or cultural heritage views or visual relationships were identified during the site visit. The enclosed character limits wider visual connections.	L
Landscape value	The site is not within a nationally designated landscape and no specific evidence of elevated landscape value has been identified. Its value is principally local, associated with its green character and established boundary vegetation.	L
Visual value	The site provides a local green element alongside the road, but its visual role is limited by its small scale and enclosure. No particularly valued or distinctive views were identified.	L
Mitigation potential	There is good potential to integrate small-scale development through retention and reinforcement of the existing hedgerows and trees. The established vegetation framework could provide effective containment, although development should remain modest in scale to avoid breaching this enclosure.	

Overall landscape sensitivity	The site is a small and relatively well-enclosed parcel with a settled edge character. It is influenced by the adjoining road, nearby built development and the wider A419 corridor and makes a relatively limited contribution to the more open rural landscape extending to the north and east. Existing hedgerows and trees provide a strong framework and substantially restrict the site's visual prominence. Subject to retention and reinforcement of this vegetation, the site has capacity to accommodate small-scale development without materially affecting the character of the wider landscape.	
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22 Site 19. Land at Commonhead Roundabout (s0525)



Site information	
Map site reference	19-021
SHLAA site ref	s0525
Reg 19 Local Plan site name	Land at Commonhead Roundabout
Site size	2 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Vale of the White Horse
Date of site visit	28/08/26

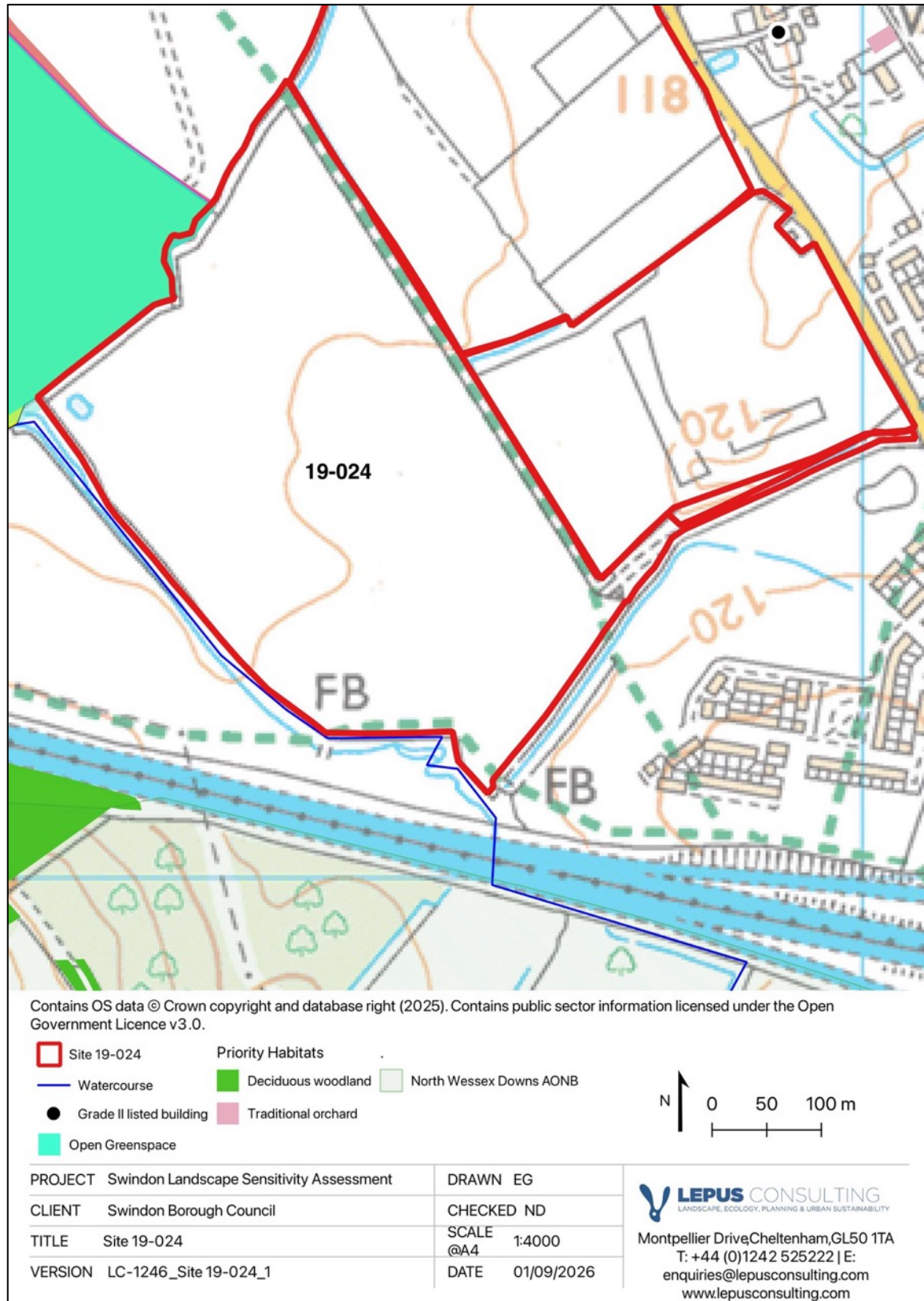
Site evaluation		
Scale and enclosure	The site is long and relatively narrow. Mature vegetation provides enclosure along parts of the northern and western boundaries, but the site is notably more open to the south and east, allowing a strong visual connection with the wider countryside.	M
Landform	The site is predominantly level to gently undulating and appears relatively modified in comparison with the more naturally textured agricultural land to the east. What appear to be drainage features cross most of the site in the style of partially flattened and elongated ridge and furrow.	M/L
Landcover (including biodiversity)	Predominantly grassland with areas of rougher vegetation, together with mature hedgerows, trees and scrub around parts of the boundaries.	M/L
Man-made influences	The A419 and associated junction infrastructure exert a very strong influence on the site. Traffic, lighting columns, road structures and other infrastructure are apparent from parts of the site, while the road is a particularly strong perceptual influence.	L
Scenic quality and character	The site itself has relatively limited scenic quality and a somewhat modified character. However, this contrasts strongly with the attractive rural landscape to the south and east, where open pasture, mature vegetation and rising agricultural land provide a much stronger rural character.	M
Remoteness and tranquillity	Tranquillity is very low. Traffic noise from the immediately adjacent A419 is extremely intrusive and creates an experience comparable with being alongside a motorway.	L
Skylines and settings	The site is relatively contained towards the A419 but opens towards the rural landscape to the south and east. Vegetated and agricultural skylines are apparent in these directions, with limited built development within the wider rural outlook.	M
Visibility, key views, vistas and typical receptors	The site is open to the south and east, allowing long-distance views across the adjoining countryside and towards the North Wessex Downs National Landscape. Vegetation provides greater containment to the north and west. The open aspect increases susceptibility to residential development despite the strong influence of the A419.	H/M
Views to and from important landscape and cultural heritage features	Long, clear views towards the North Wessex Downs National Landscape provide a strong visual connection with the nationally designated landscape. This relationship is an important sensitivity despite the site's immediate proximity to major road infrastructure.	H/M
Landscape value	The site lies just within the North Wessex Downs National Landscape and therefore forms part of a nationally valued landscape. Its own landscape fabric is relatively modified and strongly influenced by the A419, although its open relationship with the wider countryside and established vegetation contribute to the character of the designated landscape.	H
Visual value	There are no identified designated or otherwise recognised valued views associated with the site. Long-distance views towards the North Wessex Downs National Landscape provide some visual interest, but visual value is moderated by the strong influence of the A419 and associated infrastructure.	M/L

Mitigation potential	Existing vegetation could be retained and reinforced to provide additional containment from the A419 and adjoining development. However, the open southern and eastern aspects would be more difficult to mitigate without affecting the existing rural outlook and views towards the North Wessex Downs National Landscape. Residential development would therefore be difficult to assimilate satisfactorily across the site.	
Overall landscape sensitivity	The site has medium landscape sensitivity. It is relatively modified in character and strongly influenced by the immediately adjacent A419 and associated infrastructure, with very low tranquillity and limited landscape and visual value. Sensitivity is increased by the open southern and eastern aspects and long, clear views towards the North Wessex Downs National Landscape. These factors increase susceptibility to built development but do not make the landscape highly sensitive overall. Residential development would appear poorly suited to the site given the very strong influence of the A419. In landscape terms, the site may be better suited to employment uses, subject to appropriate siting, scale and landscape mitigation.	M



Site 19: View across Site 19 towards the A419, with the road bridge, highway infrastructure and lighting forming prominent urbanising influences beyond the field.

23 Site 20. Land at Day House Lane 2 (C25.006)

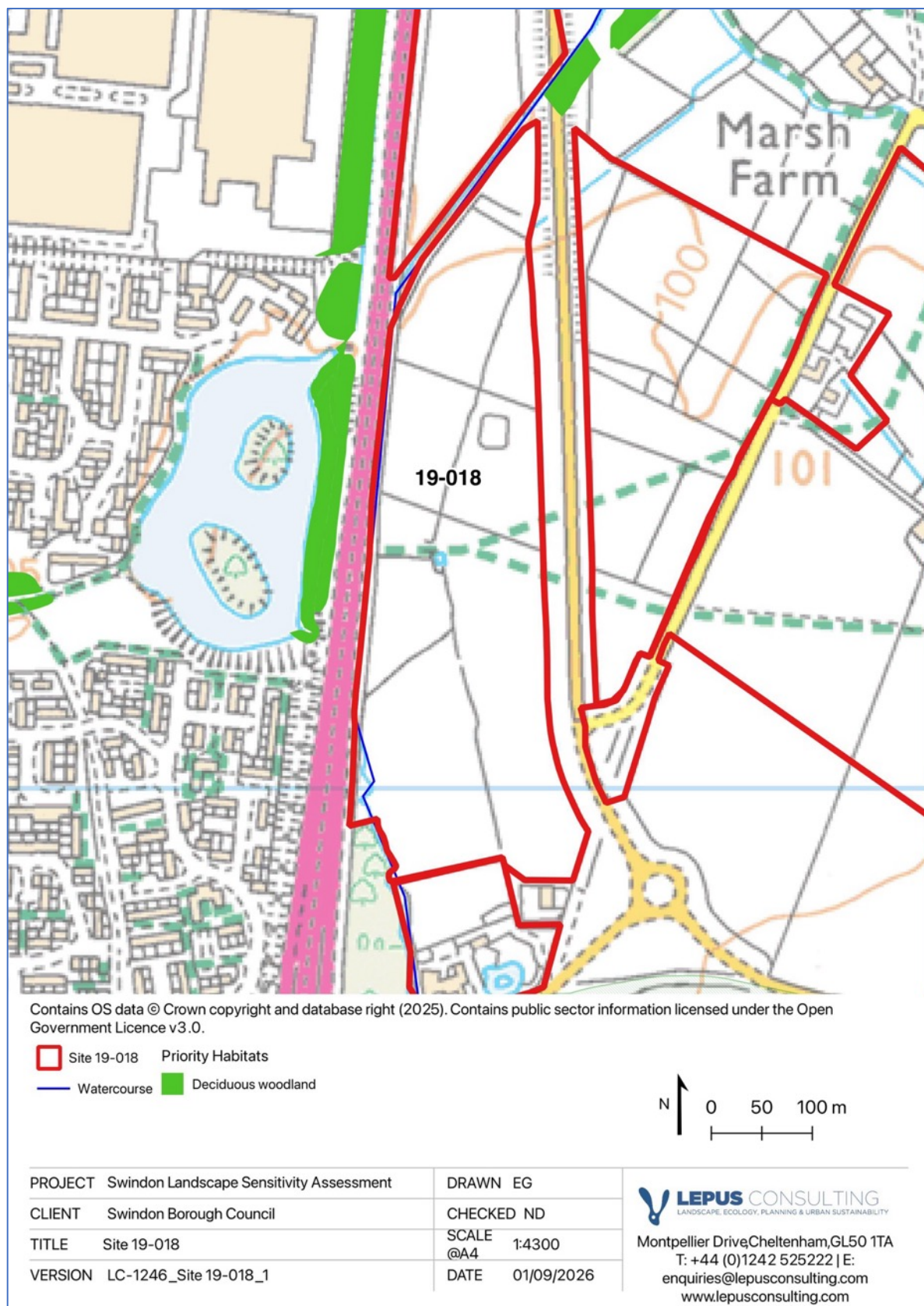


Site information	
Map site reference	19-024
Reg 19 Local Plan site ref	C25.006
Reg 19 Local Plan site name	Land at Day House Lane 2
Site size	17 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Vale of White Horse
Date of site visit	28/08/26

Site evaluation		
Scale and enclosure	A relatively large parcel forming part of a broader tract of undeveloped land between Badbury Wick, Coate Water and the M4. Field access was limited, although mapping and aerial photography indicate a reasonably well-defined landscape framework of hedgerows and trees.	M
Landform	The site occupies gently undulating land, forming part of the wider vale landscape north of the M4. There are no pronounced landform features within the site evident from the available information.	M/L
Landcover (including biodiversity)	Predominantly grassland with hedgerows and trees forming field boundaries. The site forms part of a wider connected network of pasture, hedgerows, woodland and wetland associated with the landscape around Coate Water.	M
Man-made influences	The M4 immediately adjoins the southern boundary and is a strong influence. Residential development at Badbury Wick lies to the east, although the site remains physically connected with the wider undeveloped landscape to the north and west.	M/L
Scenic quality and character	The site forms part of a wider rural landscape extending towards Coate Water. Scenic quality is moderated by the close proximity of the M4 and development at Badbury Wick, but the site retains a predominantly undeveloped character.	M
Remoteness and tranquillity	The immediately adjoining M4 substantially reduces tranquillity and provides a persistent influence on the site's perceptual character.	L
Skylines and settings	The site is generally contained by vegetation locally but forms part of an open rural setting extending north and west towards Coate Water. The wider landscape to the south and south-east rises towards the North Wessex Downs.	M
Visibility, key views, vistas and typical receptors	Field access was limited, so the extent of views from within the site could not be fully established. The site is likely to be experienced from nearby public rights of way and within the wider undeveloped landscape around Coate Water. Existing vegetation provides some visual containment.	M
Views to and from important landscape and cultural heritage features	The wider landscape has a relationship with Coate Water to the north-west and the rising countryside towards the North Wessex Downs National Landscape to the south and south-east. However, the extent of direct views from the site could not be confirmed during the field survey.	M
Landscape value	The site is not within a nationally designated landscape. Its value derives principally from its contribution to the wider undeveloped landscape around Coate Water Country Park and the established landscape framework rather than from recognised landscape designation of the site itself.	M
Visual value	No designated or otherwise recognised valued views associated specifically with the site have been identified. The wider rural setting provides some visual interest, although this is moderated by the M4 and nearby urban development.	M/L
Mitigation potential	Existing hedgerows and trees should be retained and reinforced to provide a strong landscape framework. Development should avoid weakening the site's relationship with the wider undeveloped landscape towards Coate Water. Structural planting would be particularly important along the M4 and towards the existing urban edge.	

Overall landscape sensitivity	The site has medium landscape sensitivity. It retains a rural, undeveloped character and forms part of the broader landscape extending north and west towards Coate Water. Its landscape sensitivity is moderated considerably by the immediately adjoining M4 and the proximity of development at Badbury Wick, which reduce tranquillity and introduce strong existing man-made influences. Established vegetation provides a degree of containment. However, development across the site would extend built form westwards from Badbury Wick into a presently undeveloped tract of countryside and could weaken its relationship with the wider landscape around Coate Water.	M
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24 Site 21. Marsh Farm, west (C25.020)

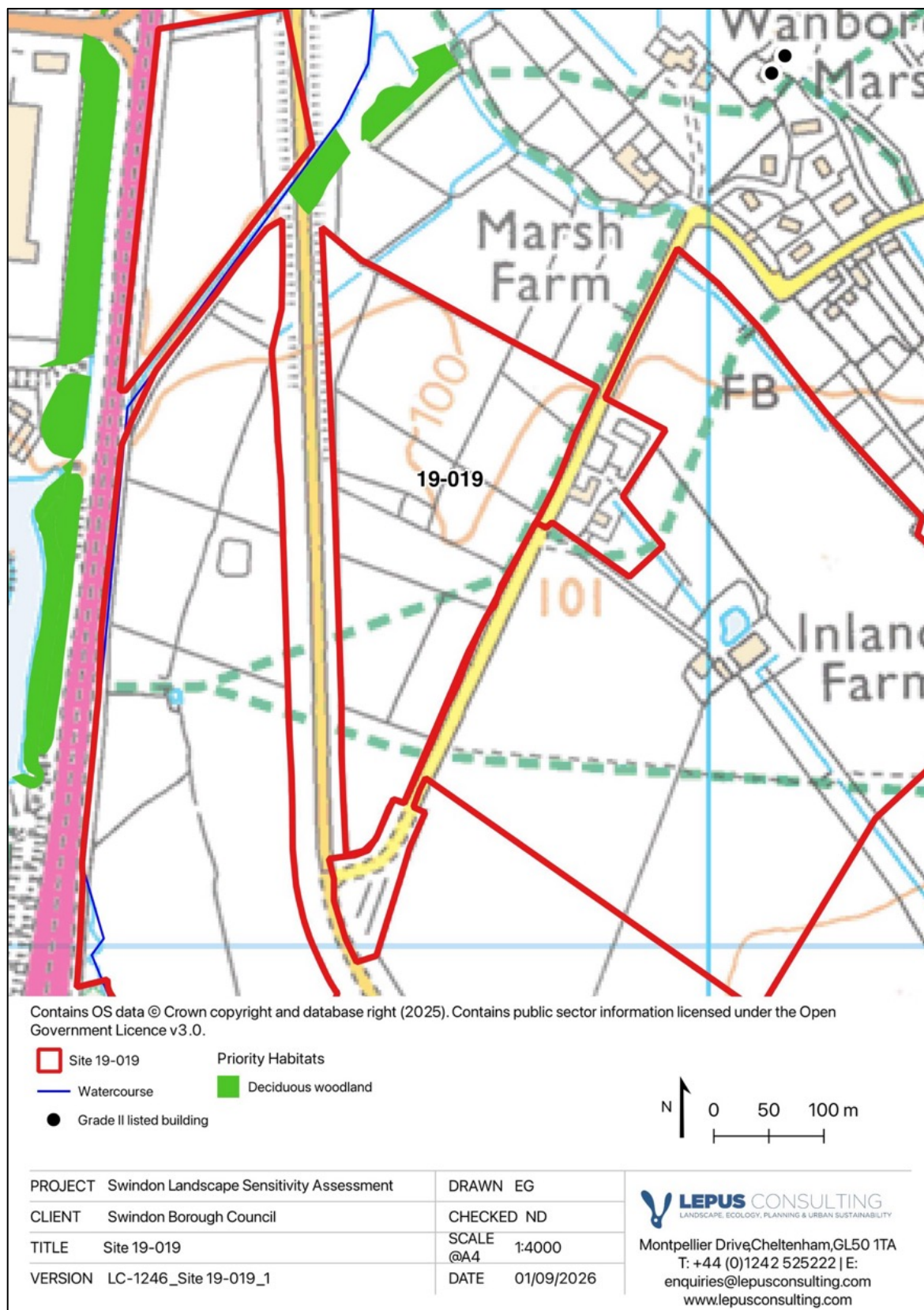


Site information	
Map site reference	19-018
SHLAA site ref	C25.020
Reg 19 Local Plan site name	Marsh Farm, west C25.020
Site size	11 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Vale of White Horse
Date of site visit	28/08/26

Site evaluation		
Scale and enclosure	The site comprises relatively open grassland but is structured and partly enclosed by mature hedgerows, scrub and trees. The vegetation limits the apparent scale of the site and provides a strong landscape framework.	M
Landform	The site is predominantly flat to very gently undulating, with no pronounced or distinctive landform features.	L
Landcover (including biodiversity)	Predominantly grassland with mature hedgerows, scrub and trees providing structural diversity and habitat connectivity. One pond is present. No priority habitat has been identified.	M
Man-made influences	The nearby A419 is a strong man-made influence, particularly through persistent traffic noise. The wider area is also undergoing change associated with planned development, and a new road spur extends into the site, providing a clear contemporary development influence. These features reduce the site's sense of separation from the developing urban area, although it continues to adjoin attractive countryside.	M/L
Scenic quality and character	The site retains a pleasant, predominantly rural character, particularly through its grassland, mature trees and hedgerow structure and its relationship with the attractive countryside adjoining it. Scenic quality is moderated by the influence of the nearby A419.	M
Remoteness and tranquillity	The site is not remote and tranquillity is substantially reduced by persistent and intrusive traffic noise from the very busy A419. This contrasts with the otherwise rural character of the site and adjoining countryside.	L
Skylines and settings	Mature trees and vegetation generally define the local skyline and provide visual containment. The site does not occupy a particularly prominent or elevated position, while the adjoining countryside contributes positively to its wider setting.	M
Visibility, key views, vistas and typical receptors	Mature vegetation provides a degree of visual containment, although there are visual connections with the adjoining countryside. The site is not notably exposed or prominent in the wider landscape, with visual effects likely to be experienced principally at a local level.	M
Views to and from important landscape and cultural heritage features	There are clear views from the site towards the North Wessex Downs National Landscape, providing a visual connection with the nationally designated landscape and the wider countryside to the south.	M
Landscape value	The site is not subject to a recognised landscape designation or other identified evidence of elevated landscape value. Its value is principally local, deriving from its rural character, mature vegetation framework and relationship with the adjoining countryside.	M
Visual value	The site provides local visual amenity through its rural character and views across adjoining countryside, including towards the North Wessex Downs National Landscape. However, there are no identified designated or otherwise recognised valued views associated with the site, and the visual experience is moderated by the nearby A419 corridor.	M

Mitigation potential	The existing hedgerows, mature trees and scrub provide a strong framework within which development could potentially be accommodated. Retention and reinforcement of this vegetation would be important, particularly where it contributes to the site's relationship with the adjoining countryside and provides containment from the A419.	—
Overall landscape sensitivity	The site has medium landscape sensitivity to residential development. It retains a pleasant rural character and adjoins attractive countryside, with mature hedgerows, trees and scrub providing an established landscape framework. However, the site is relatively well contained, occupies unremarkable landform and is not notably prominent within the wider landscape. Its perceptual character is strongly affected by the nearby A419, with persistent and intrusive traffic noise substantially reducing tranquillity. The wider area is also undergoing change associated with planned development, with a new road spur extending into the site. These influences provide some capacity for change, although the site's relationship with the adjoining countryside remains important. Given the strong influence of the A419 and emerging development context, the site may be better suited in landscape terms to employment uses rather than residential development.	M

25 Site 22. Marsh Farm, east (C25.021)



Map site reference	19-019
SHLAA site ref	C25.021
Reg 19 Local Plan site name	Marsh Farm, east
Site size	7 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Vale of White Horse
Date of site visit	28/08/26

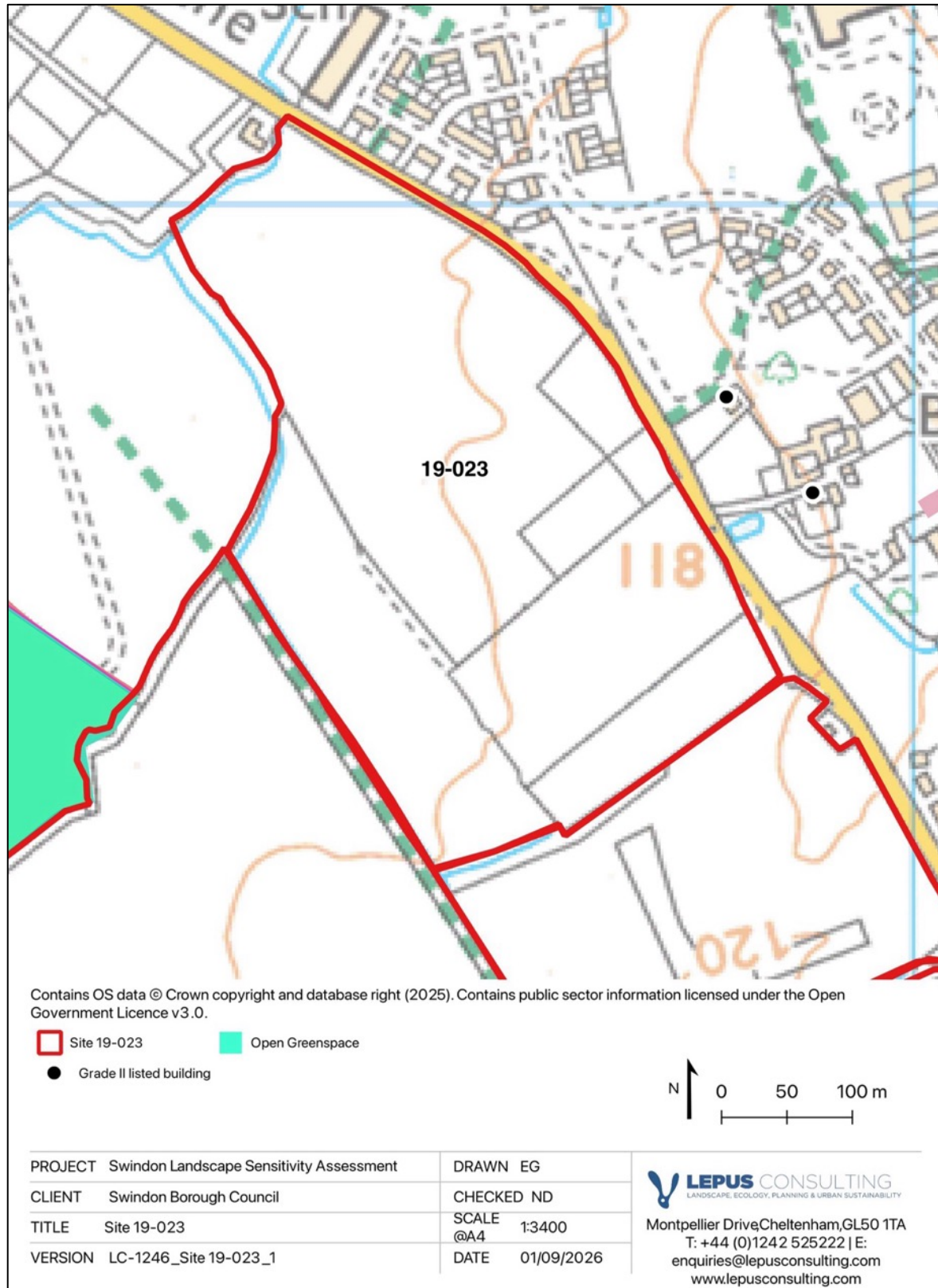
Site evaluation		
	The site comprises medium-scale pastoral fields with a strong sense of enclosure provided by intact hedgerows, mature trees and belts of scrub. Vegetation substantially contains the site and limits its apparent scale.	
Landform	The site is predominantly flat, with no distinctive or prominent landform features.	L
Landcover (including biodiversity)	Predominantly pasture with intact hedgerows and a well-established structure of mature trees and scrub. Trees include willow, ash, larch and poplar, including mature specimens. These features provide landscape structure and habitat connectivity.	M
Man-made influences	Man-made influences within the site are relatively limited. Two agricultural/equestrian buildings and uses associated with horses and a dog-walking enclosure are present. The nearby A419 is audible but largely screened from view.	M
Scenic quality and character	A pleasant rural landscape with a strong framework of mature vegetation. The site retains a distinctly rural character, with little built development apparent from within it. Scenic quality is moderated by traffic noise from the nearby A419.	M
Remoteness and tranquillity	The site has some sense of separation from surrounding development due to its enclosed character and strong vegetation structure. However, tranquillity is reduced by traffic noise from the A419.	M
Skylines and settings	Local skylines are predominantly formed by mature trees and hedgerows. The site is not elevated or visually prominent and has a predominantly rural setting.	M
Visibility, key views, vistas and typical receptors	The strong hedgerow and tree structure provides considerable visual containment. Views are more open from the eastern part of the site, with visual connections to the wider countryside. A public footpath crosses the site and provides the principal sensitive receptor.	M
Views to and from important landscape and cultural heritage features	The site lies in close proximity to the North Wessex Downs National Landscape. Views towards Upper Wanborough, which lies within the National Landscape, are available from the eastern part of the site, providing a clear visual relationship with the nationally designated landscape.	H/M
Landscape value	The site lies outside the North Wessex Downs National Landscape and is not subject to a recognised landscape designation. It nevertheless has local landscape value arising from its intact hedgerow and mature tree structure and rural character. Its proximity to the National Landscape provides additional context but does not itself confer designated landscape value.	M
Visual value	The site provides local visual amenity, particularly for users of the public footpath. Mature vegetation creates an attractive rural setting and views towards the North Wessex Downs are available from parts of the site, although there are no identified recognised valued views.	M
Mitigation potential	Retain and reinforce the existing hedgerows, mature trees and scrub, which provide a strong framework for containing development. Particular care should be taken in the eastern part of the site to maintain the relationship with the wider countryside and views towards the North Wessex Downs National Landscape.	—

Overall landscape sensitivity	The site has medium landscape sensitivity to residential development. It retains a distinctly rural character, with intact hedgerows, mature trees and scrub providing a strong landscape framework and considerable visual containment. The flat landform and strong vegetative enclosure provide some capacity for change, with mature hedgerows and trees substantially limiting the site's visual prominence. Traffic noise from the nearby A419 reduces tranquillity, although the road itself is substantially screened from view. Sensitivity is increased by the public footpath and by the site's proximity and visual relationship with the North Wessex Downs National Landscape, particularly from its more open eastern part. Development would need to retain the site's mature landscape structure and respond carefully to this relationship with the wider countryside and National Landscape.	M
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Site 22: View across grassland towards the dog exercise/training facility, with timber buildings and fenced enclosures forming localised man-made influences; mature hedgerows and trees provide a well-vegetated backdrop.

26 Site 23. Land at Day House Lane 1 (S0455 and C25.037)

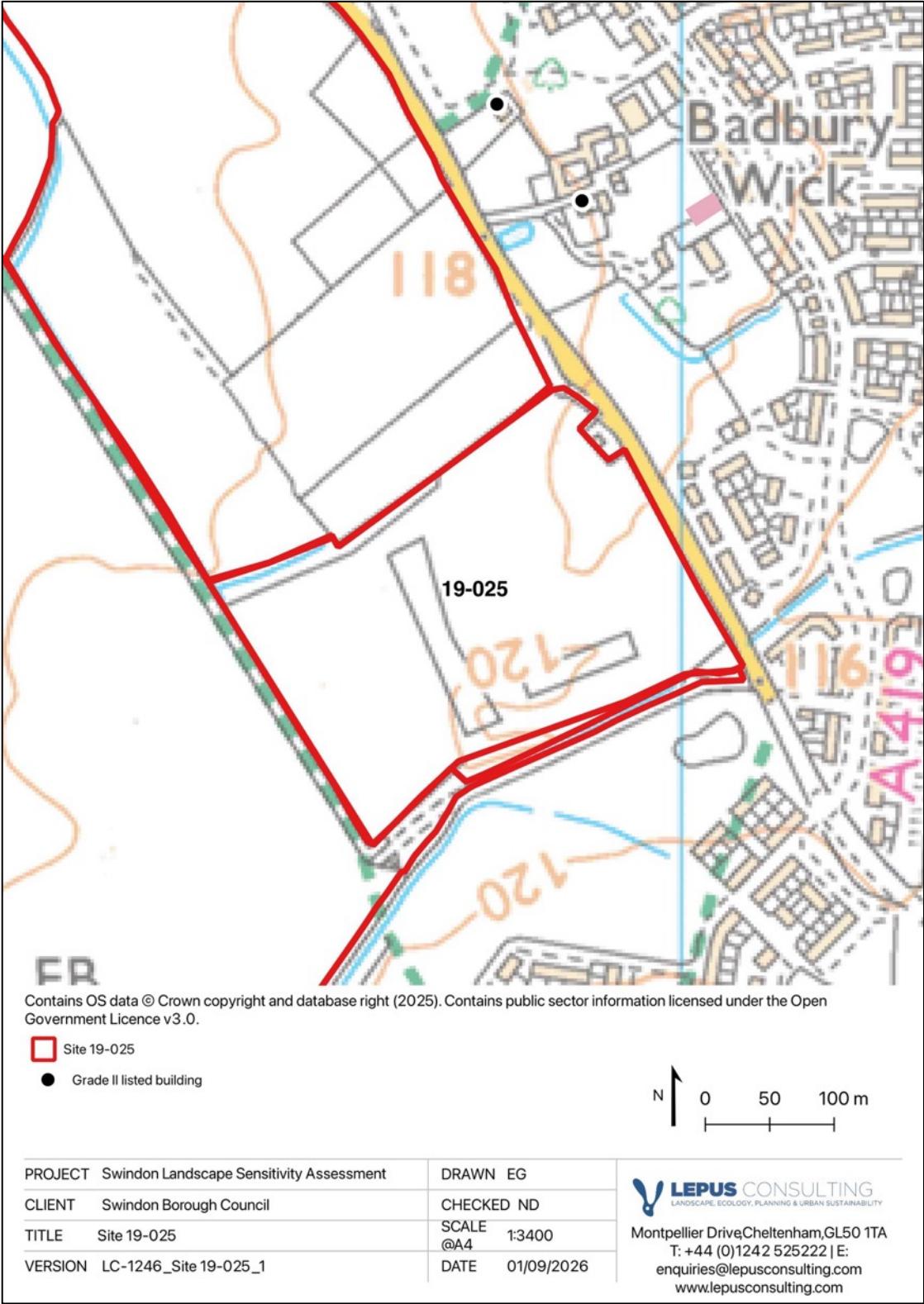


Site information	
Map site reference	19-023
SHLAA site ref	S0455 and C25.037
Reg 19 Local Plan site name	Land at Day House Lane 1
Site size	15 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Mid Vale Ridge
Date of site visit	28/08/26

Site evaluation		
Scale and enclosure	The site comprises relatively small-scale grassland areas strongly enclosed by dense mature hedgerows, trees and scrub. The substantial vegetation framework creates a very enclosed and intimate landscape with limited outward visibility.	M/L
Landform	Predominantly flat, with no distinctive or prominent landform features.	L
Landcover (including biodiversity)	Pasture with extensive mature hedgerows, trees, scrub and areas of taller ruderal vegetation. The dense and varied vegetation provides a strong landscape structure and habitat connectivity.	M
Man-made influences	Man-made influences are limited. A utility pole is present within the open field, but built development is not prominent and the site retains a predominantly rural character. Evidence of equestrian activity. The nearby M4 is a significant detractor.	L
Scenic quality and character	Strongly enclosed peri-urban landscape. Mature trees, hedgerows and scrub are the dominant characteristics, although the site does not display particularly distinctive or exceptional scenic qualities.	M/L
Remoteness and tranquillity	The strong enclosure provides some sense of seclusion and separation from the surrounding area.	M
Skylines and settings	Skylines are almost entirely defined by mature trees and other vegetation. The site is not visually prominent and has a strongly vegetated rural setting.	M
Visibility, key views, vistas and typical receptors	Visibility is very limited due to the dense mature vegetation surrounding and within the site. Views are predominantly short and contained, with little visual connection to the wider landscape.	M/L
Views to and from important landscape and cultural heritage features	The site lies in close proximity to the North Wessex Downs National Landscape. However, the site's strong enclosure substantially restricts outward views and no clear visual relationship with the designated landscape was identified during the site visit.	M
Landscape value	The site lies outside the North Wessex Downs National Landscape and is not itself subject to a recognised landscape designation. Its mature vegetation, rural character and proximity to the National Landscape provide some local landscape value.	M
Visual value	The site provides some local visual amenity through its rural character and mature vegetation, but its strong enclosure limits wider views and there are no identified recognised valued views associated with the site.	M/L
Mitigation potential	The extensive existing hedgerows, trees and scrub provide considerable potential to contain and integrate development. Development should retain and reinforce this mature vegetation framework, particularly around the site boundaries.	—
Overall landscape sensitivity	The site has medium/low landscape sensitivity to residential development. It retains a rural character and a strong framework of mature hedgerows, trees and scrub, but is very enclosed, predominantly flat and has limited outward visibility. These characteristics provide relatively good capacity to accommodate appropriately scaled development without becoming prominent in the wider landscape. The site lies very close to the North Wessex Downs National Landscape, which increases the importance of retaining its mature landscape	M/L

structure; however, the strong enclosure limits its visual relationship with the designated landscape. Development would need to retain and reinforce the existing vegetation framework to maintain this containment and the site's rural setting.

27 Site 24. Land at Former Brickworks (s0020)



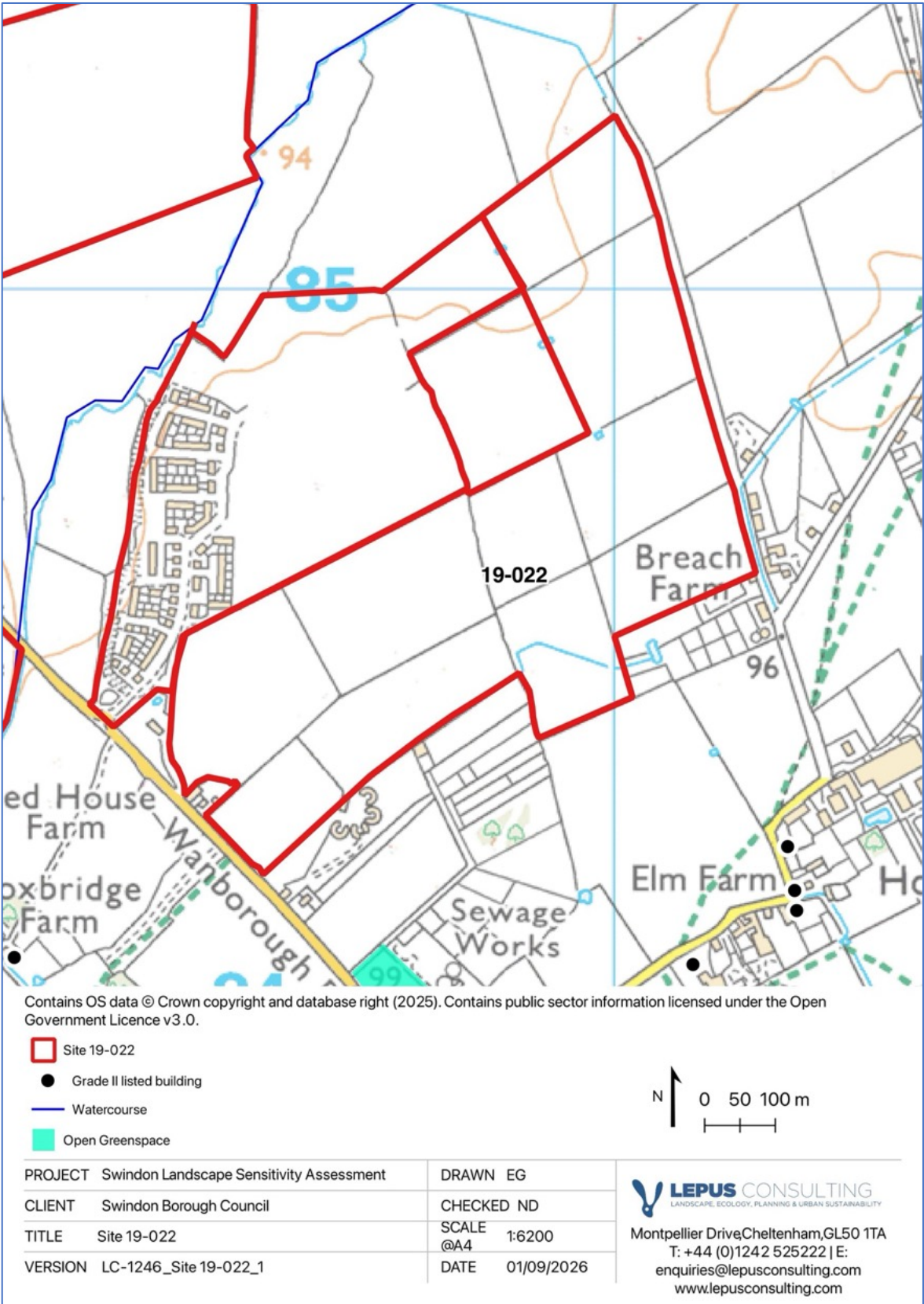
Site information	
Map site reference	19-025
SHLAA site ref	s0020
Reg 19 Local Plan site name	Land at Former Brickworks
Site size	7 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Mid Vale Ridge
Date of site visit	28/08/26

Site evaluation		
Scale and enclosure	The site comprises relatively small-scale areas strongly enclosed by dense mature hedgerows, trees and scrub. The substantial vegetation framework creates a very enclosed and intimate landscape with limited outward visibility.	M/L
Landform	Predominantly flat, with no distinctive or prominent landform features.	L
Landcover (including biodiversity)	Rough pasture and taller vegetation with extensive mature hedgerows, trees and scrub. The dense and varied vegetation provides a strong landscape structure and habitat connectivity.	M
Man-made influences	Man-made influences within the site are limited. Built development is not prominent and the strong vegetation structure maintains a predominantly rural character. The nearby M4 is a notable detractor.	L
Scenic quality and character	Strongly enclosed peri-urban landscape. Mature trees, hedgerows and scrub are the dominant characteristics, although the site does not display particularly distinctive or exceptional scenic qualities.	M/L
Remoteness and tranquillity	The strong enclosure provides some sense of seclusion and separation from the surrounding area, although tranquillity is reduced by the influence of the nearby M4.	M
Skylines and settings	Skylines are almost entirely defined by mature trees and other vegetation. The site is not visually prominent and has a strongly vegetated setting.	M
Visibility, key views, vistas and typical receptors	Visibility is very limited due to the dense mature vegetation surrounding and within the site. Views are predominantly short and contained, with little visual connection to the wider landscape.	M/L
Views to and from important landscape and cultural heritage features	The site lies in close proximity to the North Wessex Downs National Landscape. However, the site's strong enclosure substantially restricts outward views and no clear visual relationship with the designated landscape was identified during the site visit.	M
Landscape value	The site lies outside the North Wessex Downs National Landscape and is not itself subject to a recognised landscape designation. Its mature vegetation, rural characteristics and proximity to the National Landscape provide some local landscape value.	M
Visual value	The site provides some local visual amenity through its mature vegetation and enclosed green character, but its strong enclosure limits wider views and there are no identified recognised valued views associated with the site.	M/L
Mitigation potential	The extensive existing hedgerows, trees and scrub provide considerable potential to contain and integrate development. Development should retain and reinforce this mature vegetation framework, particularly around the site boundaries.	—
Overall landscape sensitivity	The site has medium/low landscape sensitivity to residential development. It has a strong framework of mature hedgerows, trees and scrub, but is very enclosed, predominantly flat and has limited outward visibility. These characteristics provide relatively good capacity to accommodate appropriately scaled development without becoming prominent in the wider landscape. The site lies very close to the North Wessex Downs National Landscape, which increases the importance of retaining its mature landscape structure; however, the strong	M/L

	enclosure limits its visual relationship with the designated landscape. Development would need to retain and reinforce the existing vegetation framework to maintain this containment.	
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28

Site 25. Redlands Phase 3 (C25.025)

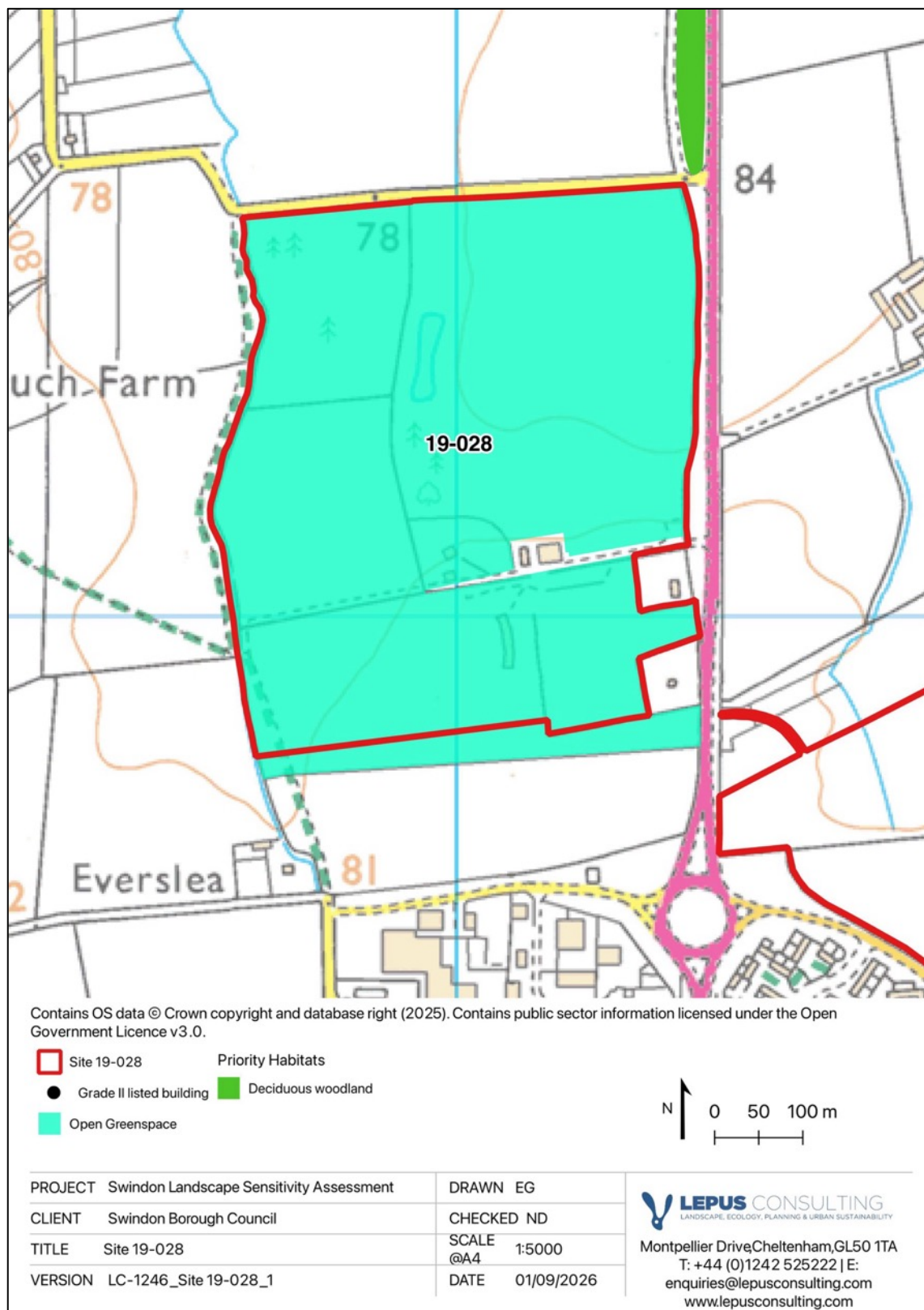


Site information	
Map site reference	19-022
SHLAA site ref	C25.025
Reg 19 Local Plan site name	Redlands Phase 3
Site size	38 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Vale of White Horse
Date of site visit	28/08/26

Site evaluation		
Scale and enclosure	A medium-scale, open pasture field contained by hedgerows and scattered mature trees. There is a relatively broad internal sense of openness, although boundary vegetation provides some enclosure.	M
Landform	Predominantly flat, characteristic of the surrounding vale landscape, with no distinctive or prominent landform features.	L
Landcover (including biodiversity)	Pasture in active agricultural use, with established hedgerows and scattered mature trees providing landscape structure and habitat connectivity.	M
Man-made influences	A conspicuous and relatively continuous edge of dense modern housing is clearly visible to the east. The abrupt relationship between this development and the open vale farmland creates a strong, discordant visual contrast.	M/L
Scenic quality and character	A quintessential vale farm landscape, comprising flat pasture enclosed by hedgerows with scattered mature trees and grazing livestock. The site retains a strong agricultural character. A conspicuous and relatively continuous edge of dense modern housing forms part of the eastern setting and jars with the otherwise traditional vale farmland character.	M
Remoteness and tranquillity	The site retains a rural agricultural character but has a reducing sense of remoteness due to the clearly visible residential edge.	M/L
Skylines and settings	The local skyline is formed principally by hedgerows and mature trees, although modern housing is conspicuous within the eastern setting. Mature individual trees provide attractive skyline features.	M
Visibility, key views, vistas and typical receptors	The site is considerably open, allowing attractive rural views across the pasture. Boundary vegetation provides some containment, with lower hedges allowing outward views framed by tall trees in the distance. New housing on the northern fringes detracts from the otherwise rural character of these views.	M
Views to and from important landscape and cultural heritage features	The site lies close to the North Wessex Downs National Landscape. Boundary vegetation provides some containment. There is a relatively strong visual relationship with the designated landscape.	M
Landscape value	The site lies outside the North Wessex Downs National Landscape and is not itself subject to a recognised landscape designation. Its traditional vale farmland characteristics, established hedgerows and mature trees provide some local landscape value.	M
Visual value	The pasture, hedgerows and mature trees provide pleasant local visual amenity, although this is reduced by the conspicuous and discordant edge of dense modern housing.	M
Mitigation potential	Existing hedgerows and mature trees provide an established landscape framework that could be retained and reinforced. Additional planting could strengthen containment, particularly in relation to the existing residential edge.	
Overall landscape sensitivity	The site has medium landscape sensitivity to residential development. It is a quintessential vale farm landscape, comprising flat pasture with established hedgerows, mature trees and grazing livestock, and retains a strong agricultural character. It is relatively open internally but is not visually prominent in the wider,	M

	low-lying landscape. The conspicuous edge of dense modern housing to the east jars with the traditional vale farmland character but also reduces the site's separation from existing development. The site's proximity to the North Wessex Downs National Landscape requires consideration, although existing vegetation limits its visual relationship with the designated landscape to some extent. Residential development would result in the loss of the site's agricultural character, but the flat landform, existing residential edge and established vegetation framework provide some capacity to accommodate change.	
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29 Site 26. Land at Twelve Oaks Golf Course (HW03)



Map site reference	19-028
Reg 19 Local Plan site ref	HW03
Reg 19 Local Plan site name	Land at Twelve Oaks Golf Course
Site size	31 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Thames Vale
Date of site visit	02/09/26

Site evaluation		
Scale and enclosure	A relatively large site but strongly subdivided and enclosed by mature trees, hedgerows and scrub associated with the former golf course. Dense boundary vegetation substantially limits views into and across the site.	M/L
Landform	Gently undulating landform, with no particularly distinctive or prominent topographical features apparent from available views.	L
Landcover (including biodiversity)	Former golf course, now permanently closed, comprising rough grassland with extensive areas of mature trees, hedgerows and scrub. Ponds and other water features associated with the former course are also present. The varied and well-established vegetation provides a strong landscape structure and habitat connectivity.	M
Man-made influences	Legacy features associated with the former golf course are present but are generally absorbed within the extensive vegetation. The A361 runs immediately alongside the eastern boundary and is a notable external influence.	M/L
Scenic quality and character	A strongly vegetated and enclosed landscape with a pleasant green character. The former golf course has a somewhat managed and modified underlying structure, although closure and the extensive mature vegetation give parts of the site an increasingly naturalised appearance.	M
Remoteness and tranquillity	The dense vegetation creates a strong sense of enclosure and seclusion within the site. However, proximity to the A361 reduces tranquillity, particularly towards the eastern boundary.	M
Skylines and settings	Local skylines are predominantly formed by mature trees and other vegetation. The site is strongly contained and does not appear prominent within the wider landscape. Open countryside forms the wider setting to the north and west.	M
Visibility, key views, vistas and typical receptors	Visibility into the site is very limited. Dense mature vegetation along Lechlade Road substantially screens the interior, with only occasional filtered views available during the site visit. The internal vegetation also limits longer views across the site.	M/L
Views to and from important landscape and cultural heritage features	No clear visual relationship with a recognised valued landscape or cultural heritage feature was identified from the limited available views during the site visit.	M/L
Landscape value	The site is not within a nationally designated landscape and no other recognised landscape designation or comparable evidence identifying landscape value has been identified.	L
Visual value	The mature trees, scrub and other vegetation provide local visual amenity and create an established green landscape on the northern side of Highworth. However, views into and across the site are very limited.	M/L
Mitigation potential	The extensive existing framework of mature trees, hedgerows and scrub provides considerable potential to contain and integrate development. Retention of this framework, together with ponds and other established landscape features, would be important.	—

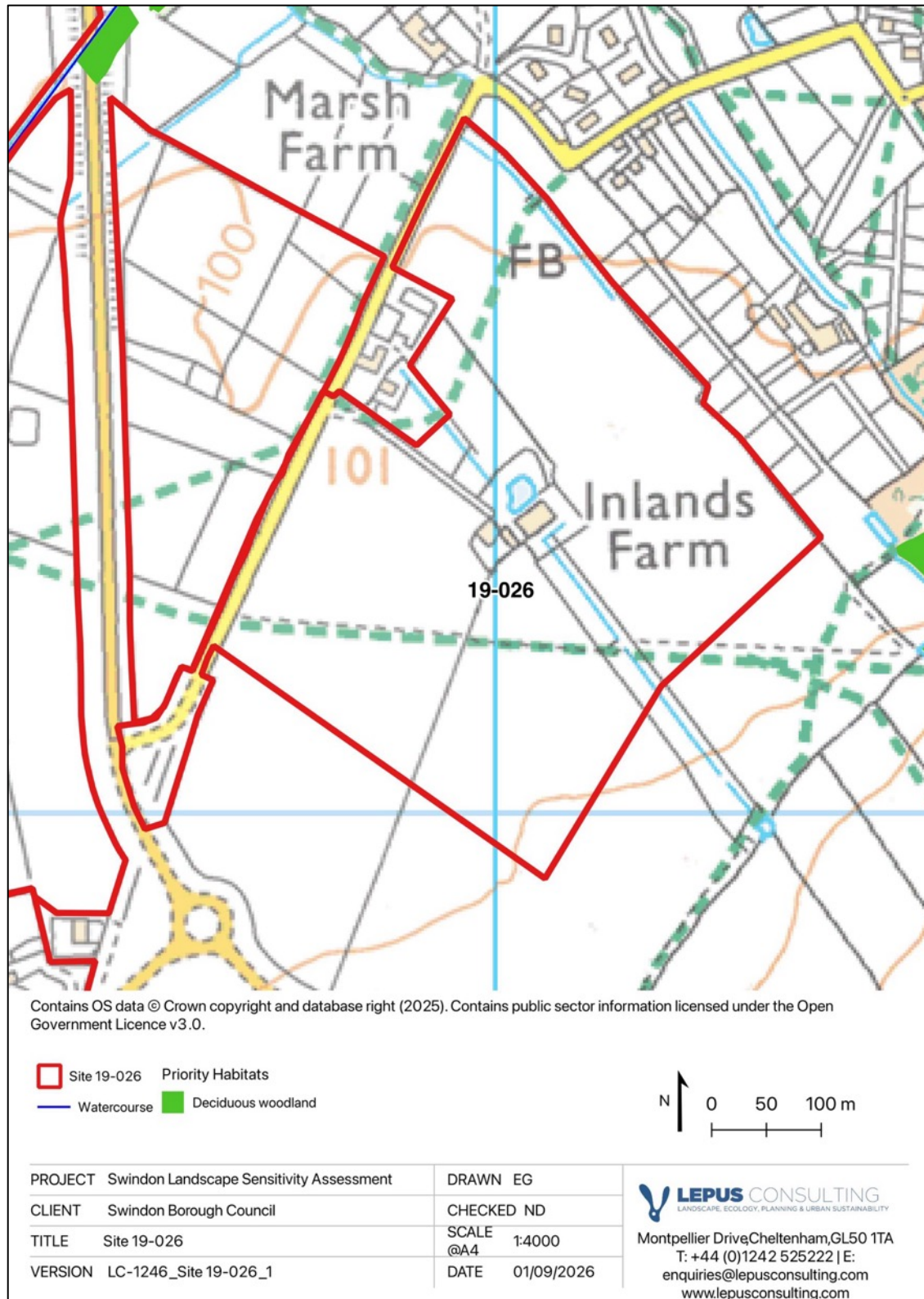
Overall landscape sensitivity

The site has medium/low landscape sensitivity to residential development. Although relatively large, it is strongly enclosed and subdivided by the extensive mature vegetation associated with the former golf course. Field survey confirmed that views into the site from Lechlade Road are very limited, and the site does not appear visually prominent in the wider landscape. Its mature trees, hedgerows, scrub and ponds provide an established landscape framework and contribute to its local character. The site also has a close relationship with open countryside to the north and west, while the A361 influences its eastern edge. The existing vegetation provides considerable potential to contain development, although proposals would need to retain the principal mature landscape structure and avoid unnecessary erosion of the site's well-vegetated northern settlement-edge character.



Site 66: View across rough grassland and scrub, with scattered young trees and dense boundary vegetation. The Swindon urban edge is visible on the distant skyline.

30 Site 27. Land at Inlands Farm (C25.033)



Site information	
Map site reference	19-026
SHLAA site ref	C25.033
Reg 19 Local Plan site name	Land at Inlands Farm
Site size	19 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Vale of White Horse
Date of site visit	28/08/26

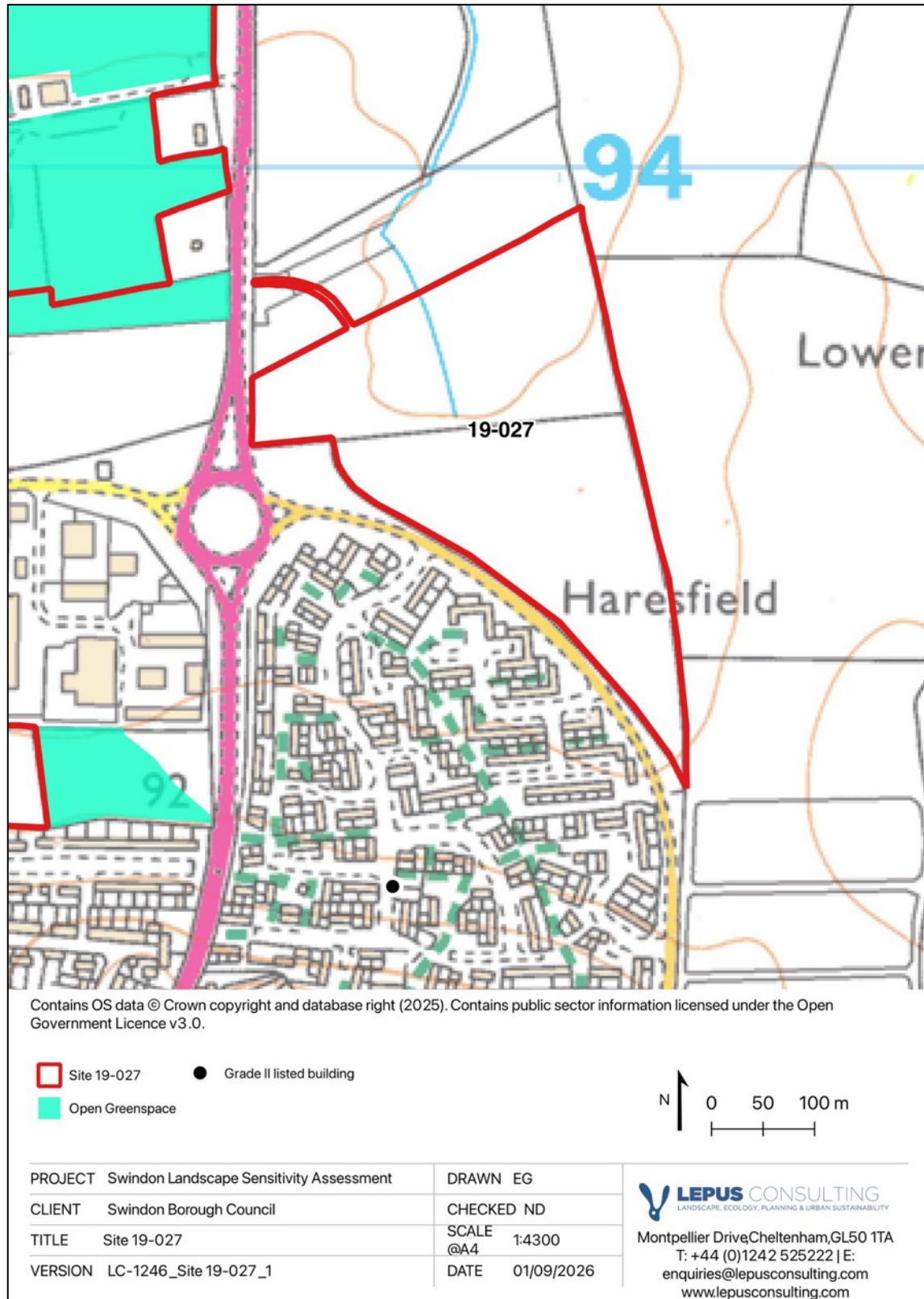
Site evaluation		
Scale and enclosure	A relatively open, medium-scale agricultural landscape. Hedgerows and mature trees define field boundaries but allow extensive outward views, particularly across the wider countryside to the east.	H/M
Landform	Gently rolling landform which contributes positively to the site's rural character and allows views across the surrounding landscape.	M
Landcover (including biodiversity)	Predominantly agricultural land with established hedgerows, mature trees and areas of scrub. The vegetation provides a well-established landscape structure and habitat connectivity.	M
Man-made influences	Utility poles and overhead wires cross the landscape, while fencing and structures are locally apparent. These introduce some man-made influence but do not dominate the wider rural character.	M
Scenic quality and character	An attractive rural landscape with a strong agricultural character. The combination of rolling farmland, mature hedgerows and trees and extensive views across the surrounding countryside gives the site a good scenic quality.	H/M
Remoteness and tranquillity	The site has a strong rural character and a good sense of separation from the built-up area. A very distinctive rural experience.	H/M
Skylines and settings	The rolling landform creates prominent and attractive rural skylines, generally defined by farmland, hedgerows and mature trees. Development is limited within the wider views, although settlement and church towers/spires are apparent in the distance.	H/M
Visibility, key views, vistas and typical receptors	The relatively open character and rolling landform allow extensive views across the site and surrounding countryside. Views are framed by mature hedgerows and trees and extend towards rising farmland and settlement in the distance.	H/M
Views to and from important landscape and cultural heritage features	The site has a strong visual relationship with the wider rural landscape, including views towards the North Wessex Downs National Landscape. Its open character and elevated rural horizons increase the importance of this relationship.	H/M
Landscape value	The site lies close to the North Wessex Downs National Landscape and forms part of the rural farmland within its wider setting. Its open agricultural character and visual relationship with the designated landscape provide a supporting role to the landscape value of the National Landscape.	M
Visual value	The site provides attractive and relatively extensive rural views across rolling farmland, with mature vegetation framing longer-distance views. These views provide a good level of visual amenity, although no recognised valued view has been identified.	M
Mitigation potential	Existing hedgerows and mature trees provide opportunities for reinforcement and some screening. However, the site's openness and relationship with the wider rolling landscape would limit the extent to which residential development could be fully contained through mitigation.	—

Overall landscape sensitivity	The site has high/medium landscape sensitivity to residential development. It retains a strong rural agricultural character, with gently rolling landform, mature hedgerows and trees and extensive views across the surrounding countryside. The site has a clear visual relationship with the wider landscape, including towards the North Wessex Downs National Landscape, and development would be difficult to contain without affecting this open rural character. Some man-made influences are present, including utility infrastructure, but these do not dominate the landscape. While the site itself is not within a recognised landscape designation, its openness, scenic quality and relationship with the surrounding countryside increase its sensitivity to residential development.	H/M
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Site 66: View across arable farmland, with mature hedgerows and trees providing a strong vegetated framework. Utility poles and wires cross the site, with built development partially screened by vegetation beyond.

31 Site 28. Land East of Roundhills Mead (HW02)



Site information	
Map site reference	19-027
Reg 19 Local Plan site ref	HW02
Reg 19 Local Plan site name	Land East of Roundhills Mead
Site size	10 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Thames Vale
Date of site visit	02/09/26

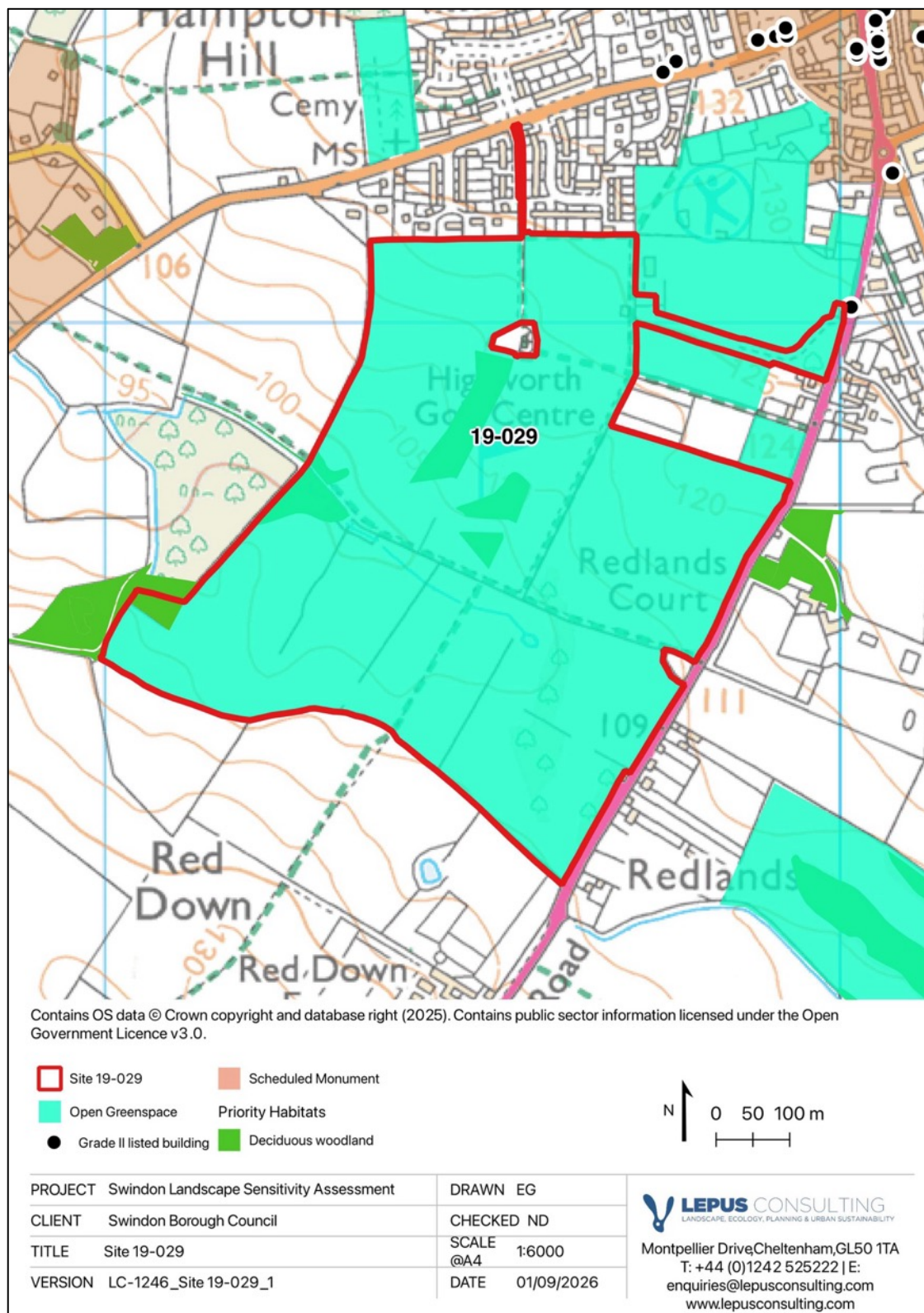
Site evaluation		
Scale and enclosure	A medium-scale, relatively open landscape. Hedgerows define the field boundaries but allow a broad sense of openness and views across the surrounding countryside.	M
Landform	Gently rolling landform which contributes positively to the site's rural character and facilitates views across the wider landscape.	M
Landcover (including biodiversity)	Predominantly pasture with established hedgerows and scattered mature trees. The vegetation provides a well-established landscape structure and habitat connectivity.	M
Man-made influences	Utility poles and overhead wires are conspicuous within parts of the site. Other man-made influences are limited, although the wider context includes the A361 and the settlement edge of Highworth.	M
Scenic quality and character	An attractive rural landscape with a strong pastoral character. The combination of open pasture, grazing livestock, hedgerows, mature trees and gently rolling countryside provides good scenic quality, although overhead wires are locally detracting.	M
Remoteness and tranquillity	The site retains a strong rural character and a reasonable sense of separation from Highworth when experienced from within the site. Utility infrastructure is apparent but does not dominate the rural experience.	M
Skylines and settings	Skylines are predominantly rural, comprising gently rolling farmland, hedgerows and mature trees. Highworth and its church towers/spires are apparent within some longer views and form part of the wider landscape setting.	M
Visibility, key views, vistas and typical receptors	The relatively open character and gently rolling landform allow attractive and relatively extensive views across the site and surrounding countryside. Views are structured by hedgerows and mature trees, with longer views towards rising farmland and Highworth.	M
Views to and from important landscape and cultural heritage features	Long rural views are available across the surrounding countryside, including towards Highworth and its church towers/spires. No particular visual relationship with a nationally designated landscape was identified.	M
Landscape value	The site forms part of the open rural countryside surrounding Highworth. Its pastoral character, hedgerows and mature trees contribute positively to local landscape character, but no recognised evidence of particular landscape value has been identified.	L
Visual value	No recognised valued views or other evidence of elevated visual value have been identified in association with the site.	L
Mitigation potential	Existing hedgerows and mature trees provide an established landscape framework which could be retained and reinforced to structure development. The site's openness would make complete visual containment difficult, and particular care would be required at its interfaces with the wider countryside.	

Overall landscape sensitivity	The site has medium landscape sensitivity to residential development. It retains an attractive rural pastoral character, with gently rolling landform, established hedgerows and mature trees and relatively extensive views across the surrounding countryside. Its openness and strong agricultural character increase susceptibility to residential development. However, the wider context includes the nearby Highworth settlement edge and A361 corridor, while the landscape itself is not of prominent elevated value. Existing hedgerows and mature vegetation provide some opportunities to structure and integrate development, although careful treatment of the rural edges would be required.	M
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Site 28: View across open pasture enclosed by mature hedgerows, with grazing livestock and overhead utility lines.

32 Site 29. Former Old Golf Course (s0488 and s0488b and C25.043)



Site information	
Map site reference	19-029
SHLAA site ref	s0488 and s0488b and C25.043
Reg 19 Local Plan site name	Former Old Golf Course
Site size	42 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Thames Vale
Date of site visit	02/09/26

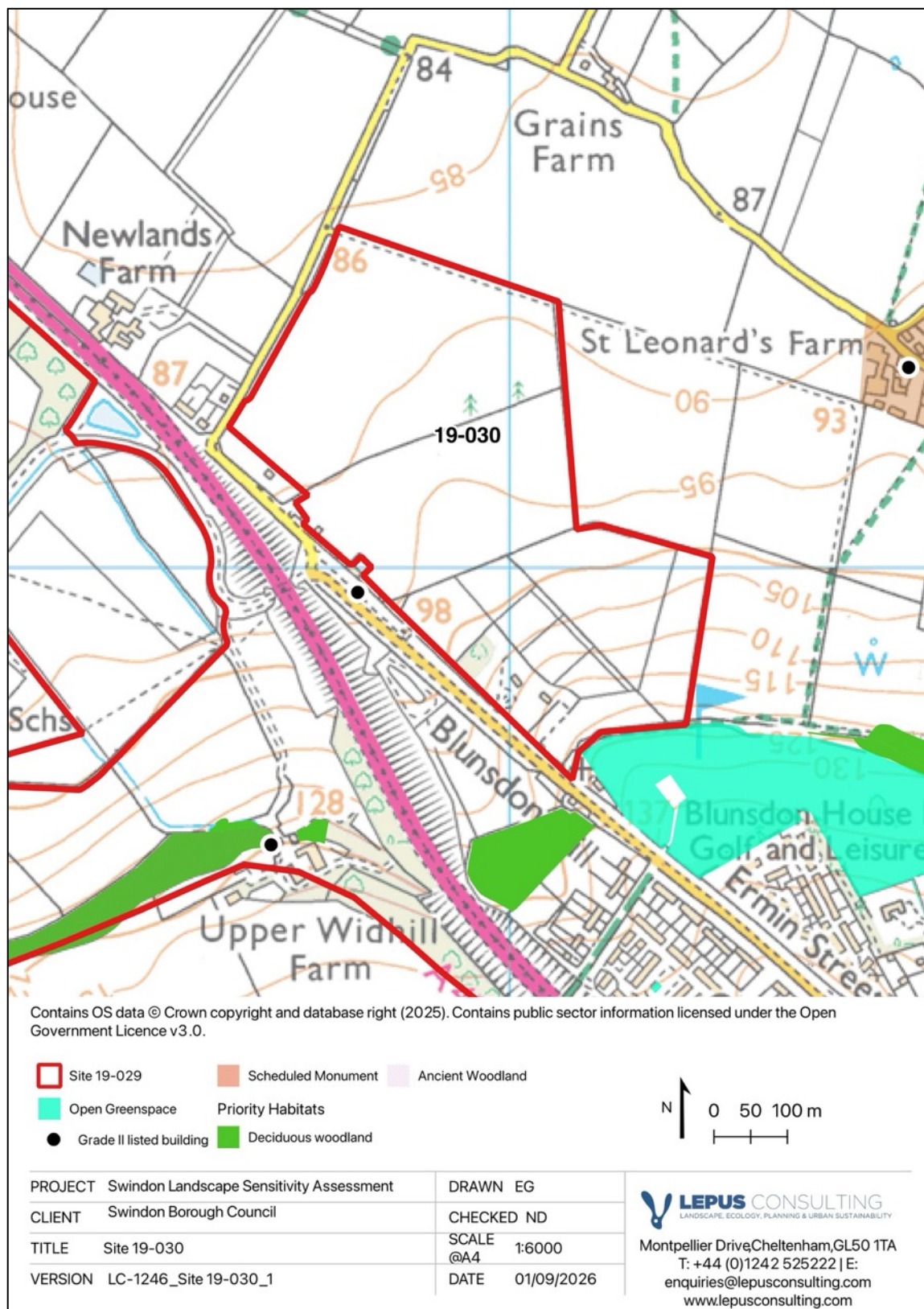
Site evaluation		
Scale and enclosure	A large site which is experienced as a series of smaller landscape compartments due to the undulating landform and extensive mature hedgerows, trees and vegetation. Although some areas are relatively open internally, the strong vegetation framework provides considerable enclosure and containment.	M
Landform	Gently to moderately undulating. The landform is readily perceptible and contributes positively to the site's character, creating localised rises, dips and variation in views.	H/M
Landcover (including biodiversity)	Predominantly pasture and meadow with areas managed for open-air recreation, including areas used for golf. A strong landscape framework is provided by mature hedgerows, trees and substantial belts and groups of vegetation.	M
Man-made influences	Man-made influences are relatively limited within the site. Some agricultural buildings and other minor features are visible, but these do not dominate and the site retains a strongly rural character.	M
Scenic quality and character	An attractive and coherent rural landscape. The combination of undulating pasture, mature hedgerows, trees and substantial vegetation creates variety and a strong pastoral character, with relatively little obvious urban influence from within the site.	M
Remoteness and tranquillity	Despite its location immediately south of Highworth, the site retains a good sense of separation from the settlement in many views. Its scale, landform and mature vegetation contribute to a predominantly rural experience.	M
Skylines and settings	Skylines are predominantly vegetated and rural, defined by the undulating landform, mature trees and hedgerows. Built development is not generally prominent in the views assessed.	H/M
Visibility, key views, vistas and typical receptors	Visibility varies considerably across the site due to its undulating landform and extensive mature vegetation. Users of the open space are visual receptors within the site, experiencing a predominantly rural landscape. Broader views are available from more elevated and open areas, while intervening landform and vegetation provide considerable containment elsewhere.	H/M
Views to and from important landscape and cultural heritage features	No particular visual relationship with a nationally designated landscape or other important landscape or cultural heritage feature was identified from the site visit.	M/L
Landscape value	The site's identified use as open space for open-air recreation provides evidence of a recognised local landscape function. However, no national landscape designation or other evidence indicating elevated landscape value has been identified.	M
Visual value	The site's identified recreational function provides evidence of public use and enjoyment of the landscape. Users experience a predominantly rural and well-vegetated landscape from within the site, providing recognised local visual amenity.	M
Mitigation potential	The extensive existing framework of mature hedgerows, trees and other vegetation provides good opportunities to contain and integrate development. However, the site's undulating landform and recreational use mean that	

	development would remain apparent from some locations within and around the site.	
Overall landscape sensitivity	The site has medium landscape sensitivity to residential development. It is a large but internally varied rural site with an undulating landform, strong mature vegetation framework and relatively little apparent urban influence from within. Its recreational function introduces receptors throughout the site and contributes to its local landscape and visual value. Although existing vegetation and landform provide considerable containment in places, residential development across the site would alter its predominantly rural character and the experience of the open space.	M



Site 29: View across gently undulating pasture, with mature hedgerows and substantial tree cover creating a strong rural character and providing containment.

33 Site 30. Land north of Blunsdon, Ainscough (s0048b)



Site information	
Map site reference	19-030
SHLAA site ref	s0048b
Reg 19 Local Plan site name	Land north of Blunsdon, Ainscough
Site size	25 ha
Development type	Residential
National Character Area	Upper Thames Clay Vales
Landscape Character Area	Mid Vale Ridge & Thames Vale
Date of site visit	02/09/26

Site evaluation		
Scale and enclosure	The site comprises a large-scale arable field with an open character. Boundary hedgerows provide some enclosure, but there is little internal vegetation.	M
Landform	Gently undulating, with the land rising gradually across the site. The landform contributes to the site's openness but is not particularly distinctive.	M
Landcover (including biodiversity)	Predominantly arable farmland with hedgerow boundaries and occasional hedgerow trees. The landcover is relatively simple, although the boundary vegetation provides landscape structure and habitat connectivity.	M/L
Man-made influences	Man-made influences within the site are limited. Residential development is visible on rising ground beyond the site, although it is substantially filtered by mature vegetation.	M
Scenic quality and character	A relatively ordinary agricultural landscape characterised by a large arable field and hedgerow boundaries. It retains a rural character but has limited scenic interest or distinctiveness at this location.	M/L
Remoteness and tranquillity	The site retains a predominantly rural character and some sense of separation from settlement. Existing housing is visible from parts of the site, reducing the sense of remoteness locally.	M
Skylines and settings	Skylines are generally simple and defined by hedgerows and trees, with some housing visible beyond the site. There are no particularly distinctive skyline features.	M
Visibility, key views, vistas and typical receptors	The open field allows views across the site, although surrounding hedgerows and vegetation provide some containment. The site is visually exposed internally but does not occupy a particularly prominent or distinctive position in the wider landscape.	M
Views to and from important landscape and cultural heritage features	No strong visual relationship with an identified nationally designated landscape or other important landscape or cultural heritage feature was apparent during the site visit.	L
Landscape value	The site is an ordinary area of agricultural land with limited landscape distinctiveness. No recognised landscape designation or other evidence identifying particular landscape value has been identified.	L
Visual value	The site provides ordinary rural views across arable farmland, but no recognised valued views or particularly notable visual amenity have been identified.	L
Mitigation potential	Existing boundary hedgerows and trees provide opportunities for reinforcement and additional planting. The site's openness means that new development would initially be apparent, although appropriately designed structural planting could increase containment.	—
Overall landscape sensitivity	The site has medium/low landscape sensitivity to residential development. It comprises a large-scale, relatively simple arable field with limited landscape distinctiveness or identified landscape and visual value. Its open character means that development would be apparent within the site and could alter its rural agricultural character, although established boundary vegetation provides some	M/L

containment and opportunities for reinforcement. Overall, the site does not form a particularly sensitive or distinctive part of the wider landscape.



Site 30: View across the large-scale arable field towards the eastern boundary, with residential properties partially visible through and above the mature boundary vegetation.

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Habitats Regulations Assessments

Sustainability Appraisals

Strategic Environmental Assessments

Landscape Character Assessments

Landscape and Visual Impact Assessments

Green Belt Reviews

Expert Witness

Ecological Impact Assessments

Habitat and Ecology Surveys



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