

# Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire



L138/R01

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This report should be read in conjunction with Appendix One - Methodology L138/R02

This report has been commissioned by Laverstock and Ford Parish Council on behalf of the Laverstock and Ford Neighbourhood Plan Steering Group.

This report has been prepared by Helen Palmer, Chartered Landscape Architect of LandShape Ltd. FINAL ISSUE 11 SEPTEMBER 2020. Amended Fig. 7.3 Jan 2021

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L138/R01A

## GLOSSARY

**Assessment unit** Assessment units are reporting units which may be Landscape Character Areas or Landscape Character Types, or subdivisions of either, depending upon the scale and purpose of the Landscape sensitivity assessment. Some practitioners have referred to these as land parcels, or sensitivity parcels. They may be informed by desk and field study and will be areas of broadly similar characteristics.

**Capacity** – the maximum amount that something can contain \*\*\*\*

**Elements** Individual parts which make up the landscape, such as, for example, trees, hedges and buildings.\*

**Feature** Particularly prominent or eye-catching elements in the landscape, such as tree clumps, church towers or wooded skylines OR a particular aspect of the project proposal.\*

**GLVIA 3** - Guidelines for Landscape and Visual Impact Assessment, Third Edition by the Landscape Institute and the Institute of Environmental Management and Assessment.

**Key characteristics** Those combinations of elements which are particularly important to the current character of the landscape and help to give an area its particularly distinctive sense of place.\*

**Landscape** means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors \*\*\*

**Landscape capacity** refers to the amount of specified development or change which a particular landscape and the associated visual resource is able to accommodate without undue negative effects on its character and qualities.

**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 Character Areas (LCAs)** These are single unique areas which are the discrete geographical areas of a particular landscape type.\*

**Landscape Character Assessment (LCA)** The process of identifying and describing variation in the character of the landscape, and using this information to assist in managing change in the landscape. It seeks to identify and explain the unique combination of elements and features that make landscapes distinctive. The process results in the production of a Landscape Character Assessment.\*

**Landscape Character Types (LCTs)** These are distinct types of landscape that are relatively homogeneous in character. They are generic in nature in that they may occur in different areas in different parts of the country, but wherever they occur they share broadly similar combinations of geology, topography, drainage patterns, vegetation, and historical land use and settlement pattern, and perceptual and aesthetic attributes. \*

**Landscape management** means action, from a perspective of sustainable development, to ensure the regular upkeep of a landscape, so as to guide and harmonise changes which are brought about by social, economic and environmental processes \*\*\*

**Landscape planning** means strong forward-looking action to enhance, restore or create landscapes \*\*\*

**Landscape policy** means an expression by the competent public authorities of general principles, strategies and guidelines that permit the taking of specific measures aimed at the protection, management and planning of landscapes \*\*\*

**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.

**Landscape value** The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.\*

**NPPF** - National Planning Policy Framework

**NPSG** - Laverstock and Ford Neighbourhood Plan Steering Group

**Overall sensitivity** A term applied when landscape sensitivity reporting is generalised across the assessment unit (even though it must be accepted that such sensitivity to particular developments is likely to vary within the assessment unit).

**Sensitive** – quick to detect, respond to, or be affected by slight changes or influences \*\*\*\*

**Susceptible** – likely to be influenced or harmed by a particular thing \*\*\*\*

**SHELAA** - Strategic Housing and Economic Land Availability Assessment

**Strategic** Forming part of a long term plan to achieve a specific purpose

\* Landscape Institute and Institute of Environmental Management & Assessment (2013), Guidelines for Landscape and Visual Impact Assessment Third Edition, Routledge.

\*\* Defra 'An introductory guide to valuing Ecosystem services' (2007).

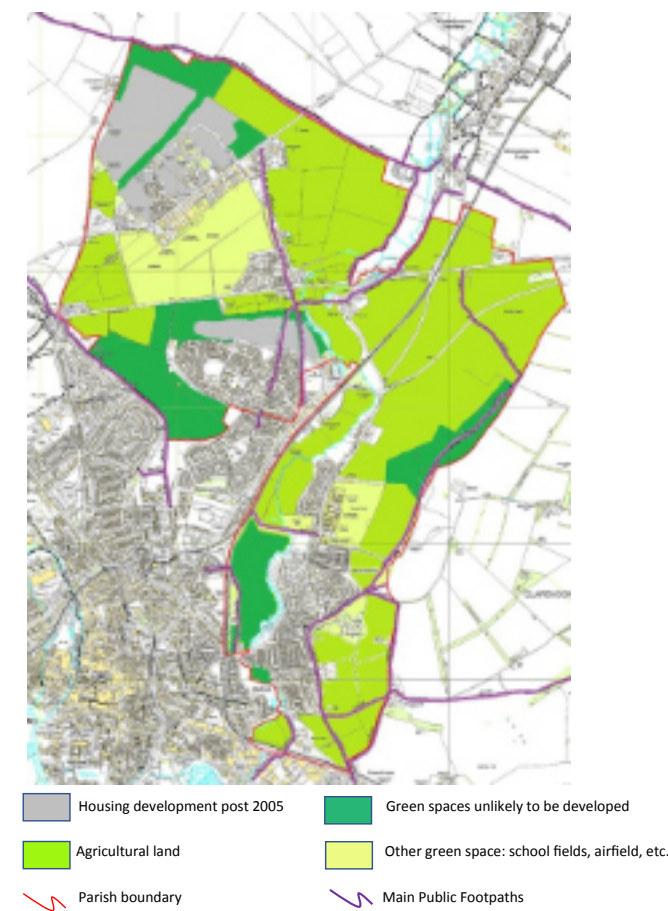
\*\*\* Council of Europe (2000), European Landscape Convention, Council of Europe, Florence, Oct 2000.

\*\*\*\* Oxford University Press (2005), Compact Oxford English Dictionary.



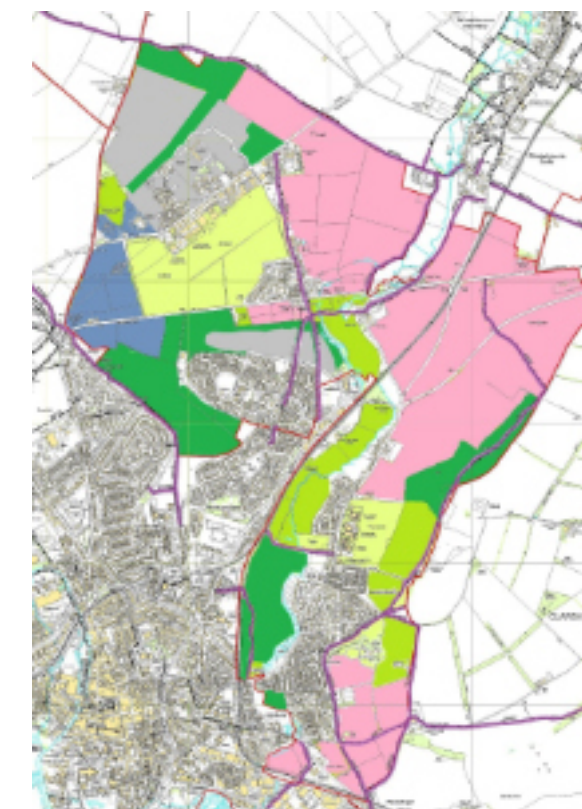
## 1. INTRODUCTION

- 1.1. This report has been commissioned by Laverstock and Ford Parish Council in order to provide background information with regard to the sensitivity and capacity of the landscape of the parish of Laverstock and Ford in Wiltshire with regard to future residential development. This information is intended to form part of the Neighbourhood Development Plan. Considerable stakeholder and public consultation has been carried out since 2018 in order to gather parish views about future land use.
- 1.2. The community consultation undertaken so far indicates strong support that the central aim of the Plan should be to preserve the character and sustainability of the semi-rural parish. There has been much recent housing development in the parish, which is set to continue until at least 2021 based on planning applications approved currently. Further housing development may be proposed.
- 1.3. Over the 30 years to 2021 there will have been a threefold increase in the housing stock and population. The Parish Council believes that this has been achieved with limited impact on the semi-rural nature of the parish, through sympathetic siting of the new developments when viewed from the main open spaces and through allocation of land as public green space as part of the planning consents. A major recent addition was the 53 ha Castle Hill Country Park, recently transferred to the parish council by Barratt Homes. However, there is concern that further development on the scale seen over recent years risks transforming the parish from semi-rural towards suburban.
- 1.4. This landscape and visual appraisal has been prepared in accordance with:
- ‘Guidelines for Landscape and Visual Impact Assessment, Third Edition by the Landscape Institute and the Institute of Environmental Management and Assessment, 2013’. (GLVIA 3).
  - ‘An approach to landscape sensitivity assessment - to inform spatial planning and land management.’ Natural England. 2019
  - ‘An approach to Landscape Character Assessment’. Natural England 2014.
- 1.5. Site visits were carried out in February to April 2020.



Housing development post 2005      Green spaces unlikely to be developed  
 Agricultural land      Other green space: school fields, airfield, etc.  
 Parish boundary      Main Public Footpaths

Fig. 1.1 Greenspace and land use of Laverstock and Ford Parish



Wiltshire Council Owned Land      Requested Area of Study

Fig. 1.2 Area covered by study

### Scope of Study

- 1.6. The scope of this study is to identify and analyse the potential impact of further development on the landscape of the parish, especially when viewed from the main footpaths and viewpoints use by residents and visitors within the parish and also from adjacent locations, such as Old Sarum and Figsbury Ring Scheduled Monuments, and the Old Sarum Airfield Conservation Area and the main roads into the parish. In particular, the following elements are considered:
- Which areas of the parish cannot be developed without significant detrimental impact on the visual landscape, and in particular on its semi-rural character?
  - If further housing development is required in the parish at some point in the future as part of the Salisbury Economic Area Housing Allocation, where might this best be located to minimise the visual landscape impact, and preserve the semi-rural character? What would be the nature and extent of any adverse impact of such development on the visual landscape? As part of this assessment, the maximum possible extent of such development should be identified. The parish council are not

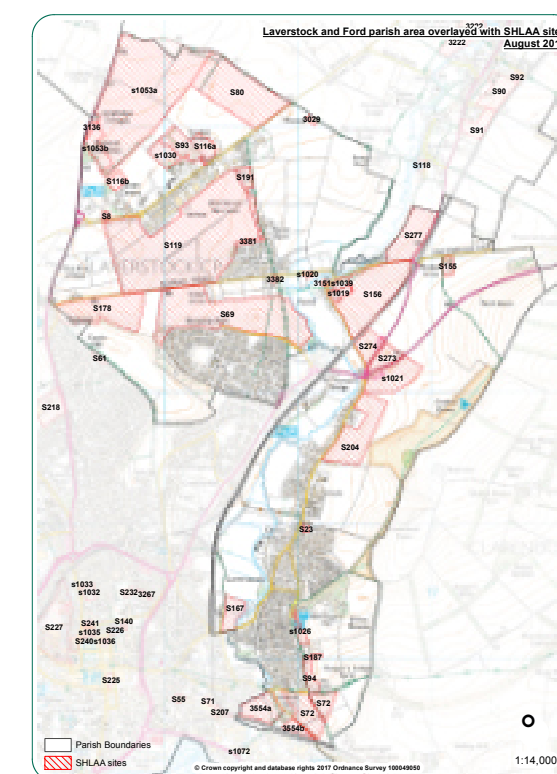


Fig. 1.3 Wiltshire Council SHLAA 2017



currently looking to make allocations within the neighbourhood plan since there are no strategic housing allocations by Wiltshire Council to be met.

## Output

- 1.7. The output should include a baseline mapping of low/medium/high visual impact of low rise (2 storey) housing development across the areas of the parish coloured pink in Fig. 1.2. Recommendations with regards to alternative levels of suitable development can also be made. Detailed assessment of other factors for development other than related to landscape character are not to be included in this study. Currently it is believed that there is an adequate supply of commercial land within the recent development areas and further commercial developments are not to be specifically identified.

## Study Area

- 1.8. Laverstock and Ford Parish is shaped as an arc around the north and east of Salisbury City. It provides a much valued transition from urban to rural spaces, with community open spaces and farmland, commercial farmland, an historic grass airfield, recreation grounds and many footpaths and byways. The map of the Parish in Fig. 1.1 gives a schematic view of the landuse of the parish as identified by the NPSG. The parish does not have a single definable “community centre”. Instead, it consists of several settlements, comprising its current 4200 dwellings, some long established but the majority built over the past 30 years.

- 1.9. The NPSG have identified a proposed area of study which is shown in Fig. 1.3. The areas shown highlighted in pink have been identified as part of the current study as they are currently either open space which may have potential for development or they have been identified on the SHELAA for Wiltshire Council for potential development.

- 1.10. Certain areas have been excluded from this study - these include:

- Old Sarum Airfield since it has recently been the subject of an unsuccessful planning appeal.
- The water meadows are excluded as unsuitable for development. Some are already in charitable trust ownership.
- The higher downland to the east is excluded based on Wiltshire Council policy.
- Wiltshire Council owned land near to Old Sarum Monument since they rejected this for development in their SHELAA appraisal in 2018.

- 1.11. The parish has been divided for the purposes of this study into three discrete areas based on geographical location and similarity in landscape character. The areas are shown on Fig.1.4 below. The areas include:

- Area 1 - Milford (part) and Burrough’s Hill included the Clarendon Way and Milford Mill Bridge
- Area 2 - Ford and Cockey, Laverstock and Ford Downs including Church Road, St. Thomas’s Bridge and Broken Cross
- Area 3 - the areas east of Old Sarum Village, Old Sarum Airfield and around Ford.

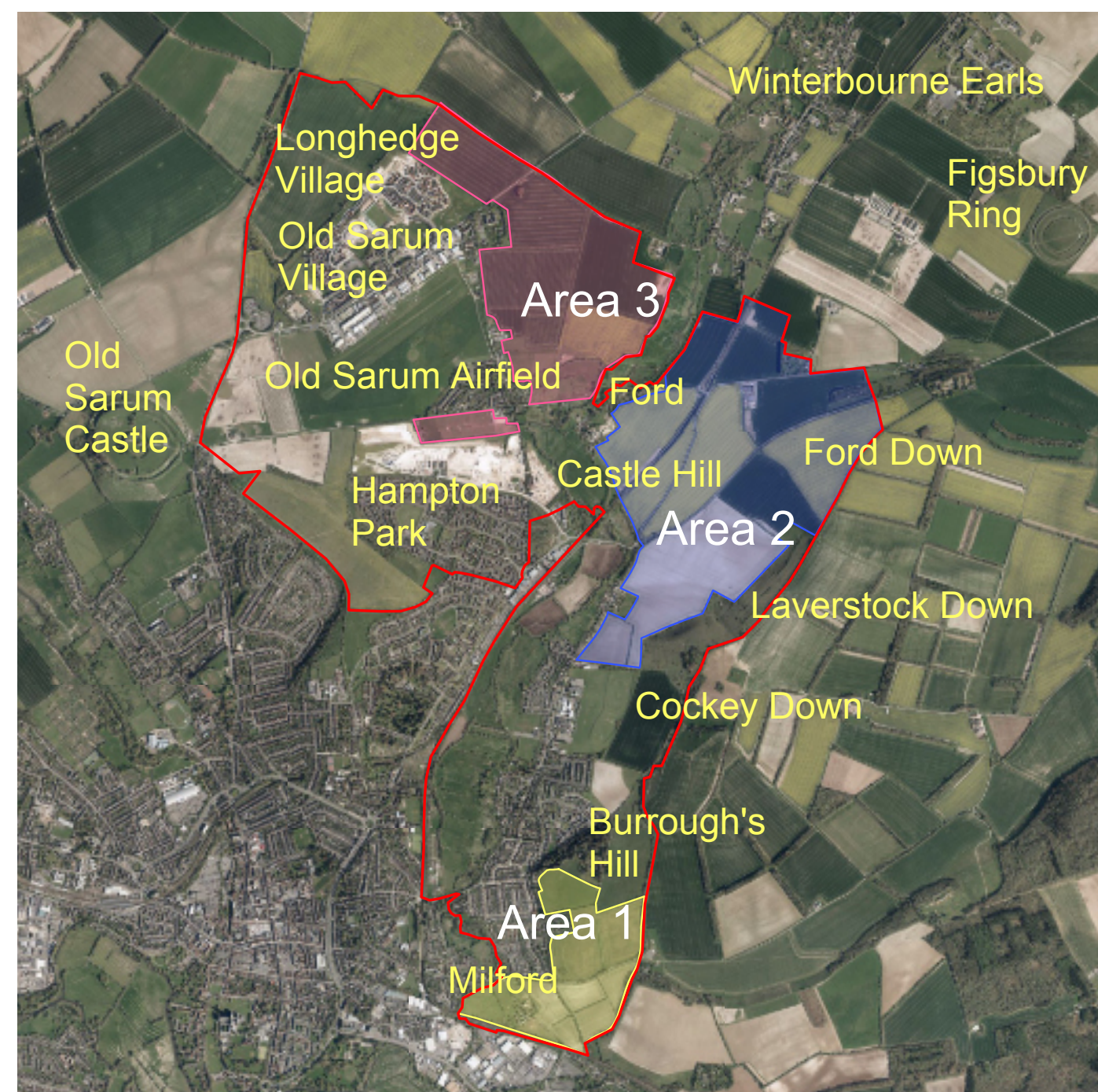


Fig. 1.4 Area breakdown for the study



## 2. SITE CONTEXT

### Location

- 2.1. Laverstock and Ford Parish is located east and north of the centre of Salisbury, sharing a boundary with the city on the south and west of the parish. The parish incorporates the villages and residential areas of Bishopdown Farm, Hampton Park, Riverdown Park, Ford, Old Sarum, Longhedge, Laverstock and parts of Milford.
- 2.2. Laverstock has been the site of a settlement since the 6th century and there is evidence that it was occupied much earlier. It lies on the east bank of the River Bourne with rising downland on its eastern boundary. To the south and west lies Salisbury city, to the east, Clarendon Park and to the northeast, Winterbourne Earls.

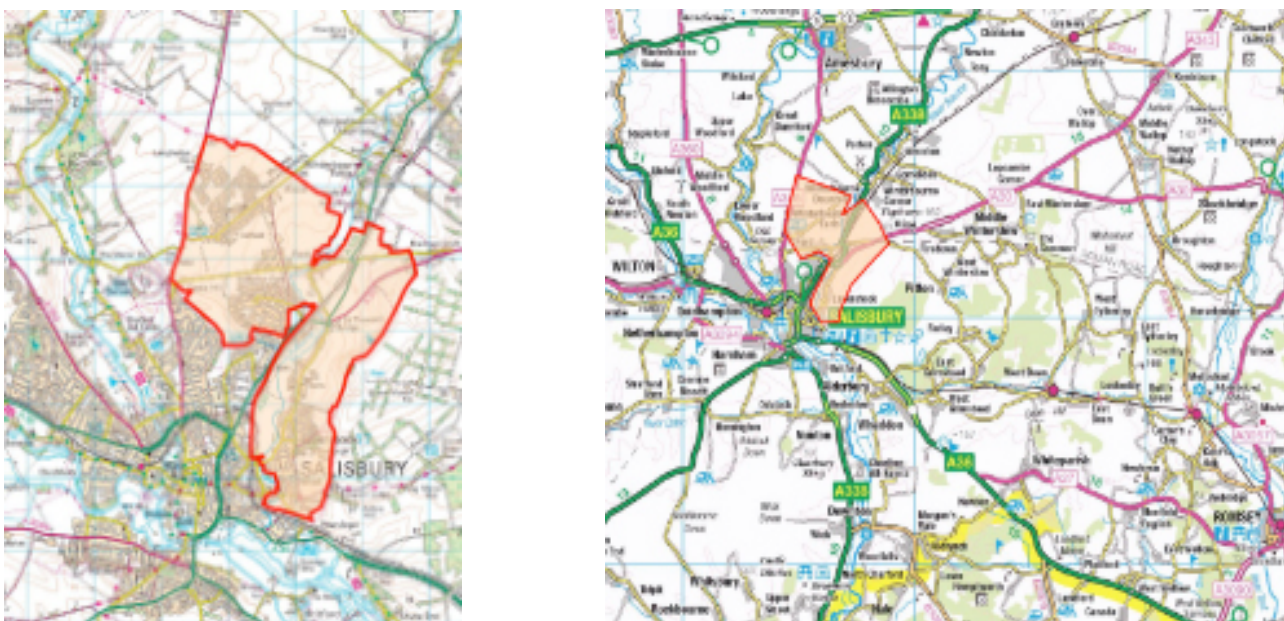


Fig. 2.1 Location Plans. Site outlined in red indicates Laverstock and Ford Parish, Wiltshire

### Communications and Public Rights of Way

- 2.3. The parish is crossed by several main routes, some of them historic including:
- 2.4. Roman roads - these generally converge on Old Sarum which was the main Roman settlement in the area:
- The Roman road which connected Winchester (Venta Belgarum) to Old Sarum is followed today in part by the A30, Monarch's Way and Clarendon Way. It crosses the parish via Old Malthouse Lane and Broken Cross. The length of road between the village of Ford and Old Sarum Monument is called Ford Road but is known locally as the Roman Road.
  - The Portway was a Roman road running from London to Weymouth, via Silchester (Calleva Atrebatum), Old Sarum (Sorviodunum) and Dorchester (Durnovaria). This road enters the parish from the A338 at Winterbourne Gunner and travels to Old Sarum Monument via the north of Old Sarum Airfield.
- 2.5. Long Distance Footpaths including:
- Monarch's Way which connects with Shoreham following the route taken by King

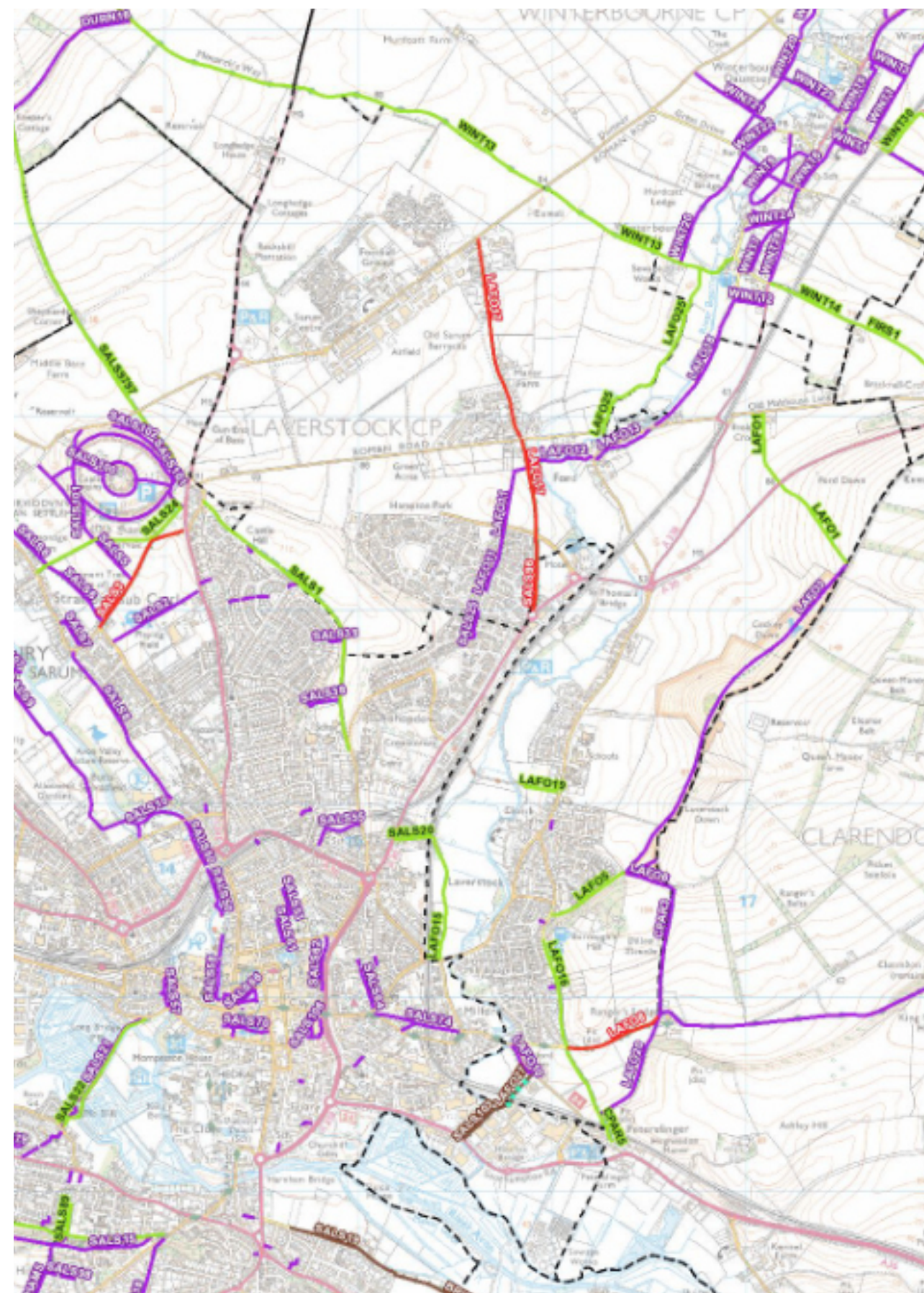


Fig. 2.2. Public Rights of Way within and around Laverstock and Ford parish. From Wiltshire council Rights of Way map.  
<http://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=43d5a86a545046b2b59fd7dd49d89d22>



Charles II during his escape after defeat by Cromwell in the final battle of the Civil Wars at Worcester in 1651. It is 615 miles in length and the longest inland trail in England. It runs along the north-eastern boundary of the parish.

- Clarendon Way which connects Salisbury with Winchester and is named after the historic mediaeval settlement of Clarendon Park which lies on the very eastern boundary of the parish. The path enters the parish at Ranger's Lodge and follows Queen Manor Road, along Milford Mill Road, over Milford Bridge, via the footpath to Milford Hill and thence into the centre of Salisbury.

- 2.6. The railway line runs from Eastleigh to Andover and beyond and runs along the Bourne Valley from Petersfinger northwards. The railway lies on an embankment on the southern part of the parish, creating a visual barrier to this area and blocking views. In the north of the parish, the railway line lies within a cutting for most of its length, and is not generally noticeable. Train noise is not particularly invasive.

## Heritage

- 2.7. Laverstock and Ford parish is located in an area rich in heritage, dating from Palaeolithic times with tumuli found in various places. The significant heritage elements are Roman, with various Roman notable features still evident and dominant in the landscape. These include the Scheduled Monuments of Figsbury Ring and Old Sarum Monument, both fortified earthworks located with dominant views over the surrounding landscape. Old Sarum was an Iron Age Hillfort. The site was then used by the Romans, who called it Sorviodunum. Five important Roman roads pass or meet very close to Old Sarum; these are still in use today and provide important connecting routes through Laverstock and Ford parish. It is possible that the whole area at the east end of Old Sarum was a Roman posting-station. It was then used by the Anglo Saxons and Normans. The Normans built both a castle and cathedral here in the 11th century. This site is now in the care of English Heritage. Figsbury Ring was a neolithic enclosure and iron age hillfort, possibly used as a camp by the Romans. Although lying outside of the parish, both of the hillforts are important heritage aspects underlying communications and settlement patterns. Views from these features are extensive and cover most of the parish, particularly the higher elevations. Views from these features are shown in Figures 3.3 and 3.4.

- 2.8. There are various listed structures within the parish, including:

- Grade I Millford Mill Bridge in Milford which was painted by John Constable (Fig. 6.2)
- St. Thomas's bridge over the River Bourne
- Various listed buildings in the older core villages of Laverstock, Milford, Ford
- Various listed buildings and structures in the Old Sarum Airfield Conservation Area
- Scheduled Monuments of tumuli off The Portway and Laverstock Mediaeval Potteries

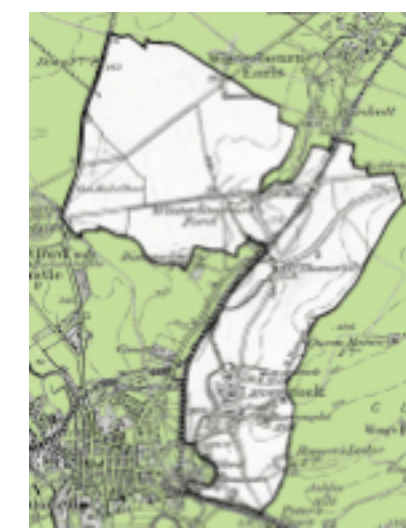
- 2.9. The parish lies on the north and east of Salisbury, the New Sarum relocated from Old Sarum and made a city by a charter from King Henry III in 1227 and, by the 14th century, was the largest settlement in Wiltshire. Parts of the parish are within walking distance of the historic centre and cathedral of Salisbury and there are visual links between the areas, with the spire being a significant viewpoint from various points in the parish.



From Andrews' and Dury's Map of Wiltshire, 1773



From Andrews' and Dury's Map of Wiltshire, 1810



Map of the Civil Parish of Laverstock. 1890

Fig. 2.3. Historic maps of Laverstock and Ford

## History of Laverstock and Ford Parish

- 2.10. Laverstock and Ford as villages and as a parish have a long and detailed history; the summary given below and the images are taken from the Wiltshire Community History site on the Wiltshire Council website. <https://history.wiltshire.gov.uk/community/getcom2.php?id=136>
- 2.11. Laverstock is an early settlement that has been somewhat dwarfed since the bishops of Sarum built their new city on the western side of the river Bourne. Laverstock, on the eastern side of the river, has been able to retain a separate identity from its larger neighbour during the city's expansion in the last century because of this river and the railway line that also follows the river valley. In this valley are fertile alluvial soils and gravels that would have been used for arable, meadowland and pasture while the Upper Chalke of the surrounding downs was used for grazing.
- 2.12. The forest of Clarendon extended into the eastern part of the area, which includes Ford in the north and Milford in the south. Ford was originally Winterbourneford, indicating that the river Bourne only needed a specific fording place when the winter rains heightened the river. The name Ford was first adopted in 1605 but the earlier name was still being used as late as 1896. The name Laverstock comes from Old English and means the fenced or enclosed settlement where the larks are. Milford is the ford by the mill.
- 2.13. Prehistoric activity and settlement extends back to Neolithic, and maybe even Palaeolithic, times. There were Neolithic flint mines on Burrough's Hill and traces of several barrows have been found here. Evidence survives of both Bronze Age and Iron Age settlements in the parish and there is a Romano-British settlement and cemetery on Cockey Down. The Roman road from Old Sarum to Winchester passed through Ford.
- 2.14. There has been continuous settlement here from the 6th century, and probably much earlier, with 6th century pottery being found at Milford. The first mention of Laverstock by name occurs in 949 in a charter. There is a large Saxon cemetery at Petersfinger.
- 2.15. By the time of the Domesday Book (1086) there was a reasonable settlement here. The population is likely to have been in the region of 80-110 people.



- 2.16. Pottery kilns have been found to have operated from the 13th century. Milford Bridge had been built by the 14th century while in the north the later St. Thomas's Bridge is named after St. Thomas Beckett, who may have walked this route.
- 2.17. In 1650 the parishes of Laverstock and Ford were officially united. Around 1700 the present St. Thomas's Bridge was built (widened in 1900) and the present Milford mill erected. In the 18th century the parish was dominated by big houses - Laverstock Hall, Laverstock House, Laverstock Hill and Burrough's Hill - with the houses of farm labourers along the roads and with Manor Farm, and the mills being the other substantial buildings. By 1754 Laverstock House had become a lunatic asylum and was receiving patients. It was licensed from 1774 and was one of the leading institutions in the county and the region.
- 2.18. During the first half of the 19th century farming was still the most important industry and farm labour the most common work. In the early 1830s the first school was built. It served as a Sunday school and a National School until 1888 when the present school was built. Over the centuries there had been flooding in the valley but in 1841 this was severe when the Laverstock Bridge was washed away and one man died.
- 2.19. In 1847 the Bishopstoke (Eastleigh) to Salisbury railway line was built, with a terminus at Milford. This station was damaged by fire in 1858, after which a tunnel was built through the hillside and a new station opened at Fisherton, closer to the city. In 1857 a further line, Salisbury to London, was built joining the Southampton line at Laverstock Junction. By the 1850s the church was in a poor state of repair and was replaced by a new one, to the east of the original, in 1858. The following year the newly formed Salisbury Volunteer Rifle Corps was provided with a rifle range on Cocky Down.
- 2.20. There were never more than two or three shops and bakeries in the village but by the early 1860s there was a post office on the Green. Beer had been brewed and sold in the village from around 1830 but it was not until 1871 that the first beer retailer is listed. This was on the site of the Duck public house that was built in 1906.
- 2.21. The 20th century has probably seen more development than the preceding millennium, with the change from a rural community growing wheat and barley to an outlying suburb of Salisbury. The present manor house was built, in the Elizabethan style, in 1904, and also in 1904 part of Milford Without was added to the parish. After the First World War the expansion of housing began with council housing on the eastern side of Salisbury. This area was transferred to the city in 1927. Around 1933 mains sewerage was put in which was a considerable help when Laverstock Park was sold in 1936, leading to the building of over 200 houses in Mayfair Road, Beechwood Road, Greenwood Avenue, Melvin Close and Napier Crescent.
- 2.22. In 1955 Laverstock House Mental Home closed and by 1966 a total of 42 houses had been built in the grounds. Further housing was built on a 12-acre site at Laverstock Hall. In 1964 a new village hall was opened and also from that year to 1974 several of the Salisbury secondary schools moved into new buildings in Laverstock. By the end of the 20th century the only large house remaining is Burroughs' Hill with new housing estates covering the sites of the others.
- 2.23. Over the period from 1990 to the present day significant greenfield housing and mixed sites have also been developed in response to the increased needs of the Salisbury area. These are Bishopdown Farm, Hampton Park and Riverdown Park, which are an extension of the Salisbury settlement area north from Bishopdown, and Old Sarum and Longhedge Villages to the north of Old Sarum Airfield, which are completely separate from Salisbury City boundary. During this time



Fig. 2.4 Original WW1 hangars at Old Sarum Airfield



Fig. 2.5 Aerial view reconstruction drawing of Old Sarum during the Roman period, in c200 AD. <https://historicengland.org.uk/services-skills/education/educational-images/roman-old-sarum-salisbury-10818>

the parish has retained its ancient boundary with the exception that Bishopdown Farm and some of the land for the Castle Hill Country Park were both transferred from Salisbury City to the parish in 2016.

## Old Sarum Airfield

- 2.24. Old Sarum Airfield is an active aerodrome with a flying field and associated military buildings which date from World War I through to the cold war period. It lies within the Old Sarum Airfield Conservation Area. The special interest and significance of Old Sarum Airfield lies mainly in:
- Its continuous use as an active flying field since the First World War.
  - The visible connection between the three remaining World War I hangars (one was destroyed by fire in 1987) and the grass flying field.
  - The special architectural and/or historical interest in the hangars and some interwar buildings.
- 2.25. Old Sarum Airfield has been considered recently by the Planning Inspectorate where an appeal for the development was rejected in July 2019. (Appeal Ref: APP/Y3940/W/17/3190561 Old Sarum Airfield, Lancaster Road, Old Sarum, Salisbury, Wiltshire) As this area has been recently considered under a large planning application and appeal with specific landscape and visual impact assessments the NSG has made the decision that the Old Sarum Airfield area should be excluded from this landscape sensitivity assessment. However it is important to understand that some of Area 3 lies adjacent to the airfield and development in those areas may relate to or affect the views in or out of the airfield. The location of the airfield area should be considered as relevant to any assessment.

## Old Sarum Monument

- 2.26. Old Sarum Monument is a Conservation Area which lies outside but immediately adjacent to the parish, located to the west of the Old Sarum Airfield Conservation Area. The





Fig. 2.6 Old Sarum Monument (image: <https://www.visitwiltshire.co.uk/things-to-do/old-sarum-p133943> )

Monument is managed by English Heritage and is open to the public with wide ranging views in all directions from the ramparts and earthworks.

- 2.27. English Heritage states “Old Sarum is one of the most enthralling and historically important sites in southern England. Uniquely, it combines a royal castle and cathedral within an Iron Age fortification, and for 150 years was a major centre of both secular and ecclesiastical government. Neither castle nor cathedral was occupied for long: in 1226 the cathedral was moved to Salisbury, although the castle remained an administrative centre into the 14th century. Old Sarum lived on, however, as a notorious ‘rotten borough’ which continued to elect members of Parliament until 1832”. <https://www.english-heritage.org.uk/visit/places/old-sarum/history/>

## Landscape Context

- 2.28. Laverstock and Ford parish lies to the north-east of the city of Salisbury, the main local settlement. To the northwest lies Salisbury Plain, a sparsely settled, predominantly agricultural area with a strong sense of remoteness and openness to which the parish is connected both visually and in terms of landscape context. The dominant element in the landscape – apart from the expansive sky – is the gently rolling chalk downland, forming part of the sweep of Cretaceous Chalk running from the Dorset coast and across the Chilterns to north of the Wash. Salisbury plain is an internationally important, extensive and open rolling chalk plateau drained by the River Avon and its tributaries including the River Bourne. These rivers drain along their natural course into the Avon near Salisbury, and expand across a flood plain just to the south of the city. The views over the flood plain to the historic core of the city and its cathedral were immortalised by the artist Constable and remain little changed.
- 2.29. The parish has had considerable development over the years as suburb expansion to serve Salisbury City, extending the small historic villages which developed along the line of the Bourne valley and also within the grounds of large country house estates which were sold off for housing and education development in the 20<sup>th</sup> century. Despite this, the rural connection is visible throughout the parish, with strong glimpses of the downs of



Fig. 2.7 Salisbury Cathedral from Old Sarum Monument

Laverstock, Ford and Cockey Down which define the eastern edge of the parish and create a visual backdrop to the east. To the west the land rises towards Old Sarum airfield and Monument and then the higher land of Amesbury and beyond. The local topography defines local views, with small hills preventing long views along the valleys but permitting long views down onto the villages from public spaces such as Castle Hill and the long distance footpaths of the Monarch’s Way.

- 2.30. The River Bourne as part of the Avon River System drains the northern plain and falls south towards the New Forest and Christchurch. The river system is a SAC and SSSI along its length, with narrow flood meadows which continue through the parish. The villages of Ford, Laverstock and Milford developed along the River Bourne which may have been used for navigation.
- 2.31. The land cover of the parish is generally open, with large arable fields, particularly on the higher and rising ground. There are some hedgerows, particularly along road edges and occasional grass buffer strips and woodland belts and shelterbelts. The lack of woodland results in long distance views across fields where elevation permits.
- 2.32. The vernacular building style in older buildings such as remaining farms and farm cottages is the use of local stone such as flint, Chilmark stone and clunch, together with timber frame and chalk cob. However, the urban landscape of Salisbury city has influenced building style with 19<sup>th</sup> century brick buildings.
- 2.33. Salisbury, an ecclesiastical centre since the early medieval period and now a tourist and local administration centre, with a well-preserved historic core, and a cathedral whose spire has long been a feature in the surrounding landscape is visually noticeable from many parts of the parish, with the spire appearing in many of the areas under consideration later in this report.
- 2.34. Laverstock and Ford parish also provides a visual connection and backdrop to parts of Salisbury City, particularly to residents and visitors of suburbs on the eastern edge of Salisbury, including Bishopsdown, Milford Hill, Shady Bower and the Salisbury Crematorium (a Registered Park and Garden) which have views down over the Bourne Valley to Cockey, Ford and Laverstock Downs beyond.



## 3. VISUAL AMENITY

- 3.1. The main scope of this study is to identify and analyse the potential impact of further development on the landscape of the parish, especially when viewed from the main footpaths and viewpoints used by residents and visitors within the parish and also from significant locations adjacent to the parish.
- 3.2. The NPSG has identified a selection of viewpoints around the Parish. These are shown on Fig. 3.1 and include:

### Viewpoints outside the parish

1. Shady Bower, Milford (between St Martin's Primary School and the bridge over the railway): easterly panoramic view to towards countryside (southern end of Laverstock Down)
2. Bishopdown Road, Bishopdown to east of Holy Redeemer Catholic Church looking east towards open countryside including Cockey Down
3. from train on Southampton - Romsey railway line (which forms part of the western boundary of the parish) looking east
4. Views from west to south west facing dyke of Figsbury Ring ancient monument
5. Views southwards from Monarchs Way (WINT 13) each side of Portway
6. Views from upper and lower dykes of Old Sarum ancient monument looking NE to E

### Viewpoints inside the parish

7. Milford Mill Road: various points along boardwalk south from medieval bridge to the Care Home, looking in westerly direction over the field/ water meadow
8. Milford Mill Road south of Care Home, looking east over gradually rising farmland
9. Laverstock Road at Whitebridge (bridge over River Bourne)
10. Laverstock Down/Cockey Down: 180 degree westerly panoramic view from various points on the footpath
11. Footpath/cycle path running west from Church Road, Laverstock (along south side of Laverstock and Ford Sports Club and Car Park): various points esp where it crosses the River Bourne.
12. First views of Salisbury on entering the parish by car along A30 in south westerly direction
13. Views from Green Lane (LAF 017) north of Ford looking E over farmland and W over airfield
14. Views from footpath LAF 025 between Ford Road bridge and Hurdcott
15. Views over water meadows and fields from Green Lane (LAF 017) south of Ford
16. Views N over airfield from newly constructed permissive paths on Castle Hill Country Park
17. Views N and E over Castle Hill Country Park walking E across the park from junction of footpath SALS1 and SALS39 (the route of hikers from Salisbury)

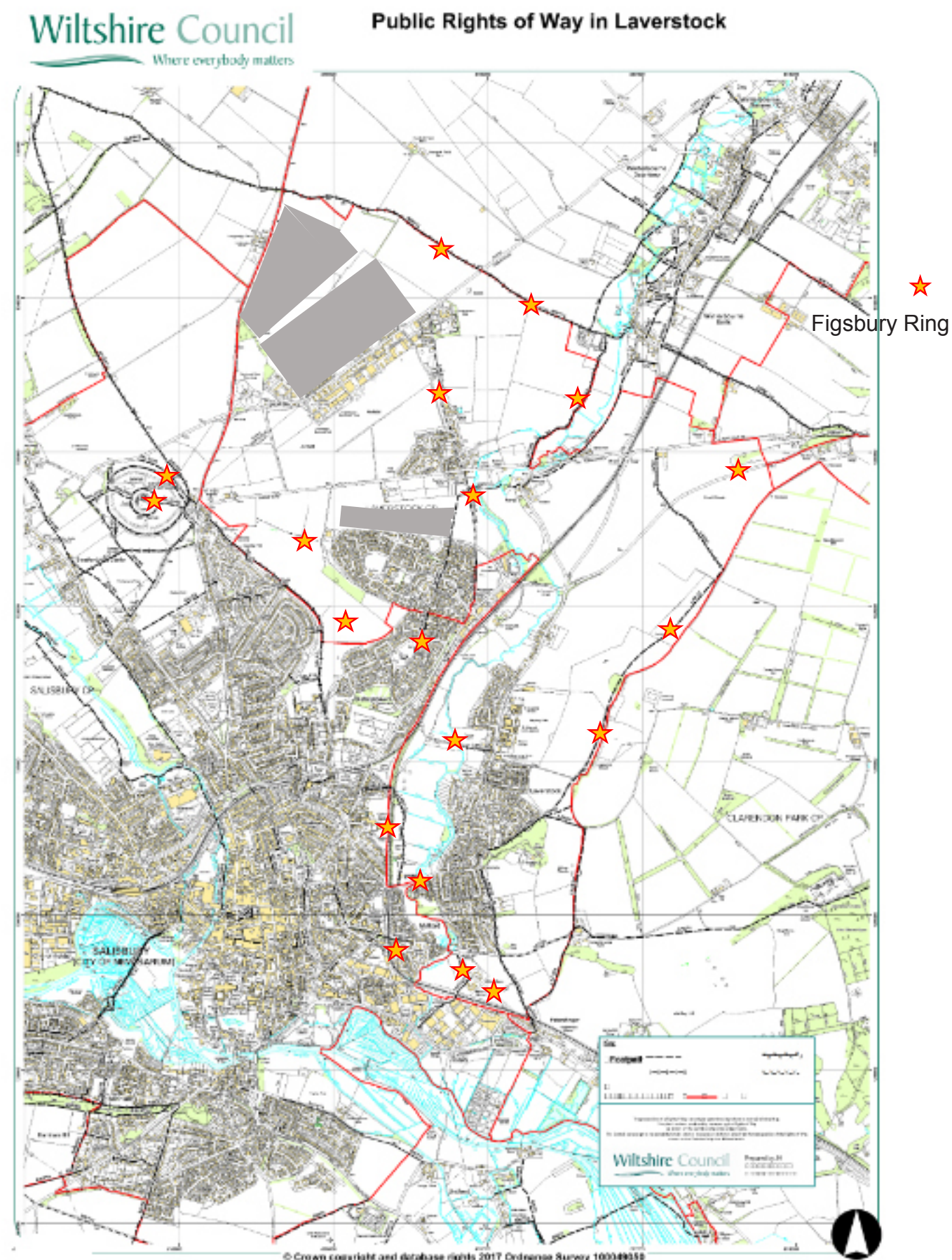


Fig. 3.1 Viewpoints identified by Neighbourhood Plan Steering Group





Figure 3.2. View from Figsbury Ring to the north-east of the parish (Viewpoint 4)

This scheduled monument of earthworks is not particularly visible on the skyline from lower elevations but commands an impressive view over the parish to the east. There are clear views over fields of both areas 2 and 3 and Old Sarum Monument is noticeable. Old Sarum Airfield is particularly visually noticeable. These fields are sensitive to any development as they connect with the wider visual landscape which is increasingly rural as the distance from Salisbury to the south-west increases. Any changes to the fields out of the context of agriculture or amenity parkland would be especially visually noticeable. Large developments such as Longhedge are visible and anything of a similar size is likely to have significant impact on the views.



Figure 3.3. View from Old Sarum Monument to the west of the parish. (Viewpoint 6)

Views from this scheduled monument and English Heritage property are wide ranging in all directions. Views in the foreground are of Old Sarum Airfield but the new developments of Longhedge and Old Sarum villages are clearly visible - they tend to prevent views of the Area 3 fields beyond. The higher levels of Cockey and Ford Downs are clearly visible on the skyline to the east. Any development on fields 2i, 2b and 2h in particular would be very noticeable and would impact on the visual amenity of the view. Views towards Area 1 are prevented by the intervening Castle Hill although views of Salisbury and the cathedral are visible to the south-east.



Figure 3.4 View from A30 at Bishopdown (Aldi carpark).

This view which is similar from other points along Bishopdown including the Crematorium and higher up Castle Hill, where buildings permit, includes clear views over the River Bourne towards Cockey and Ford Down and Burrough's Hill. The fields of Area 2 are clearly visible, particularly the higher elevations of 2a, 2b and 2i. Burrough's Hill prevents views further south of Area 1. Development on the upper elevations of Area 2 would be clearly visible in this views, with corresponding visual impact.



# Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire



Figure 3.5 View from Cockey Down looking north-west.

This view is extensive across most of the northern part of the parish, with wide ranging views across towards Salisbury Plain, including Old Sarum Monument. There are clear views over most of the fields of Area 2, plus the northern fields of Area 3 are also clearly visible. The new developments around Old Sarum Village and Hampton Park are also very noticeable. Any further large scale development in the higher and northern parts of Area 2 and of field 3b would be particularly visible and have a significant visual impact on the views from Cockey Down.



Figure 3.6 View from Castle Hill looking east

The view from various points on Castle Hill is extensive in all directions with great views towards Salisbury Plain, Salisbury Cathedral, Figsbury Ring, Boscombe Down plus the local points of Cockey and Ford Down. From this viewpoint the Downs of Cockey, Ford and Laverstock create a visual backdrop to the east and most of the fields of Area 2 are highly visible, as are some of Area 3. Any development in these higher areas will be highly visible and will appear as out of context in relation to any other local development.



Figure 3.7 View from Kelsey Road



Figure 3.8 View from Becket Way, Laverstock looking to Burrough's Hill

There are clear views between and above the houses of Burrough's Hill and Area 1e. These views are apparent from the roads in the area which are outside the parish but provide a route into Laverstock from Salisbury via the bridges over the River Bourne. These glimpses give a visual backdrop to the landscape to the east of Salisbury and Laverstock and are an important visual cue to show the rural and wider landscape connections of Salisbury with its environs. Development on Burrough's Hill will be visible, and although distant, will affect the visual rural connections.



- 3.3. The views on the previous pages plus the following landscape assessments of the individual areas gives a good insight into the visual amenity of the parish. Due to the rolling topography and good public access to higher elevations including Cockey, Ford and Laverstock Downs there are wide ranging views throughout the parish. There are also two ancient hillforts and earthworks in the area, albeit outside the parish, which have long views of the parish and beyond. These forts were initially built for their defensive positions which is still obvious today. Views for visitors from these areas include parts of the parish, particularly the higher elevations such as Castle Hill, the Downs and Longhedge Village. Development on these areas is particularly noticeable, and especially and development on higher areas which impinges on the skyline, or on sloping areas which allows views over hedge and tree belts and any mitigation planting.
- 3.4. The parish lies on the outskirts of the city of Salisbury and in parts the parish is the rural edge of residential development which has increased as Salisbury has expanded. Developments from the 19<sup>th</sup> century onwards have detracted from the historical basis of settlements and villages following the line of the River Bourne valley with occasional estates in the hills. Where this development has expanded onto higher elevations it has become particularly noticeable and, in parts, incongruous and unsympathetic to the natural landscape in which it sits.
- 3.5. With a greater distance from the centre of Salisbury, the parish becomes more rural, with larger fields of arable or grazing connecting with the wider landscape, particularly to the north and west. The village of Ford is the southernmost village of the string of villages along the River Bourne, and in most, retains its rural aspects and character.
- 3.6. Existing residential development in the outskirts of Salisbury, such as Milford Hill, has, due to its topography, glimpses of the Downs and the rural landscape beyond, between and over the houses. This gives a visual connection of Salisbury to its visual landscape, and is an important part of Salisbury's character as a small rural city of historical importance.
- 3.7. Any future development should take into account the sensitivity of the visual amenity of the parish and Salisbury City and should fully assess the impact any development may have on these long and shorter but locally important views and the visual effects they have on the character of the spaces around them. Development should not extend beyond the edges of the existing urban fringe without good reason, and if necessary, should include robust and thorough mitigation in terms of good design of the masterplan layout to respond to the natural topography and landscape and also to include significant new planting to provide a blending with the existing adjacent field hedges and boundaries.



## 4. DESIGNATIONS AND POLICIES

### Wiltshire Council and Salisbury District Local Plan Policies

4.1. Laverstock and Ford Parish lies within Wiltshire County and is covered by the policies listed within the Wiltshire Core Strategy (WCS) which provides a spatial expression of the Wiltshire Community Plan 2011-2026. Laverstock and Ford parish also lies within the Salisbury District Local Plan (SDLP) which was adopted in 2003 and from which several policies have been saved and cross referenced into the WCS. The policies which are relevant for the landscape assessment of the parish are identified below and shown in the various excerpts in Figs 4.1-4.3.

#### SDLP Saved Policy G7 - Development Restraint Area

- 4.2. *Development which would result in the regular occupation of premises will not be permitted within the Development Restraint Areas shown on the proposals map.*
- 4.3. This area relates to the need for Wessex Water and Southern Water, the statutory sewage undertakers in the district, to develop improved modeling techniques to define site specific odour dispersion areas as defined under policy G7. When this modeling exercise has been completed the District Council will seek to adopt these boundaries as Supplementary Planning Guidance.
- 4.4. This policy relates to the area to the north of Area 3 along the parish boundary with Winterbourne Earls and specifically to the existing sewage treatment plant.

#### WCS Policy

4.5. Many of the SDLP policies which related to landscape have not been saved and are now replaced by WCS policies. Relevant policies include:

#### Core Policy 1 - Settlement Strategy

- 4.6. The Settlement Strategy identifies the settlements where sustainable development will take place to improve the lives of all those who live and work in Wiltshire.
- 4.7. Laverstock and Ford Parish is identified as a 'small village' relating to Salisbury in terms of strategy and is covered under the core policies below.
- 4.8. At the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities.
- 4.9. Any existing settlement boundaries for Small Villages and other small settlements not identified in the settlement strategy will be removed (these are listed in Appendix F), and there is a general presumption against development outside the defined limits of development of the Principal Settlements, Market Towns, Local Service Centres and Large Villages. However, some very modest development may be appropriate at Small Villages, to respond to local needs and to contribute to the vitality of rural communities. Any development at Small Villages will be carefully managed by Core Policy 2 and other relevant policies of the plan
- 4.10. Relevant parts of the policy only are listed in this document. For full details refer to Wiltshire Core Strategy 2015.

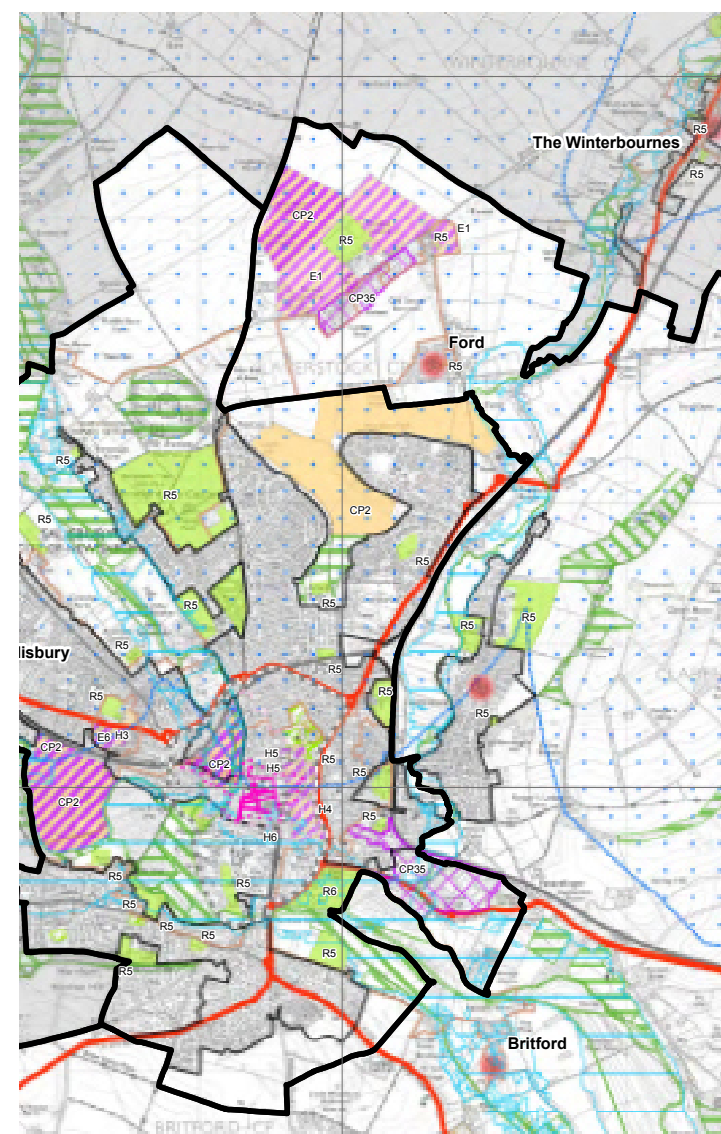


Fig. 4.1 Excerpt from WCS Salisbury and Southern Wiltshire Community Areas policy map.

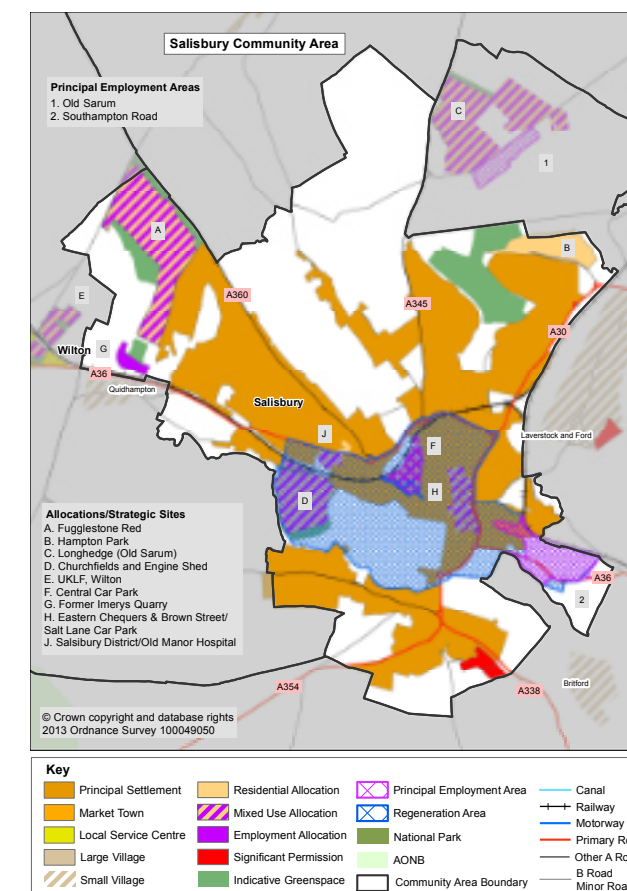


Fig. 4.2 Salisbury Community Area Employment and Housing sites. WCS p.154

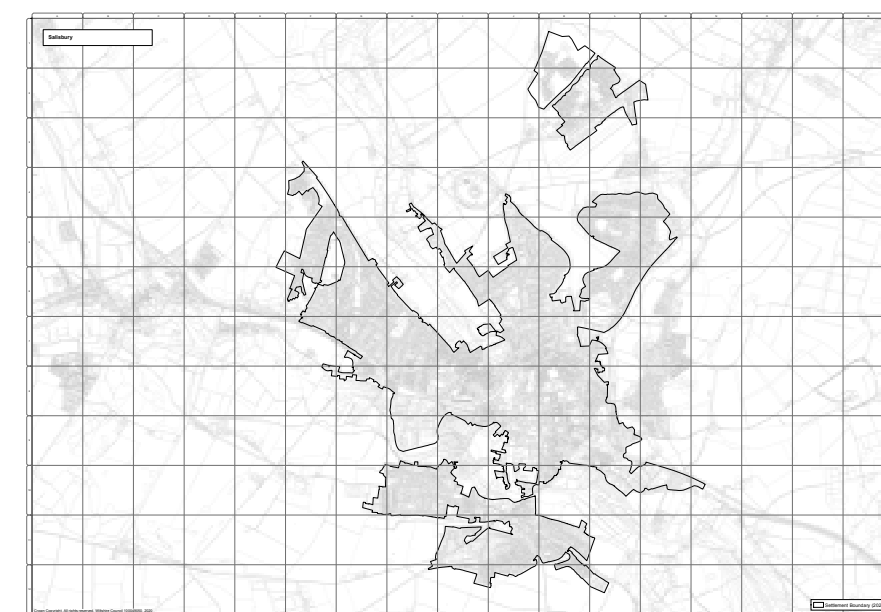
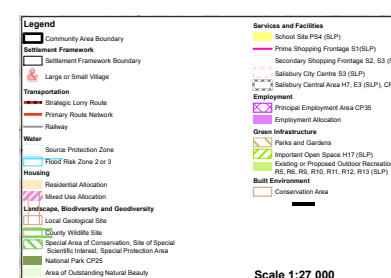


Fig. 4.3 Salisbury Settlement Boundary

- 4.11. As part of the delivery of this policy, the large parcel of land to the north of Old Sarum Airfield known as Longhedge Village has been partially developed for housing, with some housing provision still under way. Various open amenity areas and areas allocated as country parks have been provided as part of this provision.,.

## Core Policy 2 - Delivery Strategy

- 4.12. In line with Core Policy 1, the delivery strategy seeks to deliver development in Wiltshire between 2006 and 2026 in the most sustainable manner by making provision for at least 178ha of new employment land and at least 42,000 homes
- 4.13. Within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.
- 4.14. Other than in circumstances as permitted by other policies within this plan, development will not be permitted outside the limits of development, as defined on the policies map
- 4.15. At the Small Villages development will be limited to infill within the existing built area. Proposals for development at the Small Villages will be supported where they seek to meet housing needs of settlements or provide employment, services and facilities provided that the development:
- Respects the existing character and form of the settlement
  - Does not elongate the village or impose development in sensitive landscape areas
  - Does not consolidate an existing sporadic loose knit areas of development related to the settlement.

## Settlement Boundaries

- 4.16. The WCS lists the settlement boundaries for the various towns and villages in the county. All of the villages in Ford and Laverstock Parish are listed as small villages with no settlement boundary.
- 4.17. The settlement boundary for Salisbury is shown in Fig. 4.3.

## 4.18. Core Policy 20: Salisbury Area Strategy

- 4.19. The strategy for Salisbury seeks to take proactive steps to ensure that the city does not decline as a significant retail centre, whilst also ensuring balanced and sustainable housing and employment growth are provided to meet the long term needs of the city.
- 4.20. Specific issues to be addressed in planning for the Salisbury Community Area include:
- the administrative boundaries around the city have led to a large proportion of the development allocations in this Core Strategy being located outside of the boundary of the city. Some are, for example, located on new greenfield sites in the adjoining parishes which are within the Southern Wiltshire and Wilton Community Areas. These allocations are, however, considered to contribute towards the requirement for housing and employment for Salisbury and are included within this Salisbury Area Strategy
  - Broad areas of search for future development around Salisbury are mapped in Topic Paper 19 (see map “Potential Areas for Strategic Growth in and around Salisbury/ Wilton”). If further land is required in the future, sites at Netherhampton and additional

growth at Longhedge should be considered as part of the council’s ongoing monitoring process

## Core Policy 23 - Spatial Strategy - Southern Wiltshire Area Strategy

- 4.21. Due to the highly constrained nature of Salisbury, it is inevitable that a significant proportion of the growth required to meet its long-term needs will be located on greenfield sites on the edge of the city. Because the administrative boundaries are drawn tightly around the city, this will result in growth in several neighbouring parishes. Many development site options for growth have been considered but discounted due to many issues ranging from wildlife impacts in the Winterslow area to congestion on the A36 at Alderbury.
- 4.22. Specific issues to be addressed in planning for the Southern Wiltshire Community Area include:
- two major growth sites; Riverdown Park and Longhedge have been identified in the parish of Laverstock which are described within the Salisbury Area Strategy, above. Details relating to these specific development sites will be outlined in a subsequent planning document
- 4.23. Development in the Southern Wiltshire Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

## Core Policy 25: Old Sarum Airfield

- 4.24. This policy is specific to the airfield. With regards to landscape it states:
- 4.25. New development will only be permitted on Old Sarum Airfield if it delivers:
- A high quality strategic landscape improvement to mitigate impacts of existing intrusive buildings, to soften impacts when viewed both out and into the Conservation Area and from Old Sarum Scheduled Ancient Monument.

## Core Policy 50: Biodiversity and Geodiversity

- 4.26. Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.
- 4.27. All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.
- 4.28. Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-



6.77 of the WCS above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

## Biodiversity enhancement

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

## Local sites

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

- Cannot reasonably be avoided
- are reduced as far as possible
- are outweighed by other planning considerations in the public interest
- where appropriate compensation measures can be secured through planning obligations or agreements.

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

## **Core Policy 51: Landscape**

4.32. The European Landscape Convention promotes landscape protection, management and planning, and applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection. Development on the edges of towns and villages will be broadly controlled in line with Core Policy 3 (Delivery Strategy). However the principal pressure on the landscape arising from new development is erosion of the separate identity, character, visual and functional amenity of settlements and their setting, and impacts on the open countryside.

4.33. Core Policy 51 seeks to protect, conserve and enhance Wiltshire's distinctive landscape character. The term 'landscape' here is used to refer to the built, historic and natural environment in urban, peri-urban and rural areas. There are currently 10 Landscape Character Assessments (LCAs) which cover Wiltshire, and these will be used for the purposes of implementing this policy until they are replaced:

- Wiltshire Landscape Character Assessment (1:50,000) (2005)
- South Wiltshire Landscape Character Assessment (1:25,000) (2008)

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

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

## **Core Policy 52: Green infrastructure**

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

- retain and enhance existing on site green infrastructure
- make provision for accessible open spaces in accordance with the requirements of the adopted Wiltshire Open Space Standards
- put measures in place to ensure appropriate long-term management of any green infrastructure directly related to the development
- provide appropriate contributions towards the delivery of the Wiltshire Green Infrastructure Strategy
- identify and provide opportunities to enhance and improve linkages between the natural and historic landscapes of Wiltshire.

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

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

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



inadequate green infrastructure mitigation.

- 4.39. Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green Infrastructure Strategy will be supported.

## **Core Policy 57: Ensuring high quality design and place shaping**

- 4.40. A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:
- enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
  - the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
  - responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
  - being sympathetic to and conserving historic buildings and historic landscapes
  - the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
  - making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
  - having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
  - incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
  - ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
  - the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials

- taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
- the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
- In the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
- meeting the requirements of Core Policy 61 (Transport and New Development).

## **Core Policy 58: Ensuring the conservation of the historic environment**

- 4.41. Development should protect, conserve and where possible enhance the historic environment.
- 4.42. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:
- nationally significant archaeological remains
  - World Heritage Sites within and adjacent to Wiltshire
  - buildings and structures of special architectural or historic interest
  - the special character or appearance of conservation areas
  - historic parks and gardens
  - important landscapes, including registered battlefields and townscapes.
- 4.43. Distinctive elements of Wiltshire's historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).
- 4.44. Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

## **Core Policy 67: Flood Risk**

- 4.45. Development proposed in Flood Zones 2 and 3 as identified within the Strategic Flood Risk Assessment will need to refer to the Strategic Housing Land Availability Assessment when providing evidence to the local planning authority in order to apply the sequential test in line with the requirements of national policy and established best practice.
- 4.46. All new development will include measures to reduce the rate of rainwater run-off and improve rainwater infiltration to soil and ground (sustainable urban drainage) unless site or environmental conditions make these measures unsuitable.

## 5. LANDSCAPE CHARACTER

### National Character Area (NCA) 132: Salisbury Plain and West Wiltshire Downs

5.1. Laverstock and Ford parish lies on the south-eastern part of this NCA and although it lies within the Salisbury Plain NCA, its landscape character is not one of the main plain but of the river valleys which drain from it, specifically the River Avon system which includes the River Bourne. The characteristic views which are dominant in this NCA are not so apparent from within the parish although wide views are gained from higher points such as Cockey Down. Laverstock does not lie within the AONBs which define much of the higher elevations of this area and much of the description of the NCA relates to the higher plains. Parts of the parish are dominated by the urban character of adjacent Salisbury rather than the higher Salisbury plain.

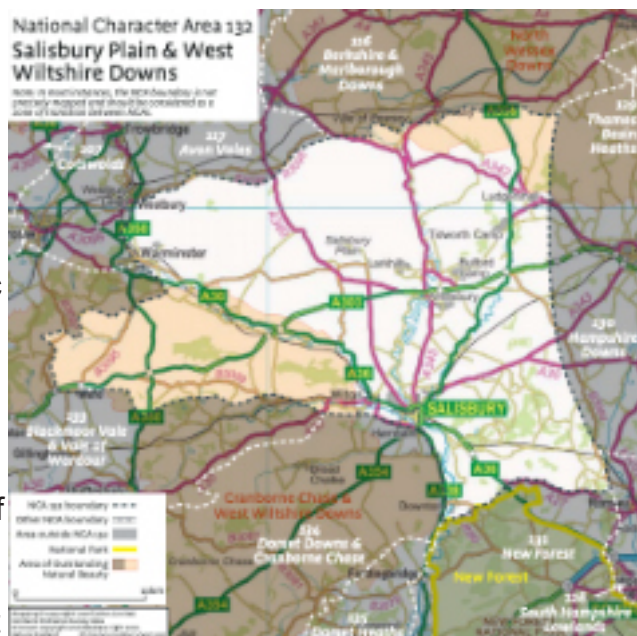


Fig. 5.1 NCA 132

5.2. Relevant elements of the NCA include:

#### Description

- 5.3. Salisbury Plain is a sparsely settled, predominantly agricultural area with a strong sense of remoteness and openness. The dominant element in the landscape – apart from the expansive sky – is the gently rolling chalk downland, forming part of the sweep of Cretaceous Chalk running from the Dorset coast and across the Chilterns to north of the Wash.
- 5.4. Steep escarpments with unimproved calcareous grassland cover are found along the northern and western edges..... The sheltered chalk river valleys, such as the Bourne and Wylde, incise the Chalk and are often wooded with older, smaller fields, and form part of the (Hampshire) River Avon system, which is designated as an SAC for its aquatic biological diversity.
- 5.5. There is little settlement, with villages generally located along springlines, some small towns..... Only Salisbury, with its historic core, stands as an urban area of any size.
- 5.6. The National Character Area (NCA) contributes substantially to the national production of arable cereals, notably wheat and barley. The remaining open grassland, which adds so much to the sense of place around the many and internationally important prehistoric sites, is vulnerable to demands for further changes in arable use. There is a strong local vernacular architecture combined with a rare sense of space and emptiness. Large numbers of visitors to the area may challenge this sense of history and tranquillity.

- 5.7. Most of the NCA lies within the county of Wiltshire. The NCA contains significant historical and cultural assets, including a wealth of buried and above-ground archaeological remains of international importance, and many historic houses and estates....
- 5.8. The plateau is drained by the River Avon and its tributaries, designated as an SAC for its biodiversity in fish (notably two lamprey species) and aquatic plants, such as the water crowfoot. These rivers drain along their natural course into the Avon just north of Salisbury, and expand across a flood plain just to the south of the city. The views over the flood plain to the historic core of the city and its cathedral were immortalised by the artist Constable and remain little changed, with functioning watermeadows between Salisbury and Harnham and beyond to Bodenham.
- 5.9. The low ridges of abandoned flooded flood meadows which have developed from the 16th and 17th centuries are characteristic; although many meadows have been lost, some continue to be grazed, notably by cattle. The valleys and watercourses are often lined with areas of carr woodland with willow and alder. Locally abundant is an ancient plant, marsh marigold; also found is the rare brown galingale. The river valleys to the south and west are sheltered and include long-established settlements, revealed not least by the smaller field enclosures from up to the 16th century.
- 5.10. Clay and gravel deposits, and exposures of older Jurassic rocks, some notified as a Site of Special Scientific Interest, illustrate the action of water over time through the chalk landscape. Steep sided and with narrow flood plains, the valleys are visually contained and often appear remote.
- 5.11. Nucleated settlements prevail, often with groups of former estate cottages in uniform style. Older cottages are of cob and timber frame with thatch roofs, with brick and tile common from the early 19th century onwards. There is some use of local stone, for example the distinctive Chilmark stone or knapped flint with clunch. This adds to local distinctiveness.
- 5.12. There are few major communication routes across the NCA; where possible, people travelled along the valley floors but went across the Downs when necessary, heading north and south.

#### Selected Key characteristics

- Salisbury Plain, an extensive and open rolling chalk plateau and one of the largest remaining areas of calcareous grassland in north-west Europe.
- Many small, sheltered river valleys, such as the Wylde, with narrow flood plains and meandering river courses.
- Woodland generally confined to valley slopes, with scattered copses and shelterbelts (usually of beech or conifer) found on the high downs, and occasional ancient oak woods on the ridgetops.
- Large arable fields predominate, with generally very few hedgerows or obvious boundary features; there are often wide grass buffer strips.
- Rare flora and fauna of national significance, associated with a chalk landscape, from stone curlew, hobby and corn bunting to dropwort, early gentian and slender bedstraw.
- Outstanding prehistoric ritual landscape, with many Scheduled Ancient Monuments and earthworks prominent in the open landscape, notably Stonehenge.
- A sparsely settled landscape, with few settlements of any size, and notable for nucleated villages at the foot of the scarp along the springline. Large-scale farmsteads are a prominent feature.



- Abundant use made in older buildings of local stone such as flint, Chilmark stone and clunch, together with timber frame and chalk cob.
- Large parks and estates found in the valleys, with related groups of estate housing in common style.
- Salisbury, an ecclesiastical centre since the early medieval period and now a tourist and local administration centre, with a well-preserved historic core, and a cathedral whose spire has long been a feature in the surrounding landscape.

## South Wiltshire Landscape Character Assessment

- 5.13. A Landscape Character Assessment, published in February 2008, provides an integrated assessment of the character of the south Wiltshire area and serves as a baseline of environmental information, aiding understanding of the diversity, character, distinctiveness, sensitivity to change and management needs of the landscapes in the south Wiltshire area. The Landscape Character Assessment has specifically been used as evidence to inform the South Wiltshire Core Strategy
- 5.14. Laverstock and Ford parish lies within the following landscape character types
- D: Chalk Downland - D5 Porton Down Chalk Downland
  - A: Chalk Valley - A3 Bourne Narrow Chalk River Valley

### A3: BOURNE NARROW CHALK RIVER VALLEY

#### Location and Boundaries

- 5.15. Bourne Narrow Chalk River Valley is situated within the northeast of Salisbury District and runs south-westwards from Cholderton, through Newton Tony and Porton towards Salisbury, where it meets the River Avon. The A338 main road corridor follows much of the course of the river and crosses it to the northwest of Winterbourne Gunner. To the north-east of Salisbury, the A30 also crosses the river.

#### Key Characteristics

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

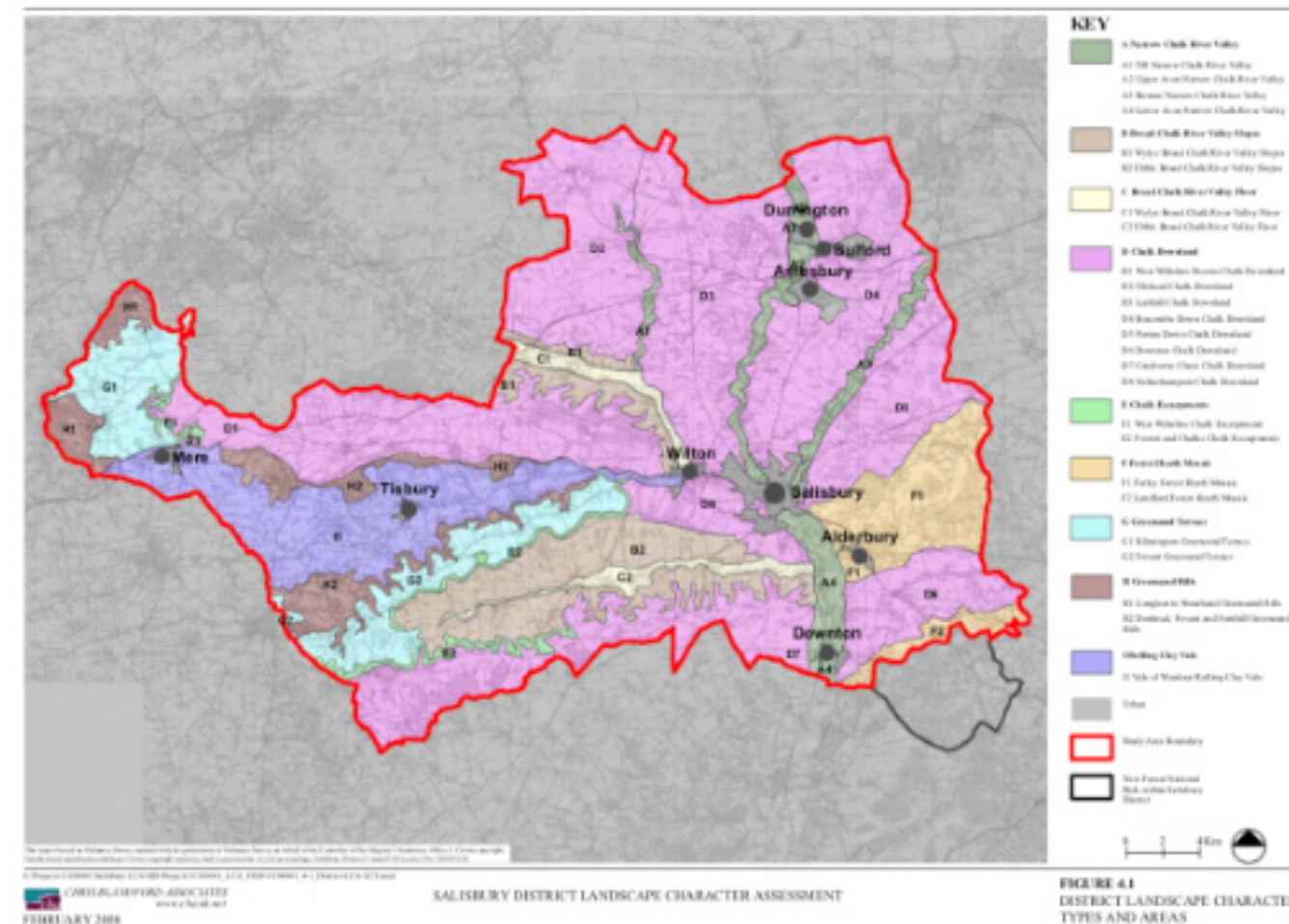


Fig. 5.2 South Wiltshire Landscape Character Assessment

#### Summary of Visual Character

- 5.16. The Bourne Narrow Chalk River Valley Landscape Character Area encompasses the relatively narrow course of the River Bourne, which is lined in places with water meadows and willows, which provide instantly recognisable landscape features. There is a general sense of openness within several parts of the valley, as a result of few enclosing woodlands and relatively shallow valley sides. A strong settlement pattern of small-scale nucleated and linear villages including Porton, Gomeldon, Winterbourne Gunner and Winterbourne Dauntsey have developed along the valley sides. These villages contain a mixture of modern and more historic buildings. The valley corridor appears as a visible focus for settlement in comparison to the surrounding predominantly open and unsettled Chalk Downland landscape. A patchwork of relatively small, irregular and regular pastoral and arable fields line the valley, delineated in places by mature hedgerows. Sense of tranquillity is strong in places, particularly in the northern half of the valley, but becomes more disturbed to the south by noise and visual intrusion associated with the A338 and A30 road corridors and Salisbury settlement edges. Despite this, the area has a generally rural character.

#### Current Condition

- 5.17. The overall condition of this Landscape Character Area is considered to be good, resulting from the strong patchwork of ecological habitat, including water meadows and riverside

willows, the general high water quality and high biodiversity value of the River Bourne. Hedgerows are predominantly intact, but decline or hedgerow loss is visible in places.

## Landscape Character Sensitivity

- 5.18. This small-scale landscape has a strong character resulting from the patchwork of sensitive landscape features along the valley corridor, including remnants of water meadows and lines of willows. Sense of tranquillity is relatively strong within the northern half of the valley, becoming more disturbed in proximity to Salisbury and the main A338 and A30 road corridors. Overall landscape character sensitivity is therefore considered to be moderate to high.

## Visual Sensitivity

- 5.19. Within this valley there is a relatively strong sense of openness, due to the shallow nature of the valley sides. In places, patches of woodland limit views from the valley corridor to adjacent Chalk Downland landscapes, whilst in others, open views result in strong intervisibility. Visual sensitivity is therefore assessed moderate to high within this Landscape Character Area.

## Key Landscape Changes

- Increased traffic pressure on road network, resulting a gradual diminish in the predominantly rural character and sense of tranquillity;
- Loss of hedgerow field boundaries and poor management in certain locations;
- Increasing suburban character in the southern half of the valley, as a result of housing development at the north eastern fringes of Salisbury;
- Nutrient pollution from farmland adjacent to riverside, in addition to road and urban runoff affecting the generally high water quality within the River Bourne;
- New residential development within; and at the edges of settlements, which could potentially lead to eventual coalescence of smaller settlements along the river corridor;
- Agricultural intensification, leading to gradual drainage and improvement of permanent pasture and water meadows on the floodplain and loss of riparian vegetation.

## Management Strategy and Objectives

- 5.20. The overall management strategy for the Bourne Narrow Chalk River Valley should be to conserve the predominantly rural character and associated relatively strong sense of tranquillity, particularly within the northern half of the valley. In addition, there is a need to conserve the strong settlement pattern of small-scale nucleated and linear villages; and the patchwork of water meadows, riverside willows and small-scale fields delineated in places by mature hedgerows.
- 5.21. Specific management objectives are to:
- Ensure that potential new built development along the valley, particularly at the northern fringes of Salisbury, respects historic settlement scale and pattern;
  - Protect the nature conservation value of the River Bourne;
  - Conserve views across and along the valley corridor;
  - Monitor road engineering to safeguard the rural character of road corridors and seek to ensure that any new signage or lighting along main road corridors does not detract from the visual character of the landscape;

- Conserve the relatively strong sense of tranquillity, particularly within the northern half of the valley and associated predominantly rural character;
- Seek to screen, where possible the northern edges of Salisbury, using vegetation which is appropriate to local landscape character;
- Encourage conservation and management of the existing hedgerow network.

## 5.22. D5: PORTON DOWN CHALK DOWNLAND

### Location and Boundaries

- 5.23. This Landscape Character Area is situated towards the east of Salisbury District and extends from the urban edge of Salisbury in the west, towards Winterbourne Gunner and Larkhill in the east. To the south, this area abuts a mosaic of Forest and Heath, whilst the Bourne River Valley provides the northern boundary. This Landscape Character Area forms part of Salisbury Plain, which continues to the east of the District boundary.

### Key Characteristics

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

### Summary of Visual Character

- 5.24. The gently rolling landscape within this area is covered by a patchwork of arable fields, unenclosed, rough, calcareous grassland and occasional woodland copses and belts. Sense of openness and elevation is strong throughout, and resulting panoramic open views can be gained across the downland, to adjacent landscape character areas, and particularly into the Bourne river valley to the north. This is a predominantly rural landscape. Military presence is signalled by signage and way marking posts. Sense of tranquillity is strong throughout much of the area, however this is disturbed to the south by noise and visual intrusion associated with the A303 road corridor and occasionally to the north, by the main railway lines. Perceived sense of tranquillity is also disturbed by military activities. Numerous archaeological features contribute to recognisable sense of place, with the largest – Figsbury Ring hillfort providing a recognisable landmark.



## Current Condition

- 5.25. Outside MOD owned areas, arable farmland is generally in moderate condition, with hedges and field boundary loss apparent.

## Landscape Character Sensitivity

- 5.26. Inherent landscape sensitivities within this Landscape Character Area include mixed woodland copses, patches of calcareous grassland and numerous archaeological features. Sense of tranquillity is strong throughout much of the area (except in proximity to the main road and railway corridors), however this is disturbed at times by military activities. The relatively large-scale landscape pattern, interspersed with small settlements (often strongly associated with the river corridor to the north) further contributes to landscape character sensitivity, which is considered to be moderate to high overall.

## Visual Sensitivity

- 5.27. Overall visual sensitivity throughout this Landscape Character Area is considered to be high, resulting from the strong sense of openness, panoramic views across the area, and views to adjacent Chalk Downland and River Valley landscapes.

## Key Landscape Changes

- Scrub invasion and management of grazing levels;
- Past intensification of arable agriculture has resulted in a loss of biodiversity value amongst the chalk grassland, ploughing up of archaeological sites and loss of hedgerow field boundaries;
- Noise and visual intrusion associated with military vehicles and non-military traffic on the busy A303 road corridor to the south and the railway corridor;
- Positive clearance of scrub encroachment and other land management within MOD owned areas;
- Potential future impact of tall structures such as communication masts, transmitters and wind turbines, that will be particularly intrusive on the generally open skylines and could have a major impact on the sense of remoteness;
- Potential damage to archaeological sites and the setting of archaeological monuments, such as Figsbury Ring.

## Management Strategy and Objectives

- 5.28. The overall management strategy for Porton Chalk Downland Landscape Character Area, should be to conserve the patchwork of arable farmland and calcareous grassland, and intact hedgerows, including mixed woodland copses. Where possible, field boundaries should be restored using locally appropriate species.

- 5.29. Specific objectives are to:

- Conserve the network of remaining hedgerows and restore where possible, using locally appropriate species;
- Conserve open views into the Bourne Valley and across adjacent Chalk Downland Landscape Character Areas;
- Seek active management and scrub removal whenever possible;
- Conserve the relatively strong sense of tranquillity and predominantly rural character throughout;

- Discourage unsympathetic ribbon development and associated planting (such as Leylandii hedges);
- Conserve vernacular buildings materials and styles within existing settlements and promote sympathetic use of local materials in potential new developments;
- Seek to screen visually harsh urban edges;
- Ensure that any potential new development responds to existing settlement scale and respects
- local vernacular building materials;
- Continue positive landscape management of MOD owned landscapes.

## 5.30. D4: BOSCOMBE DOWN CHALK DOWNLAND

### Location and Boundaries

- 5.31. Boscombe Down Chalk Downland Landscape Character Area is situated within the north-east of Salisbury District, spreading northwards from the city of Salisbury towards Amesbury and Bulford Camp. To the east and west this area is bordered by the Upper Avon and Bourne Chalk River Valleys. This Landscape Character Area falls within the Salisbury Plain, which continues to the north-east of the District boundary.

### Key Characteristics

- The landscape is covered by a patchwork of arable farmland and calcareous grassland;
- Character dominated by military use to the north-east of Bulford, where the landscape is criss-crossed by military tracks and mixed woodland copses, which are a feature;
- In places, field boundaries are delineated by hedgerows which tend to be low and gappy;
- Relatively large-scale landscape pattern which is interspersed by the nucleated settlement of Amesbury and regular layout of Bulford Camp, introducing human elements to the landscape;
- Network of predominantly rural lanes criss-cross the landscape, in addition to the major A303 road corridor, which introduces a source of noise and visual intrusion;
- Open views in places into the valley corridors of the Upper Avon and Bourne;
- Sense of tranquillity quite strong throughout much of the area, but disturbed in places by noise and visual intrusion associated with the A303 road corridor, the settlement edges of Salisbury and Amesbury, and military activities;
- Relatively geometric landscape as a result of the numerous straight tracks and roads associated with military training areas;
- Gently rolling and fairly elevated landscape.

### Summary of Visual Character

- 5.32. This patchwork of arable farmland and calcareous grassland is dominated in a parts by the presence of Amesbury and Bulford Camp settlements, which impart a human character over the surrounding predominantly rural landscape. Sense of place is strong in certain locations, as a result of views into the adjacent narrow river corridors of the Upper Avon and Bourne Chalk River Valleys. Sense of openness is limited in places by relatively large copses and blocks of mixed woodland. In other locations, panoramic open views across surrounding areas of Chalk Downland contribute to the character of this

landscape. This relatively large-scale geometric landscape is delineated by a series of hedgerows which are denuded and gappy in places. Sense of tranquillity is strong within pockets of this landscape, but disturbed in other places by traffic on the A303 main road corridor. Bulford Camp and Boscombe Down are dominant within several views across the landscape. To the north of the area, sense of tranquillity is stronger and a predominantly rural character is apparent in combination with a scattered and small-scale settlement pattern.

## Human Influences

### *Historic Environment*

5.33. Old Sarum Airfield Conservation Area is a rare, almost complete, surviving example of a World War I airfield and training depot station. It retains open spaces, tree lined roads and buildings of each phase of the airfield's development, which evoke a past era of military landscape design. Of particular architectural interest are the three surviving Grade II\* listed Hangars, the Grade II listed workshops to the south of (ARS) Hangar 3, the station headquarters, the Motor Transport Sheds and Yard, and the Machine Gun Range, all dated to the World War I period; the Air Ministry Boundary Markers and the Station Headquarters, from the RAF Expansion period; and the World War II Pillboxes.

### *Current Condition*

5.34. Although this landscape is actively farmed, the intensive farming methods mean that some landscape features have declined. Hedgerows are often fragmented, gappy or over-managed, with post and wire fencing often acting as infill where hedgerow sections have been lost. The overall condition of this landscape is considered to be moderate.

## Inherent Landscape Sensitivities

### *Landscape Character Sensitivity*

5.35. This Landscape Character Area is considered to have a relatively strong character, on account of the large-scale, generally smooth rolling landform and exposed character. Landscape sensitivities include the hedgerow network and strong sense of tranquillity throughout (except in proximity to the A303 road corridor and edges of Salisbury and Amesbury). Overall landscape character sensitivity is considered to be moderate to high.

### *Visual Sensitivity*

5.36. This large-scale, sweeping landscape has an exposed and denuded character. Long distance, panoramic views across the landscape are key visual character, with small landscape elements such as isolated farmsteads or gappy hedgerows forming focal points on the horizon. Intervisibility with surrounding areas of chalk downland is strong and generally seamless. As a result of these factors, and the rolling landform of ridges and slopes, overall visual sensitivity is considered to be high.

## Key Landscape Changes

- Conversion from sheep grazing on unimproved grassland to intensive arable production is one of the most dramatic changes to have occurred within the landscape over the past three centuries;
- There is pressure for development and facilities along the A303 transport corridor (such as the new services at Countess East); the loss of features such as hedgerows, combined with varied approaches to field boundary management, affects the visual

integrity of the landscape;

- The loss of features such as hedgerows, combined with varied approaches to field boundary management, affects the visual integrity of the landscape;
- Pressure for residential development is changing the character of small nucleated villages and towns within the area;
- Potential future impact of tall structures, such as communication masts, transmitters and wind turbines, that will be particularly intrusive on open skylines and impact on the sense of remoteness (particularly within the north of the area);
- Changes in military activities, potentially leading to alterations to the management of the calcareous grassland and woodland blocks;
- Potential new development associated with Amesbury, Bulford Camp and Boscombe Down

## Management Strategy and Objectives

5.37. The overall management strategy for Boscombe Down should be to conserve the patchwork of arable farmland and calcareous grassland, and intact hedgerows, including clumps of woodland. Where possible, field boundaries should be restored using locally appropriate species.

5.38. Specific objectives are to:

- Conserve the network of remaining hedgerows and restore where possible, using locally appropriate species;
- Conserve open views into the Upper Avon and Bourne valleys;
- Seek active management and scrub removal whenever possible;
- Conserve the relatively strong sense of tranquillity and predominantly rural character throughout;
- Discourage unsympathetic ribbon development and associated planting (such as Leylandii hedges);
- Seek to screen visually harsh urban edges;
- Ensure that any potential new development responds to existing settlement scale and respects local vernacular building materials.



## 6. AREA 1 - LAVERSTOCK AND MILFORD

6.1. Area 1 (shown in Fig. 1) is the southernmost part of the parish, from the railway embankment which defines the southern boundary of the parish to the north of Milford Village and to the north east of Burrough's Hill. The area includes the floodplain of Milford along the River Bourne which frequently floods.

6.2. Details of the landscape assessment are included on the tables at the end of this section and as shown in Figure 6.3. They are summarised below

### Natural Landscape

6.3. The land rises from the River Bourne in the south west to the north and east, initially gently and then steeply sloping where the rolling downs to the south of Laverstock Down start. The River Bourne is a SSSI and frequently floods along its watermeadows.

6.4. The area is mostly agricultural with fields which are either grazed or arable. There are hedges around most of the fields of standard hedge species.

### Cultural and Social Landscape

6.5. There are archaeological features on Burrough's Hill and Milford House is Grade II listed. Milford Farm and surrounding fields are designated as a Scheduled Monument for Mediaeval pottery kilns. Milford Mill Bridge is also designated as a Scheduled Monument. Field 1a is recorded in the HER as the settlement of Meleford, a small collection of dwellings. (Ref. MW19754).

6.6. Milford Bridge features in a c.1836 watercolour and ink painting by John Constable showing the views across the water meadows towards Salisbury Cathedral. (Fig. 6.2)

6.7. Area 1 lies to the south and west of the village of Laverstock, which is mostly 20th century low storey housing. There are some individual buildings from the village of Milford on the River Bourne and along Milford Mill Road which are typical of older farms and cottages.

6.8. Clarendon Way runs through the centre of Area 1. For most of its length it lies within either a natural cutting or there are hedges on both sides restricting views outwards across the fields except where there are gaps. Other footpaths run from the Clarendon Way to the south and north and there is permissive access to area 1e which is used by dog walkers.

### Aesthetic and Perceptual Landscape

6.9. Area 1 is on the fringe of the suburban developments of Laverstock, The area is busy with residents, dog walkers and some traffic, including trains on the embankment. The area feels enclosed rather than open. Tranquility and remoteness are low but increase towards the east as the area becomes more rural. Salisbury Cathedral Spire is a visual orientation clue within the landscape in certain views.

6.10. There is considerable urban fringe influence. The landscape is enclosed with rural influence increasing towards the east and north. There is a local sense of place.

### Visual Landscape

6.11. Lower areas are flat and enclosed by the railway embankment to the south, Milford Hill and the trees screening the houses to the north. These areas are not visible in distant views from higher elevations. As the area rises to the east and north, the views open up with views across fields where vegetation permits.



Fig. 6.1 Area divisions included within Area 1 and photo and panorama location points

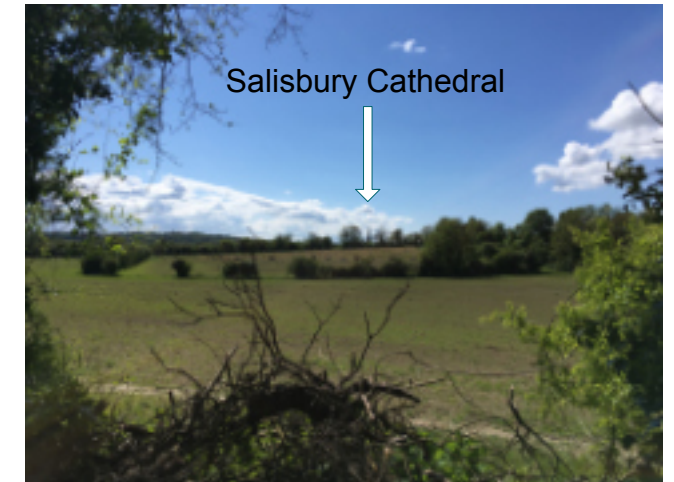




P1: Panorama looking north-west showing boardwalk along Milford Mill Road with flooding along road and field. Milford Mill Bridge crosses the River Bourne at the end of the boardwalk.



P4: South west view from the footpath to the south of the Clarendon Estate showing glimpsed views through the hedge across the fields to the east.



P5: South west view from the footpath to the south of the Clarendon Estate showing glimpsed views through the hedge across the fields to the east and to Salisbury Cathedral



P2: South-west panorama from Riverbourne Road looking over the field 1f to the north-east of Milford Mill Road currently used for horse grazing. The boundaries are hedges, thin in places allowing glimpsed views. This field is a Scheduled Monument.



P8: South easterly view from Milford Mill Bridge over water meadows to south-west. View towards Salisbury interrupted by trees along river



P3: Southerly panorama from Queen Manor Road, also the Clarendon Way footpath. Looking south. Hedges define the fields but are gapped in places, restricting full views. Additional planting can be seen defining part of the field.



P6: Panorama from Milford Mill Road looking south east towards the bridge under railway and the parish boundary. Views are available over the fields through the gappy hedge although some new planting has been carried out



P7: View from the field to the east of the footpath showing restricted views over the rooftops to the west.





P10: South West view from Gypsy Lane footpath over Millford House to west and Salisbury Cathedral

- 6.12. Area 1e is rolling, steeply in places, with higher elevations which can be viewed from distant elevations. The area connects visually with the higher ridge of Laverstock Down and Burrough's Hill and would be very visually exposed if it were developed, particularly affecting views from several roads to the east closer to the centre of Salisbury, including Kelsey Roady, Bourne Avenue and Shady Bower.
- 6.13. Area 1 is not visible from Old Sarum Monument or Figsbury Ring and only the top of Burrough's Hill and 1e is generally visible from the wider landscape.
- 6.14. Views of and from Milford Mill Bridge are considered locally important due to historical connections with a painting of the bridge by John Constable, however it is not possible to currently recreate the specific view due to the building of the railway embankment, new roads and housing.

## Landscape Value

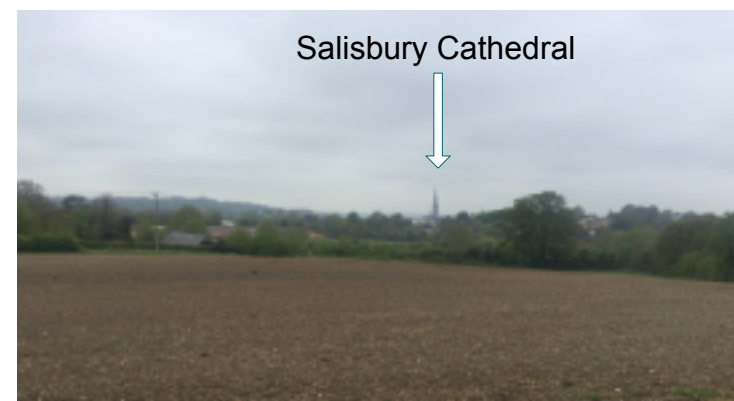
- 6.15. SWLCA - Area 1 lies in both Area A3 and D5 of the SWLCA. The lower areas lie within A3 and are considered typical but suffer from proximity to the urban edge of Salisbury. The higher elevations are typical of D5 but without links to the wider plains.
- 6.16. Area 1 is considered to be partly representative of both character areas, but degraded and affected by the proximity to Salisbury, the location of the railway line and the housing estate.
- 6.17. The area is considered to be commonplace at lower elevations with rare elements in more rural parts and along the River.
- 6.18. There is a stronger sense of place along the River Bourne and Milford Mill Road.
- 6.19. There is a recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident and generally in good condition with some detracting factors.
- 6.20. River Bourne is a SSSI, there are hedges along the roads.



Fig. 6.2 Milford Bridge, with a distant view of Salisbury. John Constable. Courtesy of Victoria and Albert Museum



P10: Gypsy Lane showing sunken footpath characteristics



P9: South-west view from Gypsy Lane footpath over Milford Farm to south-west and Salisbury Cathedral





Fig. 6.3 Landscape Analysis of Area 1

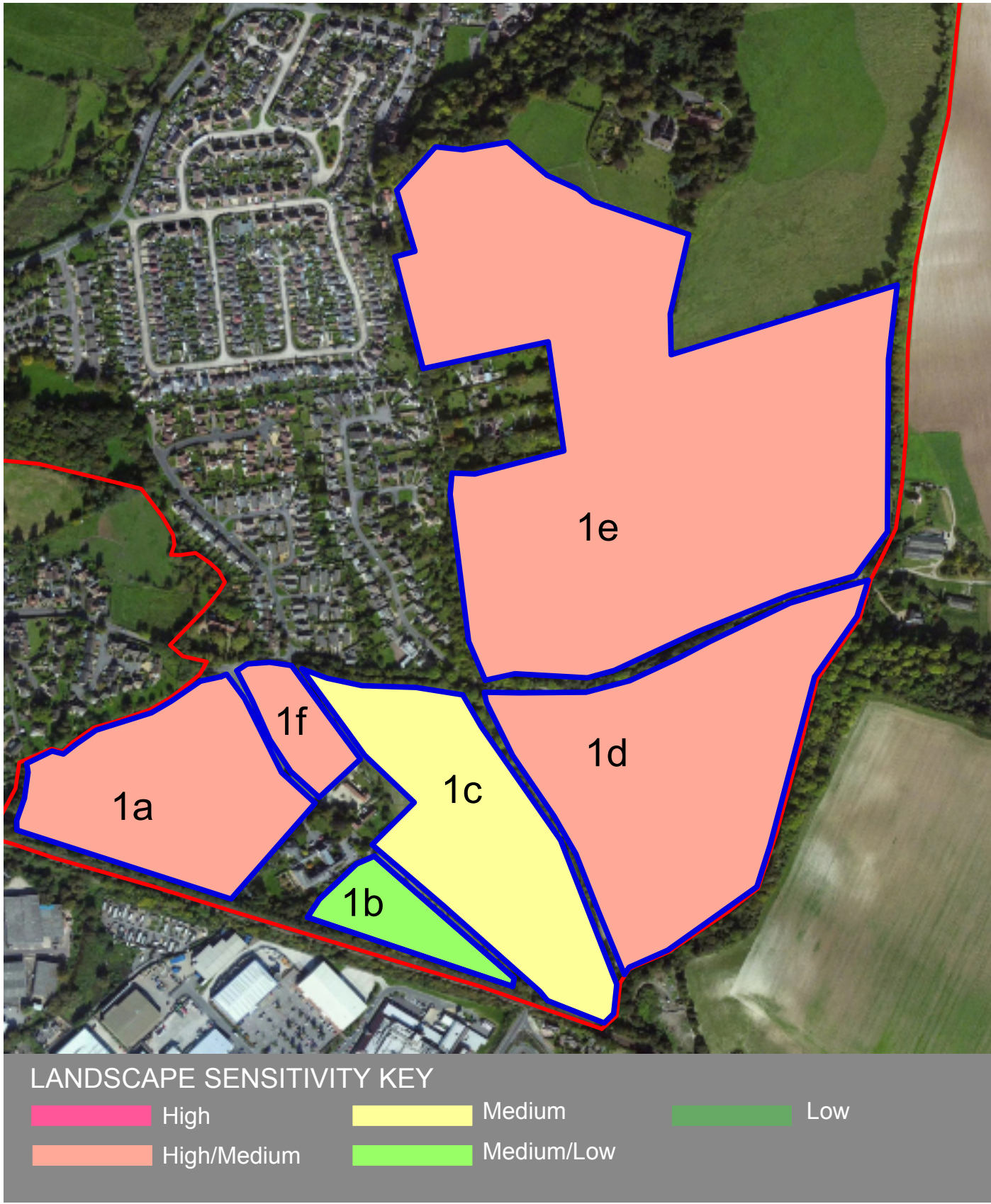


Fig. 6.4 Landscape Sensitivity of Area 1



- 6.21. Clarendon Way, Gypsy Lane, Duck Lane and other footpaths provide good connecting routes. Permissive access to other areas are well used by local residents
- 6.22. There are no distinctive views in or out of the area although Salisbury Cathedral spire is visible from Gypsy Lane. The view of and from Milford Mill Bridge is considered locally important. Burrough's Hill is viewed from western edge of Parish. The area generally consists of a visually enclosed landscape
- 6.23. The overall value of the area is considered to be medium .

## AREA 1 CONCLUSION

- 6.24. The sensitivities for the various land parcels in Area 1 are shown in Figure 6.4
- 6.25. The overall landscape character susceptibility is:
- Areas 1a, 1d, 1e, 1f - Medium/High
  - Area 1c = Medium
  - Area 1b = Medium/Low
- 6.26. The overall visual susceptibility is:
- Areas 1e, 1a - High
  - Areas 1c,1d - Medium/High
  - Area 1f - Medium
  - Area 1b - Medium/Low
- 6.27. The overall value is Medium/High
- 6.28. The overall susceptibility for this Landscape Character Area is summarised as: Mostly Medium/High sensitivity with an area of Medium and a small area of Medium/Low Sensitivity.

## Landscape Sensitivity

- 6.29. Area 1 has a mix of sensitivities although the majority is high/medium sensitivity. The lower elevations are generally visually enclosed, and therefore less visually sensitive but have more sensitive landscape character due to the River Bourne and its associated heritage. The Clarendon Way allows for sensitive pedestrian receptors to cross the area with views over the fields to Salisbury and the higher areas of 1e are steeply sloping and are visible from the eastern edge of Salisbury.
- 6.30. The conclusions for each area are set out with the development recommendations in the table below.

## Development Recommendations

- 6.31. Development is generally not recommended on the higher elevations of this area due to its visibility from surrounding areas. Development near to the river is not recommended due to flooding and heritage elements. Development could take place along the lower enclosed areas of Milford Mill Road if it was low storey and in keeping with the local vernacular. Care should be taken to avoid obstructing the views of Salisbury Cathedral spire.



Sensitivity	Development and Mitigation Recommendations
<p><b>Medium/High</b></p> <p><b>1a</b> – Adjacent to SSSI of River Bourne; flood risk zone 3; part of important view from Milford Bridge</p> <p><b>1d</b> – adjacent to Clarendon Way and Gypsy Lane; connects with wider rural landscape and longer views</p> <p><b>1e</b> – steep landform; high level of visibility from other areas both inside and outside the parish such as Shady Bower; adjacent to the Clarendon Way, connected to adjacent rural landscape</p> <p><b>1f</b> – adjacent to SSSI of River Bourne; Scheduled Monument due to mediaeval kilns, adjacent to Clarendon Way;</p>	<p><b>Medium/High</b></p> <p><b>1a, 1f</b> - Development is not recommended due to potential for flooding and the proximity of listed buildings and scheduled monuments.</p> <p><b>1d</b> – Development in the higher areas and adjacent to the Clarendon Way and Gypsy Lane is not recommended as it is likely to be viewed over a wider area and will affect the landscape character of the area, particularly on the local scale.</p> <p><b>1e</b> - Development on these areas, even if limited to lower storey, will be visible from higher distances, especially from the outskirts of Salisbury. Development is not recommended, but if essential could be limited to a narrow band east of Duck Lane, continuous with existing houses, limited to single or low storey only to ensure the skyline views are not breached and that development stays within the context of the existing buildings.</p>
<p><b>Medium</b></p> <p><b>1c</b> – adjacent to Clarendon Way and Gypsy Lane; connects with wider rural landscape and longer views including Salisbury Cathedral spire. Enclosed by hedges with a gentle rolling topography with the lower elevations adjacent to Milford Mill Road more visually enclosed.</p>	<p><b>Medium</b></p> <p><b>1c</b> - Large scale development is not suitable for this area. Development on lower southern areas of 1c should be limited to linear or small clusters of housing along Milford Mill Road respecting the vernacular tradition of the farm cottages existing along the road. Existing vegetation should be retained and enhanced to ensure that views from the west to the east are not affected. Mitigation planting should be provided to screen development from views along the footpaths to the east and north.</p>
<p><b>Medium/Low</b></p> <p><b>1b</b> – Area 1b is visually enclosed by the railway line and hedge to Milford House and the road and is not visible from long distance. There are views across this area towards Salisbury Cathedral spire.</p>	<p><b>Medium/Low</b></p> <p><b>1b</b> - Development here together with mitigation planting would be unlikely to affect the landscape character or affect visual amenity although it would be visible from Gypsy Lane. This is one of the main and historical routes into the parish from the south and has a very different character from the south of the railway line. Care should be taken to maintain the semi-rural character on entering the parish here. Any development here should be low storey and in a linear fashion, using the vernacular style of the existing farm buildings already along this road to create an attractive character. Development should be low to avoid preventing views across towards Salisbury Cathedral Spire from Gypsy Lane, Queen Manor Road and more distant footpaths.</p>



# Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire

Location of character area	<b>Area 1 – Laverstock and Ford</b>			
Description of character area	Area 1 is the southernmost part of the parish, from the railway embankment which defines the southern boundary of the parish to the north of Milford Village and to the north east of Burrough's Hill. The area includes the floodplain of Milford along the River Bourne which frequently floods. The land rises to the north and east, initially gently and then steeply sloping where the rolling downs to the south of Laverstock Down start. The field pattern is of large fields divided by old hedges, many of which are overgrown and do not relate to the topography and natural features.			
Landscape receptor	Description of receptor	Landscape Susceptibility	Notes	Potential Mitigation/Development Recommendations
<b>NATURAL CRITERIA</b>				
<b>Landform</b>	The land rises from the River Bourne in the South west to the north and east, initially gently and then steeply sloping where the rolling downs to the south of Laverstock Down start.	1e = <b>High</b> All other areas = <b>Medium</b>	1e = scarp slope of Burrough's Hill	Avoid any development on steeper slopes and higher elevations. Avoid development in flood risk areas of water meadows
<b>Land Cover</b>	The fields are either grazed or arable. There are hedges around most of the fields of standard hedge species. There are clumps of woodland around the old pit on field 1e and to the north for field 1e. The hedges are mostly old and overgrown giving gaps and glimpsed views in places. There is new woodland planting in fields 1c and 1d.	<b>Low-Medium</b>		Retain and enhance all existing hedges and tree belts. Provide additional hedge and tree planting around any new development
<b>Hydrology</b>	The west of the area is bounded by the River Bourne which often floods Mill Lane and the adjacent field. The River is designated as a Site of Special Scientific Interest (SSSI). This applies for its length, between the banks and is part of the River Avon SSSI. The whole of area 1 lies within the Risk Impact Zone for this SSSI.	Areas 1a, 1f = <b>High</b> All other areas = <b>Low</b>	<b>High</b> for area 1a and 1f due to location adjacent to River Bourne and potential for flooding	Avoid development in flood risk areas
<b>CULTURAL AND SOCIAL CRITERIA</b>				
<b>Land Use</b>	Most of the land use is currently agriculture, mostly grazing.	Area 1a = <b>Medium-high</b> All other areas = <b>Low/Medium</b>	Area 1a is a flood meadow for the River Bourne	Retain open grazed areas
<b>Cultural heritage assets</b>	There are archaeological features on Burrough's Hill and Milford House is Grade II listed. Milford Farm and surrounding fields are designated as a Scheduled Monument for Mediaeval pottery kilns. Milford Mill Bridge is also designated as a Scheduled Monument. Milford Mill Bridge is considered locally important as it was a location for a painting by John Constable showing the spire of Salisbury Cathedral.	1a, 1f = <b>High</b> 1b, 1c = <b>Medium</b> All other areas = <b>Low</b>	1f= scheduled monument 1a, 1b adjacent to scheduled monument or listed building	Avoid development which could visually affect any heritage asset
<b>Built Form and Settlement</b>	Area 1 is on the western edge of the village of Laverstock, which is mostly 20th century low storey housing. There are some individual buildings from the village of Millford on the River Bourne and along Milford Mill Road which are typical of older farms and cottages. Mill House is grade II listed.	1a, 1b, 1c, 1f part = <b>Medium</b> 1d = <b>Medium High</b> All other areas = <b>Low</b>	1a, 1b part, 1c part, 1f part lie along River Bourne Settlement areas 1d – lack of settlement Other areas on urban fringe	New development should respect historic vernacular style of buildings in each area and be of appropriate size, scale and visual treatment.
<b>Public Access</b>	Clarendon Way long distance route runs through the centre of Area 1. For most of its length it lies within either a natural cutting or there are hedges on both sides restricting views outwards across the fields except where there are gaps. Gypsy lane is a historical route  Other footpaths run from the Clarendon Way to the south and north.  There is permissive access to area 1e which is used by dog walkers.	1c, 1d, 1e = <b>Medium/High</b> 1a, 1b, 1f = <b>Medium/Low</b>	Clarendon Way along 1e and 1d	Maintain existing public access and increase connective public rights of way and permissive access where possible.
<b>Enclosure</b>	The fields are bounded with hedges, with mixed intervisibility and preventing many long views.	<b>Low</b>	Hedges prevent long views and provide screening	Retain and enhance all existing hedges and tree belts. Provide additional hedge planting around any new development. Avoid obstruction of existing views.



Landscape receptor	Description of receptor	Landscape Susceptibility	Potential Mitigation/Development Recommendations
<b>AESTHETIC AND PERCEPTUAL CRITERIA</b>			
<b>Remoteness and tranquility</b>	Area 1 is on the fringe of the suburban developments of Laverstock, with the remnants of the old housing along the River Bourne valley. The area is busy with residents, dog walkers and some traffic, including trains on the embankment. The area feels enclosed rather than open. Tranquility and remoteness increase towards the east as the area becomes more rural.  The spire of Salisbury is a visual orientation clue within the landscape from certain views.	<b>Low-Medium</b>	Avoid large developments which are immediately noticeable in the landscape Avoid any development which does not respect vernacular
<b>Scenic Quality and Character</b>	A general rural area with considerable urban fringe influence. Enclosed landscape with rural influence increasing towards the east and north. Local sense of place.	<b>Medium</b>	
	<b>Overall Landscape Character Susceptibility</b>	<b>1a, 1d, 1e, 1f = High/Medium</b> <b>1c = Medium</b> <b>1b = Medium/Low</b>	
<b>VISUAL CRITERIA</b>			
<b>Visual Amenity</b>	Areas 1a and 1b are flat and low lying, enclosed by the railway embankment to the south, Mill Hall and the trees screening the houses to the north. These areas are not visible in distant views from higher elevations. (P1, P2)  Areas 1c and 1d are gently rolling fields enclosed by hedges and tree belts. There are long views (P5) across the fields but long views beyond are generally screened by trees and topography.  Area 1e is rolling, steeply in places, with higher elevations which can be viewed from distant elevations. The area connects visually with the higher ridge of Laverstock Down and Burrough's Hill and would be very visually exposed if it were developed. (P4)	<b>High</b> for higher elevations of 1e due to visibility from eastern outskirts of Salisbury at Shady Bower, and for 1a due to low lying floodplain.  <b>Medium.</b> For lower elevations of 1e, 1d and 1c  <b>Low</b> for 1b	Avoid any development on higher and steeper slopes Design housing layout to correspond to contours and landscape pattern Avoid disrupting any long views
<b>Skylines</b>	Burrough's Hill at the northern part of Area 1 is visible from surrounding areas including Shady Bower; other areas are lower lying.	1e higher elevations = <b>Medium/High</b> Other areas = <b>Low-Medium</b>	Avoid any development which encroaches on any skyline or within a visual backdrop
<b>Views to and from Important Landscape and Cultural heritage features</b>	There are few wider views from the majority of the footpaths due to intervening hedges and the railway embankment. Clarendon Way for most of its length in this area runs in a track with banks on either side preventing views out. There is no public access to the top of Burrough's Hill from where there may be wider views towards Salisbury.  Views of Salisbury Cathedral Spire are possible from Gypsy Lane and Milford Bridge along areas 1c and 1d when not screened by trees.  Area 1 is not visible from Old Sarum Monument due to Castle Hill preventing views. Views are also prevented from Figsbury Ring due to Cockey Down preventing views.  Views of and from Milford Bridge are considered locally important due to its historical connections with the Constable painting of the bridge. Current day views of the same area are generally interrupted by the railway embankment, trees and housing.	1a, 1f = <b>High</b> 1c, 1d = <b>Medium</b> All other areas = <b>Low</b>	Avoid any development within accepted views. Avoid obstruction of existing views.
<b>Views to and from locally important viewpoints</b>	Burrough's Hill at the northern part of Area 1 is visible from surrounding areas including Kelsey Road, Bourne Avenue and Shady Bower; other areas are lower lying and not visible.	1e = <b>High</b> 1a, 1d = <b>Medium</b> Other areas = <b>Medium/Low</b>	Respect and maintain local views and viewpoints
<b>Visual Receptors</b>	Users of the Clarendon Way and footpath along Mill Lane are numerous. Duck Lane and Gypsy lane connect Petersfinger with Burrough's Hill and are well used locally. Various dog walkers on the land with permissive access.	1d,1e = <b>Medium/High</b> 1a = <b>Medium</b> Other areas <b>Medium/Low</b>	Avoid development adjacent to long distance footpath or CROW area. Increase public access through and between development
	<b>Overall Visual Susceptibility</b>	<b>1e, 1a = High</b> <b>1c, 1d, = Medium/High</b> <b>1f = Medium</b> <b>1b = Medium/Low</b>	



# Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire

Landscape receptor	Description of receptor	Landscape Susceptibility
<b>LANDSCAPE VALUE CRITERIA</b>		
<b>Strength of landscape character</b>	<p>SWLCA - Area 1 lies in both Area A3 and D5 and partly in areas designated as urban. Area 1 is considered to be partly representative of both character areas, but degraded and affected by the proximity to Salisbury, the location of the railway line and the housing estate.</p> <p>The lower areas of Area 1 are considered to be typical of A3 but suffer from proximity to the urban edge of Salisbury.</p> <p><b>A3</b></p> <p><b>Current Condition</b> - The overall condition of this Landscape Character Area is considered to be <b>good</b>, resulting from the strong patchwork of ecological habitat, including water meadows and riverside willows, the general high water quality and high biodiversity value of the River Bourne. Hedgerows are predominantly intact, but decline or hedgerow loss is visible in places.</p> <p><b>Landscape Character Sensitivity</b> - This small-scale, landscape has a strong character resulting from the patchwork of sensitive landscape features along the valley corridor, including remnants of water meadows and lines of willows. Sense of tranquillity is relatively strong within the northern half of the valley, becoming more disturbed in proximity to Salisbury and the main A338 and A30 road corridors. Overall landscape character sensitivity is therefore considered to be <b>moderate to high</b>.</p> <p><b>Visual Sensitivity</b> - Within this valley there is a relatively strong sense of openness, due to the shallow nature of the valley sides. In places, patches of woodland limit views from the valley corridor to adjacent Chalk Downland landscapes, whilst in others, open views result in strong intervisibility. Visual sensitivity is therefore assessed <b>moderate to high</b></p> <p><b>D5</b></p> <p><b>Current Condition</b> - Outside MOD owned areas, arable farmland is generally in <b>moderate</b> condition, with hedges and field boundary loss apparent.</p> <p><b>Landscape Character Sensitivity</b> - Inherent landscape sensitivities within this Landscape Character Area include mixed woodland copses, patches of calcareous grassland and numerous archaeological features. Sense of tranquillity is strong throughout much of the area (except in proximity to the main road and railway corridors). The relatively large-scale landscape pattern, interspersed with small settlements (often strongly associated with the river corridor to the north) further contributes to landscape character sensitivity, which is considered to be <b>moderate to high</b> overall.</p> <p><b>Visual Sensitivity</b> - Overall visual sensitivity throughout this Landscape Character Area is considered to be <b>high</b>, resulting from the strong sense of openness, panoramic views across the area, and views to adjacent Chalk Downland and River Valley landscapes.</p> <p>The higher parts of Area 1 lie within Area D5 but do not completely share the characteristics described as they lie on the extreme downland edge of the character area.</p>	<b>Medium/High</b>
<b>Rarity</b>	Commonplace landscape with more rare elements, particularly near the river and on the higher elevations.	<b>Low-Medium</b>
<b>Landscape Condition</b>	Recognisable landscape or townscape structure, characteristic patterns and combinations of landform and landcover are still evident; Some detracting features; Some features worthy of conservation Sense of place;	<b>Medium</b>
<b>Sense of Place</b>	Stronger sense of place along Mill Lane and towards the River Bourne.	<b>Medium</b>
<b>Landscape Value</b>	Typical and commonplace or in part unusual Ordinary to good landscape quality; Moderate potential for substitution in parts	<b>Medium</b>
<b>Natural Value</b>	River Bourne is SSSI, hedges along roads	<b>High</b>
<b>Recreational Value</b>	Clarendon Way and other footpaths provide good connecting routes. Permissive access to other areas are well used by local residents. Gipsy Lane connects Petersfinger to the Clarendon Estate and is well used locally. Duck Lane is well used locally.	<b>Medium/High</b>
<b>Visual Value</b>	No distinctive views out of the area from the footpaths although the cathedral spire is occasionally visible. Burrough's Hill is viewed from western edge of Parish. Mostly a visually enclosed landscape	<b>Medium/Low</b>
	<b>Overall Value</b>	<b>Medium/High</b>



<b>Landscape capacity for change</b>	A landscape capable of accommodating limited proposed change without significant effects on landscape character, value, features or elements		<b>Medium</b>
<b>Physical constraints</b>	<p>There are actual physical constraints restricting development on certain parts of Area 1.</p> <p>Flood Risk - the majority of Area 1a and adjacent road lies within Flood Risk Zone 3 and therefore is unsuitable for development.</p> <p>The upper areas of Area 1e lie on the lower scarp slope of the Downs and are therefore likely to be too steep for economic development</p> <p>There is no public adopted road providing access to area 1d and 1e; current access is via a track and track shared with the Clarendon Way.</p>		
<b>Combined Landscape Sensitivity</b>	<b>Mostly Medium/High Sensitivity with some areas of Medium and small areas of Medium/Low Sensitivity</b>	<p><b>Medium/High Sensitivity</b></p> <p><b>1a</b> – Adjacent to SSSI of River Bourne; flood risk zone 3; part of important view from Milford Bridge</p> <p><b>1c</b> – adjacent to Clarendon Way and Gypsy Lane; connects with wider rural landscape and longer views including Salisbury Cathedral spire</p> <p><b>1d</b> – adjacent to Clarendon Way and Gypsy Lane; connects with wider rural landscape and longer views</p> <p><b>1e</b> – steep landform; high level of visibility from other areas both inside and outside the parish such as Shady Bower; adjacent to the Clarendon Way, connected to adjacent rural landscape</p> <p><b>1f</b> – adjacent to SSSI of River Bourne; Scheduled Monument due to mediaeval pottery kilns, adjacent to Clarendon Way;</p>	<p><b>Medium/High Sensitivity Development and Mitigation Recommendations</b></p> <p><b>1a, 1f</b> - Development is not recommended due to potential for flooding and the proximity of listed buildings and scheduled monuments.</p> <p><b>1d</b> – Development in the higher areas and adjacent to the Clarendon Way and Gypsy Lane is not recommended as it is likely to be viewed over a wider area and will affect the landscape character of the area, particularly on the local scale.</p> <p><b>1e</b> - Development on these areas, even if limited to lower storey, will be visible from higher distances, especially from the outskirts of Salisbury. Development is not recommended, but if essential could be limited to a narrow band east of Duck Lane, continuous with existing houses, limited to single or low storey only to ensure the skyline views are not breached and that development stays within the context of the existing buildings.</p>
		<p><b>Medium Sensitivity</b></p> <p>1c – adjacent to Clarendon Way and Gypsy Lane; connects with wider rural landscape and longer views including Salisbury Cathedral spire. Enclosed by hedges with a gentle rolling topography with the lower elevations adjacent to Milford Mill Road more visually enclosed.</p>	<p><b>Medium Sensitivity Development and Mitigation Recommendations</b></p> <p><b>1c</b> - Large scale development is not suitable for this area. Development on lower southern areas of 1c should be limited to linear or small clusters of housing along Milford Mill Road respecting the vernacular tradition of the farm cottages existing along the road. Existing vegetation should be retained and enhanced to ensure that views from the west to the east are not affected. Mitigation planting should be provided to screen development from views along the footpaths to the east and north.</p>
		<p><b>Medium/Low Sensitivity</b></p> <p>1b – Area 1b is visually enclosed by the railway line and hedge to Milford House and the road and is not visible from long distance. There are views across this area towards Salisbury Cathedral spire.</p>	<p><b>Medium/Low Sensitivity Development and Mitigation Recommendations</b></p> <p><b>1b</b> - Development here together with mitigation planting would be unlikely to affect the landscape character or affect visual amenity although it would be visible from Gypsy Lane. This is one of the main and historical routes into the parish from the south and has a very different character from the south of the railway line. Care should be taken to maintain the semi-rural character on entering the parish here. Any development here should be low storey and in a linear fashion, using the vernacular style of the existing farm buildings already along this road to create an attractive character. Development should be low to avoid preventing views across towards Salisbury Cathedral Spire from Gypsy Lane, Queen Manor Road and more distant footpaths.</p>



## 7. AREA 2 - NORTH LAVERSTOCK AND COCKEY DOWN

7.1. Area 2 is the collection of fields to the east of Church Road and to the north of the schools. The fields lie at the base of the scarp slope of Cockey and Ford Downs and are gently sloping with the slope steepening closer to the downs. The fields are arable with boundary hedges in some places although open in others. There are wide views from the top of the downs and the downs create a visual backdrop to the area from most views. The River Bourne lies in the valley to the west of this area and there is settlement along the river in a linear form along Church Road which also contains several schools, while the older village of Ford has a local vernacular character. The A30 enters this area from the north-east and has wide views across the landscape towards Salisbury as it crosses Ford Down. The historic Roman road crosses this area, following Malthouse Lane in parts.

7.2. Details of the landscape assessment are included on the tables at the end of this section and as shown in Figure 7.2 and are summarised below.

### Natural Landscape

7.3. The natural landscape is of generally rolling land rising from the Bourne Valley in the west to the scarp slope and ridge of the Laverstock, Cockey and Ford Downs to the east.

### Cultural and Social Landscape

7.4. The land use is mostly arable and grazing, with a series of footpaths together with some open access (CROW Act) on top of the Downs.

7.5. Most of the fields are bounded by mixed hedges with occasional tree copses. The hedges provide visual enclosure in parts, with higher elevations being open with good views.

7.6. Settlements are limited to development along Church Road and Ford village, with occasional buildings in the farmed landscape. There are listed buildings and structures in Ford and Malthouse Lane

### Aesthetic and Perceptual Landscape

7.7. Small settlements along roads and the higher elevations of the Downs, although not physically remote give an impression of remoteness and isolation due to their long distance views and elevation over the surrounding countryside.

7.8. The area is moderately tranquil with some traffic noise intrusion. Church Road is busy due to the schools. Tranquility and remoteness increases towards the north-east away from the urban fringe.

### Visual Landscape

7.9. The higher elevations on the scarp slope of the downs, have extensive views to and from the wider landscape including Old Sarum, Salisbury Plain and Salisbury and provide a visual backdrop to almost all views in the area, defining the eastern edge of the parish. Any development on higher elevations would be very visible from the wider landscape.

7.10. Lower areas are gently rolling fields enclosed by hedges and tree belts. There are long views across the fields but long views beyond are generally screened by field boundary hedges.

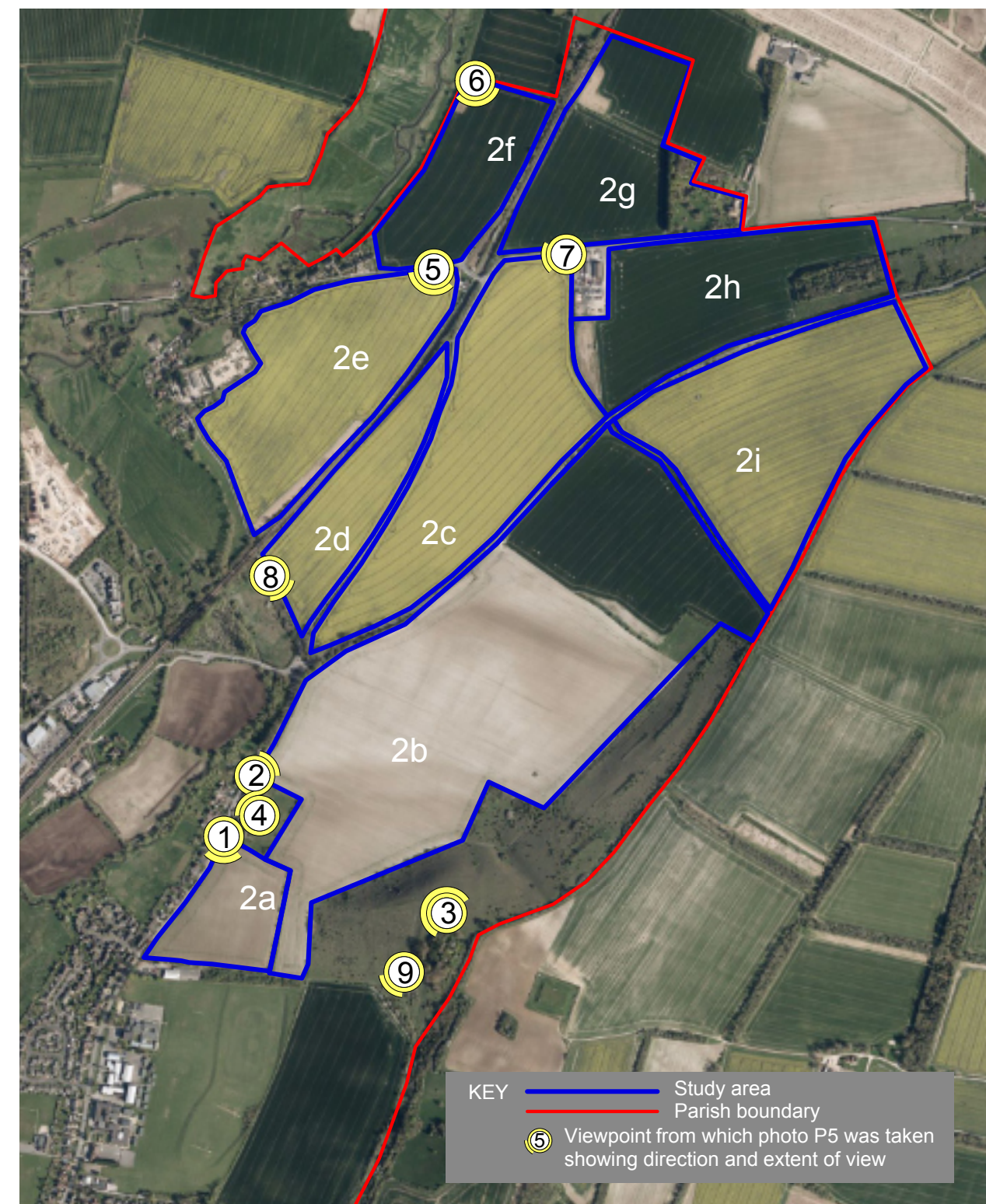


Fig. 7.1 Area divisions included within Area 2 and photo and viewpoint location points





P1: Panorama across area 2a from Church Road showing open view from road across to Cockey Down to the east



P4: View from Church Road looking west showing housing with gaps to allow visual glimpses of the River Bourne and fields beyond, providing visual continuity for the landscape between the housing



P2: Panorama across area 2b from Church Road towards Ford Down to north east.



P3: Panorama from Cockey Down looking west over areas 2a and 2b with the River Bourne and Old Sarum beyond. The schools are just visible at the left of the photo



P5: View from Spire View showing views across field 2e with houses of Ford to the north and Laverstock/ Ford Down to the east. There is no hedge along parts of this road and views are open





P6: Panorama from public footpath along field 2f. The field is enclosed by hedges on all sides with occasional breaks allowing views. Views to the south are of Laverstock and Ford Down and the River Bourne and flood meadows are to the north behind the hedge shown in the right of the photo.



P7: View along Malthouse Lane showing dense hedges on either side of the road



P8: View along Ford Lane showing breaks in hedges and views across fields towards the A338 and Ford Down beyond.



P9: View from Cockey Down looking south west towards Salisbury

## Landscape Value

- 7.11. SWLCA - Area 2 lies in both Area A3 and D5 of the SWLCA and the lower areas of Area 2 are considered to be typical of A3 while the higher areas are typical of D5 although without the remoteness of the wider Salisbury Plain.
- 7.12. The area is considered to be commonplace at lower elevations with rare features along the Downs and in Ford village and to be in reasonable to good condition.
- 7.13. There is a strong sense of place on top of the Downs, lower sense of place at lower elevations. Old Ford village has local sense of place.
- 7.14. There is an attractive scenic quality with high natural value on the downs, and good recreational value due to the CROW Act areas and connecting footpaths
- 7.15. Long views across to Salisbury Plain and Old Sarum and the visual backdrop of the downs provides a high visual value.
- 7.16. The overall value of the area is considered to be medium to high.



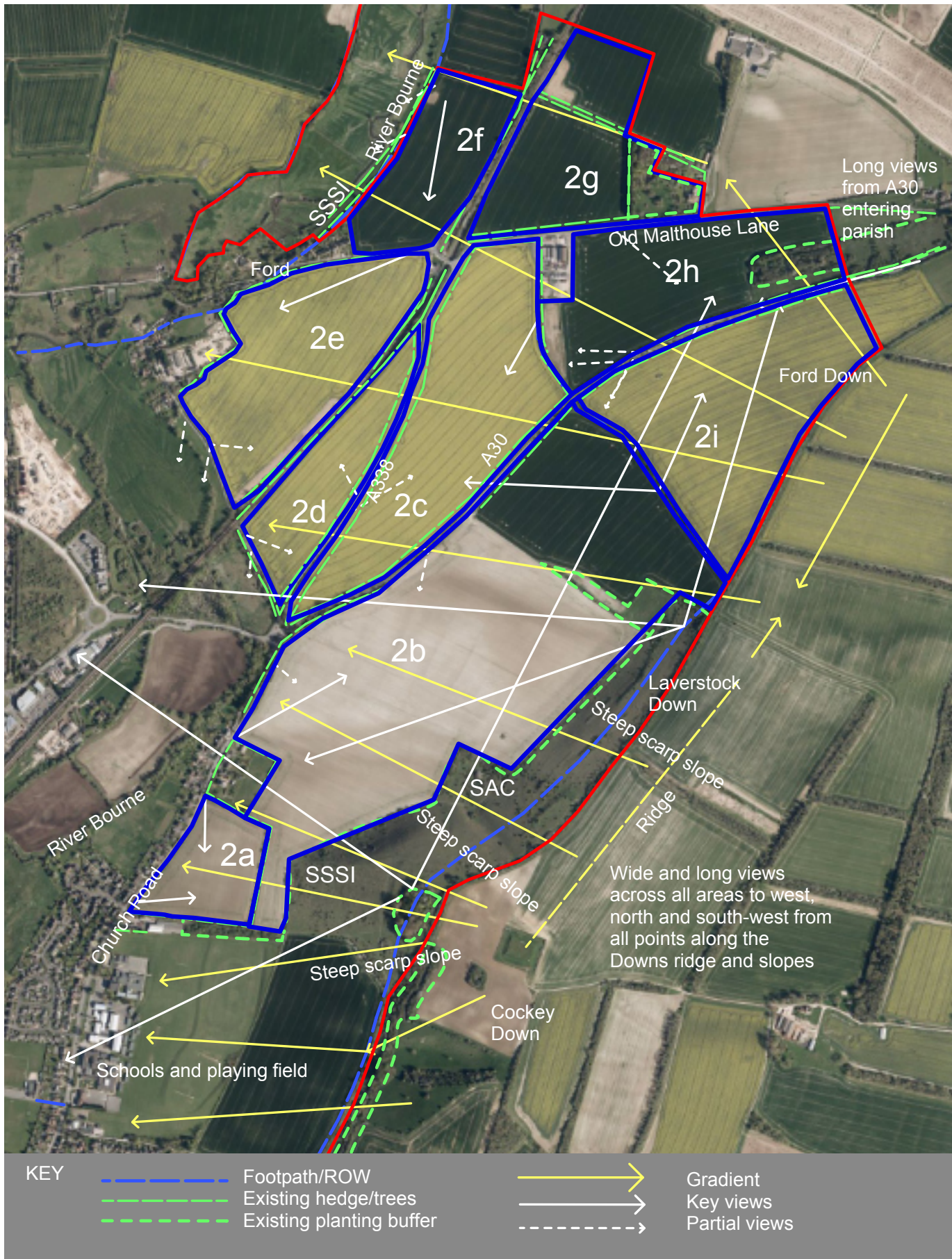


Fig. 7.2 Landscape Analysis for Area 2

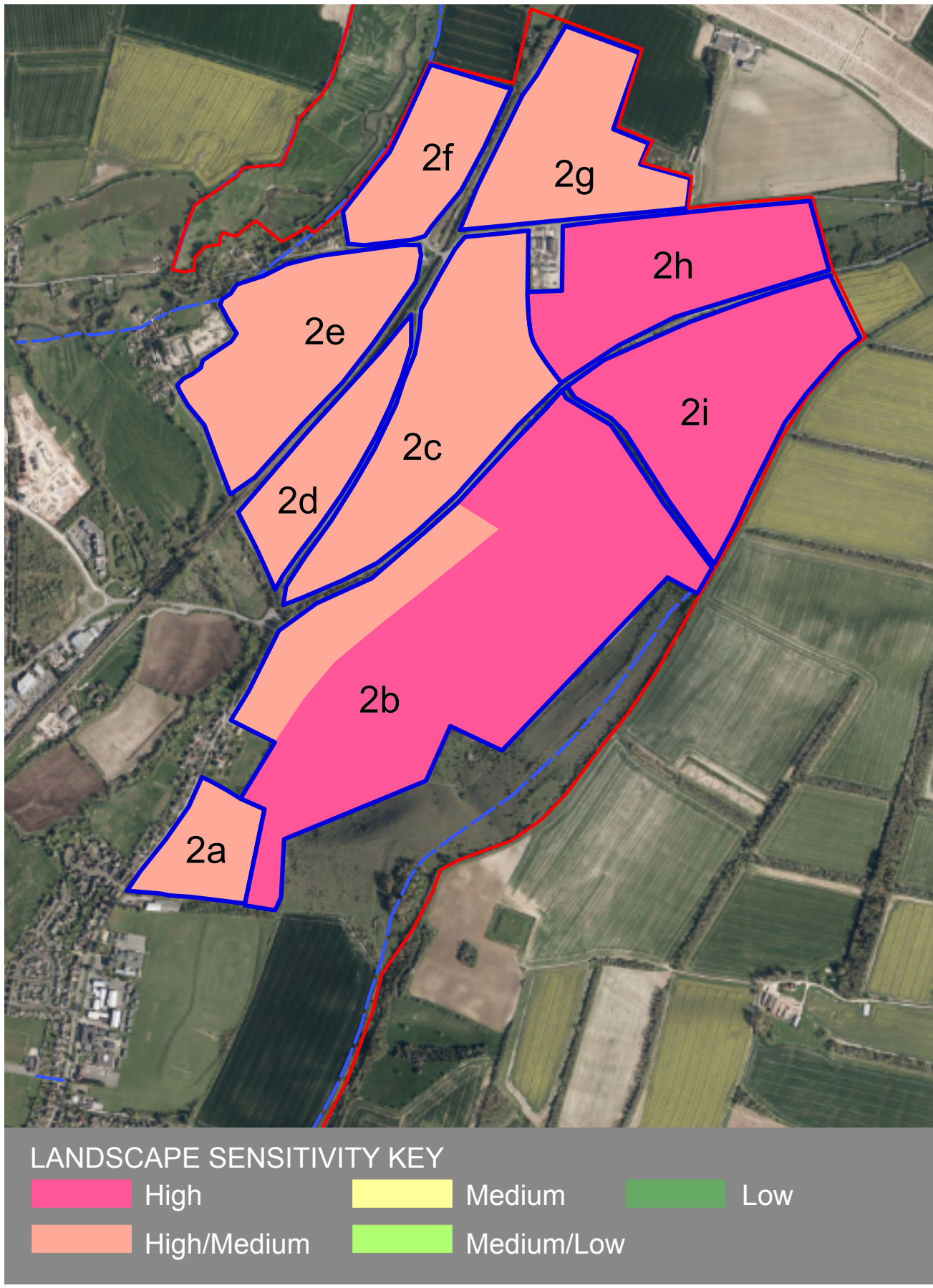


Fig. 7.3 Area 2 Landscape Sensitivity



## AREA 2 CONCLUSION

7.17. The sensitivities for the various land parcels in Area 2 are shown in Figure 7.3

7.18. The overall susceptibility for this Landscape Character Area is summarised as:

7.19. The overall landscape character susceptibility is:

- Areas 2b (part), 2i- Medium/High
- Area 2a, 2b (part), 2c, 2d, 2e, 2f, 2g, 2h = Medium

7.20. The overall visual susceptibility is:

- Areas 2b (upper), 2i - High
- Areas 2a, 2b (lower), 2c, 2d, 2e, 2f, 2g - Medium/High

7.21. The overall value is Medium/High

## Landscape Sensitivity Summary and Development Recommendations

7.22. Area 2 has a mix of high and high/medium sensitivities. The majority of this area is highly visible from sensitive viewpoints such as Figsbury Ring and the Downs and it has a very rural and open character with connections to the wider rural landscape. Any development on the higher fields (2b, 2h and 2i) would be extremely visible and intrusive from public rights of way such as Monarch's Way on the north side of the Bourne Valley and other viewpoints and would affect the character of the entry into the parish along the A30. Development in these areas is not recommended due to this high visual sensitivity. The lower areas have a high/medium sensitivity due to their lower elevation although proximity to the River Bourne increases landscape character sensitivity in places and again large scale development is not recommended here. Sensitivity decreases in localised areas of the fields which are more enclosed with hedges such as around St. Thomas's Bridge and Broken Cross and small scale development may be possible here where visual enclosure is provided by vegetation.

7.23. The conclusions for each area are set out with the development recommendations in the table below.



Sensitivity	Development and Mitigation Recommendations
<p><b>High</b></p> <p><b>2b (upper areas) and 2i</b>, have a steeply sloping landform</p> <p><b>2b (upper areas), 2i, 2h</b> - high level of visibility from other areas of the parish such as Church Road, Old Sarum Village, Old Sarum Monument, A30, A338, Monarch's Way. In particular they also create the gateway into the parish and to Salisbury when travelling southwest along the A30, with long views for users of the road to the south and west.</p> <p><b>2b and 2i</b> connect with Cockey and Ford Downs and adjacent rural landscape to create a significant visual backdrop to many local and more distant locations. Adjacent to permissive access area and CROW act area of Cockey Down and crossed by a local footpath.</p> <p><b>2h</b> - highly visible from viewpoints including Cockey Down, Green Lane and Monarch's Way. Any large scale development in this field is likely to be highly visible.</p>	<p><b>High</b></p> <p><b>2b and 2i (upper)</b> – these areas lie on the scarp slope of the downs and are not physically suitable for development.</p> <p><b>2b (upper), 2i, 2h</b> - These areas are unsuitable for any development excepting possible agricultural or individual buildings which relate to the surrounding agricultural landscape - e.g. adjacent to existing developments along Old Malthouse Lane.</p>
<p><b>Medium/High</b></p> <p><b>2a</b> – this area lies along Church Road within the context of the existing development on the opposite side of the road and the nearby schools. There are also hedges dividing this area from area 2b and the adjacent buildings. This area is flat and at a lower elevation but connects visually with the higher land of Cockey Down beyond and provides a visual gap when viewed from the road which is considered locally important. The area also provides a visual connection from the River Bourne to the skyline of Cockey and Ford Downs. Any development in this area would interrupt this view.</p> <p><b>2b (lower)</b> – this area is mostly screened behind the high hedges along the A30 and A338 at St. Thomas's Bridge. Development here would not impinge significantly on the views of the higher elevations of the downs.</p> <p><b>2c, 2d, 2e, 2f, 2g</b> - these areas are lower lying, flat or rolling topography, mostly enclosed with hedges, but with long views across from certain footpaths and viewpoints. These areas connect with the wider rural landscape and/or the Bourne water meadows and are visible from higher viewpoints such as Figsbury Ring and the Monarch's Way. Large scale development on these areas would be highly visible from the wider landscape; however, smaller areas or clusters of development screened by existing vegetation or mitigated with new planting may be acceptable.</p>	<p><b>Medium/High</b></p> <p>Large scale development in any of these areas is not recommended, but individual or small developments where there is local enclosure through topography or vegetation may be possible.</p> <p><b>2a</b> - Any development along Church Road should be in a series of clusters to allow the views of the Downs beyond to still be viewed between any houses, in a similar way to the closes on the other side of the road which allow views of the River Bourne. In this way, visual connections will be maintained across this landscape.</p> <p><b>2f</b> – any new development should be limited to the existing houses along Spire View, around the existing development at Broken Cross and should be well screened with mitigation planting.</p> <p><b>2c</b> – any development should be located in association with the existing industrial complex on Old Malthouse Lane and should be well screened with mitigation planting. There may be scope for small scale development at the south-west end of the field where there is existing boundary hedge screening,</p> <p><b>2d</b> - new development should be limited to the road on the south-west edge of 2d where there is visual enclosure. Any development should be low key and low height, relating to the local vernacular. Existing vegetation should be retained and enhanced to ensure that views from the west to the east are not affected. Mitigation planting should be provided to screen development from views along the footpaths to the east and north.</p> <p><b>2e</b> - new development should be limited to small scale or individual development adjacent or within the context of the existing buildings in Ford along Spire View and the industrial development at Boswell Brothers.</p> <p><b>2g</b> - Development here is likely to be visible over a wider distance and should be avoided except where associated with the the existing industrial complex on Old Malthouse Lane or adjacent to the woodland, well screened with mitigation planting.</p>



# Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire

Location of character area	Area 2 – North Laverstock and Cockey Down			
Description of character area	Area 2 is the collection of fields to the east of Church Road and to the north of the schools. The fields lie at the base of the scarp slope of Cockey and Laverstock Downs and are gently sloping with the slope steepening closer to the downs. The fields are arable with boundary hedges in some places although open in others. There are wide views from the top of the downs and the downs create a visual backdrop to the area from most views. The River Bourne lies in the valley to the west of this area and there is settlement along the river in a linear form along Church Road which also contains several schools, while the older village of Ford has a local vernacular character. The A30 enters this area from the north-east and has wide views across the landscape towards Salisbury as it crosses Ford Down. The historic Roman road (Ford Road) crosses this area, following Malthouse Lane in parts.			
Landscape criteria	Description of criteria	Landscape Susceptibility	Notes	Potential Mitigation/Development Recommendations
<b>NATURAL CRITERIA</b>				
Landform	The land rises from the River Bourne in the west to the east and north, initially gently and then steeply sloping where the scarp slopes of Laverstock and Cockey Down dominate the landscape and define the visual envelope of the area. The land rises gently from the River Bourne to the west towards Old Sarum.	Parts of 2b, 2i = <b>High</b> All other areas <b>Medium</b>	All upper areas of the Downs are steep scarp slopes	Avoid any development on steeper slopes and higher elevations
Land Cover	The fields are either grazed or arable. There are hedges around most of the fields of standard hedge species. Cockey Down is grazed grassland with tree clumps and gorse species.	<b>Low-Medium</b>		Retain and enhance all existing hedges and tree belts. Provide additional hedge and tree planting around any new development
Hydrology	The west of the area is bounded by the River Bourne which frequently floods the adjacent meadows. Area 2 lies outside the Flood Risk zone 3 for the river.	<b>Low</b>		Avoid development in flood risk areas
<b>CULTURAL AND SOCIAL CRITERIA</b>				
Land Use	Most of the lower field land use is currently agriculture, grazing or arable The downs are open downland, grazed.	Parts of Area 2b, 2i = <b>Medium-high</b> All other areas = <b>Low/Medium</b>		Retain open grazed areas
Cultural heritage assets	St. Thomas's Bridge over the River Bourne on the old Roman road (A30) is a Grade II listed building. The Mill House and attached Mill on the River Bourne at Ford is also Grade II listed. Malthouse Lane lies on the line of the old Roman road connecting Winchester with Old Sarum.	2e, 2f, 2h, 2g, 2c = <b>Medium</b> All other areas = <b>Low</b>	2e assets are near Mill House and bridge.	Avoid development which could visually affect any heritage asset
Built Form and Settlement	There is little building within this area, with clusters of housing along Church Road and the village of Ford. There are occasional farms and industrial units. Most of the housing is 19 <sup>th</sup> and 20 <sup>th</sup> century, with occasional historical and older housing in the village of Ford and farm cottages along Church Road	2i, 2h, 2g, 2c, 2d, 2b, 2f, 2e = <b>Medium</b> 2a = <b>Low</b>	2a influenced by schools and housing. 2e influenced by Ford village	New development should respect historic vernacular style of buildings in each area and be of appropriate size, scale and visual treatment.
Public Access	A footpath runs along the western face of Cockey, Ford and Laverstock Downs connecting Laverstock and Ford villages and crossing the A30. There is permissive access to the wider area of the Downs under the CROW Act. Other footpaths run along or near the river at Ford.	<b>Medium</b>		Maintain existing public access and increase connective public rights of way and permissive access where possible.
Enclosure	Visual enclosure is provided by hedges along field boundaries and along some roads and paths. There are other occasional tree belts and copses which provide enclosure. Higher elevations are lacking in enclosure with open fields and downs giving wide open spaces and views.	2b, 2i 2h = <b>High</b> Other areas = <b>Low</b>	Hedges prevent long views and provide screening	Retain and enhance all existing hedges and tree belts. Provide additional hedge planting around any new development. Avoid obstruction of existing views.



# Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire

Landscape receptor	Description of receptor	Landscape Susceptibility	Potential Mitigation/Development Recommendations
<b>AESTHETIC AND PERCEPTUAL CRITERIA</b>			
<b>Remoteness and tranquility</b>	<p>Area 2 lies outside the urban fringe of Salisbury and outside the main developed area of the parish. Settlements are located in small clusters along the River Bourne or in linear developments along roads. Isolated farms and some industrial units are located individually in the landscape.</p> <p>The higher elevations of the Downs, although not physically remote give an impression of remoteness and isolation due to their long distance views and elevation over the surrounding countryside.</p> <p>The spire of Salisbury is a visual orientation clue within the landscape.</p> <p>The area is moderately tranquil, particularly on the higher elevations. Road noise from the A30 and A338 is intrusive in the majority of locations. Church Road around the area of the schools plus their playing field is busy during school operating times. Remoteness increases at higher elevations and further north-east away from settlements</p>	<p>Areas 2i, 2h, 2b, 2g = <b>High/Medium</b></p> <p>Areas 2c, 2d, 2e, 2f, = <b>Medium</b></p> <p>Area 2a = <b>Medium/Low</b></p>	<p>Avoid large developments which are immediately noticeable in the landscape</p> <p>Avoid any development which does not respect vernacular</p>
<b>Scenic Quality and Character</b>	A general rural area with some urban fringe influence. Mostly open landscape at higher elevations with some enclosure from boundary hedges at lower elevations with rural influence and openness increasing towards the east and north. Local sense of place. Agricultural landscape.	<b>Medium/High</b>	
	<b>Overall Landscape Susceptibility</b>	<b>Parts of 2b, 2 i = High/Medium</b> <b>Other areas = Medium</b>	
<b>VISUAL CRITERIA</b>			
<b>Visual Amenity</b>	<p>Areas 2b, 2i are higher elevations in part, on the scarp slope of the downs, with extensive views to and from the wider landscape including Old Sarum, Salisbury Plain and Salisbury. The downs provide a visual backstop to almost all views in the area, defining the eastern edge of the parish. Any development on higher elevations would be very visible from the wider landscape.</p> <p>Areas 2c, d, e, f, g, h are gently rolling fields enclosed by hedges and tree belts. There are long views across the fields but long views beyond are generally screened by field boundary hedges.</p> <p>Lower parts of 2b are visually enclosed by hedges and lie at lower elevations along Church Road, with little visual connection to the wider landscape. Area 2a has good visual connections to the downs which provide a visual backdrop to these areas.</p> <p>There are clear views of the north-eastern areas of the parish from Figsbury Ring.</p>	<p><b>High</b> for higher elevations of 2b, 2i, 2h</p> <p><b>Medium/High.</b> For lower elevations of 2b, 2i, plus all other areas</p>	<p>Avoid any development on higher and steeper slopes</p> <p>Design housing layout to correspond to contours and landscape pattern</p> <p>Avoid disrupting any long views</p>
<b>Skylines</b>	Laverstock, Cockey and Ford Downs which lie along the eastern boundary of the parish provide a significant skyline to area 2 and create an almost continuous visual backdrop to most views in the area, including those from lower elevations	<p>2b, 2i higher elevations = <b>High</b></p> <p>Other areas = <b>Low</b></p>	Avoid any development which encroaches on any skyline or within a visual backdrop
<b>Views to and from Important Landscape and Cultural heritage features</b>	<p>There are wide and open views from the higher elevations of Laverstock, Cockey and Ford Downs (2a, 2b, 2i and 2h) and from the A30 as it enters the parish towards the spire of Salisbury Cathedral, Salisbury Plan and Old Sarum Castle.</p> <p>Much of Area 2 is highly visible from Figsbury Ring, particularly the lower fields of 2i, 2h, 2c, 2e, 2g and 2f. The area is less visible from Old Sarum due to Castle Hill.</p>	<b>High</b>	Avoid any development within accepted views. Avoid obstruction of existing views.
<b>Views to and from locally important viewpoints</b>	<p>Cockey and Ford Downs are a major landscape feature and skyline in the parish, visible from many areas including Old Sarum Castle, Figsbury Ring and many public areas including Castle Hill, Monarch's Way and the River Bourne. Cockey, Ford and Laverstock Downs visually define the eastern edge of the parish and create a strong visual backdrop.</p> <p>Lower elevations including 2f and 2g have long views across the fields although interrupted at times by trees and hedges.</p>	<b>High</b>	Avoid any development within accepted views. Avoid obstruction of existing views.
<b>Visual Receptors</b>	Users of the footpaths, particularly along the top of the Downs and the permissive access area of Cockey Down. Users of footpath along River Bourne. Users of cars along the A30 travelling south-west on entering the parish at Ford Down. Pedestrians, school visitors, residents along Church Road	<p>2b, 2i, 2h 2f = <b>High</b></p> <p>2a = <b>Medium/High</b></p> <p>Other areas <b>Medium</b></p>	<p>Avoid development adjacent to long distance footpath or CROW area.</p> <p>Increase public access and visual gaps through and between development.</p> <p>Maintain visual gaps and views of skylines.</p>
	<b>Overall Visual Susceptibility</b>	<b>Parts of 2b, 2 i = High</b> <b>Other areas = Medium/High</b>	



# Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire

Landscape receptor	Description of receptor	Landscape Susceptibility
<b>LANDSCAPE VALUE CRITERIA</b>		
<b>Strength of landscape character</b>	<p>SWLCA - Area 2 lies in both Area A3 and D5.</p> <p><b>A3</b></p> <p><b>Current Condition</b> - The overall condition of this Landscape Character Area is considered to be <b>good</b>, resulting from the strong patchwork of ecological habitat, including water meadows and riverside willows, the general high water quality and high biodiversity value of the River Bourne. Hedgerows are predominantly intact, but decline or hedgerow loss is visible in places.</p> <p><b>Landscape Character Sensitivity</b> - This small-scale, landscape has a strong character resulting from the patchwork of sensitive landscape features along the valley corridor, including remnants of water meadows and lines of willows. Sense of tranquillity is relatively strong within the northern half of the valley, becoming more disturbed in proximity to Salisbury and the main A338 and A30 road corridors. Overall landscape character sensitivity is therefore considered to be <b>moderate to high</b>.</p> <p><b>Visual Sensitivity</b> - Within this valley there is a relatively strong sense of openness, due to the shallow nature of the valley sides. In places, patches of woodland limit views from the valley corridor to adjacent Chalk Downland landscapes, whilst in others, open views result in strong intervisibility. Visual sensitivity is therefore assessed <b>moderate to high</b></p> <p>The lower areas of Area 2 are considered to be typical of A3.</p> <p><b>D5 Porton Down Chalkland</b></p> <p><b>Current Condition</b> - Clumps of woodland within this area are generally well maintained. Outside MOD owned areas, arable farmland is generally in <b>moderate</b> condition, with hedges and field boundary loss apparent.</p> <p><b>Landscape Character Sensitivity</b> - Inherent landscape sensitivities within this LCA include mixed woodland copses, patches of calcareous grassland and numerous archaeological features. Sense of tranquillity is strong throughout much of the area (except in proximity to the main road and railway corridors). The relatively large-scale landscape pattern, interspersed with small settlements further contributes to landscape character sensitivity, which is considered to be <b>moderate to high</b> overall.</p> <p><b>Visual Sensitivity</b> - Overall visual sensitivity throughout this Landscape Character Area is considered to be <b>high</b>, resulting from the strong sense of openness, panoramic views across the area, and views to adjacent Chalk Downland and River Valley landscapes.</p> <p>The higher parts of Area 2 lie within Area D5.</p> <p>Area 2 is considered to be partly representative of both character areas, lying mostly in character area D5 with typical downland characteristics. Proximity to Salisbury and the urban extension along Church Road detracts from the landscape characteristics</p>	<b>Medium/High</b>
<b>Rarity</b>	Views of the Bourne water meadows, or of the Ford and Laverstock Downs give an increased rarity. Ford Village and the higher elevations of the Downs are higher rarity.	<b>Medium</b>
<b>Landscape Condition</b>	<p>Attractive semi-natural and farmed landscape with distinctive features</p> <p>Recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident;</p> <p>Some detracting features;</p> <p>Some features worthy of conservation</p>	<b>Medium/High</b>
<b>Sense of Place</b>	Strong sense of place on top of the Downs, lower sense of place at lower elevations. Old Ford village has local sense of place.	<b>Medium/High</b>
<b>Landscape Value</b>	Attractive scenic quality, limited potential for substitution in places, good landscape quality	<b>Medium/High</b>
<b>Natural Value</b>	Cockey Down is SSSI, hedges along roads.	<b>Medium/High</b>
<b>Recreational Value</b>	Footpaths provide good connecting routes. Permissive access to other areas are well used by local residents. Cockey Down is CROW Act Open country.	<b>Medium/High</b>
<b>Visual Value</b>	Long views to Salisbury Plain, Salisbury including Cathedral and Old Sarum	<b>Medium/High</b>
	<b>Overall Value</b>	<b>Medium/High</b>



<b>Landscape capacity for change</b>	A landscape capable of accommodating limited proposed change without significant effects on landscape character, value, features or elements. Some higher areas particularly sensitive to any change.		<b>Medium/High</b>
<b>Physical constraints</b>	There are actual physical constraints restricting development on certain parts of Area 2. The upper areas of Area 2b and 2i lie on the lower scarp slope of the Downs and are therefore likely to be too steep for economic development		
<b>Combined Landscape Sensitivity</b>	<b>High Sensitivity with areas of Medium/High Sensitivity</b>	<p><b>High Sensitivity</b></p> <p>These are generally the higher elevations which have wider views and connections with the surrounding landscape and create a backdrop to most of the areas under consideration. They mostly have good public access, with local importance and high biodiversity value. Development on these areas, even if limited to lower storey, will be visible from wider distances, including from lower lying surrounding landscapes. These areas are considered medium/high sensitivity due to:</p> <p>2b (upper areas) and 2i, have a steeply sloping landform</p> <p>2b (upper areas), 2i, 2h have a high level of visibility from other areas of the parish such as Church Road, Old Sarum Village, Old Sarum Castle, A30, A338, Monarch's Way. In particular they also create the gateway into the parish and to Salisbury when travelling southwest along the A30, with long views for users of the road to the south and west.</p> <p>2b and 2i connect with Cockey and Ford Downs to create a significant visual backdrop to many local and more distant locations. They are connected to the adjacent rural landscape and are adjacent to permissive access area and CROW act area of Cockey Down and crossed by a local footpath. Highly visible to users of the A30 on entering the parish from the north.</p> <p>2h, although lower is highly visible from viewpoints including Cockey Down and Green Lane and Monarch's Way. Any large scale development in this field is likely to be highly visible.</p>	<p><b>High Sensitivity Development and Mitigation Recommendations</b></p> <p>2b and 2i (upper) – these areas lie on the scarp slope of the downs and are unlikely to be physically suitable for development.</p> <p>2b (upper), 2i, 2h - These areas are unsuitable for any development excepting possible agricultural or individual buildings which relate to the surrounding agricultural landscape</p>
		<p><b>Medium/High Sensitivity</b></p> <p>These areas may have the physical capacity to take low storey development but it is likely to be viewed over a wide area and will affect the landscape character of the areas, particularly on the local scale. As these areas connect visually with the wider open and higher landscape any development is also likely to have a detrimental effect on wider visual amenity. Development here will particularly be visible from the higher elevations of Cockey Down and will be visible from Figsbury Ring, Old Sarum and on entering the parish from the A30, Large scale development in any of these areas is not recommended, but individual or small developments where there is local enclosure through topography or vegetation may be possible.</p> <p>2a – this area lies along Church Road within the context of the existing development on the opposite side of the road and the nearby schools. There are also hedges dividing this area from area 2b and the adjacent buildings. This area is flat and at a lower elevation but connects visually with the higher land of Cockey Down beyond and provides a visual gap when viewed from the road which is considered locally important. The area also provides a visual connection from the River Bourne to the skyline of Cockey and Ford Downs. Any development in this area would interrupt this view.</p> <p>2b (lower) – this area is mostly screened behind the high hedges along the A30 and A338 at St. Thomas's Bridge. Development here would not impinge significantly on the views of the higher elevations of the downs.</p> <p>2c, 2d, 2e, 2f, 2g - these areas are lower lying, flat or rolling topography, mostly enclosed with hedges, but with long views across from certain footpaths and viewpoints. These areas connect with the wider rural landscape and/or the Bourne water meadows and are visible from higher viewpoints such as Figsbury Ring and the Monarch's Way. Large scale development on these areas would be highly visible from the wider landscape, however, smaller areas or clusters of development screened by existing vegetation or mitigated with new planting may be acceptable.</p>	<p><b>Medium/High Sensitivity Development and Mitigation Recommendations</b></p> <p>Large scale development in any of these areas is not recommended, but individual or small developments where there is local enclosure through topography or vegetation may be possible.</p> <p>2a - Any development along Church Road should be in a series of clusters to allow the views of the Downs beyond to still be viewed between any houses, in a similar way to the closes on the other side of the road which allow views of the River Bourne. In this way, visual connections will be maintained across this landscape.</p> <p>2d - new development should be limited to the road on the south-west edge of 2d where there is visual enclosure. Any development should be low key and low height, relating to the local vernacular. Existing vegetation should be retained and enhanced to ensure that views from the west to the east are not affected. Mitigation planting should be provided to screen development from views along the footpaths to the east and north.</p> <p>2c – any development should be located in association with the existing industrial complex on Old Malthouse Lane and should be well screened with mitigation planting. There may be scope for small scale development at the south-west end of the field where there is existing boundary hedge screening,</p> <p>2f – any new development should be limited to the existing houses along Spire View, around the existing development at Broken Cross and should be well screened with mitigation planting.</p>



## 8. AREA 3 - FORD AND LAND EAST OF OLD SARUM AIRFIELD

- 8.1. Area 3 includes the fields between the village of Ford and the east of Old Sarum Village and Airfield. These lie on the north-central part of the parish and connect with the rural areas of Winterbourne Earls along the River Bourne to the fields to the north. The area is crossed by two Roman roads – The Portway and Ford Road, both of which lead to Old Sarum Monument which is a significant visual focal point to the west outside the parish. The fields are mostly arable, particularly to the north, with grazing closer to the river and most are enclosed by hedges. There are wide views from many points in the area and the downs to the east create a visual backdrop with clear views towards Porton Down to the north-east. The airfield, still commercially active, lies to the north-west of Ford and forms the major part of the Old Sarum Airfield Conservation Area with many listed buildings many of which are still used commercially today. There are large areas of new residential building to the north of the airfield. The area is the most distant in the parish from the urban area of Salisbury and hence has more rural than urban connections and has a more rural feel, particularly in the old villages along the River Bourne which is a SSSI as part of the River Avon system. Footpaths provide good connecting routes especially the Monarch's Way which has long views along its length. Permissive access to other areas on the new Castle Hill country park adjacent to Ford is well used by local residents.
- 8.2. Details of the landscape assessment are included on the tables at the end of this section and in Figure 8.2 and are summarised below.

### Natural Landscape

- 8.3. The natural landscape is of generally rolling and rising land rising from the Bourne Valley in the southeast to the higher area to the north which connects with the higher plains of the surrounding landscape.

### Cultural and Social Landscape

- 8.4. The land use is mostly arable and grazing, with a series of footpaths providing good connections.
- 8.5. Most of the fields are bounded by mixed hedges with occasional tree copses. The hedges provide visual enclosure in parts, with higher elevations being open with good views.
- 8.6. There is little building within this area, with clusters of historical and modern housing along the River Bourne at Ford, continuing the vernacular of villages along the river valley. 20<sup>th</sup> century housing at Ford north of the Roman Road and along the Portway relates to military accommodation. There are modern developments overlooking the area at Hampton Park, and north of the airfield, construction of which is still underway.

### Aesthetic and Perceptual Landscape

- 8.7. Settlements are located in small clusters along the River Bourne or in linear developments along roads. There are developments and new areas of housing to the west but to the further east the area becomes more rural and connects with the downs and open plains to north and west and the downs to the east. The longer distance views and elevation give an impression of remoteness and isolation. The enclosed areas around the River Bourne give a feel of tranquil lowland landscape in parts.

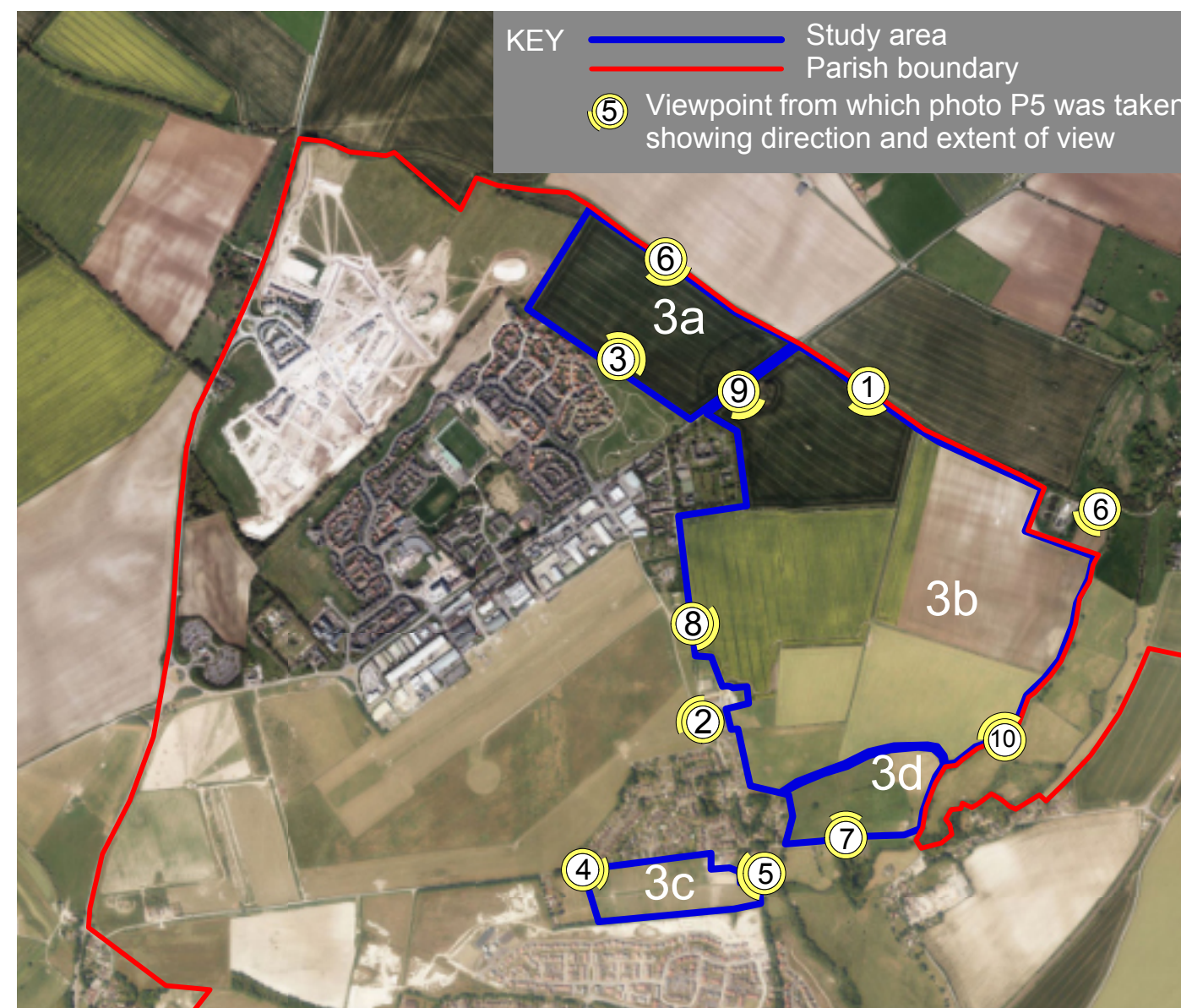


Fig. 8.1 Area 3 study areas and viewpoints





P1: View from Monarch's Way looking east towards Ford and Cockey Down



P2: View from small area of amenity open land at the north of Manor Farm Road looking north over the end of the airfield - long views area prevented by the topography and high planting to the east.



P8: view looking south-east from footpath north of Manor Farm showing long open views across area 3b with downs as backdrop beyond



# Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire

8.8. The area is moderately tranquil with some traffic noise intrusion from the A30 and A338. When in operation there is also noise and visual intrusion from the airfield.

## 8.9. Visual Landscape

8.10. The higher elevations of the area, particularly the Monarch's Way, have extensive views to and from the wider landscape including Salisbury Cathedral Spire, Old Sarum, Figsbury Ring, Salisbury Plain and Salisbury plus Cockey and Ford Downs. Any development on higher elevations would be very visible from higher elevations.

8.11. Lower areas along the River are gently rolling fields enclosed by hedges and tree belts. There are long views across the fields but long views beyond are generally screened by field boundary hedges and the rising topography. The topography generally prevents views across the airfield.

## Landscape Value

8.12. SWLCA - Area 3 lies in both Area A3 and D4 of the SWLCA and the lower areas of Area 3 are considered to be typical of A3 while the higher areas are typical of D4.

8.13. The area is considered to be commonplace at lower elevations with rare features along the Monarch's Way and in Ford village and to be in high to medium condition.

8.14. Strong sense of place on top of the Monarch's Way and along the villages along the river, especially the older parts of Ford. There is a lower sense of place in more modern developments.

8.15. Footpaths provide good connecting routes. Permissive access to other areas are well used by local residents. Monarch's Way is well used and has long views along its length.

8.16. Long views to Salisbury Plain, Salisbury including Cathedral and Old Sarum. Can be viewed from long distances and other locally valued viewpoints gives a high visual value.

8.17. The overall value of the area is considered to be medium to high.



Fig. 8.2 Area 3 landscape analysis



P3: View looking south-east from new housing to north of the airfield showing area 3a and the Monarch's Way to the left



P4: View looking south-east across area 3c showing downland backdrop behind





P5: View looking west from footpath showing views filtered by topography and trees.



P6: View looking south west from the junction of the Monarch's Way and footpath LAF025 adjacent to the sewage works



P7: View from the road between Ford and Broken Cross looking north across field 3d.



P9: View from The Portway between Throgmorton Hall and the tumuli, looking south-east.



P10: View looking north from LA025 towards Sewage Works along Monarch's Way



## AREA 3 CONCLUSION

8.18. The sensitivities for the various land parcels in Area 3 are showing in Figure 8.3

8.19. The overall landscape character susceptibility is:

- Areas 3a, 3b, 3d - Medium/High
- Area 3c = Medium

8.20. The overall visual susceptibility is:

- Areas 3a, 3b - High
- Areas 3c, 3d - Medium/High

8.21. The overall value is Medium/High

## Landscape Sensitivity Summary

8.22. Area 3 is mostly high and high/medium sensitivity due to its mostly open and high elevation. Field 3b is highly visible from many locations including Figsbury Ring and Cockey Down and connects with the wider rural and open landscape. The Monarch's Way allows for sensitive pedestrian receptors to cross the area with views over the fields to Cockey Down and is adjacent to field 3a. Field 3b lies near to the River Bourne which floods and is a SSSI.

8.23. The conclusions for each area are set out with the development recommendations in the table below.

## Development Recommendations

8.24. Development is generally not recommended on the higher elevations of this area due to its visibility from surrounding areas, particularly from Cockey and Ford Downs and Figsbury Ring.

8.25. Development near to Old Sarum Village is not recommended due to the proximity of the Monarch's Way and the location on the skyline. Development may be possible at Manor Farm adjacent to Green Lane although the proximity of the active airfield may prevent this.

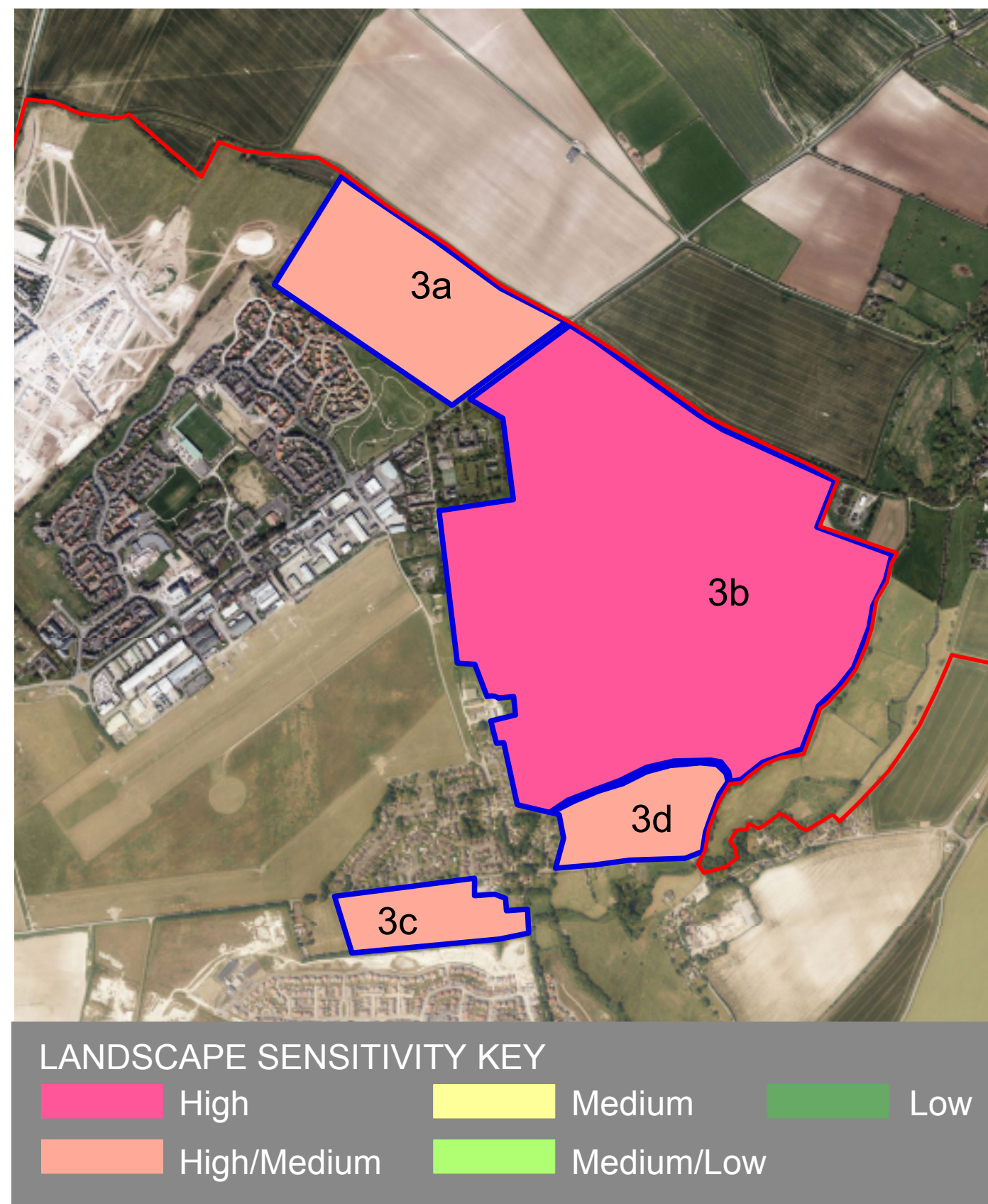


Fig. 8.3 Area 3 landscape sensitivity



Sensitivity	Development Recommendations and Mitigation
<p><b>High</b></p> <p><b>3b</b> – this field is significantly visible from important viewpoints including Old Sarum and Figsbury Ring scheduled monuments and surrounding areas due to its elevation and topography – lying on the slope between The Portway and Ford Road in the Bourne Valley. Any development here would be highly visible from many footpaths including the adjacent Monarch’s Way and Cockey Down plus the monuments.</p>	<p><b>High</b></p> <p><b>3b</b> – development not generally recommended for this area. However it might be possible to include small scale development at Manor Farm and adjacent areas around Green Lane where incorporated into existing development. The location of the active runway may be a factor in development here.</p>
<p><b>Medium/High</b></p> <p><b>3a</b> – higher elevation field on the visual skyline on the edge of Old Sarum Village and immediately adjacent to the Monarch’s Way. Visible from Figsbury Ring and Cockey and Ford Downs but due to topography not as visible as field 3b. Creates valuable open gap between the new village development and the Monarch’s Way.</p> <p><b>3c</b> – This field is enclosed on all sides by vegetation and/or buildings and is mostly visually enclosed, particularly towards the eastern end. There are views into the field from Green Lane to the east and there are clear views of the field approaching the entrance to Ford along Ford Road from the west. The field acts as a visual and physical gap between the new development at Riverdown Park and the village of Ford. The field relates visually and in character terms with the Bourne valley and Green Lane and with the wider rural landscape towards the west immediately to the west of Green Acres and to the north across Old Sarum Airfield. The lower eastern elevations are not generally visible from the wider landscape, however as the elevation rises to the west, the field can be partially viewed from Figsbury Ring (distant) or from right of way LAF01 as it crosses Ford Down and the A30. Development within the field, particularly on the western end is likely to be visible in the wider landscape framework due to the rising elevation.</p> <p><b>3d</b> – lower elevation field connecting with 3b and lying along the Bourne valley adjacent to the SSSI. Has tendency to flood. Lower elevation means not so visible from important viewpoints but highly visible from local footpaths including Monarch’s Way.</p>	<p><b>Medium/High</b></p> <p><b>3a</b> – development not recommended for this area due to location of Monarch’s Way and open space and country parks from the new developments.</p> <p><b>3c</b> - Development here at the western end in particular would be visible in the wider landscape and would remove the open landscape character of this space. Development along the eastern end would be visible from the footpaths LAF017 and LAF011. Development is not recommended in this area for these reasons. Individual buildings in this space may be included if the mitigation were to ensure the continuity of the landscape character of this area.</p> <p><b>3d</b> – development not generally recommended for this area due to continuation of landscape character along Ford Road. Possible individual developments could be mitigated against with suitable screening if in the vernacular of Ford village.</p>



# Landscape Sensitivity Assessment for Laverstock and Ford Parish, Wiltshire

Location of character area	<b>Area 3 – Ford and area to east of Old Sarum Village and Airfield</b>			
Description of character area	Area 3 includes the fields between the village of Ford and the east of Old Sarum Village and Airfield. These lie on the north-central part of the parish and connect with the rural areas of Winterbourne Earls along the River Bourne to the fields to the north. The area is crossed by two Roman Roads – The Portway and Roman Road (also known as Ford Road), both of which lead to Old Sarum Castle which is a significant visual point to the west. The fields are mostly arable, particularly to the north, with grazing closer to the river. Most of the fields are enclosed by hedges. There are wide views from many points in the area and the downs to the east create a visual backdrop with clear views towards Porton Down in the north. Old Sarum airfield lies to the west and is a conservation area with an old military history, although the current ownership is commercial. There are many ex-service homes in the vicinity. There is commercial activity in the old hangars for the airfield and their surrounds. There is a large area of new residential building to the north of the airfield. The area is the most distant in the parish from the urban area of Salisbury and hence has more rural than urban connections and has a more rural feel, particularly in the old villages along the River Bourne.			
Landscape receptor	Description of receptor	Landscape Susceptibility	Notes	Potential Mitigation/Development Recommendations
<b>NATURAL CRITERIA</b>				
<b>Landform</b>	The land rises from the River Bourne in the south east to the north-west, with high points to the north of The Portway. The north-eastern boundary of the parish, along which runs the Monarch's Way footpath lies along a ridge from where there are long views across the parish and to the north.	3a, 3b = <b>High</b> All other areas <b>Medium</b>		Avoid any development on steeper slopes and higher elevations
<b>Land Cover</b>	The fields are mostly arable, particularly to the north, with grazing closer to the river. Most of the fields are enclosed by hedges. There are flood meadows along the river. There are occasional tree belts or copses.	<b>Low-Medium</b>		Retain and enhance all existing hedges and tree belts. Provide additional hedge and tree planting around any new development
<b>Hydrology</b>	The south west of the area is bounded by the River Bourne which frequently floods the adjacent meadows. The flood meadows lie within the Flood Risk zone 3 for the river.	<b>Low</b>		Avoid development in flood risk areas
<b>CULTURAL AND SOCIAL CRITERIA</b>				
<b>Land Use</b>	Most of the lower field land use is currently agriculture, mostly arable with grazing in river meadows and other lower areas.	<b>Low/Medium</b>		Retain open grazed areas
<b>Cultural heritage assets</b>	Ende Burgh long barrow lying at the junction of the Monarch's Way with The Portway is a scheduled monument. There are several listed buildings within Old Sarum Airfield including the Territorial Army Headquarters, the WW1 aircraft hangars and workshops. The airfield is also a conservation area.	3b = <b>Medium</b> All other areas = <b>Low</b>		Avoid development which could visually affect any heritage asset
<b>Built Form and Settlement</b>	There is little building within this area, with clusters of historical and modern housing along the River Bourne at Ford, continuing the vernacular of villages along the river valley. 20 <sup>th</sup> century housing at Ford north of the Roman Road and along the Portway relates to military accommodation. There are modern developments overlooking the area at Riverdown Park, and north of the airfield, construction of which is still underway.	3d = <b>Medium</b> All other areas = <b>Low</b>		New development should respect historic vernacular style of buildings in each area and be of appropriate size, scale and visual treatment.
<b>Public Access</b>	The Monarch's Way long distance footpath runs along the north of the parish and runs along a ridge line with extensive views over the parish and beyond. There is a footpath along Green lane to the east of the airfield connecting Ford with The Portway. There is a footpath running along the river and other footpaths connecting to other areas in the parish.	3a, 3b = <b>High</b> 3c, 3d = <b>Medium</b>		Maintain existing public access and increase connective public rights of way and permissive access where possible.
<b>Enclosure</b>	Visual enclosure is provided by hedges along field boundaries and along some roads and paths. There are other occasional tree belts and copses which provide enclosure. Higher elevations where not interrupted by hedges give rise to wide ranging views and feeling of open-ness	3a, 3b = <b>High</b> Other areas = <b>Low</b>	Hedges prevent long views and provide screening Airfield topography creates enclosure	Retain and enhance all existing hedges and tree belts. Provide additional hedge planting around any new development. Avoid obstruction of existing views.



Landscape receptor	Description of receptor	Landscape Susceptibility	Notes	Potential Mitigation/Development Recommendations
<b>AESTHETIC AND PERCEPTUAL CRITERIA</b>				
<b>Remoteness and tranquility</b>	<p>Area 3 lies outside the urban fringe of Salisbury and outside the main developed area of the parish. Settlements are located in small clusters along the River Bourne or in linear developments along roads. Isolated farms and some industrial units are located individually in the landscape. There are developments and new areas of housing to the west but to the further east the area becomes more rural and connects with the downs and open plains to north and west and the downs to the east. The longer distance views and elevation give an impression of remoteness and isolation. The enclosed areas around the River Bourne give a feel of tranquil lowland landscape in parts.</p> <p>The spire of Salisbury is a visual orientation clue within the landscape from certain views, as is the Old Sarum Castle.</p> <p>The area is moderately tranquil, particularly on the higher elevations and further north and east. Road noise from the A30 and A338 is intrusive in the majority of locations.</p>	<p>Area 3a, 3b = <b>High/Medium</b></p> <p>Areas 3d, 3c = <b>Medium</b></p>	Tranquility and remoteness increasing to east and north	<p>Avoid large developments which are immediately noticeable in the landscape</p> <p>Avoid any development which does not respect vernacular</p>
<b>Scenic Quality and Character</b>	A general rural area with urban fringe influence, particularly to the west. Generally open landscape with rural influence and open-ness increasing towards the east and north. Local sense of place.	<b>Medium/High</b>	Spacious and special scenic quality from Monarch's way.	
	<b>Overall Landscape Susceptibility</b>	<p><b>3a, 3b and 3d = High/Medium</b></p> <p><b>3c, = Medium</b></p>		
<b>VISUAL CRITERIA</b>				
<b>Visual Amenity</b>	<p>Areas 3a and 3b are the higher elevations of the parish and have wide ranging views in all directions over the downs, Salisbury plain, Cockey Down and Salisbury. The Monarch's Way follows a local ridge line and has particularly long views to the north from 3a and to the north, east and south from upper parts of 3b. In particular, there are strong views of Cockey and Ford Downs which create the visual backdrop to the east. Salisbury Cathedral spire and Old Sarum castle are visible from many locations. Area 3a is affected by the new housing construction to the north of Old Sarum airfield which impinges on the view to the west.</p> <p>Area 3c is enclosed by the surrounding topography of Hampton Park to the south and the new housing of Ford to the north. There are long views along 3c from the higher elevation at the western end with Cockey Down as a visual backdrop. There are views towards the river through the trees and the area has a very local rural enclosed feel.</p> <p>Area 3d is the lowland area near to the river and connects visually with the higher areas of 3b but with views constrained by the lower topography and intervening trees and hedges.</p>	<p>3a, 3b = <b>High</b></p> <p>3c, 3d = <b>Medium/High.</b></p>		<p>Avoid any development on higher and steeper slopes</p> <p>Design housing layout to correspond to contours and landscape pattern</p> <p>Avoid disrupting any long views</p>
<b>Skylines</b>	Cockey and Ford Downs which lie along the eastern boundary of the parish and Figsbury Ring to the north-east provide a significant skyline to eastward views from area 3 and create an almost continuous visual backdrop to most views in the area, including those from lower elevations. The rolling fields of the airfield prevent local views to the east from 3b and create a local skyline. From higher elevations the skylines are very distant to the plains of the north	<p>3a, 3b = <b>High</b></p> <p>3c = <b>Medium</b></p> <p>3d = <b>Low</b></p>		Avoid any development which encroaches on any skyline or within a visual backdrop
<b>Views to and from Important Landscape and Cultural heritage features</b>	<p>There are wide and open views from the higher elevations of 3a and 3b towards the spire of Salisbury Cathedral, Salisbury Plan and Old Sarum Castle.</p> <p>Area 3 is not especially visibly distinguishable from Old Sarum Castle.</p> <p>3b is visible from Figsbury Ring, but at some distance and is less distinguishable from Old Sarum airfield development. The higher western end of 3c is visible from Figsbury Ring.</p>	<b>High</b>		Avoid any development within accepted views. Avoid obstruction of existing views.
<b>Views to and from locally important viewpoints</b>	<p>The upper elevations of 3b is particularly visible from Cockey and Ford Down, with the lower elevations and 3a less obvious.</p> <p>3c is visible from the footpath from Ford to the south and creates part of the local rural context. The higher western end of 2c is visible from footpath LAF01</p>	<p>3a, 3b = <b>High</b></p> <p>3c, 3d = <b>Medium/High</b></p>		Avoid any development within important views. Avoid obstruction of existing views.



Landscape receptor	Description of receptor	Landscape Susceptibility	Notes	Potential Mitigation/Development Recommendations
Receptors	Users of the footpaths, particularly along the Monarch's Way, Old Sarum airfield and along River Bourne. Users of cars along the A30 travelling south-west on entering the parish at Ford Down. Visitors to Cockey and Ford Down and associated footpaths. Visitors to Figsbury Ring	High		Avoid development adjacent to long distance footpath or CROW area. Increase public access through and between development
	<b>Overall Visual Susceptibility</b>	<b>3a, 3b = High</b> <b>3c, 3d = Medium/High</b>		
LANDSCAPE VALUE CRITERIA				
Strength of landscape character	<p>SWLCA - Area 3 lies in both Area A3 and D4, with the majority of the higher area in D4. The descriptions given in the SWLCA are considered to be appropriate and applicable to Area 3.</p> <p><b>D4</b></p> <p><b>Condition</b> - Although this landscape is actively farmed, the intensive farming methods mean that some landscape features have declined. Hedgerows are often fragmented, gappy or over-managed, with post and wire fencing often acting as infill where hedgerow sections have been lost. The overall condition of this landscape is considered to be <b>moderate</b>.</p> <p><b>Landscape Character Sensitivity</b> - This LCA is considered to have a relatively strong character, on account of the large-scale, generally smooth rolling landform and exposed character. Landscape sensitivities include the hedgerow network and strong sense of tranquillity throughout (except in proximity to the A303 road corridor and edges of Salisbury and Amesbury). Overall landscape character sensitivity is considered to be <b>moderate to high</b>.</p> <p><b>Visual Sensitivity</b> - This large-scale, sweeping landscape has an exposed and denuded character. Long distance, panoramic views across the landscape are key visual character, with small landscape elements such as isolated farmsteads or gappy hedgerows forming focal points on the horizon. Intervisibility with surrounding areas of chalk downland is strong and generally seamless. As a result of these factors, and the rolling landform of ridges and slopes, overall visual sensitivity is considered to be <b>high</b>.</p> <p>The higher areas of Area 3 are considered to be typical of D4.</p> <p><b>A3</b></p> <p><b>Current Condition</b> - The overall condition of this Landscape Character Area is considered to be <b>good</b>, resulting from the strong patchwork of ecological habitat, including water meadows and riverside willows, the general high water quality and high biodiversity value of the River Bourne. Hedgerows are predominantly intact, but decline or hedgerow loss is visible in places.</p> <p><b>Landscape Character Sensitivity</b> - This small-scale, landscape has a strong character resulting from the patchwork of sensitive landscape features along the valley corridor, including remnants of water meadows and lines of willows. Sense of tranquillity is relatively strong within the northern half of the valley, becoming more disturbed in proximity to Salisbury and the main A338 and A30 road corridors. Overall landscape character sensitivity is therefore considered to be <b>moderate to high</b>.</p> <p><b>Visual Sensitivity</b> - Within this valley there is a relatively strong sense of openness, due to the shallow nature of the valley sides. In places, patches of woodland limit views from the valley corridor to adjacent Chalk Downland landscapes, whilst in others, open views result in strong intervisibility. Visual sensitivity is therefore assessed <b>moderate to high</b></p> <p>The lower areas of Area 3 are considered to be typical of A3.</p>	Medium/High		Avoid disrupting existing landscape character. New development should respond to and enhance recognised character
Rarity	Commonplace at lower elevations with rare features along the higher elevations	Medium		
Landscape Condition	Attractive semi-natural and farmed landscape with distinctive features Recognisable landscape structure, characteristic patterns and combinations of landform and landcover are still evident; Some detracting features; Some features worthy of conservation	Medium/High		



Landscape receptor	Description of receptor	Landscape Susceptibility	Notes	Potential Mitigation/Development Recommendations
<b>Sense of Place</b>	Strong sense of place on top of the Monarch's Way and along the villages along the river, especially the older parts of Ford. There is a lower sense of place in more modern developments.	Medium/High		
<b>Landscape Value</b>	Attractive scenic quality, limited potential for substitution in places, good landscape quality	Medium/High		
<b>Natural Value</b>	The River Bourne is a SSSI	High		
<b>Recreational Value</b>	Footpaths provide good connecting routes. Permissive access to other areas are well used by local residents. Monarch's Way is well used and has long views along its length.	Medium/High		
<b>Visual Value</b>	Long views to Salisbury Plain, Salisbury including Cathedral and Old Sarum. Can be viewed from long distances and other locally valued viewpoints	High		
	<b>Overall Value</b>	<b>Medium/High</b>		
<b>Landscape capacity for change</b>	A landscape capable of accommodating limited proposed change without significant effects on landscape character, value, features or elements. Some higher areas particularly sensitive to any change.	Medium/Low		
<b>Physical constraints</b>	There are no physical constraints for development in the area other than the whole of the area being within the risk zone for one or more SSSI			
<b>Combined Landscape Sensitivity</b>	<b>High Sensitivity with areas of High/Medium and Medium Sensitivity</b>	<p><b>High Sensitivity</b></p> <p><b>3b</b> – this field is significantly visible from important viewpoints including Old Sarum and Figsbury Ring scheduled monuments and surrounding areas due to its elevation and topography – lying on the slope between The Portway and Ford Road in the Bourne Valley. Any development here would be highly visible from many footpaths including the adjacent Monarch's Way and Cockey Down plus the monuments.</p>	<p><b>High Sensitivity Development and Mitigation Recommendations</b></p> <p><b>3b</b> – development not generally recommended for this area. However it might be possible to included small scale development at Manor Farm and adjacent areas around Green Lane where incorporated into existing development. The location of the active runway may be a factor in development here.</p>	
		<p><b>Medium/High Sensitivity</b></p> <p><b>3a</b> – higher elevation field on the visual skyline on the edge of Old Sarum and Longhedge Villages and immediately adjacent to the Monarch's Way. Visible from Figsbury Ring and Cockey and Ford Downs but due to topography not as visible as field 3b. Creates valuable open gap between the new village developments and the Monarch's Way.</p> <p><b>3c</b> – This field is enclosed on all sides by vegetation and/or buildings and is mostly visually enclosed, particularly along the eastern end. There are views into the field from Green Lane to the east, plus from Ford Road along its length where permitted through the vegetation; there are clear views into the field between the boundary trees from the western end of Ford Road. The field acts as a visual and physical gap between the new development at Riverdown Park and the village of Ford. The field relates visually and in character terms with the Bourne valley and Green Lane and with the wider rural landscape towards the west immediately to the west of Green Acres and to the north across Old Sarum Airfield. The lower eastern elevations are not generally visible from the wider landscape, however as the elevation rises to the west, the field can be partially viewed from Figsbury Ring (distant) or from right of way LAF01 as it crosses Ford Down and the A30. Development within the field, particularly on the western end is likely to be visible in the wider landscape framework due to the rising elevation.</p> <p><b>3d</b> – lower elevation field connecting with 3b and lying along the Bourne valley adjacent to the SSSI. Has tendency to flood. Lower elevation means not so visible from important viewpoints but highly visible from local footpaths including Monarch's Way.</p>	<p><b>Medium/High Sensitivity Development and Mitigation Recommendations</b></p> <p><b>3a</b> – development not recommended for this area due to location of Monarch's Way and open space and country parks from the new developments.</p> <p><b>3c</b> - Development here at the western end in particular would be visible in the wider landscape and would remove the open landscape character of this space. Development along the eastern end would be visible from the footpaths LAF017 and LAF011. Development is not recommended in this area for these reasons. Individual buildings in this space may be included if the mitigation were to ensure the continuity of the landscape character of this area.</p> <p><b>3d</b> – development not generally recommended for this area due to continuation of landscape character along Ford Road. Possible individual developments could be mitigated against with suitable screening if in the vernacular of Ford village.</p>	



## 9. CONCLUSION

### Landscape Character and Visual Amenity

- 9.1. The existing Wiltshire Landscape Character Assessment and the assessments carried out as part of this study have summarised in general that the landscape character and visual amenity varies over the parish dependent on elevation; distance from Salisbury; proximity of existing development and public access. In summary, the parish is influenced strongly by the topography of the landscape, with extensive views in all directions possible from many of the higher areas, which are often open to public access via long distance footpaths (Monarch's Way), new country parks (Castle Hill and Old Sarum Village) and access land (Cockey and Laverstock Downs). These higher areas also act as focal points and visual backdrops throughout the parish and provide visual connection to the rural surrounds from Salisbury City. Lower areas are influenced by the River Bourne and its valley and flood meadows which provide the heritage context for the settlements in the area. Visibility is lower in these areas but they are richer in smaller scale character with listed buildings and structures and more vegetation.
- 9.2. Heritage and visual context is also provided by the hillforts at Old Sarum Monument and Figsbury Ring. The first dominates visually parts of the parish and is also a focal point for views and communications such as Roman roads.
- 9.3. The River Bourne is an important element to the landscape character; it is a SSSI along its length as part of the River Avon system. It also provided early communications and settlements along its valley, with Ford village being the southernmost of the Winterbourne villages along the river's length. This settlement history gives rise to significant heritage features, particularly around Milford in Area 1.
- 9.4. The proximity of Salisbury is felt throughout the parish. The focal point of Salisbury Cathedral spire is visible from many areas including footpaths. Many of the residential developments which date from the 19<sup>th</sup> century to very recent are overspill accommodation for the city as it has expanded. This has created an urban fringe to the city which extends into the parish, detracting from its rural origins. To the north and east of the parish, this urban influence declines and the northern areas have far more rural influence, both in character, with large open agricultural fields, and visual amenity, with long views over the parish to the plains to the north and north-west.
- 9.5. In general, visual sensitivity throughout these more rural areas is considered to be high due the strong sense of openness and panoramic views. In the Bourne valley the visual sensitivity is less high due to the screening of the views from the vegetation along the meadows but is still generally high due to the character of the meadows and traditional settlements along the valley.
- 9.6. Tranquillity throughout the parish is generally considered to be moderate to good, increasing with distance from Salisbury and the settlements but interrupted by the rail and road corridors such as the A30 and A338. Commercial development at Old Sarum Airfield and along the roads detracts from the landscape and visual character in places.

### Landscape Sensitivity

- 9.7. The study shows that the majority of the parish is designated as either high or high-medium sensitivity due mostly to its high level of visual amenity, with the topography allowing wide views of most of the undeveloped areas of the parish. Any development will be highly visible in most of these areas and is, therefore, not recommended. Lower elevations such as Area 1 are less visually sensitive but higher in landscape character and biodiversity and, therefore, the overall sensitivity remains generally high. There are few areas remaining within the parish which are suitable for large, or even small scale development without having significant impact on the general landscape amenity.
- 9.8. Any future development should take into account the sensitivity of the visual amenity of the parish and the Salisbury City and should fully assess the impact any development may have on these long and shorter but locally important views and the visual effects they have on the character of the spaces around them. Development should not extend beyond the edges of the existing urban fringe without good reason, and if necessary, should include robust and thorough mitigation in terms of good design of the masterplan layout to respond to the natural topography and landscape and also to include significant new planting to provide a blending with the existing adjacent field hedges and boundaries.
- 9.9. Fig. 9.1 shows the overall sensitivity of Laverstock and Ford parish



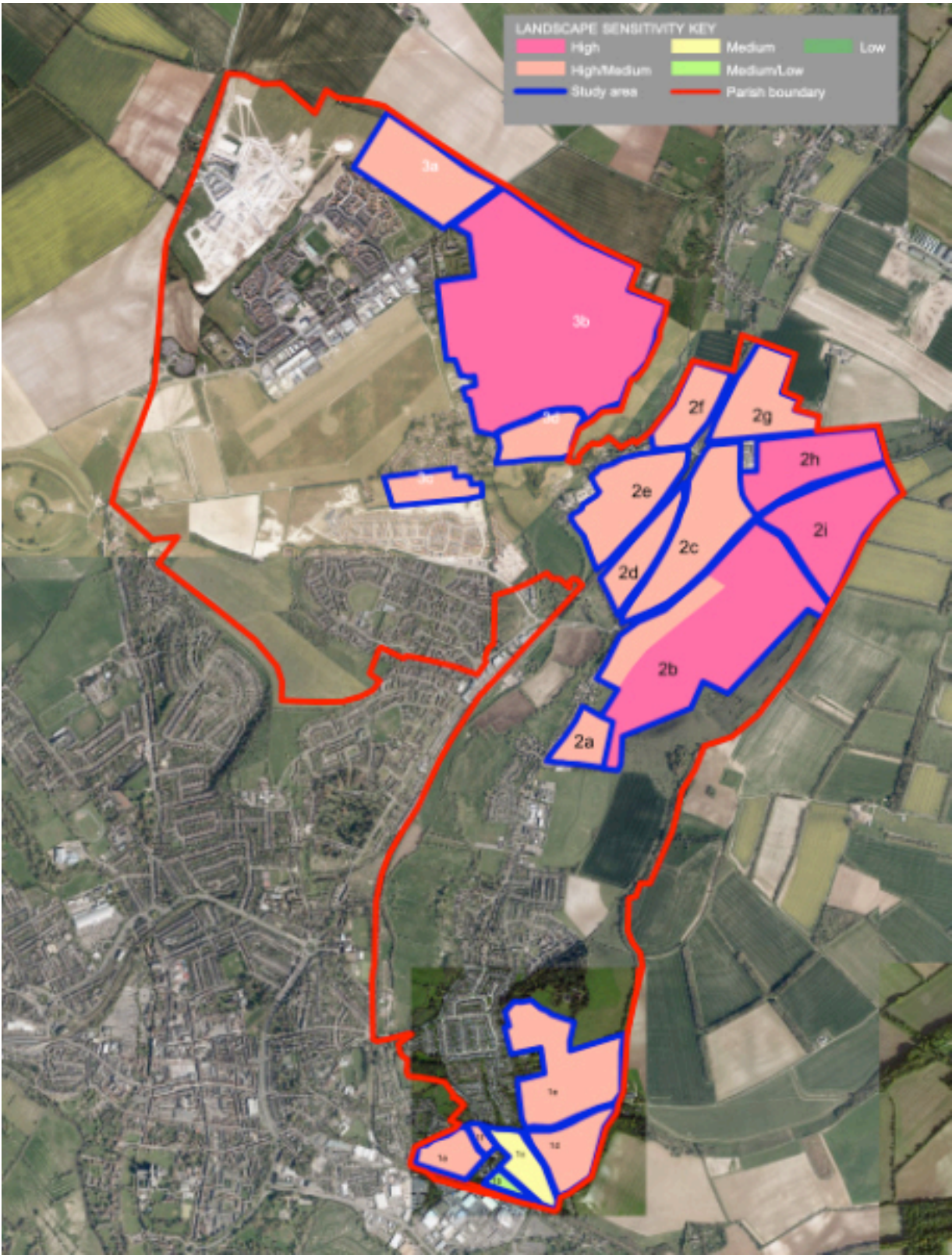


Fig. 9.1 Landscape sensitivity of Laverstock and Ford Parish