

Landscape and Visual Impact Appraisal (LVIA)

Land adjacent to White Horse Business Park,
Trowbridge, Wiltshire

April 2020

Turley

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Client

Castlewood Properties Ventures Ltd

Our reference

CASR3002

16 April 2020

1. Introduction

- 1.1 This Landscape and Visual Impact Appraisal (LVIA) has been prepared by Chartered Landscape Architects at Turley Landscape and VIA on behalf of Castlewood Properties Ventures Ltd to assess the effect of the outline application proposal for residential development and a care home at land adjacent to White Horse Business Park, Trowbridge, Wiltshire. The description of development for planning purposes of the application is as follows:
- “Outline application for up to 100 dwellings and a care home (Class C2 Use) of up to 64 beds (up to 3,750sqm), as well as vehicular access from the A363. Matters to be considered: Access into the site.”*
- 1.2 For the purpose of the LVIA the site as a whole is referred to as the ‘Application Site’ or the ‘Site’ and the application proposals are referred to as the Scheme Proposal.
- 1.3 The LVIA is set out in eight sections. Section two provides a summary of the methodology used for the appraisal and section three identifies the relevant national and local planning policy and designations. The fourth and fifth sections discuss the baseline situation of the Application Site and the surrounding area in terms of ‘landscape character’ and ‘landscape elements’ and ‘visual amenity’. Details of the Scheme Proposal are summarised in Section six and the penultimate section provides an appraisal of effects of the development on the identified baseline situation. Finally, a summary and conclusions of the appraisal is provided in section eight.
- 1.4 The LVIA should be read in conjunction with the information produced to support the planning application. The application seeks permission for the following drawings: the Parameter Plan (Drawing no. CASR3002_5000 Rev: D) by Turley Design; the Green Infrastructure Parameters Plan (Drawing no. NPA 11020301) by Nicholas Pearson Associates; and, the Proposed Right Turn Lane Access (Drawing no. 002 Rev: A) by Badingham Transport and Infrastructure Consultants. Reference should also be made to the Illustrative Sketch Layout (Drawing no. CASR3002_4001.01 Rev: E) and the Design and Access Statement produced by Turley Design. The LVIA process played an important role in informing both the Parameter Plan and the illustrative masterplan with the baseline landscape and visual analysis undertaken at an early stage in the design development process. This identified the key landscape opportunities and constraints (as set out in **Appendix 3**) together with key design principles to inform the masterplan development.
- 1.5 The LVIA is supported by a series of appendices, which include figures and photos, and can be found at the end of and within this document.

2. Appraisal Methodology

- 2.1 The methodology and approach adopted in undertaking this appraisal uses structured, informed and reasoned professional judgement taking into account a combination of quantitative and qualitative factors.

Site Location and Description

- 2.2 The Application Site is located to the south of Trowbridge within the Wiltshire Council Authority Area and the Civil Parish of North Bradley. The site comprises five fields of pasture located to the south of Trowbridge and northeast of North Bradley. The site is bounded to the north by the A363 (Bradley Road); to the west by Woodmarsh and residential dwellings in North Bradley; to the southeast by field boundaries; and, to the northeast by a tree belt that encloses part of the White Horse Business Park.



Figure 2.1: View from southern side of Application Site looking northwest towards the edge of Trowbridge

Study Area

- 2.3 A one kilometre radius search has been established for the Study Area based on the scale of the Proposed Development, the landscape/townscape context and the enclosure of the Site. The visual appraisal will consider the approximate zone of visual influence (ZVI) of the proposal within this Study Area, with further long distance views being considered where identified and relevant. The Study Area is identified within **Figure 1 of Appendix 1**.
- 2.4 There may also be more distant areas beyond this with some inter-visibility with the Site. However, it is considered that the effects on receptors beyond the Study Area would be so minor that detailed assessment is not warranted. This approach is supported by GLVIA3 which states that the scale of assessment should be appropriate and proportional to the nature of the proposed development.

Surveys

- 2.5 A preliminary desk study was undertaken to establish the physical components of the Application Site and its surroundings. Potential key visual receptors with views

towards the Application Site from the surrounding area were also identified. Ordnance Survey (OS) maps and aerial photography were utilised to identify these features.

- 2.6 Field studies were undertaken by chartered landscape architects from Turley Landscape and VIA on the 1st February 2018 and the 29th November 2019, during which the visibility was good. The field study recorded the Application Site and surrounding context's landscape features and verified the key visual receptors identified in the desk study. It also involved travelling throughout the study area and producing a working photographic record.

Methodology

- 2.7 The appraisal is carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition¹; An Approach to Landscape Character Assessment²; the Landscape Character Assessment: Technical Information Note 08/2015³; and, Visual Representation of Development Proposals⁴. The methodology is set out in full at **Appendix 2**.
- 2.8 In summary, the approach is to establish the baseline condition of the existing landscape character and visual receptors of the Application Site and its surroundings. The Scheme Proposal is then discussed and the potential degree of 'effect' it will have is predicted. Consideration is then given to the 'residual effect' of the Scheme Proposal once proposed landscape planting has matured. The effect of the Scheme Proposal in combination with other planned development in the area is described where relevant.

Consultation

- 2.9 An email setting out the proposed scope of assessment and methodology for the LVIA including the proposed landscape and visual receptors and representative views to be assessed was sent to Maxine Russell (Senior Landscape Officer) at Wiltshire Council on the 30th October 2019. Maxine Russell confirmed that this approach was acceptable and requested the following:

"In terms of the outline application submission we would require you to provide a parameters plan that incorporates the landscape and ecological design principles so that these can be agreed before the reserved matters application. Additionally a constraints and opportunities plan to assist in illustrating the findings of all the technical studies and show where added value might be achieved e.g. by providing the links for GI corridors to connect the neighbouring site (SE)."

- 2.10 Design principals in relation to the landscape and ecological strategy are set out in the Design and Access Statement by Turley Design and the Green Infrastructure

¹ The Landscape Institute and the Institute of Environmental Management and Assessment (Third Edition 2013) *Guidelines for Landscape and Visual Assessment*

² Christine Tudor, Natural England (2014) *An Approach to Landscape Character Assessment*

³ Landscape Institute (2016) *LI Technical Information Note 08/2015*

⁴ Landscape Institute (2019) *Visual Representation of Development Proposals, Technical Information Note 06/19*

Parameters Plan by Nicholas Pearson Associates (Drawing no. NPA 11020301). The detailed landscape proposals would be produced at reserved matters.

3. Planning Policy, Planning Guidance and Designations

Legislative Framework

- 3.1 The European Landscape Convention (ELC) provides a basis for closer co-operation on landscape issues across Europe and was signed and ratified in the UK. This provides recognition of the importance of landscape matters and aims to improve approaches to the planning, management and protection of landscapes throughout Europe.
- 3.2 The ELC defines landscape as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”. It includes ‘townscape’, as well as all forms of rural landscape.

Planning Policy

National Planning Policy Framework (2019)

- 3.3 The National Planning Policy Framework (NPPF) was introduced in March 2012 and provided a full statement of the Government’s planning policies. A revision to the NPPF was adopted by MHCLG in July 2018, with a further revision in February 2019. At the heart of the National Planning Policy Framework (NPPF) is ‘*a presumption in favour of sustainable development*’ (para 10). Three overarching objectives for achieving sustainable development are identified (para 8) as: an economic objective; a social objective; and an environmental objective.
- 3.4 The NPPF sets out a hierarchical approach to landscape protection. Paragraph 170 states that the planning system should ‘*contribute to and enhance the natural and local environment*’ by a number of things including:
 - a) protecting and enhancing valued landscapes...(in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) recognising the intrinsic character and beauty of the countryside.*
- 3.5 No specific guidance is provided on what constitutes a ‘valued landscape’. However, paragraph 171 states that ‘*Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries*’.
- 3.6 Paragraph 172 states that the highest status of protection should be afforded to National Parks, the Broads and Areas of Outstanding Natural Beauty. The NPPF also sets out that development proposals should be sensitive to local character and the landscape setting of surrounding built environment with Chapter 12 of the Framework outlining Government’s guidance regarding a requirement for good design. Within this, paragraph 124 establishes that the Government attaches great importance to the

design of the built environment. It states that *‘Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’*.

National Planning Practice Guidance

3.7 National Planning Practice Guidance (PPG) has been issued by the Government as a web based resource. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

3.8 In the Natural Environment guidance category of the NPPG, Paragraph 006 (Reference ID: 8-006-20190721) refers to green infrastructure and states:

‘The built environment can be enhanced by features such as green roofs, street trees, proximity to woodland, public gardens and recreational and open spaces. More broadly, green infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty’.

3.9 Paragraph 029 (ID: 8-029-20190721) provides guidance in relation to trees within settlements and states that the interaction of trees and tree roots with built infrastructure requires expert arboricultural or forestry advice. In order to deal with the pressures of climate change it also guides that trees should be well-placed and well-chosen.

3.10 Paragraph 037 (ID: 8-037-20190721) supports the use of Landscape Character Assessment as a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It also supports the use of LVIA's to demonstrate the likely effects of a proposed development on a landscape.

3.11 Paragraph: 001 (ID: 64-001-20190722) describes the factors that should be taken into account when considering the potential impact of development on the openness of the Green Belt and states that openness is capable of having both spatial and visual aspects.

3.12 In the Design guidance category of the PPG, (Paragraph 001 Reference ID: 26-001-20191001) the guidance supports paragraph 130 of the NPPF which states that *‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents’*. It also refers to the accompanying National Design Guide⁵ which sets out ten characteristics for a well-designed place:

- *Context – enhances the surroundings.*
- *Identity – attractive and distinctive.*
- *Built form – a coherent pattern of development.*
- *Movement – accessible and easy to move around.*
- *Nature – enhanced and optimised.*

⁵ Ministry for Homes, Communities & Local Government (2019) *National Design Guide: Planning practice guidance for beautiful, enduring and successful places*

- *Public spaces – safe, social and inclusive.*
- *Uses – mixed and integrated.*
- *Homes and buildings – functional, healthy and sustainable.*
- *Resources – efficient and resilient.*
- *Lifespan – made to last.*

Local Planning Context

- 3.13 At a local level, the Application Site falls within Wiltshire County Council which covers the whole of Wiltshire, excluding Swindon. Planning Policy for the County is set out in the Wiltshire Core Strategy Development Plan Document (2015) and the recently adopted Wiltshire Housing Site Allocations Plan (WHSAP).

Wiltshire Core Strategy

- 3.14 The Wiltshire Core Strategy Development Plan Document was adopted on the 20th January 2015. Within this document the Application Site lies within the Trowbridge Community Area and the strategy for this area includes recognition that the villages surrounding Trowbridge (including North Bradley) have separate distinct identities as villages and that open countryside should be maintained in order to protect this separate character and identity.
- 3.15 Core strategy policies of relevance to the Application Site and this appraisal include:
- Core Policy 51: Landscape – seeks to protect, conserve and enhance Wiltshire’s distinctive landscape character and refers to the Landscape Character Assessments that cover the County, of which the Wiltshire Landscape Character Assessment (2005) and the West Wiltshire Landscape Character Assessment (2007) are relevant to the Application Site. Development proposals must not have a harmful impact upon landscape character and where negative impacts cannot be avoided; they should be mitigated through sensitive design and landscape measures.
 - Core Policy 52: Green Infrastructure - development proposals should seek to retain and enhance Wiltshire’s green infrastructure network. Opportunities to enhance the connections between the natural and historic landscapes of Wiltshire should also be identified.
 - Core Policy 57: Ensuring high quality design and place shaping – new developments are expected to be of high quality design and should be informed by local context and the distinctiveness of the natural and built environment. Development should respond positively to 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 help to integrate the development with its setting.

Wiltshire Housing Site Allocations Plan (adopted February 2020)

- 3.16 The purpose of the plan is to revise, where necessary settlement boundaries and allocate new sites for housing to ensure the delivery of homes across the plan period. The Application Site and the wider area to the southeast, extending to Westbury Road is allocated in the plan for the development of approximately 175 dwellings on the

Policies map under Policy H2.2 Land off the A363 at White Horse Business Park as shown in **Figure 3.1**.

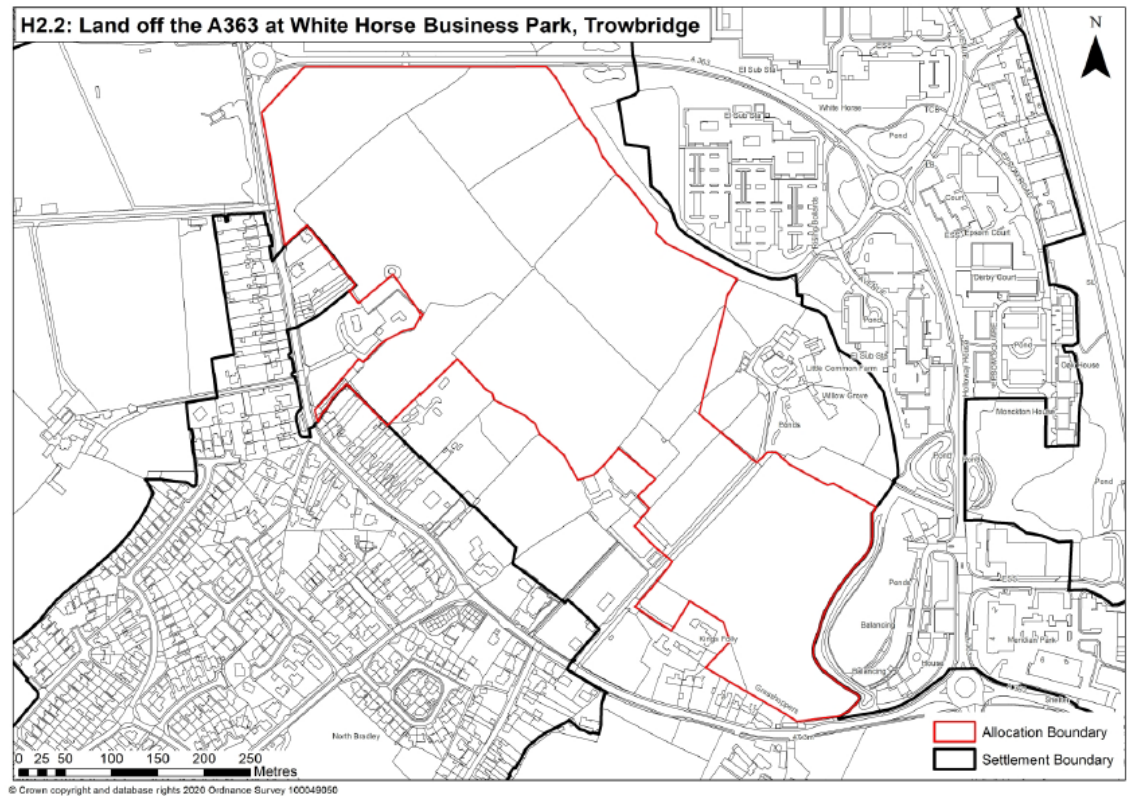


Figure 3.1: Boundary of housing allocation H2.2 Land off the A363 at White Horse Business Park

3.17 The policy information states that development within this location would need to retain the visual separation of Trowbridge’s urban area from North Bradley village by locating proposals to the north and east of the site, with enhancements to walking and cycle routes through the town. The policy states the development would be subject to the following requirements:

- *core bat habitat will be protected and enhanced. Design and layout will be informed by appropriate surveys, impact assessments and the Trowbridge Bat Mitigation strategy (TBMS);*
- *appropriate mitigation to protect bats, including financial contributions towards management, monitoring and any off-site measures as necessary, as informed by the TBMS;*
- *retention and enhancement of existing hedgerows and trees as part of wider landscaping and green infrastructure requirements, incorporating open space provision. Development will be expected to enhance a key gateway approach to the town and retain visual separation between the town and North Bradley;*
- *sensitive design and layout, which ensures the significance of heritage assets and their settings are not subject to unacceptable harm. This shall be informed by*

appropriate heritage and archaeological assessments. Development proposals will make a positive contribution towards conserving and enhancing the significance of the Baptist burial ground, its gateway and its setting; and

- *a Flood Risk Assessment (incorporating an assessment of the predicted effects of climate change) and comprehensive drainage strategy to inform site layout and design so that surface water is controlled and does not exacerbate flooding off-site.”*

- 3.18 Land directly to the north of the Application Site, to the northern side of the A363 (Bradley Road) also falls within a draft allocation for mixed use development under Policy H2.1 Elm Grove Farm, Trowbridge.

North Bradley Neighbourhood Plan (Referendum Version January 2020)

- 3.19 The Application Site falls within the draft North Bradley Neighbourhood Plan area. The Vision for the area includes the following:

“By 2026 North Bradley will have retained its landscape setting, including its physical separation from Trowbridge and its own distinct rural character. Local wildlife will have been protected and will be thriving.”

- 3.20 On the draft Neighbourhood Plan Policies Map, the North Bradley Landscape Setting Gap is identified in land to the western side of the Woodmarsh which includes Trowbridge Football Club and the landscape to the south of Axe and Cleaver Lane. The Application Site is not located within this Landscape Setting Gap.

Wiltshire Housing Site Allocations Plan: Pre-submission draft plan – Stage 4a Site Landscape Assessment

- 3.1 As part of the evidence base for the WHSAP, The Environment Partnership and Wiltshire Council carried out landscape assessment work including the consideration of effects on landscape character and views. The Application Site was considered under ‘Site: 298 Land south/south west of Trowbridge’ which extends further to the southeast and follows the same boundary as shown in **Figure 3.1**.

- 3.2 The evaluation of landscape character of the site and surrounding area states:

“The site has retained its variable field pattern with mature hedges and some hedgerow trees but the wider landscape has very few characteristics of the LCA 11C due to the proximity of Trowbridge and the business parks”.

- 3.3 Site: 298 is described as having a low visual prominence and a low sensitivity to public accessibility with no important views. The analysis states that this is contributed to by the flat topography and the field boundary hedgerows which create a layering and filtering effect to contain local views. Little Common Lane which falls towards the southern end of Site 298 (but outside of the Application Site boundary) is described as being on a slight embankment which allows views over surrounding fields towards the adjacent business parks and longer views southeast towards the Westbury White Horse.

- 3.4 Site: 298 is described as having moderate-high potential for mitigation. The mitigation advice provided states:

“Existing hedgerows and trees should be retained within landscape buffers/ open spaces/ GI corridors with strengthening of the northern edge to the A363 with additional tree planting. Housing development on this site would need to include mitigation to address the visual effects on the adjacent houses along Woodmarsh and Westbury Road, and Kings Lodge and Kings Folly”.

- 3.5 The overall magnitude of effect on landscape character if the site were to be developed is described as **low adverse**. The supporting text recognises that whilst the site is undeveloped farmland, it is heavily influenced by surrounding residential and commercial development. The overall magnitude of effect on views if the site were to be developed is also identified as **low adverse**. The capacity of Site: 298 to accommodate change is described as **moderate-high**.

“The site is generally well contained bordered by the residential edge of North Bradley and the business park. The mature hedgerows to the fields within the site should be retained wherever possible within landscape buffers/ GI corridors or open space forming a landscape framework for the proposed development. There is an opportunity to strengthen the northern boundary adjacent to Bradley Road (A363) with new tree planting”.

Designations

- 3.6 The Application Site is not covered by any landscape designations. The nearest areas of designated landscape are the Cotswolds Area of Outstanding Natural Beauty (AONB), approximately 6.2 kilometres to the northwest and the Cranbourne Chase and West Wiltshire Downs AONB, approximately 11 kilometres to the south.
- 3.7 There are four mature trees within or adjacent to the Application Site boundary that are covered by a tree preservation order (TPO). A cluster of trees in close proximity to Woodmarsh Farm Cottage fall under the same TPO Ref: W/06/00011/MIXED as identified on the Wiltshire Council online mapping service⁶.
- 3.8 Other designations in the vicinity of the Application Site include:
- **Timbrell Cottages and the associated low wall, grade II listed building** - Tudor style alms-houses located on Bradley Road approximately 153 metres to the northwest of the Application Site.
 - **Two monuments and gateway to burial ground of former Baptist chapel, grade II listed buildings** - entrance gate piers and two chest tombs in the grounds of a 18th Century chapel that was demolished in the 20th Century, located approximately 260 metres to the southeast of the Application Site, north of Little Common.

⁶<http://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=74a353612a934bd48fee1f2bc564cdd8>

- **Willow Grove, grade II listed building** - farmhouse that is now a detached house and office, located approximately 350 metres to the southeast of the Application Site and accessed via Little Common.

4. Baseline Landscape Appraisal

Landscape Character Context

- 4.1 A review has been undertaken of the county and district landscape character assessments and the associated character areas that the Application Site falls within. Consideration has also been given to whether the Application Site's landscape elements reflect and contribute to the characteristics of the relevant areas.

National Landscape Character Assessment

- 4.2 At a national level the Appraisal Site is located within 'NCA 117: Avon Vales'. The National Character Area (NCA) profile for this area, prepared by Natural England, describes it as a "*low-lying, clay-dominated open landscape, with the higher ground of the Salisbury Plain and West Wiltshire Downs National Character Area (NCA) to the south*". The NCA profile provides a high level overview of the landscape characteristics.

Wiltshire Landscape Character Assessment

- 4.3 The County scale Wiltshire Landscape Character Assessment was produced by Land Use Consultants in 2005. This study is referenced in the Site Landscape Assessment (summarised in **Section 2** of this appraisal) that was produced to inform the WHSAP. The Landscape Character Assessment identifies 16 Landscape Types, of which, the Application Site is located within Type 11: Rolling Clay Lowland. This is defined as a group of low lying areas founded on clay and situated broadly to the northwest of the County. The key characteristics of the landscape type are as follows; those relevant to the Site have been underlined:
- Gently rolling lowland based on Clay.
 - Mixed arable and pastoral land use with pasture concentrated around the water courses.
 - Variable field pattern with network of full hedgerows and mature hedgerow trees.
 - Presence of streams marked by lines of willows and crossed by modest bridges.
 - Woodland blocks including some ancient woodland and wet woodland of high ecological value plus scattered mature trees.
 - Small number of meadows of neutral and unimproved grassland.
 - Scattered settlement of towns, small villages and farmsteads, many using vernacular materials of brick, half timber, stone, tiles and thatch.
 - Roads largely minor and rural with a few trunk roads and sections of motorway.
 - Views vary from semi-enclosed by intact hedgerows, riparian vegetation and woodland blocks to more open with views to the rising scarps of the chalk uplands.

- *A largely peaceful, rural landscape.*

4.4 Within the landscape type, the study identifies three landscape character areas (LCA) which are defined by changes in topography, geology and land cover. The Application Site is located within LCA 11C: Trowbridge Rolling Clay Lowland. This area is described as follows:

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



Figure 4.1: View across the northern edge of the Application Site demonstrating the influence of development to the southern edge of Trowbridge on the rural landscape

4.5 The evaluation part of the landscape character assessment identifies positive landscape features of significance. These are set out below with the features considered relevant to the Application Site underlined:

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

- 4.6 The condition of the Rolling Clay Lowland landscape type is described as **good**. The character assessment recognises that in places the landscape has a rural character with intact hedgerows, woodland blocks and small villages. However, it is also recognised in the study that the influence of prominent urban edges and transport corridors and the varied land use of mixed arable and pastoral farming has affected the strength of character resulting in an assessment of **moderate** condition overall.
- 4.7 The strategy for the Rolling Clay Lowland is ‘to **conserve** the peaceful rural landscape with its hedgerow network, rich riparian vegetation, remnant meadows, ancient woodlands and pattern of small villages and scattered farmsteads and to **strengthen** its character through measures to minimise the urbanising influence of large towns, new settlement and transport routes and to improve the woodlands and farmlands by encouraging management to retain or enhance their biodiversity and historic character’.

West Wiltshire Landscape Character Assessment

- 4.8 At a district scale, the West Wiltshire Landscape Character Assessment was produced by Chris Blandford Associates in 2007 as part of the evidence base for the former West Wiltshire District Council’s Local Development Framework (now largely replaced by the Wiltshire Core Strategy).

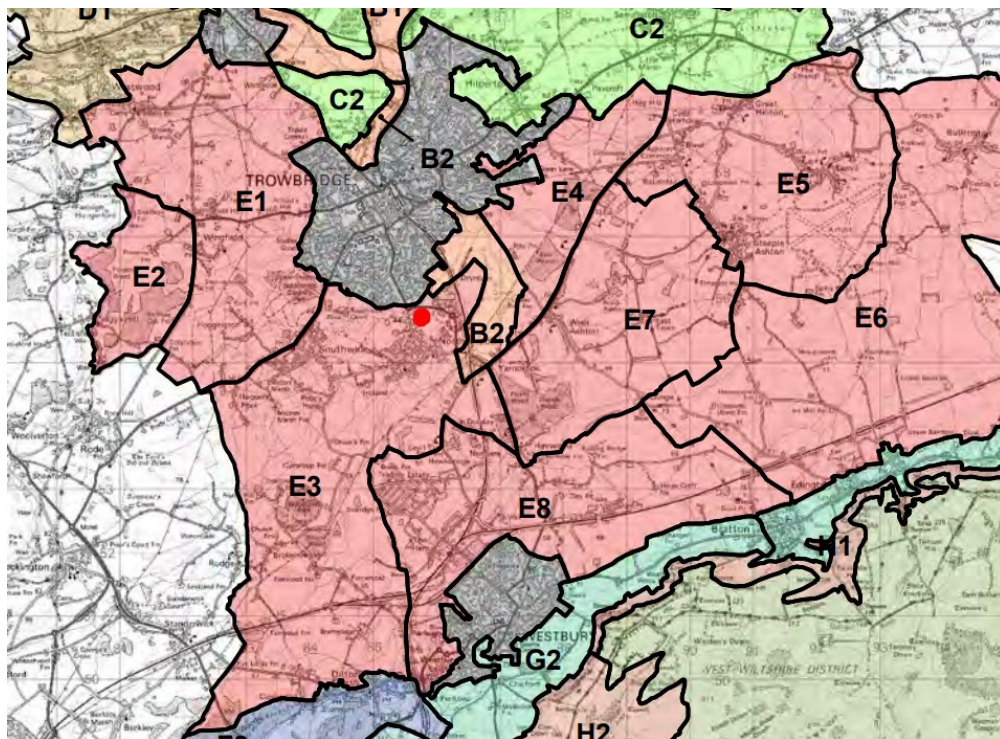


Figure 4.2: Extract from West Wiltshire Landscape Character Assessment – District Landscape Character Types and Areas map: Location of Application Site marked with red dot

- 4.9 The Application Site is located within Landscape Type: Rolling Clay Lowland and ‘LCA: E3 North Bradley Rolling Clay Lowland’. The key characteristics are:

- Gently rolling farmland based on clay, with extensive views, including views of the chalk downland in the east and south;
- Distinct pattern of small to medium sized fields enclosed by mainly intact hedgerows with mature trees;
- Predominantly pasture with a few scattered ancient woodland blocks;
- Settlements consist of several villages and farmsteads linked by a dense network of mainly secondary roads and footpaths; and,
- Pylons as a dominant vertical element.

4.10 The evaluation of the landscape recognises the generally intact hedgerow field boundaries and traditional field patterns. It identifies key landscape changes which include the potential for future visually intrusive development; the threat to traditional field patterns; and, the potential urbanisation of the villages of Southwark and North Bradley in relation to the extension of Trowbridge along main roads leading to these villages.

Landscape Elements

Application Site features

4.11 The Application Site comprises five small to medium scale fields of pasture, located to the south of Trowbridge, northeast of North Bradley and west of the White Horse Business Park. The fields are enclosed by hedgerows with occasional trees. The key features of the Application Site and surrounding area are described below.

Topography and Drainage

4.12 The Application Site and local area is situated on relatively flat and low lying land within the clay vale of the River Biss. The topography broadly rises to approximately 50 metres above ordnance datum (AOD) to the southwest corner associated with the settlement edge of North Bradley. The lowest parts of the Application Site are located to the north, alongside the northern boundary with Bradley Road.

4.13 In the wider landscape, to the southern side of the River Biss there are more notable changes in topography, particularly to the southeast of the Application Site where the escarpment of Salisbury Plain is seen in the distance. This elevated land is located over 5 kilometres away and the Westbury White Horse is a recognisable feature of the wider landscape, albeit not discernible in views from the Application Site.

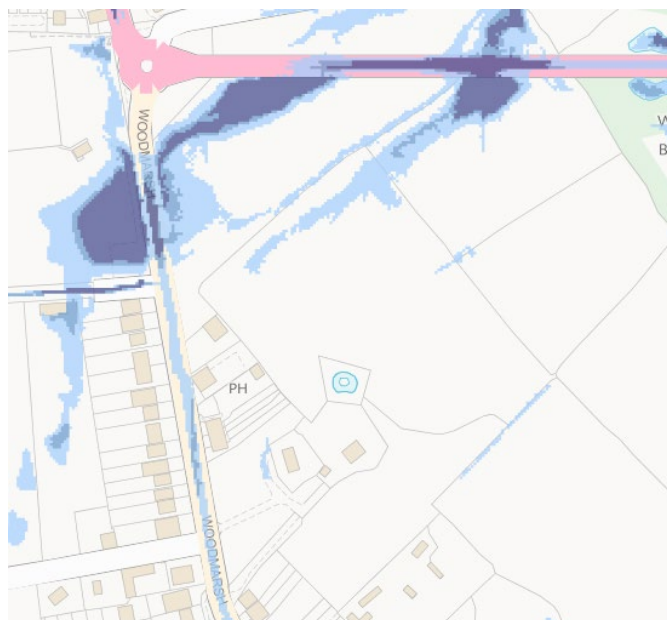


Figure 4.3: Overland surface water flooding within site (extracted from the long term flood risk map for England, GOV.UK)

- 4.14 There are a series of drainage channels associated with field boundaries within the Application Site and a small pond is located to the north of the former Woodmarsh Farm. As identified in the drainage analysis by Abley Letchford Partnership Ltd and mapping by the Environment Agency, the Application Site is affected by overland surface water flooding, particularly to the northwest corner and alongside Bradley Road (see **Figure 4.2**). In the wider area, the River Biss dissects Trowbridge and a number of streams and brooks enclose the settlement edge including Paxcroft Brook and Lambrok Stream.

Land Use

- 4.15 The Application Site comprises fields of pasture that were not actively grazed at the time of the site visit. The open landscape continues to the southeast of the Application Site with larger scale arable fields present to the southern side of Little Common. The land uses that surround the Application Site's boundaries are varied. Directly to the north, a linear band of vacant grass and arable fields separate the Application Site from the Retail Park and residential development located on the settlement edge of Trowbridge. This currently open land is also allocated in the WHSAP for mixed use development under 'Policy H2.1 Land at Elm Grove Farm'.
- 4.16 On the western side of Woodmarsh, to the northwest of the Application Site is the football pitch and training fields associated with Trowbridge Town Football Club. The changing facilities are located within shipping containers and single storey porta-cabins. To the northeast is the White Horse Business Park and to the southwest is the residential area of North Bradley.
- 4.17 North Bradley has expanded from irregular clusters of houses, farmsteads and common land associated Woodmarsh, Southwick and Church Lane. The latter of which provides access to the grade II* listed Church of St Nicholas. A review of historical OS maps demonstrates that substantial expansion of the village with infill development

and new residential estates has happened from the 1970s onwards. Details on the designated heritage assets in the immediate context of the Site are provided in the Heritage Statement that supports this planning application by Cotswolds Archaeology.

Vegetation

- 4.18 Within the Application Site, vegetation is restricted to field hedgerows and scattered hedgerow trees (mainly oak) and occasional blocks of scrub. The historic field pattern is well-defined by mature hedgerows that are overgrown in parts. A dense tree belt containing mature trees and shrubs encloses the White Horse Business Park to the northeast. There are three mature trees within the Application Site that are subject to a TPO. Two are located along the central hedgerow which runs in a northwest-southeast direction, and the third is located in the southernmost field to the south of Woodmarsh Farm Cottage. An Arboricultural Impact Assessment AIA has been produced by Greenman Environmental Management which identifies the quality of trees within the Site. Key identified features include the group of trees to the northeast corner adjacent to the A363 roundabout (predominantly lime trees (*Tilia* sp.) with an understorey of apple trees (*Malus* sp.)); two oak (*Quercus robur*) trees with high wildlife value and the largest trees on site located within the internal hedgerow structure; and, the multiple hedgerows that are important wildlife corridors, providing essential habitat and navigation channels.
- 4.19 In the wider landscape vegetation is primarily associated with field boundaries that vary in their intactness. There are also noticeable tree lines along watercourses and occasional scattered blocks of mature woodland. To the south-east of the Application Site, the larger scale of the arable fields suggests the decline of intact field boundary hedgerows.

Built Form

- 4.20 There is currently no built form within the Application Site. The White Horse Business Park contains 2-3 storey offices of a large footprint, constructed in brick and glazing and single or two storey warehouses constructed in metal with car parking and service yards. Large scale retail units are located to the southern edge of Trowbridge and surrounded by two storey semi-detached and detached dwellings.
- 4.21 The residential dwellings within North Bradley to the southwest are predominantly two storey detached and semi-detached houses or bungalows. Along the eastern side of Woodmarsh, the properties that abut the Application Site boundary have narrow, elongated rear gardens enclosed by maintained hedgerows or post and rail fences. Of particular prominence in views from the Application Site is Woodmarsh Farm Cottage, a two storey brick cottage with thatched roof that was rebuilt in the early 21st Century. The Application Site wraps around the grounds of this property which are demarcated by a post and rail fence, and therefore open to view.



Figure 4.4: View across Application Site's south western field with open views of Woodmarsh Farm Cottage and retail units in Trowbridge visible in the background.

Movement

- 4.22 The Application Site is accessed via a farm track from Woodmarsh, a road that connects North Bradley and Trowbridge. A further access point is provided by a gate along the northern boundary with Bradley Road (A363). The Application Site is not accessible to the public and there are no public rights of way that cross it, but main roads enclose the northern edge. A bridleway (ref: NBRA3) leads west from Woodmarsh, opposite the Application Site and provides connections with a wider network of public rights of way between North Bradley and Southwick. A public footpath that previously crossed Trowbridge Football Club grounds has now been closed. A public footpath (ref: NBRA7) runs parallel to the southeast boundary approximately 300 metres away, adjacent to Little Common.

Local Landscape Character

- 4.23 The landscape character context of the Application Site at national, county and district level is set out earlier in this section. Further assessment has been undertaken at a local level to understand the character of the Site itself and the immediate surrounding study area.
- 4.24 The Application Site has been compared with the character areas of the 'North Bradley Rolling Clay Lowland' and the 'Trowbridge Rolling Clay Lowland' as described in the West Wiltshire Landscape Character Assessment and the Wiltshire Landscape Character Assessment respectively. It was considered that the Application Site is representative of some, but not all of the characteristics of the wider district and county scale character areas.
- 4.25 The Application Site is low lying, has a generally intact field pattern of hedgerows and intermittent mature trees and provides occasional long distance views of the steep scarps of the Chalk uplands associated with Salisbury Plain. It is not reflective of the characteristics of woodland blocks with high ecological value; minor rural roads or footpaths; and, streams with rich riparian vegetation that are seen strongly in parts of the surrounding landscape. The Application Site is also influenced by large scale development in Trowbridge and the White Horse Business Park which is recognised in the character assessment as resulting in areas that are less rural and tranquil.

4.26 Within the study area, the key changes in landscape character relate to the enclosure of the landscape, tree cover, tranquillity, settlement pattern and the extent of built form. Five Local Landscape Character Areas have been identified which are illustrated in **Figure 2 of Appendix 1** and described below:

- LLCA 1: Trowbridge Lowland Farmland
- LLCA 2: White Horse Business Park
- LLCA 3: North Bradley Village
- LLCA 4: Trowbridge Urban Centre
- LLCA 5: Sports Grounds

LLCA 1: Trowbridge Lowland Farmland

4.27 The Application Site is located within this LLCA which comprises typically low lying, gently rolling farmland that surrounds the settlement areas of Trowbridge and North Bradley. The land use is typically mixed arable and pastoral farmland with a small to medium scale field pattern. Particularly along the settlement fringe, fields have been divided into small scale paddocks by post and wire fencing. Some larger scale fields are located further away from the settlement edge. The field structure is delineated by mature hedgerows with hedgerow trees in a variable condition with some significant mature trees that contribute positively to the character of the area.

4.28 Away from the A363, the landscape is mainly crossed by rural lanes and public rights of way. There is an extensive network of public footpaths to the west between North Bradley and Southwick. Settlement is limited to scattered farmsteads, although the area is influenced by surrounding settlements and busy roads, particularly the urban fringe of Trowbridge. The landscape has local value in terms of providing an agricultural setting to North Bradley and Trowbridge and providing access to the countryside from these areas. Occasional long distance views to elevated areas to the south also contribute positively to local character, although the landscape features are typically unremarkable. Part of the LLCA is identified as the North Bradley Landscape Setting Gap in the Referendum Version of the Neighbourhood Plan. LLCA 1 is considered to have a **Medium-Ordinary Value**.

LLCA 2: White Horse Business Park

4.29 LLCA 2 encompasses the White Horse Business Park located to the southeast of Trowbridge and dissected by the A363. It is comprised of a series of medium scale industrial units, warehouses and office buildings that are typically 2-3 storeys in height and constructed with metal cladding or brick. The built form is surrounded by large car parks and service yards and set within a structure of mature tree belts and shrub planting. These landscape features enclose the employment areas from the A363 and surrounding agricultural land including the Site. The area has some positive landscape features but is not covered by any landscape designations and is of little scenic or landscape importance. LLCA 2: White Horse Business Park is considered to be of **Ordinary-Low Value**.

LLCA 3: North Bradley Village

4.30 LLCA 3 encompasses the village of North Bradley which lies to the south of Trowbridge and to the southwest of the Site. The village has expanded from irregular clusters of houses, farmsteads and common land associated Woodmarsh, Southwick and Church

Lane. There are scattered listed buildings to the southwest of the village, including a cluster surrounding the grade II* listed Church of St Nicholas. Some historic features add interest to the village, including red brick and stone faced farmhouses, stone walls and the church. Although more typically it is characterised by 20th century two storey housing and bungalows. The village is enclosed by agricultural fields although the proximity to the large town of Trowbridge is appreciated on the busy Woodmarsh which runs through the north eastern edge of the village. The built form is typically of average architectural quality, with occasional listed buildings. LLCA 3: North Bradley Village is considered to be of **Medium-Ordinary Value**.

LLCA 4: Trowbridge Urban Centre

- 4.31 LLCA4 encompasses the urban area of Trowbridge which is located to the north of the Site. The southwest edge of the town is characterised by 20th century residential development and retail parks, typical to the urban fringe. This includes two storey semi-detached or detached properties constructed in buff brick or reconstituted stone and occasional bungalows. The retail park located adjacent to the A363 has a series of brick and metal clad stores with large amounts of commercial signage and surfaced car parking. Aside from the grade II listed Timbrell Cottages located to the west side of the A363 there are no designations covering the area. The settlement edge is currently defined by tree planting adjacent to rear gardens, although allocations within the WHSAP, including the allocation covering the Site would extend the settlement edge southwards. LLCA 4: Trowbridge Urban Centre is considered to be of **Ordinary Value**.

LLCA 5: Sports Ground

- 4.32 This area comprises the sports pitches and clubhouse associated with Trowbridge Football Club. It is located between the edges of Trowbridge to the north and North Bradley to the south. Its character is typical of formal sports/ recreational areas, being an open landscape with associated built form. It represents a feature often located at edges of settlements, as part of the urban fringe. Although this area is valued for recreation, the contribution to landscape character is very limited and it is not a sensitive receptor with regards to the proposed development. On this basis, it is not considered further within this assessment.

Summary of Landscape Receptors

- 4.33 The landscape comprises a number of resources or receptors; these are defined within GLVIA3 as the '*constituent elements of the landscape, its specific aesthetic or perceptual qualities and the character of the landscape in different areas*'. These form the elements or 'units' which need to be considered when assessing the potential landscape effect of a proposed development or other change. The final stage of the baseline landscape appraisal was therefore to identify the key landscape receptors with potential to be affected by redevelopment of the Application Site. The landscape receptors are summarised in **Table 4.1**.
- 4.34 One individual feature of the landscape that is considered to require assessment in more detail as a separate landscape receptor is the 'trees and hedgerows' within the Site. The Site contains a series of mature hedgerows and trees which create an established landscape framework to the area and contribute positively to its character. They are also identified as important wildlife corridors. The Site contains or sits

adjacent to three trees which are subject to a TPO. The majority of the trees within the Site have been identified as Category B (moderate quality) and Category C (Low Quality). Two Oak trees (*Quercus robur*) are identified as Category A of High Quality. The trees and hedgerows are considered to be of **Medium-High Value**.

Table 4.1: Summary Landscape Receptors Baseline Situation

Landscape Character Receptor	Landscape Value
LCA: E3 North Bradley Rolling Clay Lowland	Medium
LLCA1 – Trowbridge Lowland Farmland	Medium-Ordinary
LLCA2 – White Horse Business Park	Ordinary-Low
LLCA3 – North Bradley Village	Medium-Ordinary
LLCA4 – Trowbridge Urban Centre	Ordinary
Trees and hedgerows within Application Site	Medium-High

Valued Landscape Assessment

- 4.35 An assessment of the Value of each of the character areas and the Site itself is provided above. The final stage of assessment involved considering whether the Site and surrounding context could be considered to form a 'Valued Landscape' under the meaning of NPPF para 170 and should therefore be afforded additional protection from development.
- 4.36 No guidance is provided within the NPPF on what constitutes a 'Valued Landscape'. The presence or absence of landscape designations contributes to this judgement but this alone is not sufficient grounds on which to make this judgement and although designated landscapes would generally constitute a Valued Landscape, some non-designated landscapes can also be considered to be 'Valued' and therefore falling under NPPF para 170 as well. It is widely accepted that a judgement on whether an area constitutes a 'Valued Landscape' can be made on the basis of the factors set out in Box 5.1 of GLVIA3 which includes: landscape quality (condition), scenic quality, rarity, representativeness, conservation interests, recreation value and perceptual aspects.
- 4.37 The Site and its immediate landscape context do not fall within an area of designated landscape, it has been considered against the 'Box 5.1' criteria for landscape value. Although the surrounding area has positive attributes and characteristics, it is considered that these are not beyond the ordinary in landscape terms and should not be considered as forming a 'Valued Landscape' that requires additional protection. A summary of the assessment in relation to Box 5.1 is provided below. The area considered includes the Application Site and the band of agricultural land it is associated with.

Table 4.2: Assessment of landscape value of the Application Site and its surroundings

Factor	Commentary
Landscape quality (condition)	The landscape is typically in moderate condition comprised of small to medium scale pastoral farmland. The hedgerow structure is relatively intact and contains some good or moderate quality mature trees. The agricultural land is classified as grade 3 (moderate to good quality) in Natural England's Provisional Agricultural Land Classification which is a positive characteristic that is fairly typical for the landscape surrounding Trowbridge.
Scenic quality	The scenic quality of the Site and immediate context is unremarkable. It is influenced by urbanising features such as the A363 and large scale commercial development in Trowbridge to the north. The mature vegetation within the Site contributes positively to scenic quality, as do occasional long distance views to elevated areas associated with Salisbury Plain.
Rarity	The Site and surrounding area are not considered to constitute a rare landscape.
Representativeness	The Site is considered to be representative of 'LCA: E3 North Bradley Rolling Clay Lowland' due to the field pattern, predominantly pastoral land use, and gently rolling topography. Some of the key characteristics are more strongly represented in the wider landscape to the south of the Site, away from the main settlement areas where there are blocks of ancient woodland and extensive views towards the chalk downland to the south and east.
Conservation Interests	Three trees within or adjacent to the Site boundary are subject to a TPO and there are further trees with a TPO in the immediate context. The structure of hedgerows and trees provide wildlife corridors that link habitat features within the local area, including dark corridors for foraging bats. There are four grade II listed buildings in close proximity to the Site to the north and south of Little Common including Willow Grove and Kings Farmhouse.
Recreation value	The Application Site is not crossed by any public rights of way and has a low recreational value. There is a strong network of public rights of way crossing the landscape to the south and west.
Perceptual aspects	The Site and surrounding area has a low sense of tranquillity and remoteness. The landscape is disturbed by background traffic noise from Woodmarsh and the A363 and large scale built form/activity in employment areas to the north and east.

5. Baseline Visual Amenity Appraisal

- 5.1 Visual receptors are defined as individuals and/or defined groups of people who have the potential to be affected by development on the Site. These include users of public highways, public rights of way and public open space.

Approximate Zone of Visual Influence

- 5.2 The visibility and visual influence of the Application Site varies in relation to the form and condition of field boundaries. The low lying and relatively flat topography, in combination with these hedgerows helps to provide a degree of containment to the small to medium scale fields of the Application Site. Key elements in the surrounding landscape which also contribute to the containment of the Application Site are the retail and residential development in Trowbridge to the north; the dense tree belt enclosing the White Horse Business Park and the large scale built form within it; Clanger Wood to the southeast; and, the built form associated with North Bradley to the southwest. A series of photographs taken from within the Application Site looking out to the surrounding area are provided in **Figure 3** of **Appendix 1**.
- 5.3 A post and rail fence delineates part of the northern boundary which allows open views to the adjacent stretch of Bradley Road A363. The low maintained hedgerows and fencing to the rear garden plots of residential properties associated with Woodmarsh also allow views to the upper storeys of these adjacent dwellings. Glimpsed views are also possible towards Woodmarsh through gaps in the residential properties. Views to adjacent fields to the south are generally prevented by the southern boundary hedgerow. However, filtered views are available in winter and breaks in the hedgerows allow long distance glimpsed views to the chalk escarpment on the edge of Salisbury Plain.



Figure 5.1: View from southern side of Application Site of residential properties associated with Woodmarsh

- 5.4 In summary, the visibility of the Application Site is limited to occasional short distance views from immediate visual receptors. In the wider surrounding landscape, the cumulative effect of field boundary hedgerows and the flat low lying topography

provide visual containment. Although, the Application Site is likely to be glimpsed from raised land to the southeast, the intervening distance will prevent its features being discernible.

Receptors and Key Views

- 5.5 The key receptors which have been identified as having existing views of the Application Site and/or with views with potential to be affected if development were introduced on the Application Site are:
- Woodmarsh Farm Cottage and residential properties on the eastern side of Woodmarsh;
 - Pedestrians and motorists on Woodmarsh;
 - Motorists on Bradley Road A363;
 - Trowbridge Town Football Club grounds;
 - Pedestrians using the public footpath ref: NBRA7 to the southeast and Little Common;
 - Pedestrians, horse riders and motorists using Bridleway ref: NBRA3 / Axe and Cleaver Lane to the west;
 - Employees at the adjacent offices within White Horse Business Park; and,
 - Residential properties on the southern edge of Trowbridge.
- 5.6 There are a number of elevated viewpoints located around White Horse Hill to the southeast of the Site. It is anticipated that glimpsed views of development within the Site would be possible. However, due to the intervening distances of over 4km and the existing presence of development and major road infrastructure in views, it is considered that the changes to views would be barely discernible and would not significantly affect visual amenity. Resultantly these viewpoints have not been considered further in the visual assessment. This approach was confirmed with the landscape officer at Wiltshire Council.
- 5.7 The visual receptors and key views experienced by them, towards the Application Site, are briefly described below. The Representative Viewpoint locations are set out in **Figure 4** of **Appendix 1** and the photography is set out in **Figure 6**; to be printed and viewed at A3.
- 5.8 **Residents of Woodmarsh Farm Cottage and residential properties on the eastern side of Woodmarsh** – These properties have views of open fields, yet the rural character is influenced by the surrounding road network and large scale development. They overlook the western side of the Application Site and views vary in relation to mature trees and hedgerows within domestic gardens. A number of properties have open views from second storey windows and Woodmarsh Farm Cottage has particularly open views of the adjacent fields within the Application Site to the south and east. Views from some properties are screened by the surrounding mature vegetation.



Figure 5.2: Views of the Application Site from Woodmarsh, partially screened by vegetation and residential properties

5.9 Pedestrians and motorists on Woodmarsh - From the highway and pavement of Woodmarsh, views are partially contained by the residential properties and roadside vegetation. The views are characterised by the village edge of North Bradley and its rural setting. However, the proximity to Trowbridge is also experienced on account of glimpsed views of large scale commercial development. Through breaks in these features, the Application Site is seen and views sometimes extend across this to Trowbridge and the White Horse Business Park. Typically when travelling south on Woodmarsh, views are framed by the roadside hedgerow. A visual break between the settlements of North Bradley and Trowbridge is experienced in views east and west from this road.

- **Representative View 2a (as set out in Figure 5 of Appendix 1)** – The view faces south along Woodmarsh, just south of the roundabout with the A363 and adjacent to the western boundary of the Site. The view would be experienced by road users, with similar views experienced by pedestrians from the pavement on the western side of the street. The view demonstrates the most open views into the Site through a break in the hedgerow. The view along the road is framed by the roadside vegetation and residential properties within North Bradley are glimpsed in the background. Views would have greater extent containment during summer. Grassland and mature hedgerows within the Site are glimpsed

which contribute to the rural approach to North Bradley. However, the views are not extensive and do not extend further than the northern hedgerow within the Site.

- **Representative View 2b** – The view faces northeast along Woodmarsh, opposite the entrance to Woodmarsh Farm Cottage. The view would be experienced by pedestrians and road users travelling north through the village. The view demonstrates the rural appearance of parts of the village with large mature trees and timber post and rail fencing alongside the road. Glimpsed are possible of commercial buildings on the southern edge of Trowbridge to the background. There are also glimpses of residential properties on the edge of Trowbridge. The Site is largely obscured from view due to intervening mature vegetation and this enclosure would increase during summer. The Site would be part of the backdrop to the two white rendered residential properties to the middle ground of the view, although features within the Site are not currently discernible.



Figure 5.3: Views from Bradley Road at the roundabout with Woodmarsh

5.10 **Motorists and pedestrians on Bradley Road A363** – There are views south from Bradley Road from the roundabout with Woodmarsh to the northern field of the Application Site. These views are filtered by large mature trees adjacent to the northern boundary as demonstrated by **Figure 5.3**. In summer, when trees are in leaf, the Application Site would predominantly be screened from view by these trees. From the stretch of the road that runs adjacent to the northern boundary, there are open views of the Application Site's northern fields. The rest of the Application Site is partially screened by the field boundary hedgerows. A surfaced pavement runs alongside the carriageway providing a pedestrian route between Trowbridge and the White Horse Business Park. Due to the mature vegetation surrounding the White Horse Business Park, the views south from Bradley Road demonstrate the existing rural setting to North Bradley which contrasts with the large scale development to the edge of Trowbridge.

- **Representative View 1a** – The view faces southeast from the A363 Bradley Road at the roundabout with Woodmarsh. The view would be experienced by road users and pedestrians when exiting Trowbridge. Key features of the view are the mature trees within and surrounding the road junction, that include the tree

group to the northwest corner of the Site. During winter, there are filtered views of the northernmost field within the Site. In summer the view would be more contained with mature trees in leaf blocking views of the surrounding area. There are glimpsed views of roofs of properties in North Bradley to the background of the view.

- **Representative View 3** – The view is taken from the southern pavement of the A363 facing west. It would be experienced by pedestrians and road users approaching Trowbridge on the A363 and people travelling between the town and the White Horse Business Park. The views are unremarkable, consisting of scrubby grassland and post and rail fencing to either side of the road. Glimpsed views are possible of commercial development within Trowbridge and occasional residential properties within North Bradley. The Application Site is open to view alongside the road, although the internal hedgerows structure visually contains some areas. Policy information for allocation H2.2 identifies the need to improve the quality of this main approach route to Trowbridge.

5.11 Players and spectators in Trowbridge Town Football Club grounds - Players and spectators' views of the Application Site are limited by the roadside hedgerows to either side of Woodmarsh. In winter, filtered views are likely to be possible of the northern field, particularly from the western side of the pitches. However, users of the football grounds are generally considered to be of lower sensitivity than other users/receptors in the area as they are likely to be occupied by the recreational activities rather than the views of the surrounding area. The views experienced by these visual receptors are similar to those experienced in representative views 1, 2a and 4.



Figure 5.4: Views looking east from bridleway NBRA3 towards the Application Site

5.12 Pedestrians, horse riders and motorists using Bridleway ref: NBRA3 / Axe and Cleaver Lane to the west – There are glimpsed views of surrounding properties in North Bradley from this rural track. Views towards the Application Site are funnelled by hedgerows to either side of the bridleway. The hedgerow to the western boundary currently screens views into the Application Site (**Figure 5.4**).

- **Representative View 4** – The view faces east along Axe and Cleaver Lane towards the Site. It would be experienced by pedestrians and horse riders using Bridleway ref: NBRA3 which provide access to the wider countryside from North Bradley. The view is framed by hedgerows to either side of the bridleway. The mature hedgerow on the western boundary of the Site terminates views and prevents views into the Site.
- 5.13 **Employees in the adjacent offices within White Horse Business Park** – A dense tree belt largely encloses the Application Site in views from the adjacent office blocks and car park within the White Horse Business Park. In summer, views of the Site are likely to be fully screened by this vegetation but in winter glimpsed views are likely to be possible through the tree belt, particularly from second storey windows.
- 5.14 **Residents in residential properties on the southern edge of Trowbridge** – Residential properties to the southern edge of Trowbridge overlook a band of open space that separates the town from North Bradley. In winter, views across the Application Site, at a slightly oblique angle are possible from these residential properties. This is generally restricted to views from second storey windows of houses associated with Boundary Walk off Marston Road.
- 5.15 **Pedestrians using the public footpath ref: NBRA7 to the southeast** – This public footpath extends northeast from Westbury Road and into the White Horse Business Park. Views experienced from the footpath have a rural character often looking across open pasture. The footpath runs past a small number of grade II listed buildings including gateway to the burial ground of the former Baptist Chapel. Views into the Application Site are typically prevented by the hedgerow on the southern boundary. Residential properties within North Bradley and mature trees also obscure some towards the Application Site.
- **Representative View 5** – The view is taken from public footpath NBRA7 to the southeast of the Site as it approaches Little Common Farm. The view would be experienced by walkers using the footpath that runs between the White Horse Business Park and North Bradley. The view encompasses open pasture fields and hedgerows with intermittent mature trees. Mature tree belts enclose the buildings within the White Horse Business Park and there are limited glimpsed views of the roofline of commercial buildings on the southern edge of Trowbridge. Views into the Site itself are prevented by intervening mature vegetation. The view has a rural character with limited disruption from urban development.



Figure 5.5: View from Little Common looking north towards the Application Site

5.16 Pedestrians and road users on Little Common - Little Common has a rural character and views are largely occupied by gently sloping agricultural land. The views towards the Application Site from Little Common are partially contained by intervening landform and the presence of field boundary hedgerows. As demonstrated in **Figure 5.5** where the ground floor of Woodmarsh Farm Cottage is obscured by the rising landform. The views from the lane extend to the edge of Trowbridge and the roofs of commercial development and residential properties on the edge of the town are glimpsed above the treeline. A mast located adjacent to the Bradley Road A363 and Woodmarsh roundabout is also visible and power lines interrupt the agricultural views.

- **Representative View 6** – The view faces northwest from Little Common and would be experienced by pedestrians and road users. The view is typical of the local landscape with pastoral fields, mature trees and a generally intact structure of native hedgerows. The Application Site is obscured by intervening vegetation although glimpsed views of built form on the southern edge of Trowbridge are possible. In the wider panorama, the rooftops of houses in North Bradley are also visible.

5.17 Pedestrians and road users on Drynham Lane – Drynham Lane has a rural character, running alongside linear arable fields with mature native hedgerows. Views are influenced by the settlement edge of Trowbridge with open views of houses. In summer, the Application Site would be obscured by mature boundary vegetation. In winter, limited glimpsed views south, towards the A363 and the Application Site would be possible.

- **Representative View 7** – The view faces southwest from Drynham Lane and would be experienced by pedestrians and road users. The view is framed by mature trees which enclose the northern edge of the White Horse Business Park to the south and a roadside hedgerow to the north. The Site is obscured by intervening trees and hedgerows to the background of the view.

Visualisation Type

5.18 GLVIA3 and the Technical Information Note 06/19 recommend a proportionate approach to the assessment of views and type of supporting visualisation required, in relation to the scale of development proposed and the sensitivity of the visual receptors. In order to identify what Visualisation Type is required, the guidance initially states that the purpose and intended users of the LVIA and associated visualisations is identified. This assessment is a standalone LVIA which supports an outline planning application (confirmed as non-EIA development), where there are potential concerns about landscape and visual effects and the visualisations will be in the public domain. The guidance states that in these instances, Visualisation Types 1-4 are appropriate. In accordance with this, it was confirmed with the landscape officer at Wiltshire Council that Visualisation Type 1 would be provided for the representative views which is defined as follows:

- ***Type 1: Annotated Viewpoint Photograph*** - To represent context and outline or extent of development and of key features.

5.19 During consultation, it was confirmed that annotated viewpoint photography, where the approximate location of the Site is identified on baseline photography, would provide sufficient information to assess the scheme. The assessment of visual effects for these receptors has also been informed by illustrative information on the scheme provided in the Design and Access Statement.

6. Scheme Proposal

- 6.1 The LVIA has been prepared to inform and support the outline planning application for a new residential development and care home. The Application falls within an area identified as the wider allocation H2.2 within the adopted WHSAP. The description of development for planning purposes is as follows:

“Outline application for up to 100 dwellings and a care home (Class C2 Use) of up to 64 beds (up to 3,750sqm), as well as vehicular access from the A363. Matters to be considered: Access into the site.”

- 6.2 The Parameter Plan (Drawing no. CASR3002_5000 Rev: D) produced by Turley Design; the Proposed Right Turn Lane Access (Drawing no. 002 Rev: A) by Badingham Transport and Infrastructure Consultants; and, the Green Infrastructure Parameters Plan (Drawing no. NPA 11020 301) by Nicholas Pearson Associates that support this planning application, identifies the areas within the Site that would accommodate development of up to 2 or 3 storeys. The surrounding area would be kept free from development for green infrastructure including the western side of the Site which is closest to North Bradley. The access drawing identifies the proposed access point from the A363 Bradley Road and Parameter Plan indicates the connecting access point to land within the wider allocation area (under different ownership).
- 6.3 The Illustrative Sketch Layout (drawing CASR3002_4001.01 Rev: E) produced by Turley Design, indicates a possible site layout demonstrating how up to 100 dwellings and a care home of up to 64 beds might be accommodated within the Application Site. The LVIA process played an important role in informing both the Parameter Plan and the illustrative masterplan with the baseline landscape and visual analysis undertaken at an early stage in the design development process. This identified the key landscape opportunities and constraints (as set out in **Appendix 3**) together with key design principles to inform the masterplan development.
- 6.4 Principles of the design that are particularly relevant in terms of mitigation of landscape and visual effects are described in the Design and Access Statement and include:
- Areas for built development would be set away from the south western edge of the Application Site and located where they would form associations with the White Horse Business Park and the southern edge of Trowbridge (including the area allocated for residential development directly to the north of the Site).
 - Vehicular access to the Application Site would be provided from the A363 to reinforce the separation of the development from North Bradley and reduce the effects on the character of the village and views from within it.
 - Landscape structure of hedgerows and hedgerow trees would predominantly be retained and reinforced with additional planting, including street trees within the development area to soften and integrate built development in to the landscape. Existing breaks in hedgerows would be utilised to provide access to

development plots where possible and minimise hedgerow removal. One length of hedgerow would be removed to provide a less disjointed residential layout.

- Offsets would be provided to the retained structure of hedgerows and new linked corridors between existing tree belts and hedgerows would be created to accommodate requirements for use by Bechstein's bats by retaining bat flight paths. These green corridors would be a minimum of 20m wide, creating substantial dark routes.
- Development would be kept away from the main road (Woodmarsh) leading from Trowbridge to North Bradley to retain a sense of physical and visual separation between the areas of settlement.
- Development would be set back a minimum of 50m from residential properties in North Bradley with a green corridor created and reinforced with strategic planting areas. This would soften the impact on views and reinforce the separation between development areas. New areas of woodland planting, tree belts, additional hedgerow trees and specimen trees within grassland would be included within this buffer to strengthen the existing landscape structure in accordance with recommendations set out in the county landscape character assessment.
- A new planting corridor would be provided between the tree group to the northwest corner and the tree belt enclosing the White Horse Business Park. This would create a linked wildlife corridor, in accordance with ecological recommendations and improve the appearance of the approach to Trowbridge via the A363 Bradley Road.
- New pedestrian links would be provided through the Application Site in order to improve connectivity between Trowbridge, new areas of development and the wider landscape. This includes access to public open space from North Bradley.
- The south western field that is closest to North Bradley would be retained as pasture or provide community facilities for North Bradley such as a community orchard or public open space.
- Residential development would typically be up to 2.5 storeys with the care home a maximum of 3 storeys. The density of development would vary from 25-40dph with the density graded from highest along the primary road to the lowest along the park edges at the interface with the green infrastructure. The density along the western edge will also be reduced due to its proximity to North Bradley, with larger gardens and building footprints.

7. Landscape and Visual Assessment of Effects

- 7.1 The effect of the Scheme Proposal is assessed by predicting the magnitude of the change on the previously identified landscape character and key visual receptors. The visual assessment does not attempt to predict the visual effects of seasonal changes throughout the year but describes the 'worst case' position in terms of the greatest potential visibility of the development i.e. in winter when the trees would have lost their leaves. It has been assumed that lighting design would be covered by a planning condition and would be designed to be appropriate to its rural context to ensure light spill on the surrounding environment is minimised.
- 7.2 The assessment of effects is based on the Parameter Plan (Drawing no. CASR3002_5000 Rev: D); the Proposed Right Turn Lane Access (Drawing no. 002 Rev: A); and, the Green Infrastructure Parameters Plan (Drawing no. NPA 11020 301) with reference to the Illustrative Sketch Layout (drawing CASR3002_4001.01 Rev: E) and design principles set out in the Design and Access Statement as described in Section 6 of this LVIA.

Sensitivity of the Landscape Character and Visual Receptors

Landscape Character Receptor's Sensitivity

- 7.3 Effects on landscape character are both direct i.e. on the LCA that the Application Site is located within, and indirect i.e. changes to characteristics that occur beyond the boundary of the LCA. **Table 7.1** summarises the identified landscape receptors sensitivity to change.

Table 7.1: Summary of Landscape Receptors Sensitivity

Landscape Receptor	Landscape Value	Landscape Susceptibility to Change	Sensitivity of Receptor
LCA: E3 North Bradley Rolling Clay Lowland	Medium – undesignated with areas of recreational value and scenic quality away from the settlement edges.	Medium – Generally intact hedgerow structure, tranquillity of rural areas away from settlement edges, extensive views towards the chalk downs increase the potential landscape susceptibility to change. Mature woodland blocks provide a moderate degree of containment which would help integrate new development within the landscape	Medium
LLCA1 – Trowbridge Lowland Farmland	Medium-Ordinary – undesignated with local value demonstrated by recreational use and the North Bradley Landscape	Medium-Low – Gently undulating topography, mature landscape structure and surrounding residential context reduce the susceptibility to	Medium-Low

	Setting Gap	change. Part of the LLCA is allocated for residential development in the WHSAP. The recreational and ecological value of parts of the landscape and the contribution to the rural setting of North Bradley and separation from Trowbridge increase its susceptibility.	
LLCA2 – White Horse Business Park	Ordinary-Low – Undesignated landscape that does not contribute positively to scenic quality due large scale development and extensive car parks.	Low – Existing structure of mature tree belts and presence of existing development reduces the potential susceptibility of the landscape to accommodate change.	Low
LLCA3 – North Bradley Village	Medium-Ordinary – Small number of listed buildings, but historic elements of village influenced by predominantly 20 th century development of ordinary architectural appearance.	Low – The presence of residential development of a similar type and scale to that proposed reduces its susceptibility to change.	Medium-Low
LLCA4 – Trowbridge Urban Centre	Ordinary – Undesignated landscape with predominantly 20th century development of ordinary architectural appearance.	Low – Existing presence of residential development of the type and scale proposed reduces this areas susceptibility to change. Allocations for residential development in the WHSAP demonstrate policy context for expanding settlement to the south.	Low
Trees and hedgerows within Application Site	Medium-High – Small number of TPOs and recognised ecological value	Medium – Potential for retention and enhancement with layout of development of the type and scale proposed. The intact hedgerow structure is sensitive to change.	Medium

Visual Receptor's Sensitivity

- 7.4 The Value of the visual receptor's view relates to whether the views are associated with designated landscapes, protected views or designated heritage assets and the quality of the view in terms of visual amenity. The susceptibility of the visual receptor to change considers the occupation or activity of people experiencing the view; and extent of attention or interest that may therefore be focused on the views; and, visual amenity they experience. **Table 7.2** summarises the sensitivity of each of the previously

identified visual receptors. This is based on the combined evaluation of susceptibility and value attached to the receptor together with informed professional judgement and guidance provided in GLVIA3.

Table 7.2: Sensitivity of Visual Receptors

Receptor and representative viewpoint (RV)	Value	Susceptibility to change	Sensitivity
Residents of properties on the eastern side of Woodmarsh and Woodmarsh Farm Cottage	Ordinary – views not protected or related to designated, or non-designated assets.	High - views and visual amenity likely to be of high importance to residents at home.	Medium
Pedestrians and road users on Woodmarsh <i>RVs 2a and 2b</i>	Ordinary – views not protected or related to designated, or non-designated assets.	Medium - views and visual amenity likely to be of moderate importance to travellers on the busy road.	Medium-Low
Pedestrians and road users on Bradley Road / A363 <i>RVs 1 and 3</i>	Ordinary – views not protected or related to designated, or non-designated assets.	Medium - views and visual amenity likely to be of moderate importance to travellers on the busy road.	Medium-Low
Players and spectators at Trowbridge Town Football Club grounds <i>Views similar to those experienced in RVs 1, 2a and 4</i>	Ordinary – views not protected or related to designated, or non-designated assets.	Low – views and visual amenity likely to be of low importance to people engaged in outdoor space.	Low
Walkers and horse riders on Bridleway ref: NBRA3 / Axe and Cleaver Lane <i>RV 4</i>	Ordinary – views not protected or related to designated, or non-designated assets.	High – views and visual amenity likely to be of high importance to users of the public right of way.	Medium
Employees at the White Horse Business Park	Ordinary – views not protected or related to designated, or non-designated assets.	Low - views and visual amenity likely to be of low importance to people at their place of work.	Low
Residents of properties on the southern edge of Trowbridge	Ordinary – views not protected or related to designated, or non-designated assets.	High - views and visual amenity likely to be of high importance to residents at home.	Medium
Walkers using public footpath ref: NBRA7 <i>RV 5</i>	Medium – views not protected but contribute positively to scenic quality and associated with some grade II listed buildings.	High – views and visual amenity likely to be of high importance to users of the public right of way.	High-Medium

Pedestrians and road users on Little Common RV 6	Medium – views not protected but contribute positively to scenic quality and associated with some grade II listed buildings.	Medium-High – views and visual amenity likely to be of moderate to high importance to users of this rural lane.	Medium
Pedestrians and road users on Drynham Lane RV 7	Ordinary – views not protected or related to designated, or non-designated assets.	Medium – views and visual amenity likely to be of moderate importance to travellers on lane.	Medium-Low

Effects during the Construction Phase: Short Term

- 7.5 The key aspects of the construction phase which have potential to affect the previously identified landscape character areas and visual receptors have been identified as:
- Topsoil stripping of agricultural field to enable construction.
 - The temporary effect of the construction plant and traffic, which will include small site compounds; and, protective fencing to the Appraisal Site's boundary vegetation.
 - The progressive construction of the features present within the Scheme Proposal.
- 7.6 The effect on the landscape character and visual receptors would be similar to those changes experienced during the operational phase, as the progressive construction of the features present within the Scheme Proposal. The additional noticeable difference would be the presence of construction vehicles using the road network; and, the presence of construction plant and vehicles within the Application Site which would slightly increase the visual envelope of the Scheme Proposal during the construction phase.
- 7.7 These effects would be experienced directly on the Application Site, 'LLCA1 – Trowbridge Lowland Farmland' and a localised part of 'LCA: E3 North Bradley Rolling Clay Lowland' with the change of land use from agricultural land to that of a construction site. The main groups of visual receptors affected by the slight increase in vehicular use; the presence of construction plant and hoarding; and, movement of construction vehicles would be pedestrians using the surrounding PRoW network and motorists on Woodmarsh and the A363. The effects experienced during the construction phase would be short term and temporary.

Effects during the Operational Phase: Medium/Long Term

- 7.8 The effects of the Scheme Proposal on its first year of operation (when the development is complete and occupied) would be permanent. Within the appraisal of effects, consideration is given to the effects on the Scheme Proposal at year 1 when

buildings would be implemented but the proposed planting would not yet be matured. Consideration is also given as to whether the effects on landscape character and visual receptors would change by year 15 on account of the establishment of this planting. The effects are set out in **Tables 7.1** and **7.2** and the changes experienced are described in the following paragraphs.

Changes to Landscape Features

Land Use

- 7.9 The Scheme Proposal would permanently change the land use of the Application Site from pasture to residential development and areas of open space/Green Infrastructure. The introduction of residential development would correspond with Allocation H2.2 in the WHSAP which identifies the Site and the wider landscape to the southeast for residential development.

Settlement Pattern and Built Form

- 7.10 The developable area as defined by the Parameters Plan is located to the north and eastern sides of the Application Site, closest to the A363 and the White Horse Business Park. This corresponds with guidance in the WHSAP Policy H2.2 and would enable separation, as experienced visually travelling north-south on Woodmarsh, to be preserved between Trowbridge and the village of North Bradley.
- 7.11 Buildings would typically be up to 2.5 storeys with up to 3 storeys within the area identified for a care home development. This would be located closest to the settlement edge of Trowbridge and the busy A363. The scale and density of development would reflect surrounding areas with lower densities provided in areas closest to North Bradley. Details of housing styles and elevation design would be confirmed at reserved matters but would be expected to respond positively to local context in accordance with Core Policy 57. The Illustrative layout and information provided in the Design and Access Statement demonstrates how the Scheme Proposal could be developed to create an outward facing development that sits within a mature landscape framework that is sympathetic to its rural setting.

Topography

- 7.12 The Scheme Proposal would not significantly alter the topography of the Application Site or surrounding area's topography other than minor grading works required to accommodate the new built form, drainage features and infrastructure.

Vegetation

- 7.13 The principles for ecology and landscape, as set out in the DAS, includes the retention and enhancement of the Application Site's boundary vegetation and the introduction of new native planting to enhance the landscape framework and create linked wildlife corridors. A key aspect of this is the preservation of bat flight paths across the Site within green corridors that are a minimum of 20m wide.
- 7.14 The implementation of the Scheme Proposal would result in the removal of 5 trees, 1 tree group and 2 hedges as described in the AIA by Greenman Environmental Management. The individual trees and group are identified for removal due to their poor condition. The two hedges to be removed are identified as Category B (moderate

condition). The loss of part of the mature hedgerow structure is considered a detrimental change due to the field pattern being a key characteristic of the landscape.

- 7.15 Other trees and hedgerows within the Site would be retained with development areas set away from root protection area. The removed vegetation would be compensated for with additional planting within the Application Site, the details of which would be confirmed at reserved matters.
- 7.16 The Parameter Plan and Green Infrastructure Parameter Plan show the location of green infrastructure that would allow space for a strategic planting area to the southwest of the Site alongside residential properties to the eastern edge of North Bradley. Space for new planting to create linked wildlife corridors that strengthen the landscape structure along the northern boundary of the Site would also be provided. The Illustrative layout demonstrates how this planting could be accommodated with the introduction of tree and hedgerow planting that would enhance the existing hedgerow structure to provide additional screening to the southwest and north. New hedgerow and tree planting along the northern boundary would connect the tree group to the northwest corner of the Site with the tree belt alongside the White Horse Business Park. The latter would also be strengthened with additional woodland planting and these features would contribute to an improved approach route to Trowbridge via the A363. The planting and open space to the southwest of the Site would provide screening to the development in views from residential properties and also create a positive frontage to the public open space. The area left free from development to the southwest of the Site would reduce the impact on views from residential properties in North Bradley.
- 7.17 By year 15, the Scheme Proposal's landscape strategy and public open space would have established providing a mature landscape framework for the residential development that helps it assimilate with the surrounding landscape. Woodland blocks and the intact hedgerow structure are considered essential characteristics of the surrounding landscape and the additional tree planting would also support aspirations from local planning policy for landscape and green infrastructure (Core Policies 51 and 52).
- 7.18 The magnitude of change and type of effect on the trees and hedgerows within the Application Site is considered to be **Low** and **Adverse** at year 1 due to the removal of existing hedgerows. By year 15, the strengthening of the landscape and ecological structure of the Site is considered to represent a **Beneficial** change of **Low** magnitude.

Movement

- 7.19 The character of the majority of surrounding highways and public rights of way would not be affected by the implementation of the Scheme Proposal. The vehicular access route would make use of an existing field entrance point from the A363 which is a busy road and the character of a new junction along this route is considered appropriate given the context in close proximity to Trowbridge.
- 7.20 The rural qualities of the surrounding public right of way network would also be preserved through the siting of development to the least visible parts of the Application Site from public rights of way. Proposed pedestrian routes would increase the permeability of the area providing access to amenity space from North Bradley and

from the A363. This would connect with potential housing areas in the wider H2.2 allocation area to the southeast and H2.1 to the north.

Impacts on Landscape Character

LCA: E3 North Bradley Rolling Clay Lowland

- 7.21 The Scheme Proposal would directly affect a small part of the district scale character area. The effects experienced would be limited to the local area around the Application Site with the introduction of built development in an area which is currently open pasture. The wider landscape, which makes a stronger contribution to the rural character would be largely unaffected. The magnitude of change and type of effect on LCA E3 would be **Low** and **Adverse**.

LLCA1 – Trowbridge Lowland Farmland

- 7.22 The Scheme Proposal would directly affect the characteristics of LLCA1 through the change in land use of the Application Site that would have an urbanising influence on the area. The removal of a hedgerow as part of the intact field structure is also an adverse change. The new residential development would be read in context with surrounding development to the settlement edges of North Bradley and Trowbridge. It would comply with aspirations for residential development in the area as set out in the WHSAP. The areas to be kept free from development, as shown on the Parameter Plan, and demonstrated on the Illustrative Masterplan, would provide enclosure to the majority of the Scheme Proposal when travelling between North Bradley and Trowbridge on Woodmarsh. The location of built form away from the eastern edge of North Bradley would reduce the impact on the setting of this village and preserve a sense of visual separation. Away from the Site itself, there would be limited awareness of change. Overall, at year 1 the magnitude of change and effect on the landscape character of LLCA1 would be **Medium** and **Adverse**.

- 7.23 Following the establishment of proposed planting areas, the Scheme Proposal would bring wider landscape benefits through the enhancement of boundary planting that reinforces an existing characteristic of the landscape. It would also introduce a diverse range of habitats and increase opportunities for informal recreation. The areas for green infrastructure would break up the extent of built form and introduce greater containment from surrounding rural areas and settlement edges. This would slightly reduce the magnitude of change in the surrounding parts of the LLCA. It is considered that by year 15, the magnitude of change on the character of 'LLCA1 – Trowbridge Lowland Farmland' would be **Medium-Low** and the overall effect would be **Adverse** but with an increased amount of positive elements.

- 7.24 The implementation of residential development within the wider allocation area would increase the magnitude of change on LLCA1. However, this would be in accordance with aspirations set out in the WSHAP and similar mitigation measures to be incorporated into the layout to retain and enhance landscape features.

LLCA2 – White Horse Business Park

- 7.25 There would be no direct changes to the character of LLCA2 – White Horse Business Park. Indirect changes would be prevented by the retention and enhancement of vegetation with additional planting of the mature tree belt which encloses the

employment area from the surrounding landscape. The magnitude of change and type of effect at both year 1 and year 15 would be **Negligible**.

LLCA3 – North Bradley Village

7.26 There would be no direct effects on the character of LLCA3 – North Bradley Village. In the majority of the village there would be little awareness of change as a result of the Scheme Proposal with the vehicular access routes kept away from the village and development areas set back from the settlement edge. The setting to the village, provided by pastoral farmland would largely be retained but there would be a change to the setting to the northeast edge of the village with glimpsed views of new development experienced from short stretches of Woodmarsh and occasional residential properties to the northeast of the village. This would not be a significant change due to the presence of commercial and residential development within Trowbridge that is glimpsed in existing views. In accordance with the Referendum Version of the Neighbourhood Plan, the area identified as the North Bradley Landscape Setting Gap would be preserved.

7.27 At year 1, the magnitude of change and type of effect on LLCA3 would be **Low Adverse** due to the minor adverse change to the landscape setting of North Bradley arising from the extension of the Trowbridge and White Horse Business Park settlement edge towards the village. The establishment of the proposed planting alongside Woodmarsh and to the rear of residential properties within North Bradley, would provide increased visual containment to the Scheme Proposal and improve the interface between the areas of settlement. It is considered that by year 15, the effect on the character of 'LLCA3 – North Bradley Village' would remain **Low** and **Adverse** but with an increased amount of beneficial effects.

LLCA4 – Trowbridge Urban Centre

7.28 The Scheme Proposal's effect on LLCA4 – Trowbridge Urban Centre would be limited to indirect effects on a small number of views from residential areas to the southern edge of the settlement. The extent of these views would be limited by mature planting to the settlement fringe. Potential development within allocation area H2.1 would also reduce this with the potential extension of the settlement towards the Site. New development would be experienced within the context of existing development in the settlement and it is not considered that this would significantly alter the character of the area. The magnitude of change and type of effect would be **Very Low Adverse** at both year 1 and year 15.

Table 7.3: Summary of effects on landscape character receptors

Landscape Receptor	Sensitivity	Magnitude / Effect Year 1	Magnitude / Effect Year 15
LCA: E3 North Bradley Rolling Clay Lowland	Medium	Low / Adverse	Low / Adverse
LLCA1 – Trowbridge Lowland Farmland	Medium-Low	Medium / Adverse	Medium-Low / Adverse

LLCA2 – White Horse Business Park	Low	Negligible	Negligible
LLCA3 – North Bradley Village	Medium-Low	Low / Adverse	Low / Adverse
LLCA4 – Trowbridge Urban Centre	Low	Very Low / Adverse	Very Low / Adverse
Trees and hedgerows	Medium	Low / Adverse	Low / Beneficial

Impacts on Visual receptors and Representative Views

- 7.29 The likely key effects of the Scheme Proposal on the visual receptors identified during the baseline study are discussed below and summarised in **Table 7.4**. Reference is made to the changes experienced to the associated representative views within this analysis. Where changes are anticipated by year 15 on account of the establishment of areas identified for green infrastructure, these are also identified.

Residents of Woodmarsh Farm Cottage and residential properties on the eastern side of Woodmarsh

- 7.30 The visibility of the Scheme Proposal as experienced by residents of properties to the eastern edge of North Bradley is likely to vary due to the presence of mature vegetation within gardens. The Parameter Plan defines that the development areas would be set back a minimum of 50m from the rear gardens of these residential properties, with most set further away. Proposed dwellings are likely to be visible from these properties but, due to these offsets, they would not be overbearing in views and would not significantly affect the residential amenity of properties. The illustrative layout demonstrates a positive frontage to the closest houses and new areas of woodland planting; open space; and, specimen trees.
- 7.31 At year 1, the magnitude of change to views is likely to vary from **Medium** (for properties with little vegetation within rear gardens) to **Low** (where mature vegetation filters views). The type of effect would be **Adverse**. By year 15, the proposed planting to the south western edge of Site would have established, containing views of the proposed built form. The presence of woodland planting and trees would reflect and reinforce the existing structure of the landscape. The magnitude of change would vary between **Low** and **Negligible** and the type of effect would be **Adverse**.

Pedestrians and motorists on Woodmarsh

- 7.32 From the highway and pavement of Woodmarsh, views would continue to be partially contained by residential properties and roadside vegetation. In accordance with the parameter plans, residential properties would be set back from the road and the retention of the internal hedgerow structure would continue to filter views across the Site, particularly in summer. There would be short stretches of the road where views of the roof level of the care home or residential properties would be seen to the background of views. The presence of additional built form would have a slight urbanising influence but would be seen in the context of surrounding settlement areas and would not be prominent in views. The sense of a visual break between Trowbridge

and North Bradley as experienced on Woodmarsh would be preserved due to the set back of built form from the western edge of the Site. At year 1, the magnitude of change would vary between **Low** (where breaks in vegetation allow views into the Site) and **Negligible** (where views obscured by residential properties and mature vegetation) and the type of effect would be **Adverse**. By year 15, the proposed planting along the western boundary of the Site would have established, reinforcing the existing hedgerow structure. The magnitude of change would vary between **Very Low** and **Negligible** and the type of effect would be **Adverse** or **Neutral** dependant on containment by mature trees and hedgerows.

- **Representative View 2a** – Due to the set back of development areas from the road, the Scheme Proposal would result in little change to the view. The roadside hedgerow and the glimpsed view of an open field would remain. Limited filtered views of proposed residential dwellings would be possible during winter. This would constitute a small change that would not noticeably alter the character of the view. At year 1, the magnitude of change would be **Very Low** and the type of effect would be **Adverse**. By year 15, the reinforced hedgerow structure to the western boundary would further reduce views of built form, and the magnitude of change and type of effect would reduce to **Negligible**.
- **Representative View 2b** – The Scheme Proposal would introduce residential development to the background of the view. The main composition of the view along Woodmarsh would remain the same. Views would be partially filtered by intervening mature trees, particularly in winter. The set back of development areas from the western boundary of the Site would reduce the prominence of built form in the view. At year 1, the magnitude of change would be **Low** and the type of effect **Adverse**. By year 15, the woodland planting to the western boundary would have established, creating a well treed backdrop to the residential properties seen to the middle ground of the view. This new planting would obscure views of proposed built form and integrate with the existing structure of the landscape. The magnitude of change would reduce to **Very Low** and the type of effect would be **Neutral**.

Motorists and pedestrians on Bradley Road A363

- 7.33 Views of the Scheme Proposal from Bradley Road A363 would vary on account of the presence of roadside vegetation. Views would continue to be partially filtered by the tree group to the northwest corner of the Site. Where the road runs along the northern boundary, there would be more open views of built form, particularly the proposed care home. The removal of the internal hedgerow to the eastern side of the Site would increase the visibility of proposed residential dwellings to the east. This would have an urbanising influence on views, although due to the set back of built form from the road, the new buildings would not be overbearing. Indicative features of the Scheme Proposal, such as the attenuation ponds set within open space with grassland and mature trees would contribute positively to the approach to Trowbridge via the A363. The magnitude of change would vary from **Medium** (as the road runs adjacent to the proposed care home) to **Very Low** (from the stretch of the road within Trowbridge) and the type of effect would be **Adverse**. By year 15, the planting to the northern boundary would have established, improving the quality of some views and reducing the prominence of built form. The magnitude of change would reduce to varying between

Medium-Low and **Negligible** and the type of effect would be **Neutral** or **Adverse** depending on the visibility of built form.

- **Representative View 1a** – The proposed built form to the north of the Scheme Proposal, identified as a care home on the illustrative masterplan would be seen across the roundabout to the middle ground of the view. This would represent an expansion of Trowbridge in accordance with the WHSAP. The built form would be prominent in winter and would obscure some filtered views across the open landscape to the south. In summer, the built form would be more contained by the intervening mature trees. At year 1, the magnitude of change would be **Medium** and the type of effect would be **Adverse**. By year 15, the reinforcement planting to the northern boundary would have established and would integrate with existing components of the view. Only glimpsed views of the proposed built form would remain. The magnitude of change would reduce to **Low** and the type of effect would be **Adverse**.
- **Representative View 3** – The development area to the north of the Scheme Proposal, as set out on the Parameter Plan, would be seen to the middle ground of the view replacing existing open views across an open field. Views of two storey residential properties and the three storey care home within the Scheme Proposal would be possible set behind new attenuation ponds. The retained parts of the internal field structure would continue to filter views across the Site. The new built form would be noticeable features in the view. The magnitude of change would be **Medium** and the type of effect would be **Adverse**. By year 15, the proposed planting along the northern boundary would frame views along the road. The new planting would integrate with existing features and would soften the appearance of built form. The proposed open space and planting would result in some improvement to the appearance of the view experienced on approach to North Bradley. By year 15, the magnitude of change and type of effect is considered **Medium-Low** and **Neutral** with a combination of beneficial and adverse changes.

Players and spectators at Trowbridge Town Football Club grounds

- 7.34 Views of the Scheme Proposal from within the grounds of the football club would be filtered by roadside vegetation to either side of Woodmarsh. New built form would be a background feature that would be seen in context with existing development on the edge of Trowbridge. The majority of the Scheme Proposal would be obscured due to the internal field structure and the set back of development from Woodmarsh. The magnitude of change and type of effect would be **Low** and **Adverse** at year 1, reducing to **Very Low** and **Neutral** by year 15 following the establishment of planting to the western boundary.

Pedestrians, horse riders and motorists using Bridleway ref: NBRA3 / Axe and Cleaver Lane to the west

- 7.35 Changes to views experienced from Axe and Cleaver Lane would be barely discernible due to the retention of the hedgerows to the western side of the Site and the set back of the development area from the western boundary as shown on the parameter plan. The magnitude of change and type of effect would be **Negligible** at year 1 and year 15.

- **Representative View 4** – The view would continue to be terminated by the hedgerow to the western boundary of the Site. The proposed built form would be set back from this boundary and would not be seen above the hedgerow. The magnitude of change and type of effect would be **Negligible** and year 1 and year 15.

Employees at the adjacent offices within White Horse Business Park

- 7.36 Views experienced by employees within the White Horse Business Park would continue to be heavily filtered by the mature tree belt which encloses the employment area. The proposed built form within the Scheme Proposal is set over 100m away from the closest office buildings and the magnitude of change and type of effect would be **Negligible** at both year 1 and year 15.

Residential properties on the southern edge of Trowbridge

- 7.37 Residential properties to the southern edge of Trowbridge would continue to overlook a band of open space that separates the town from North Bradley (identified in the North Bradley Neighbourhood Plan as the North Bradley Landscape Setting Gap). In winter, views of the Scheme Proposal, at a slightly oblique angle would be possible from some of these residential properties. This would generally be restricted to views from second storey windows of houses associated with Boundary Walk off Marston Road. However, due to the offset of built form away from the western side of the Site and the retained and enhanced boundary vegetation, the majority of built form would be obscured. The magnitude of change and type of effect is likely to vary between **Very Low Adverse** and **Negligible** at year 1. By year 15 the planting would have established obscuring views of built form and effects vary between **Very Low Neutral** and **Negligible**.

Pedestrians using the public footpath ref: NBRA7 to the southeast

- 7.38 Views experienced from the public right of way would continue to be partially obscured by the hedgerow to the southern boundary of the Site. The visibility of the Scheme Proposal would vary due to the presence of mature trees and some residential properties adjacent to stretches of the path. At the eastern end of the footpath (close to Little Common Farm), from where the Scheme Proposal would be most visible, the built form would be seen to the middle ground of views. The upper storey and roofline of residential properties would be seen above the hedgerow. The proposed planting to the western side of the Site would soften these views following establishment although built form is still likely to be glimpsed from the eastern stretches of the path. The views would maintain a rural character and the key features relating to the grade II listed monuments in the burial ground of the former Baptist chapel would remain, with built form typically obscured from this stretch of the path. The magnitude of change and type of effect would vary between **Medium Adverse** (eastern end of path) and **Negligible** (western end of path), reducing to **Medium-Low Adverse** by year 15. Should residential development within the wider allocation to the southeast of the Site come forward, the magnitude of change would increase with residential development pushing further towards the footpath and becoming a prominent feature in views.
- **Representative View 5** – The upper storey and roofline of proposed residential properties would be noticeable to the middle ground of the view behind the retained hedgerow on the southern boundary. The topography falls to the north

of this hedgerow which would reduce the prominence of proposed built form. The open pasture and hedgerow structure in the foreground would remain. Residential properties to the western side of the Site would be obscured due to intervening mature trees and the positioning of built development within the Site. At year 1, the magnitude of change and type of effect would be **Medium** and **Adverse**. By year 15, the continued growth of the reinforced boundary hedgerow and proposed trees within public open space would increase the containment of built form in the view. The magnitude of change would reduce to **Medium-Low** and the effect would remain **Adverse**. Should residential development within the wider allocation to the southeast of the Site come forward, the magnitude of change on the view would increase with residential development pushing further towards the viewpoint.

Pedestrians and road users on Little Common

7.39 The rural character of views experienced from Little Common would generally be preserved. The visibility of the Scheme Proposal would vary due to intervening residential properties and mature trees to the south western end of the lane. Where views are more open to the eastern end, the roof level and upper storey of proposed residential properties would be seen to the background of views above the hedgerow on the southern boundary. This would increase the presence of urban development in views, although would be seen in context with existing glimpses of built form on the edge of Trowbridge. At year 1 in winter, the magnitude of change would vary between **Medium** (eastern end of road) and **Negligible** (western end of road) and the type of effect would be **Adverse**. By year 15, the continued growth of the reinforced hedgerow to the southern boundary and trees within public open space would have established reducing the extent of built form that is visible. The magnitude of change would be **Medium-Low** and the type of effect **Adverse**.

- **Representative View 6** – The pastoral fields, mature trees and a generally intact structure of native hedgerows would remain features in the foreground along with glimpsed views of the burial ground. The rooftops of the proposed residential properties would be seen to the background of the view obscuring existing glimpses of built form on the southern edge of Trowbridge. This would increase the presence of urban development in the view but would not significantly alter the character. At year 1, the magnitude of change and type of effect would be **Medium** and **Adverse**. By year 15, the continued growth of the reinforced boundary hedgerow and proposed trees within public open space would increase the containment to built form in the view. The magnitude of change would reduce to **Medium-Low** and the effect would remain **Adverse**. Should residential development within the wider allocation to the southeast of the Site come forward, the magnitude of change on the view would increase with residential development becoming prominent in the foreground.

Pedestrians and road users on Drynham Lane

7.40 Views of the Scheme Proposal would be obscured from view for long stretches of the lane due to roadside vegetation, particularly in summer. The main residential area would also be obscured by mature tree belts enclosing the White Horse Business Park. The roof line of the proposed care home is likely to be seen to the background of views, partially filtered by intervening trees. The rural character of the lane would

generally be preserved, although an increased presence of urban development associated with Trowbridge would be experienced. The magnitude of change would vary from **Low** to **Negligible** and the type of effect would be **Adverse** at year 1. By year 15, proposed planting on the northern boundary would have established and would integrate with the existing structure of the landscape. The magnitude of change would vary between **Very Low** to **Negligible** and the type of effect would be **Neutral** with proposed planting integrating with the existing landscape structure. Should proposed development associated with allocation area H2.1 come forward, the magnitude of Adverse effects on views experience from the lane would increase with built form becoming prominent in the foreground.

- **Representative View 7** – The majority of the Scheme Proposal would be obscured by intervening mature vegetation. The roof level of the proposed care home would be glimpsed to the background of the view, partially obscured by mature trees. The magnitude of change would be **Low** and the type of effect would be **Adverse**. By year 15, the proposed planting to the northern boundary would have established and the magnitude of effect would reduce to **Very Low Neutral**. Should proposed development associated with allocation area H2.1 come forward, the magnitude of Adverse effects on views experience from the lane would increase with built form becoming prominent in the foreground.

Table 7.4: Assessment of Effects on Visual Receptors

Receptor and representative viewpoint (RV)	Sensitivity	Year 1 Magnitude of change / Effect	Year 15 Magnitude of change / Effect
Residents of properties on the eastern side of Woodmarsh and Woodmarsh Farm Cottage	Medium	Varying between Medium (properties with little garden vegetation) and Low (mature vegetation filters views) / Adverse	Varying between Low (properties with little garden vegetation) and Negligible (mature vegetation filters views) / Adverse
Pedestrians and road users on Woodmarsh <i>RVs 2a and 2b</i>	Medium-Low	Varying between Low (breaks in vegetation allow views into Site) and Negligible (views obscured by residential properties and mature vegetation) / Adverse RV 2a: Very Low / Adverse RV 2b: Low / Adverse	Varying between Very Low (breaks in vegetation allow views into Site) and Negligible (views obscured by residential properties and mature vegetation) / Adverse or Neutral RV 2a: Negligible RV 2b: Very Low / Neutral
Pedestrians and road users on Bradley Road / A363 <i>RVs 1 and 3</i>	Medium-Low	Varying between Medium (where road runs adjacent to care home/entrance road) to Very Low (stretch of the road within Trowbridge) / Adverse	Varying between Medium-Low (where road runs adjacent to care home/entrance road) to Negligible (stretch of the road within Trowbridge) /

		RV 1: Medium / Adverse RV 3: Medium / Adverse	Adverse or Neutral RV 1: Medium-Low / Neutral RV 3: Medium / Neutral
Players and spectators at Trowbridge Town Football Club grounds	Low	Low / Adverse	Very Low / Neutral
Walkers and horse riders on Bridleway ref: NBRA3 / Axe and Cleaver Lane <i>RV 4</i>	Medium	Negligible RV 4: Negligible	Negligible RV 4: Negligible
Employees at the White Horse Business Park	Low	Negligible	Negligible
Residents of properties on the southern edge of Trowbridge	Medium	Varying between Very Low Adverse and Negligible (depending on the presence on mature boundary vegetation)	Varying between Very Low Neutral and Negligible (depending on the presence on mature boundary vegetation)
Walkers using public footpath ref: NBRA7 <i>RV 5</i>	High-Medium	Varying between Medium (to north eastern end of footpath) to Negligible (south western end of footpath where views obscured by built form/mature trees)/ Adverse RV 5: Medium Adverse	Varying between Medium-Low (to north eastern end of footpath) to Negligible (south western end of footpath where views obscured by built form/mature trees)/ Adverse RV 5: Medium-Low Adverse
Pedestrians and road users on Little Common <i>RV 6</i>	Medium	Varying between Medium (to north eastern end of lane) to Negligible (south western end of lane where views obscured by built form/mature trees)/ Adverse RV 6: Medium Adverse	Varying between Medium-Low (to north eastern end of lane) to Negligible (south western end of lane where views obscured by built form/mature trees)/ Adverse RV 6: Medium-Low Adverse
Pedestrians and road users on Drynham Lane <i>RV 7</i>	Medium-Low	Varying between Low to Negligible / Adverse RV 7: Low / Adverse	Varying between Very Low to Negligible / Neutral RV 7: Very Low / Neutral

8. Summary and Conclusions

- 8.1 The LVIA has been founded on a thorough study of the Site and its landscape setting. Through understanding these features and resources, a robust impact appraisal of the Proposed Development has been undertaken in line with good practice principles and planning policy. The LVIA has been prepared to inform and accompany an outline planning application for a residential development which consists of:

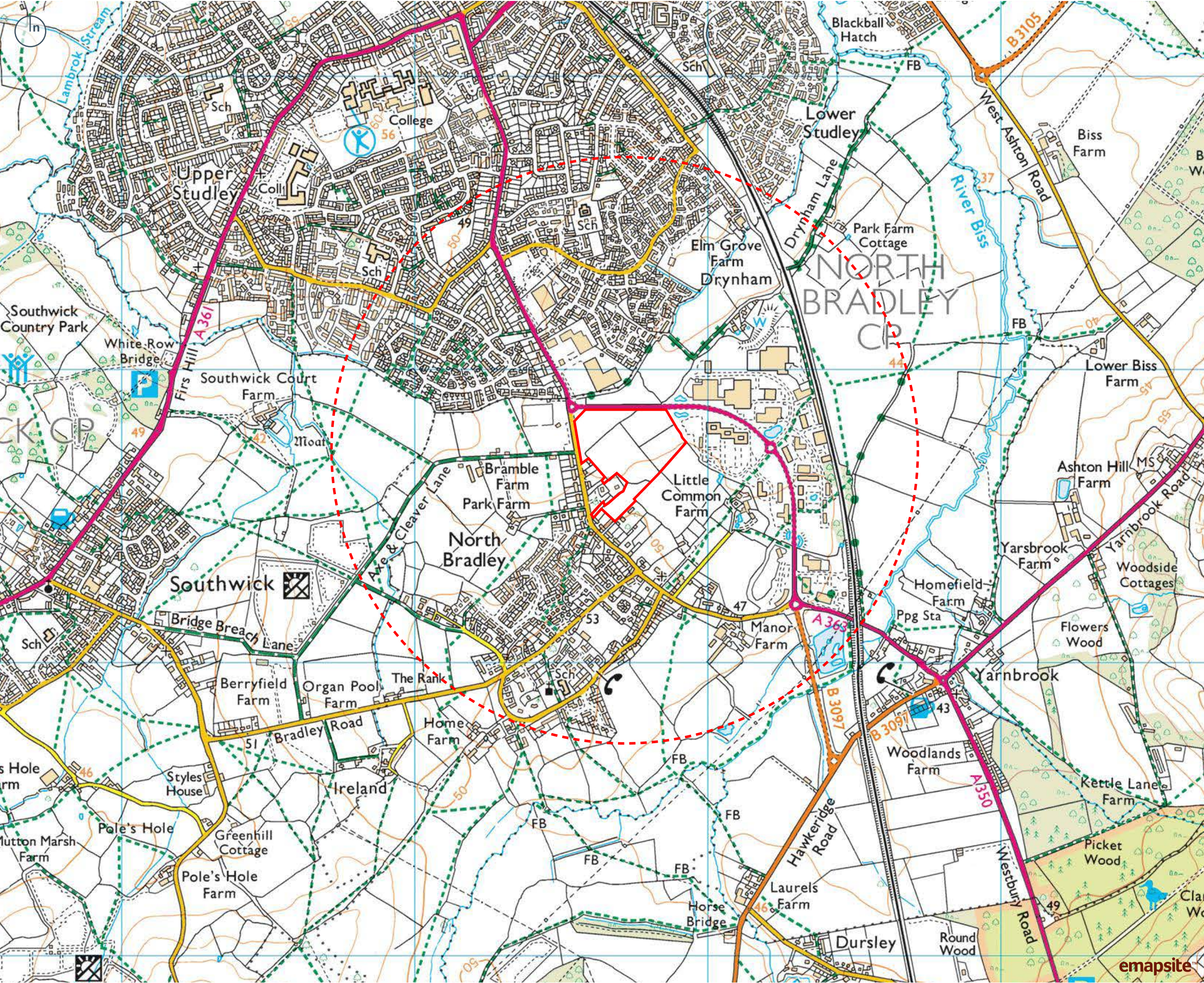
“Outline application for up to 100 dwellings and a care home (Class C2 Use) of up to 64 beds (up to 3,750sqm), as well as vehicular access from the A363. Matters to be considered: Access into the site.”

- 8.2 The assessment identifies the baseline situation of the Application Site and its surroundings in terms of ‘landscape elements’, ‘landscape character’ and ‘visual amenity’. This takes into account the baseline position of the Site at the time of the latest field study undertaken by a chartered landscape architect from Turley Landscape and VIA on the 29th November 2019.
- 8.3 The baseline appraisal identified that the site is located within ‘LCA: 11C Trowbridge Rolling Clay Lowland’ and ‘LCA: E3 North Bradley Rolling Clay Lowland’ in the county and district landscape character assessments respectively. In the Wiltshire Housing Site Allocations Plan: Pre-submission draft plan – Stage 4a Site Landscape Assessment the Application Site and wider draft allocation was considered to have a moderate-high capacity to accommodate change. The Wiltshire Housing Site Allocations Plan has now been adopted by the Council, allocating the Site and wider areas to the southeast for residential development of approximately 175 dwellings under Policy H2.2 Land off A363 at White Horse Business Park.
- 8.4 The Application Site itself comprises an area of low lying pastoral fields to the south of Trowbridge and the west of the White Horse Business Park. An intact, yet unmanaged network of native hedgerows and intermittent trees delineate the boundaries of the small to medium scale fields. The rural character is influenced by the surrounding road network and large scale commercial development. The Application Site is not covered by any landscape designations. On review of the county and district scale landscape character assessments and the characteristics of the Site and surrounding context at a local level, it is also considered that the Site does not form part of a ‘valued landscape’ for the purposes of paragraph 170 of the NPPF. The Site is not considered to be elevated above an everyday, ordinary landscape and should not therefore be afforded additional protection.
- 8.5 Visually, the Application Site is relatively well contained on account of the existing hedgerow structure, generally flat topography, the surrounding mature tree belts and surrounding development. Although there are occasional long distance views to Salisbury Plain, features of the Application Site are unlikely to be discernible from here, due to the distance of this elevated land. Key visual receptors with views towards the Application Site include pedestrians and road users on Bradley Road and Woodmarsh; residential properties on the eastern edge of North Bradley; and, users of the local public right of way network.

- 8.6 The Application Site is visible when leaving Trowbridge on the A363 or Woodmarsh. When travelling on the latter, a visual break is experienced between the settlements of Trowbridge and North Bradley. The referendum Version of the North Bradley Neighbourhood Plan identifies the extent of the North Bradley Landscape Setting Gap to the western side of Woodmarsh, highlighting the importance of this land for preserving the separation between these settlements whilst accommodating development set out in the Wiltshire Housing Site Allocations Plan.
- 8.7 The areas proposed for development, as set out in the Parameter Plan which supports this planning application have been informed by early stage landscape and visual analysis. The eastern side of the Application Site was considered to be of lower landscape and visual sensitivity due to the reduced visibility from North Bradley and the associations with existing development in the White Horse Business Park and Retail Park on the southern edge of Trowbridge. The northwest and southwest sides of the Application Site were considered to be of higher landscape and visual sensitivity on account of the visibility in views from residential properties associated with North Bradley and the role of parts of the Application Site in providing visual separation between the two settlements.
- 8.8 Principles for reducing the impact of change on landscape and visual receptors identified as part of the LVIA process have informed the areas identified for green infrastructure and the principles set out in the Design and Access Statement and illustrative masterplan. This includes a buffer (minimum 50m) between residential properties in North Bradley and proposed residential properties which would include woodland planting, open space and specimen trees. One approximately 120m length of hedgerow would be removed to accommodate the development along with 2 individual trees and a tree group which would be removed due to its poor condition. The retained hedgerow structure would be preserved and strengthened with additional planting to connect existing habitat areas and preserve identified bat corridors informed by detailed ecological assessment.
- 8.9 The LVIA has identified that the Scheme Proposal would result in a change in land use from pasture to residential development and associated open space / green infrastructure. This would have an urbanising influence on the Site itself within a landscape which is of Medium-Low Sensitivity and identified for residential development in planning policy. The height and scale of proposed development would be appropriate to the surrounding context with the details of the development to be confirmed at reserved matters stage. The Scheme Proposal would sit within a retained and enhanced landscape structure that would preserve ecological corridors and reduce the prominence of built form in the surrounding landscape. In the long term, following the establishment of proposed planting, the following magnitude and type of effects on landscape have been identified:
- **Medium-Low Adverse** – LLCA1 – Trowbridge Lowland Farmland
 - **Low Adverse** – LCA: E3 North Bradley Rolling Clay Lowland and LLCA3 – North Bradley Village
 - **Low Beneficial** - Trees and hedgerows

- **Very Low Adverse** – LLCA4 – Trowbridge Urban Centre
 - **Negligible** – LLCA2 – White Horse Business Park
- 8.10 At year 1, the implementation of the Scheme Proposal would change the character and appearance of some close proximity views from roads and public rights of way as they pass close to the Site. In these, new built form would be visible, often seen behind retained vegetation and in the context of surrounding areas of settlement. Elsewhere, the character and appearance of views towards the Application Site would not be significantly affected as views are typically enclosed by existing vegetation and further enclosure would be provided by planting provided as part of the Scheme Proposal.
- 8.11 In the long term (year 15), effects on key visual receptors arising from the Scheme Proposal which have been identified are set out below.
- **Varying between Medium-Low Adverse or Neutral and Negligible** - pedestrians and road users on Bradley Road / A363; walkers using public footpath ref: NBRA7; and, pedestrians and road users on Little Common.
 - **Varying between Low Adverse or Neutral and Negligible** - Residents of properties on the eastern side of Woodmarsh and Woodmarsh Farm Cottage.
 - **Varying between Very Low Adverse or Neutral and Negligible** - Pedestrians and road users on Woodmarsh; players and spectators at Trowbridge Town Football Club grounds; residents of properties on the southern edge of Trowbridge; and, Pedestrians and road users on Drynham Lane.
 - **Negligible** - Walkers and horse riders on Bridleway ref: NBRA3 / Axe and Cleaver Lane; and, Employees at the White Horse Business Park.
- 8.12 In summary, there are no landscape designations covering the Site and it is not considered to form part of a valued landscape. The Site forms part of an allocated area for residential development. The arrangement of built form within the Site has been designed to minimise effects on the setting of North Bradley and builds on the existing landscape structure to preserve key characteristics of the landscape and important ecological corridors. The Scheme Proposal would introduce residential development and a care home into an area of rural landscape surrounding Trowbridge, changing the character of the landscape within the Application Site and some local views. However, effects on the wider landscape and more distant views would be limited. The proposed tree and hedgerow planting and new areas of open space would improve the recreational value of the landscape and enhance parts of the landscape structure.

Appendix 1: Supporting Figures and Photographs



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KEY

Application Site boundary

Study Area (1km radius from Site)

CLIENT:
Castlewood Properties Ventures Ltd

PROJECT:
Land adjacent to White Horse Business Park, Trowbridge, Wiltshire

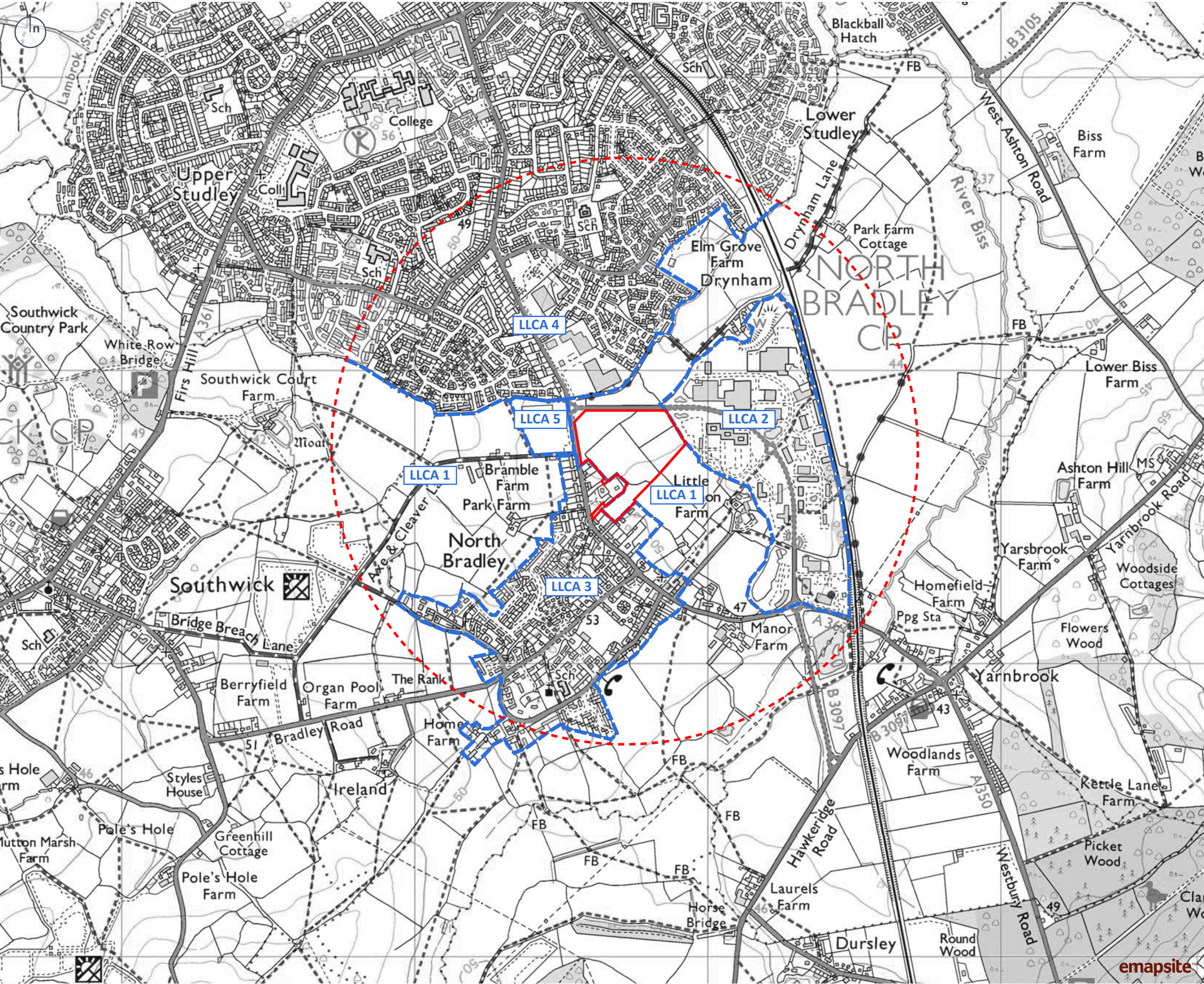
DRAWING:
Figure 1 - Application Site Location

PROJECT NUMBER:
CASR3002

DRAWING NUMBER: CASR3002.01 **CHECKED BY:** JE

REVISION: 00 **STATUS:** Final

DATE: February 2020 **SCALE:** NTS @ A3



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- KEY**
- Application boundary
 - Study Area (1km radius from Site)
 - Local Landscape Character Areas (LLCA)
- LLCA 1: Trowbridge Lowland Farmland
- LLCA 2: White Horse Business Park
- LLCA 3: North Bradley Village
- LLCA 4: Trowbridge Urban Centre
- LLCA 5: Sports Grounds

CLIENT:
Castlewood Properties Ventures Ltd

PROJECT:
Land adjacent to White Horse Business Park, Trowbridge, Wiltshire

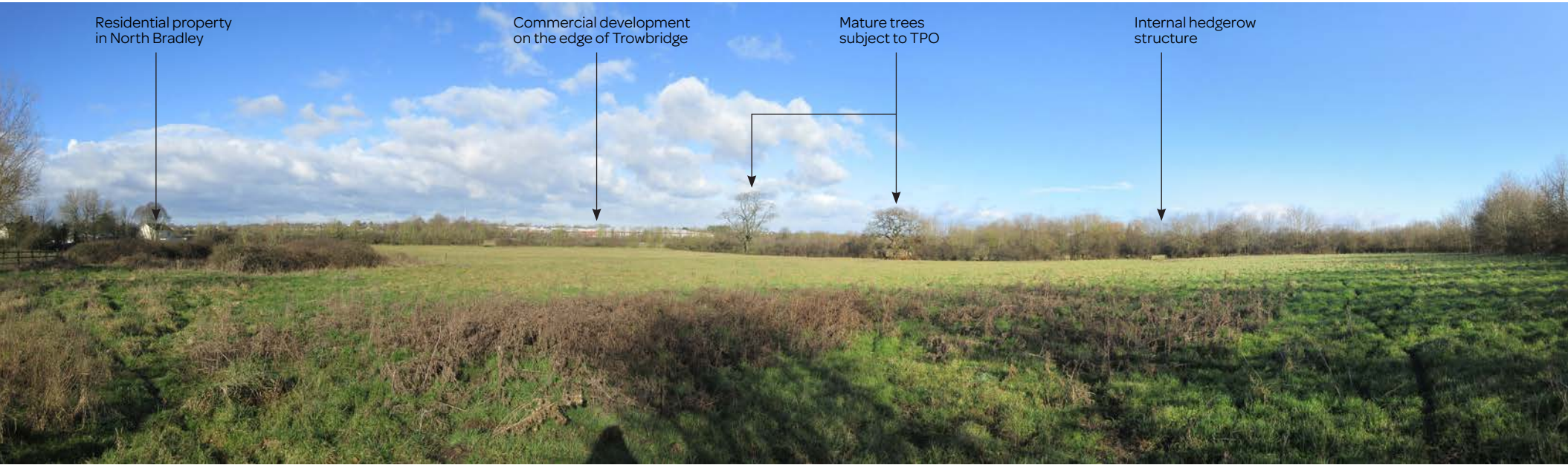
DRAWING:
Figure 2 - Local Landscape Character Areas

PROJECT NUMBER:
CASR3002

DRAWING NUMBER: CASR3002_02 **CHECKED BY:** JE

REVISION: 00 **STATUS:** Final

DATE: February 2020 **SCALE:** NTS @ A3



Site Photograph A - Taken close to the southern boundary of the Site looking north towards Trowbridge



Site Photograph B - Taken within the Site's south western field looking northeast



Site Photograph C - Taken within the Site's northern field looking north

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CLIENT:
Castlewood Properties Ventures Ltd

PROJECT:
Land adjacent to White Horse Business Park, Trowbridge, Wiltshire

DRAWING:
Figure 3 - Site Photographs

PROJECT NUMBER:
CASR3002

DRAWING NUMBER: CASR3002_03.1
CHECKED BY: JE

REVISION: 00
STATUS: Final

DATE: February 2020
SCALE:



Site Photograph D - Taken next to the Site's central hedgerow looking northwest



Site Photograph E - Taken from the northwest corner of the Site looking southeast

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CLIENT:
Castlewood Properties Ventures Ltd

PROJECT:
Land adjacent to White Horse Business Park, Trowbridge, Wiltshire

DRAWING:
Figure 3 - Site Photographs

PROJECT NUMBER:
CASR3002

<u>DRAWING NUMBER:</u>	<u>CHECKED BY:</u>
CASR3002_03.2	JE

<u>REVISION:</u>	<u>STATUS:</u>
00	Final

<u>DATE:</u>	<u>SCALE:</u>
February 2020	