



**Proposed Extension of
Spring Park Data
Centre Campus - Land
South of Westwells
Road, Neston, Corsham**

**Landscape and Visual
Appraisal**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
Ark Data Centres

May 2024

Report Reference
edp7897_r007c

Document Control

DOCUMENT INFORMATION

Client	Ark Data Centres
Report Title	Landscape and Visual Appraisal
Document Reference	edp7897_r007c

VERSION INFORMATION

	Author	Formatted	Peer Review	Proofed by/Date
007_DRAFT	sRP	GLa	CMy	-
007a_DRAFT	sRP	-	CMy	CRo 130623
007b	CMy	-	-	GGi 080823
007c	CMy	-	-	GGi 020524

DISCLAIMER TEXT

No part of this report may be copied or reproduced by any means without prior written permission from The Environmental Dimension Partnership Ltd. If you have received this report in error, please destroy all copies in your possession or control and notify The Environmental Dimension Partnership Ltd.

This report (including any enclosures and attachments) has been prepared for the exclusive use and benefit of the commissioning party and solely for the purpose for which it is provided. No other party may use, make use of or rely on the contents of the report.

We do not accept any liability if this report is used for an alternative purpose from which it is intended, nor to any third party in respect of this report.

Opinions and information provided in the report are those of The Environmental Dimension Partnership Ltd using due skill, care and diligence in the preparation of the same and no explicit warranty is provided to their accuracy. It should be noted, and it is expressly stated that no independent verification of any of the documents or information supplied to The Environmental Dimension Partnership Ltd has been made.

Contents

Section 1	Introduction, Purpose, and Methodology	5
Section 2	The Site.....	9
Section 3	Findings of EDP Data Trawl.....	16
Section 4	Existing (Baseline) Conditions: Landscape Character.....	28
Section 5	Existing (Baseline) Conditions: Visual Amenity	42
Section 6	The Proposed Development and Mitigation.....	53
Section 7	Assessment of Effects	56
Section 8	Summary and Conclusions.....	69

APPENDICES

Appendix EDP 1	Proposed Masterplan
Appendix EDP 2	Methodology: Thresholds and Definitions of Terminology used in this Appraisal/Assessment
Appendix EDP 3	Relevant Extracts from Wiltshire Landscape Character Assessment (2005)
Appendix EDP 4	Relevant Extracts from North Wiltshire Landscape Character Assessment (2004)
Appendix EDP 5	Relevant Extracts from Corsham Design Guide 2016–2026
Appendix EDP 6	Relevant Pages from The Cotswold Landscape Character Assessment
Appendix EDP 7	Landscape Sections
Appendix EDP 8	Representative Photoviewpoints (edp7897_d020c 01 May 2024 GYo/sRP)

PLANS

Plan EDP 1: Site Boundary and Site Location (edp7897_d012c 30 April 2024 GYo/sRP)
Plan EDP 2: Site Character and Context (edp7897_d013c 30 April 2024 GYo/sRP)
Plan EDP 3: Relevant Planning Designations and Considerations (edp7897_d014c 30 April 2024 GYo/sRP)
Plan EDP 4: Topographical Relief (edp7897_d015c 30 April 2024 GYo/sRP)

Plan EDP 5: Published Landscape Character Assessments (National and County)
(edp7897_d016c 30 April 2024 GYo/sRP)

Plan EDP 6: Published Landscape Character Assessments (District and Local))
(edp7897_d018c 30 April 2024 GYo/sRP)

Plan EDP 7: Findings of Visual Appraisal
(edp7897_d017c 30 April 2024 GYo/sRP)

Plan EDP 8: Detailed Soft Landscape Plans
(edp7897_d021e 29 April 2024 sRP/CMY)

Section 1

Introduction, Purpose, and Methodology

INTRODUCTION

- 1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Ark Data Centres (hereafter referred to as 'the Applicant') to undertake a Landscape and Visual Appraisal (LVA) of the Proposed Extension of Spring Park Data Centre Campus – Land South of Westwells Road, Neston Corsham (hereafter referred to as 'the Site'), which is briefly described in **Section 2** of this LVA.
- 1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cardiff and Cheltenham. The practice provides advice to private and public sector clients throughout the UK, in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute (LI)¹ specialising in the assessment of the effects of proposed development on the landscape.
- 1.3 This LVA is part of a suite of documents accompanying a detailed planning application for the proposed development summarised in **Section 6** of this LVA. The planning application is for detailed planning permission for the development of a data centre, including associated services/infrastructure, access roads, parking and landscaping. The proposals are illustrated on the Proposed Masterplan at **Appendix EDP 1**.
- 1.4 The Site comprises previously developed land (with concrete footings still clearly visible), being part of a former Ministry of Defence (MoD) site dating from World War Two (WW2). There is also an existing planning permission for 81 dwellings on the Site, granted through appeal in 2021. Land to the west-north-west of the Site is part of the existing Spring Park data centre campus operated by the Applicant – buildings P1 to P4, and SQ17. Land immediately to the north-west of the Site is made up of a number of existing industrial sites – the northern part has recently been granted planning permission for a further data centre (P5 North), while the southern part is the subject of a current planning application for another data centre (P5 South).
- 1.5 The site falls within the Local Planning Authority (LPA) area of Wiltshire Council.

PURPOSE AND STRUCTURE OF THIS LVA

- 1.6 The purpose of this LVA is to identify the baseline conditions of the Site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the Site with reference to the baseline analysis.

¹ LI Practice Number 10010

1.7 In undertaking the assessment described in this LVA, EDP has:

- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
- Assessed the existing (baseline) condition and character of the Site and its setting, described in **Section 4**;
- Assessed the existing visual (baseline) context, especially any key views to and from the Site (**Section 5**). The establishment of baseline landscape and visual conditions, when evaluated against the proposed development, allows the identification and evaluation of landscape effects later in the LVA at **Section 7**;
- Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 6**);
- In **Section 7**, assessed the landscape and visual effects in accordance with the approach described below;
- Reached overall conclusions in **Section 8**; and
- Provided an analysis of the likely landscape and visual effects of the proposed scheme, which is determined by combining the magnitude of the predicted change with the assessed sensitivity of the identified receptors. The nature of any predicted effects is also identified (i.e. positive/negative, permanent/reversible).

1.8 In undertaking the LVA, opportunities have been taken to inform the design of the proposal and its landscape setting, and to inform the detailed landscape proposals contained at **Plan EDP 8**.

METHODOLOGY ADOPTED FOR THE APPRAISAL

1.9 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA). This LVA has, therefore, been undertaken in accordance with the principles embodied in *Guidelines for Landscape and Visual Impact Assessment - Third Edition* (LI/IEMA, 2013)² (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.

1.10 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and Landscape Character Assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty/National Landscapes (AONB/NLs), conservation areas and gardens and parks listed on Historic England's 'Register of Historic Parks and Gardens of Special Historic Interest in England' (RPG).

² Landscape Institute (LI)/Institute of Environmental Management and Assessment (IEMA) (2013), *Guidelines for Landscape and Visual Impact Assessment*.

- 1.11 **Consultation:** The Proposed Development has been assessed in a screening opinion issued on 31 March 2023) as not being EIA-development. Under 'landscape and existing and new planting', the importance of the existing trees and hedgerows on the Site has been noted. Discussions between EDP and the LPA landscape officer (in March 2023) resulted in agreement on the location of representative photoviewpoints. The importance of a landscape-led approach to the design of the Proposed Development was also discussed.
- 1.12 **Liaison with Other Disciplines:** The author has also liaised with the design team and other disciplines throughout the preparation of the LVA to ensure a full understanding of considerations across the Site, notably about the landscape related matters of arboriculture, ecology and biodiversity, and cultural heritage and archaeology.
- 1.13 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the Site and its surroundings, using photography from a number of representative viewpoints. The field assessment was undertaken by a suitably qualified landscape architect in fine weather in March 2023.
- 1.14 **Acknowledgement of any Shortcomings:** the field assessment was undertaken in spring conditions, with the majority of trees not yet fully in leaf. The photoviewpoints therefore show, and the assessment has been undertaken based upon, a 'near worst case' scenario, with near maximum visibility of the Site and the Proposed Development. Consideration has also therefore been given, where appropriate and informed by professional judgement, to the likely increased screening of views during the summer months when deciduous vegetation is in full leaf.
- 1.15 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise, or compensate for landscape and/or visual effects. Such measures are summarised in **Section 6** and form an important part of the LVA process by enabling key constraints and opportunities to be incorporated into the design of the proposals.
- 1.16 **Assessment Methodology:** Predicted effects on the landscape resource arising from the Proposed Development (as detailed in **Section 7** of this LVA) have been determined in accordance with the principles embedded within published best practice guidance. The assessment therefore adopts the following well-established, structured approach:
- Likely effects on landscape character and visual amenity are dealt with separately;
 - The assessment of likely effects is reached using a structured methodology for defining sensitivity, magnitude, and significance, which is contained as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;
 - As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and

- Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

STUDY AREA

1.17 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad study area was adopted, the extent of which is illustrated on **Plan EDP 1**. Based mainly on desk-based study, this broad study area allowed the geographical scope of the assessment to be defined based on the extent of views to/from the Site, extent of landscape effects and the site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 2km from the site boundary, although occasional reference may be made to features beyond this area where appropriate. This detailed study area is illustrated on **Plan EDP 1**.

Section 2

The Site

- 2.1 **Plan EDP 1** illustrates the location of the Site's boundaries and the study area for the LVA. The Site's character and local context is illustrated on the aerial photograph contained as **Plan EDP 2**.
- 2.2 The Site comprises a single parcel of land, which is part of a former MoD site dating from World War II. The Site covers approximately 7.4 hectares (ha) and is located approximately 2.2km south-west of Corsham town centre and approximately 0.9km north-west of Neston, to the west of Moor Green and south of Westwells Road. The Site is centred on National Grid Reference (NGR) ST 85287 68751.
- 2.3 The Site character of the northern parcel comprises an area of brownfield land, with areas of scrub set between the old concrete foundations of former military buildings. This part of the site is in poor condition and represents a derelict and unmanaged parcel of land. The southern site parcel comprises open scrubland with occasional trees.
- 2.4 The boundaries to the Site are as follows:
- The northern boundary is formed by a line of vegetation running east to west from Westwells Road along Rowan Lane;
 - The north-eastern boundary is formed by a sparse hedgerow with hedgerow trees adjacent to Westwells Road, and in places by a post and wire fence;
 - The eastern site boundary of the northern parcel is short and follows the line of Moor Green, marked by a post and wire fence. To the south, the boundary is more open;
 - The southern site boundary of the northern parcel comprises a line of scrubby trees and shrubs, partly alongside a private access road to Sands Farmhouse. The southern site parcel has a well-treed southern boundary to the Rangeford Care development; and
 - The western boundary is formed by further trees and vegetation along Rowan Lane.
- 2.5 Within the surrounding area:
- Land to the north is occupied by the existing Ark Data Centres Spring Park site (P1 to P4, and SQ17), as well as further industrial land where the Applicant has recently obtained planning permission for another data centre development (P5 North) and has a current planning application for another similar development (P5 South). Beyond this are further areas of industrial and commercial development, a number of active MoD facilities, and then the settlement of Rudloe;
 - To the north-east and east is the settlement of Westwells, areas of farmland, parkland and woodland, and then the main part of Corsham;

- To the south-east is farmland and then the settlement of Neston, while to the south is farmland and the small settlement of Wadswick Green; and
- To the west are a number of areas of woodland, and then farmland. To the south-west, beyond Wadswick Green, is the small settlement of Chapel Plaister, including the Wadswick Country Store and a solar farm.

2.6 **Images EDP 2.1 to 2.4** illustrate the landscape within and surrounding the Site.



Image EDP 2.1: View of the Site from Footpath CORM135, looking west-south-west.



Image EDP 2.2: View of the Site from Footpath CORM135, looking north-west.



Image EDP 2.3: View of the Site from Footpath CORM135, looking north. Houses on Westwells Road are visible beyond the Site boundary.



Image EDP 2.4: View across the southern site parcel.

LANDSCAPE DESIGNATIONS

- 2.7 The Site lies outside of any national/statutory or local/non-statutory landscape designations. The Site does, however, lie near the edge of the Cotswolds National Landscape (CNL) (formerly the AONB), with the boundary to the CNL following the B3109 Bradford Road approximately 835m to the west of the Site at its closest. The Site is therefore considered to lie potentially within the 'setting' of the CNL, and there may be some very limited visibility of the Proposed Development from within the CNL.
- 2.8 The Corsham Park RPG lies approximately 2.4km to the north-east of the Site, beyond the main settlement of Corsham. There would be only very limited potential visibility of the Proposed Development from within the RPG.
- 2.9 The Hazelbury Manor RPG lies approximately 1.35km to the west-south-west of the Site. Strong tree cover to the west of the Site and on the north-eastern edge of the RPG means that the Proposed Development is unlikely to be discernible in views from within the RPG.
- 2.10 The Site also lies outside of, but close to, the Western Wiltshire Green Belt, with the edge of the Green Belt boundary being approximately 775m to the west of the Site at its closest.

EXISTING DEVELOPMENT, HUMAN INFLUENCES AND URBANISING FEATURES

- 2.11 As previously noted, the northern parcel of the Site is brownfield land, having previously been part of an MoD facility. The concrete foundations of the former military structures and associated roads are still present and strongly influence the character of the Site, clearly indicating the historic human uses of the Site.
- 2.12 Land to the south-east, south and west of the Site (including the southern site parcel) is predominantly farmland/scrubland and managed woodland. Although undeveloped, this land is still clearly under human influences through its active management.
- 2.13 Land to the north and east, as well as the Wadswick Green development to the south-west, are all already developed – industrial areas, residential areas, and (former) military sites. These different areas of development provide the main context to the Site.
- 2.14 There is also infrastructure in the vicinity of the Site, including roads, the Great Western Main Line railway (which passes through the 2.95km Box Tunnel under Box Hill to the north of the Site), and a solar farm at Wadswick Farm to the south-west.

PUBLIC RIGHTS OF WAY

- 2.15 Public Rights of Way (PRoW) within the Site and its immediate environs are shown at **Image EDP 2.5** and those within the wider study area are shown on **Plans EDP 2, 3 and 7**.

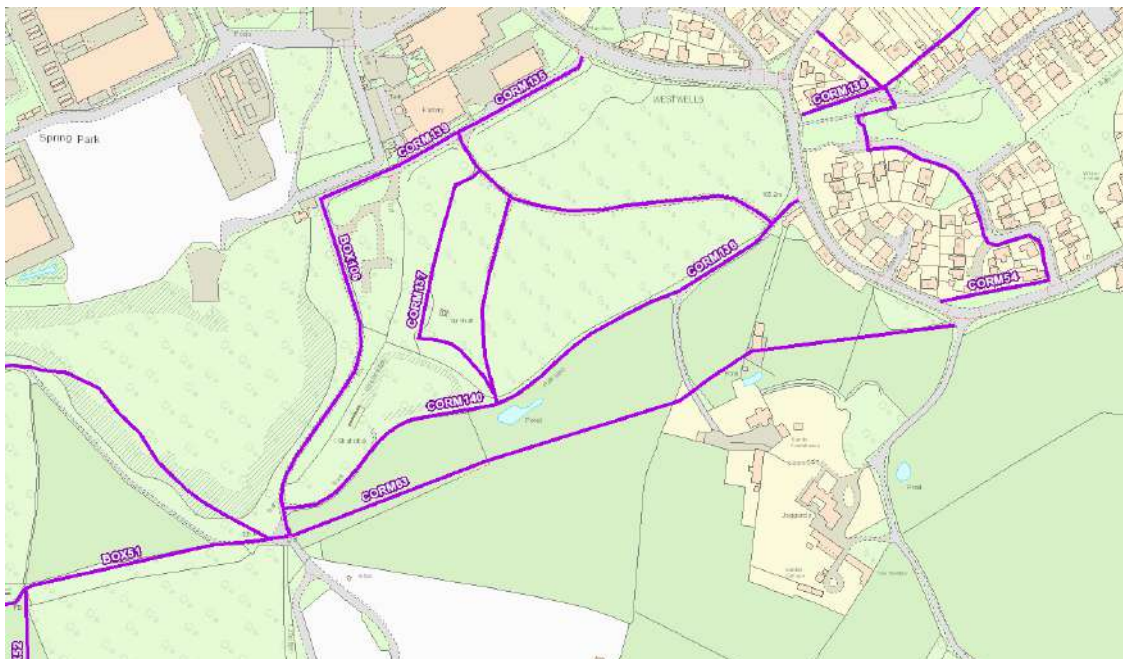


Image EDP 2.5: Extract from Online Version of Wiltshire Definitive Map.

- 2.16 There are three PRoW within the Site:
- Footpath CORM135 follows the existing hard-surfaced road/track from the south-east corner of the Site (where it meets the Footpath CORM136 on the access road to

Sands Farmhouse, close to Moor Green) to the existing site access from Rowan Lane on the northern edge of the Site. It then follows Rowan Lane east to Westwells Road;

- Footpath CORM136 (see above) runs alongside but outside of the southern boundary to the Site, before turning north at its junction with Footpath CORM140 and crossing the western part of the Site to meet CORM135 near the site access;
- Footpath CORM63, which runs to the south of CORM136 and CORM140 between Moor Green and Rowan Lane; and
- Footpath CORM137 runs from CORM136 near its junction with CORM140, following the western boundary of the Site to meet CORM135 near the Site access. This route runs partly within the Site and partly outside of the boundary.

2.17 There are a number of other PRow in the immediate vicinity of the Site:

- CORM140 – as detailed above;
- Footpath CORM139, which follows Rowan Lane from the Site access south-west, and then becoming Footpath BOX106, which continues south-west then south to meet CORM140;
- Footpaths BOX49 and BOX51 run west and north-west then west respectively from Rowan Lane at the junction of CORM63 and CORM140; and
- Footpaths CORM138, CORM54 and CORM60 all run through Westwells to the east/north-east of the Site.

2.18 Details of other PRow within the wider surrounding landscape from where the Proposed Development may be visible are provided at paragraph 3.11. None of these PRow are marked as promoted routes on Ordnance Survey (OS) 1:25,000 mapping.

2.19 There are a number of areas of Access Land within the wider study area, notably to the south-west of the Site. Of these, initial analysis indicates that views of the Site may be possible from the Access Land at Kingsdown, approximately 3.5–4km from the Site.

CULTURAL HERITAGE ASSETS

2.20 Cultural heritage assets are shown on **Plan EDP 3**. There are no cultural heritage assets within the Site, but the nearest such assets are:

- A number of Grade II and Grade II* listed buildings within Westwells to the north-east and east of the Site, the closest being within approximately 50m of the Site;
- The Neston Conservation Area, which also includes a number of Grade II and Grade II* listed buildings, approximately 150m to the south-east of the Site;
- A number of Grade II and Grade II* listed buildings at or associated with Jaggards House, approximately 100m to the south-east of the Site; and

- A number scheduled monuments and a Grade II* listed building within MoD Corsham to the north of the Site, the closest being within approximately 250m of the Site.

2.21 There are multiple other cultural heritage assets within the wider study area.

INTERVISIBILITY

2.22 The gently undulating topography within the environs to the Site combines with extensive built form to the north, north-east and east and strong woodland cover to the west and south-west to strongly limit visibility of the Site beyond approximately 1km from the Site.

2.23 Theoretical longer distance views towards the Site are rare, limited to restricted parts of the access land at Kingsdown (approximately 3–4km from the Site), and to areas to the north-east in the vicinity of Corsham Park, at a distance of approximately 3–4.5km from the Site. However, the field survey has shown that the Site is unlikely to be discernible in views from these locations.

Section 3

Findings of EDP Data Trawl

- 3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated on **Plan EDP 3** and summarised in this section.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

- 3.2 The following documents are relevant and will be discussed as appropriate later in this report:

- National Character Area Profile 107: Cotswolds (Natural England, 2015)³;
- National Character Area Profile 117: Avon Vales (Natural England, 2014)⁴;
- Wiltshire Landscape Character Assessment (2005)⁵;
- North Wiltshire Landscape Character Assessment (2004)⁶;
- Corsham Design Guide 2016–2026⁷;
- The Cotswold Landscape Assessment (Cotswolds CNL)⁸;
- Wiltshire Core Strategy⁹;
- North Wiltshire Local Plan 2011¹⁰ – saved policies only;
- Corsham Neighbourhood Plan 2016–2026¹¹;
- Cotswolds CNL Management Plan 2018–2023¹²; and
- Cotswold Conservation Board – Position Statement on Development in the Setting of the AONB (June 2016)¹³.

³ NCA Profile:107. Cotswolds - NE420 (naturalengland.org.uk)

⁴ NCA Profile:117 Avon Vales - NE522 (naturalengland.org.uk)

⁵ Landscape conservation - Wiltshire Council

⁶ White Consultants/North Wiltshire Council (2004) *North Wiltshire Landscape Character Assessment*

⁷ Corsham-design-guide.pdf (wiltshire.gov.uk)

⁸ Landscape Character Assessment - Cotswolds National Landscape (cotswoldsaonb.org.uk)

⁹ Wiltshire Core Strategy - Wiltshire Council

¹⁰ Saved policies from District Local Plans - Wiltshire Council

¹¹ sppnp-corsham-neighbourhood-plan-made.pdf (wiltshire.gov.uk)

¹² Cotswolds AONB Management Plan - Cotswolds National Landscape

¹³ Setting-position-statement-2016-adopted-with-minor-changes-30616-1.pdf (cotswoldsaonb.org.uk)

FINDINGS OF EDP DATA TRAWL

- 3.3 EDP has conducted a review of relevant planning policy and landscape designations to identify what 'value' the local authority places on the landscape and what value it has in planning terms. This review focuses on local plan policy since such policy is: (a) more specific to the site; and (b) reflects the advice of regional and national advice regarding landscape issues.

Landscape-related Designations and Other Considerations

- 3.4 Landscape-related designations and policy considerations within 5km of the site are shown on **Plan EDP 3**. In summary:
- National landscape designations: The Site does not lie within a nationally designated landscape but lies approximately 835m to the east of the CNL. As previously noted, there may be some very limited visibility of the Proposed Development from a very restricted area within the CNL. Potential (perceptual) effects on the CNL are, however, considered in **Section 7**;
 - Registered Parks and Gardens:
 - The Corsham Park RPG lies approximately 2.4km to the north-east of the Site, beyond the main settlement of Corsham. There may be some very limited visibility of the Proposed Development from within the RPG; and
 - The Hazelbury Manor RPG lies approximately 1.35km to the west-south-west of the Site. Strong tree cover to the west of the Site and on the north-eastern edge of the RPG means that the Proposed Development is unlikely to be discernible in views from within the RPG.
 - Local landscape designations: The Site does not lie within a locally designated landscape; and
 - Other landscape-related designations: The Site does not lie within any other designated area, such as Green Belt, a green wedge or other policy area. The Site does lie approximately 775m to the east of the edge of the Western Wiltshire Green Belt. Green Belt is not, however, a landscape designation, though the openness of the Green Belt is related to landscape character.

Heritage Matters

- 3.5 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape - not in terms of their significance and value as heritage assets, which is a matter addressed by the separate Archaeology and Heritage Assessment (also prepared by EDP report reference: edp7897_r004).

3.6 Within approximately 1km of the Site, the following heritage assets are components of the contemporary landscape:

- Listed buildings within Westwells:
 - Grade II Westwells Farmhouse; and
 - Grade II Nos. 17, 19, 42-52, 62 and 64 Westwells.
- Neston Conservation Area, which also includes a number of listed buildings. The nearest of these are:
 - Grade II Nos. 24–28 Moor Barton;
 - Grade II The Old Farmhouse;
 - Grade II Overmoor Farmhouse and associated Grade II barn; and
 - Grade II No. 1 Church Rise, Neston.
- Jaggards House:
 - Grade II* Jaggards House;
 - Grade II Dovecote, entrance piers, stable block, and privy in walled garden; and
 - Grade II The Garden Cottage.
- MoD Corsham:
 - Grade II* Murals at the Quarry Operations Centre, MoD Corsham;
 - Scheduled monument – GPO Telephone Exchange;
 - Scheduled monument – Kitchen, Canteen, Laundry, Dining and Washroom Areas;
 - Scheduled monument – Lamson Terminus Room and associated Fan Room;
 - Scheduled monument – Radio Studio;
 - Scheduled monument – Prime Minister’s Rooms and Operations Rooms;
 - Scheduled monument – Personnel Lift (PL) 2;
 - Scheduled monument – Slope Shaft (Emergency Exit) A; and
 - Scheduled monument – Tunnel Quarry.

3.7 There are also multiple further listed buildings (Grade I, II* and II) within the 2km study area.

Ecology Matters

- 3.8 A separate Ecology Assessment (prepared by Tyler Grange) considers the ecological assets on the Site and within the study area. The requirement for Biodiversity Net Gain (BNG) has required close liaison between the landscape and ecology teams to ensure the proposals shown on the plan at **Plan EDP 8** reflect the most appropriate design and habitat creation, retention and enhancement.

Arboricultural Matters

- 3.9 A separate Arboricultural Impact Assessment (also prepared by EDP, report reference: edp7897_r008) considers the arboricultural assets on the Site and within its immediate environs. The assessment confirms that a number of the trees in northern parts of the northern boundary of the Site are covered by a Tree Preservation Order (TPO). Works have recently been undertaken to the TPO trees due to health and safety concerns, and replacement trees are proposed to mitigate this loss, as shown on **Plan EDP 8**.
- 3.10 **Plan EDP 3** shows that there is no Ancient Woodland within or abutting the Site.

Public Access and Rights of Way

- 3.11 A review of the online version of the Wiltshire Definitive Map shows the following PRoW within the Site and its environs:
- Footpath CORM135 follows the existing hard-surfaced road/track from the south-east corner of the Site (where it meets the Footpath CORM136 on the access road to Sands Farmhouse, close to Moor Green) to the existing site access from Rowan Lane on the northern edge of the Site. It then follows Rowan Lane east to Westwells Road;
 - Footpath CORM136 (see above) runs alongside but outside of the southern boundary to the Site, before turning north at its junction with Footpath CORM140 and crossing the western part of the Site to meet CORM135 near the Site access;
 - Footpath CORM137 runs from CORM136 near its junction with CORM140, following the western boundary of the Site to meet CORM135 near the Site access. This route runs partly within the Site and partly outside of the boundary;
 - Footpath CORM140 runs from CORM136 at the south-west corner of the Site, heading south-west to the junction of CORM63 and BOX51 (see below);
 - Footpath CORM63, which runs to the south of CORM136 and CORM140 between Moor Green and Rowan Lane;
 - Footpath CORM139, which follows Rowan Lane from the Site access south-west, and then becoming Footpath BOX106, which continues south-west then south to meet CORM140;
 - Footpaths BOX49 and BOX51 run west and north-west then west respectively from Rowan Lane at the junction of CORM63 and CORM140; and

- Footpaths CORM138, CORM54 and CORM60 all run through Westwells to the east-north-east of the Site.
- 3.12 None of these PRoW are marked as promoted routes on OS 1:25,000 mapping. The experience of using those routes within the Site is already adversely affected by the derelict/brownfield nature of the Site.
- 3.13 Other PRoW within the wider surrounding landscape from where the Proposed Development may be visible include:
- Byway CORM133 and Footpath CORM72 lie between the main part of Corsham and the MoD facilities at Hudswell;
 - Footpath CORM2 crosses Corsham Park to the north-east of Corsham;
 - Footpaths CORM44, CORM45A and B, CORM47, CORM51, CORM57 all lie to the east of Neston and the Leaffield Industrial Estate;
 - Footpaths CORM52 and CORM53 lie to the south-east of the Site and to the west of Neston;
 - Footpaths CORM48 and CORM49 lie to the south of Neston;
 - Footpaths BOX52 and BOX53 lie to the west of Wadswick Green and north of Wadswick Farm/Chapel Plaister; and
 - BOX44, BOX47A and BOX48 lie to the west of the Site, between Box and Rudloe/Westwells/Wadswick Green.
- 3.14 There are a number of areas of Access Land within the wider study area, notably to the south-west of the Site. Of these, initial analysis indicates that views of the Site may be possible from the Access Land (and various PRoW within it) at Kingsdown, approximately 3.5-4km from the Site.

Planning Policy

National Planning Policy Framework and Guidance (Updated December 2023)

- 3.15 The National Planning Policy Framework (NPPF), updated in December 2023, includes planning policies and guidance requiring developers to respond to the natural environment and landscape character, integrating the development into its local surroundings.

Adopted Local Plan

- 3.16 The adopted Wiltshire Core Strategy includes overarching general development policies, against which the development proposals will be tested. Wiltshire Council have recently completed the consultation on their Regulation 19 Local Plan, but this doesn't change the relevant local planning policies for this assessment. Note that the Site is not an allocation of any sort, and the policies are reviewed in the interests of good landscape assessment and design. It should also be remembered that the Site currently has planning permission (via appeal) for residential development.

Core Policy 51: Landscape

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

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

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFNP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area’s special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.”

Core Policy 57: Ensuring High Quality Design and Place Shaping

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

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced;*
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development;*
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting;*
- iv. being sympathetic to and conserving historic buildings and historic landscapes;*
- v. ...*
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area;*
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter);*
- viii. ...*
- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)*
- x. ...*
- xi. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm;*
- xii. ...”*

Core Policy 58: Ensuring the Conservation of the Historic Environment

“Development should protect, conserve and where possible enhance the historic environment.

Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains;*
- ii. World Heritage Sites within and adjacent to Wiltshire;*
- iii. buildings and structures of special architectural or historic interest;*
- iv. the special character or appearance of conservation areas;*
- v. historic parks and gardens;*
- vi. important landscapes, including registered battlefields and townscapes.*

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping).

Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.”

Corsham Neighbourhood Plan

3.17 The Corsham Neighbourhood Plan was ‘made’ in November 2019.

3.18 Only a single policy from the neighbourhood plan is directly relevant to this LVA.

“Policy CNP E3

Development proposals should protect, conserve and where possible enhance the special qualities of the Cotswold AONB and the distinctive characteristics of the Landscape Setting of the Corsham Rolling Lowlands. Development should:

- a. Maintain existing woodland cover and hedge trees wherever possible;*
- b. Restore field boundaries around settlements where there is gapping or degradation wherever possible;*
- c. Demonstrate how the proposal relates to Corsham in terms of landscape, setting and visual effects;*

- d. *Create new woodland cover where necessary to mitigate the landscape or visual impact of new development; and*
- e. *Protect existing Public Rights of Way and link in new routes to offer local people recreational opportunities in terms of countryside access routes and cycleways.*

All proposed landscaping must be of an appropriate species mix and of local provenance.”

- 3.19 Policies CNP E1 and E2 are not relevant to this LVA, while Policies CNP E4 and E5 are not relevant to the Site or the Proposed Development.

Corsham Design Guide

- 3.20 The Corsham Design Guide “*aims to establish an overall design structure for Corsham as well as a guide for each neighbourhood that will fit within this guidance for the town. It captures the main elements of each of the 22 Character Areas within the Corsham Neighbourhood Plan Area, selecting the defining characteristics of each area to form the principles for its future development in order to respect the individuality of each neighbourhood.*”
- 3.21 The Site lies within the Westwells and Wadswick Green Character Area, a description of which is provided in **Section 4**.
- 3.22 The Design Guide also provides general development design guidance, and specific design guidance for each character area.

Cotswolds CNL Management Plan 2023-2025

- 3.23 The CNL Board (who draft and publish the Plan) define their two purposes as follows:
- 1. *“To conserve and enhance the natural beauty of the Cotswolds AONB.*
 - 2. *To increase the understanding and enjoyment of the special qualities of the Cotswolds AONB.”*
- 3.24 Policies potentially relevant to this LVA are:

“Policy CE1: Landscape

CE1.1. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to, be compatible with, and reinforce the landscape character of the location, as described by the Cotswolds Conservation Board’s Landscape Character Assessment and Landscape Strategy and Guidelines. There should be a presumption against the loss of key characteristics identified in the landscape character assessment.

CE1.2. Proposals that are likely to impact on, or create change in, the landscape of the Cotswolds National Landscape, should have regard to the scenic quality of the location and its setting and ensure that views – including those into and out of the National landscape – and visual amenity are conserved and enhanced.

CE1.3. Conserving and enhancing landscape character should be a key objective of Environmental Land Management and rural development support mechanisms in the Cotswolds National Landscape.

CE1.4. Rural skills training and the utilisation of those skills – such as dry stone walling, stone- masonry, traditional woodland management and hedgelaying – will be supported to ensure the long-term retention, creation and management of the key features of the Cotswolds National Landscape.”

“Policy CE10: Development and transport – principles

CE10.1. Development and transport proposals in the CNL and its setting should have regard to – and help to deliver – the purpose of conserving and enhancing the natural beauty of the CNL. In doing so, they should have regard to – and be compatible with the Cotswolds National Landscape Management Plan and guidance produced by the Cotswolds National landscape Board, including the:

(i) Cotswolds National Landscape – Landscape Strategy and Guidelines

(ii) Cotswolds National Landscape – Landscape Character Assessment

(iii) Cotswolds Nature Recovery Plan

(iv) Cotswolds National landscape Local Distinctiveness and Landscape Change

(v) Cotswolds National Landscape Board’s Position Statements”

CE10.2. Development and transport proposals in the CNL should have regard to – and help deliver – the purpose of increasing the understanding and enjoyment of the CNL’s special qualities. They should also contribute to the economic and social wellbeing of CNL communities, in a way that is compatible with conserving and enhancing the natural beauty of the CNL.

CE10.3. Development and transport proposals in the Cotswolds National Landscape and its setting should comply with relevant national planning policy and guidance, particularly with regards to those paragraphs of the National Planning Policy Framework (NPPF) that explicitly relate to AONBs.

CE10.4. The purposes of conserving and enhancing the natural beauty of the Cotswolds National Landscape and increasing the understanding and enjoyment of the National Landscape’s special qualities should be identified as strategic priorities in Local Plans, Neighbourhood Plans, Local Transport Plans and other relevant plans and strategies. These plans and strategies should explicitly identify the Cotswolds National Landscape Management Plan as a material consideration.

CE10.5. The cumulative impacts of development proposals on the natural beauty of the Cotswolds National Landscape should be fully assessed.

CE10.6. A landscape-led approach should be applied to development and transport proposals in the CNL and its setting, proportionate to the type and scale of development being proposed, whereby proposals:

- a) address the natural beauty of the CNL as primary consideration at all stages of the development process (including design), from initial conception through to implementation*
- b) address all of the factors that contribute to the natural beauty of the area*
- c) address access to natural beauty including the character of the public rights of way network and its role within wider green infrastructure*
- d) reflect and enhance the character of the local area*
- e) avoid adverse effects where possible and, if adverse effects can't be avoided, minimise them and*
- f) deliver substantially more beneficial effects than adverse effects for the natural beauty of the CNL.³⁵*

This landscape-led approach is particularly important for major development."

Cotswold Conservation Board – Position Statement on Development in the Setting of the AONB

"The Board considers the setting of the Cotswolds AONB to be the area within which development and land management proposals, by virtue of their nature, size, scale, siting materials or design can be considered to have an impact, positive or negative, on the landscape, scenic beauty and special qualities of the Cotswolds AONB.

The surroundings of the Cotswolds AONB are also important to its landscape character and quality. There are views out of the AONB and across back into land within the AONB and views towards or into it from surrounding areas, all of which can be very significant. Development proposals that affect views into and out of the AONB need to be carefully assessed to ensure that they conserve and enhance the natural beauty and landscape character of the AONB.

...the level of harm from any proposal does however have to be considered and expressed in terms of : (i) harm directly to land in the designated AONB itself which is the significant issue and (ii) as a separate material consideration, harm to land outside the designated AONB that is viewed in the context or backdrop of the AONB.

In all cases where setting issues may arise specific consideration should be given to guidance within the Cotswolds AONB Landscape Character Assessment, the Cotswolds AONB Landscape Strategy and Guidelines and the Cotswolds AONB Management Plan."

- 3.25 The position statement goes on to say that the High Court decision (Stroud District Council v Secretary of State for Communities and Local Government (Gladman Development Ltd) February 2015) clarified (referencing old NBPPF paragraph numbers):

“...that there are differing ways of assessing impacts on the setting of the AONB which require the application of different policies and guidance:

- i. harm directly to land in the designated AONB itself from views out of the AONB and between parts of the AONB towards new development in its setting (where Paragraph 115 of the NPPF is relevant); and*
- ii. as a separate material consideration, harm to land outside the designated AONB, for example views of new development in the context or backdrop of the AONB (where Paragraphs 115 or 116 is not relevant).*

The priority to the Board, when responding to development within its setting, will be to express impact, positive or negative, on the special qualities and character in the designated AONB and with reference to Paragraph 115 of the NPPF.

Impact of views back towards the AONB, from outside the AONB, may still be considered by the Board, but may be a separate material consideration and subject to separate policy and guidance.”

- 3.26 The Position Statement includes the following as an example of potential adverse impacts on the setting of the Cotswolds CNL:

“Development which would have a significant visual impact on views out of the AONB or between parts of the AONB (and subject to separate guidance and policies views into the AONB) including consideration of cumulative impact of several similar forms of development.”

Section 4

Existing (Baseline) Conditions: Landscape Character

Introduction

- 4.1 This section provides an assessment of the 'baseline' (existing) conditions in respect of the character of the Site and its landscape context. It summarises any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context, but rarely deliver sufficiently site-specific or up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Accordingly, EDP has undertaken its own assessment of the site itself, which is included in this section.

NATIONAL CHARACTER ASSESSMENT

- 4.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England. The Site and its surroundings fall within NCA 107: Cotswolds, which covers the majority of the Cotswolds AONB/CNL, as well as some land beyond the AONB/CNL boundary.
- 4.3 In broad terms, the NCA comprises *"the best-known section of the predominantly oolitic Jurassic Limestone belt that stretches from the Dorset coast to Lincolnshire. The dominant pattern of the Cotswold landscape is of a steep scarp crowned by a high, open wold; the beginning of a long and rolling dip slope cut by a series of increasingly wooded valleys."* The high ground offers contrasting views from the scarp slope across the Severn and Avon Vales to the west, and from the dip slope across the Vale of the White Horse to the North Wessex Downs and the Chilterns to the east. Woodlands form important landscape features on both scarp and dip slopes. Key ecosystem services include food production and drinking water provision.
- 4.4 There may also be some very limited visibility of the Proposed Development from restricted sections of NCA117: Avon Vales, though at a distance of more than 4km to the north-east of the Site, the Proposed Development is unlikely to result in discernible changes to the character of the NCA in these areas.
- 4.5 For the scale of the development proposed on the Site, it is considered that the description of landscape character undertaken at the sub-regional level is more relevant in establishing the landscape resource baseline. As such, of much greater use are the more localised assessments described in the following paragraphs.

COUNTY, DISTRICT AND LOCAL LANDSCAPE CHARACTER ASSESSMENT

Wiltshire Landscape Character Assessment (2005)

- 4.6 The Wiltshire Landscape Character Assessment places the Site within Landscape Character Area (LCA) 16A: Malmesbury-Corsham Limestone Lowlands, the only LCA within Landscape Type (LT) 16: Limestone Lowland.
- 4.7 Key characteristics of the LT are described as:
- *“Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay.*
 - *A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses.*
 - *Mix of permanent pasture and arable farmland.*
 - *Strong network of hedgerows with hedgerow trees.*
 - *Dry stone walls field boundaries in some areas and around settlements.*
 - *Field pattern predominantly large geometric field typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to close to settlement.*
 - *More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views.*
 - *Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows.*
 - *Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by network of rural roads.*
 - *Traditional buildings of local limestone buildings an outstanding feature.*
 - *Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.”*
- 4.8 The published evaluation of LCA16A identifies:
- *“Positive Landscape Features of Significance:*
 - *Peaceful rural landscape.*
 - *Panoramic views from higher ground.*
 - *Strong network of hedgerows, hedgerow trees and occasional woodland copses.*

- *Dry stone walls.*
- *Remaining areas with medieval field pattern.*
- *Historic parklands.*
- *Remaining areas of ancient woodland, chalk grassland and other areas of ecological diversity.*
- *Distinctive traditional limestone villages.*
- *Network of rural road.*
- *Forces for Change:*
 - *Continued amalgamation and enlargement of fields.*
 - *Some hedgerow field boundaries have been intensively flailed.*
 - *Some drystone wall field boundaries are becoming overgrown.*
 - *Increasing traffic on narrow rural lane network leading to urbanisation through kerbing, additional lighting and signage.*
 - *Pressure for new development along rural lanes and around existing settlements."*

4.9 The condition of the LT is considered to be good, and the strength of character moderate. Of the broad management objectives, only the desire to conserve and strengthen existing hedgerows, hedgerow trees and woodland copses is considered relevant.

4.10 It should be noted that the LCA washes over the whole of Corsham, including all the MoD areas, and the character of the LCA where it covers the Site and its immediate environs is therefore already heavily influenced by built form and other settlement-edge characteristics. The key characteristics of the LT are therefore not represented at the Site or in most of the surrounding landscape – only the farmland to the south and south-east of the Site is more characteristic of the LT and the LCA.

4.11 There may also be some very limited visibility of the Proposed Development from restricted sections of LCA10A: By Brook Limestone Valley, within LT10: Limestone Valleys, specifically Kingsdown Hill and to the west of Washwell. However, it is considered that any such limited visibility would not result in discernible changes to the perceived character of the LCA in these areas, and effects on LCA10A are therefore not considered further in this LVA.

North Wiltshire Landscape Character Assessment (2004)

4.12 The North Wiltshire Landscape Character Assessment places the Site within LCA10: Corsham Rolling Lowland, within the Rolling Settled Lowland Landscape Character Type (LCT). Those descriptions of particular relevance to the Site and its immediate environs are underlined below.

4.13 The LCT is described as:

“Rolling lowland farmland with hedges and woodland. Strong influence of settlement in parts.”

4.14 The main characteristics of LCA10 are described as:

- *“Gently sloping topography with a small steep valley.*
- *Traditional core of Corsham.*
- *Urban fringe character of areas at periphery with Corsham including mosaic housing, military infrastructure, industrial areas, communication corridors, small fields and woodlands.*
- *Rural character in the southern part of the area with traditional rural settlements.*
- *Panoramic views out towards north and east in parts.*
- *Visual influence of electricity transmission lines.”*

4.15 The area encompassing the Site is described thus (although note that this assessment would have been undertaken before the Spring Park campus was developed):

“The northern extent of this character area is dominated by the settlements of Corsham, Rudloe and military and commercial developments. Corsham is historically linked to Corsham Court, with older dwellings and civic buildings constructed either in the vernacular style of the area or with stylistic links to the estate. This is only really evident within the core of the settlement. The fringes consist of 20th century development with military structures and industrial areas mixed with a mosaic of housing, small fields and woodlands. The military compounds of RAF Rudloe Manor include a variety of utilitarian structures including offices, sheds, barracks and masts with high security fencing a feature along roadsides. Some roads have been clearly built to accommodate military traffic and are urban in character with lighting. Country lanes show signs of frequent use by traffic.

The area is enclosed on the southern edge of the town around Westwells and Potley Farm which are associated with the valley and more open to the north along the A4. Some parkland appears to remain with mixed planting. Hedgerows are overgrown in places or are replaced with fences. Structures such as equestrian sheds associated with small fields are common.”

4.16 Unlike the county assessment, there are characteristics within the description above which relate directly to the Site, with the presence of urban, industrial, and military development being particularly pertinent. The Site could therefore be considered consistent with the published description, reflecting the occasionally poor landscape condition of parts of the LCA.

4.17 Landscape sensitivity is described in the published assessment thus:

“Around Corsham and associated settlements, the lower elevation and disrupted skyline is less sensitive to development although particular care is needed on the rising land around the A4 which is exposed to wider views. Any development within this area should be considered not within the countryside but on brownfield sites. The countryside is sensitive to development and urban fringe pressures. Development should be considered in conjunction with the development of a strong landscape structure which should screen and separate from other settlement.”

Corsham Design Guide 2016–2026

4.18 The Design Guide places the Site and its environs within Character Area 20 (CA20): Westwells and Wadswick Green. Relevant recorded key characteristics include:

“Natural Features

- *The highest levels are found at Wadswick Green in the south of the character area; from here the land falls gently to the north and rises again to the top of Greenhill;*
- *The area has an open feel, without being exposed to the prevailing winds;*
- *The character area contains a high proportion of countryside; the fields in the east form part of the Rural Green Buffer, which has been identified as an area to be largely kept free of development (see Corsham Neighbourhood Plan); areas of woodland are also present, with the copse south of Westwells Road being covered by a Tree Preservation Order. Within the developed areas, there is also a significant amount of vegetation present, provided by both, public realm and generous private gardens; the development at Wadswick Green has incorporated a number of mature trees.*

Views

- *Long-reaching views from Westwells and Greenhill to countryside to the north east and south-east to Neston respectively; views from Wadswick Green to countryside to south and east;*
- *Internal views of greenspace central to Westwells.*

Detracting Features

- *Security fencing and industrial units along Rowan Lane.*

Assets

- *Long distance views to countryside;*
- *Tree Preservation Order woodland south of Westwells Road.*

Green Infrastructure and Batscape

- *Greater horseshoe bats have been recorded using the northern boundary of the area of scrub/woodland that lies either side of Rowan Lane and this area is likely to be an important foraging and connective habitat for Bechstein's, greater and lesser horseshoe bats as they have been recorded in this area."*

4.19 The Site forms a substantial part of the character area, and the perceptual influences from the existing Spring Park and MoD buildings are strong. It is therefore considered surprising that there is very little reference to such features (which are very relevant to the Site and its immediate surroundings) within the character area description. There is certainly little acknowledgement of the low value of the brownfield site and the existing locally evident detractors. Furthermore, the base mapping used for the assessment is relatively dated and does not include existing Spring Park data centre buildings (which lie to the west of the character area).

4.20 Relevant design guidance includes:

"The character area contains a high proportion of countryside; the fields in the east form part of the Rural Green Buffer, which has been identified as an area to be largely kept free of development (see Corsham Neighbourhood Plan); areas of woodland are also present, with the copse south of Westwells Road being covered by a Tree Preservation Order. Within the developed areas, there is also a significant amount of vegetation present, provided by both, public realm and generous private gardens; the development at Wadswick Green has incorporated a number of mature trees.

- *Retain any mature trees in the area;*
- *Retain and enhance far-reaching views into countryside;*
- *Retain internal views of greenspace for houses within central area of Westwells;*
- *Consider softening or screening security fencing along Rowan Lane with planting;*
- *Retain medium housing density, to not dilute the rural character, and existing layouts/styles of development in the area;*
- *Retain woodland to the south of Westwells Road;*
- *Retain as mainly residential with small business uses;*
- *Retain and maintain existing footpaths; and*
- *Long-reaching views from Westwells and Greenhill to countryside to the north-east and south-east to Neston respectively; views from Wadswick Green to countryside to south and east."*

4.21 Again, the published design guidelines do not seem to relate to the former MoD uses of the Site, or its current context.

Cotswolds CNL Landscape Character Assessment

- 4.22 The Site lies outside of the CNL, approximately 835m to the east of the CNL boundary. There may, however, be some very limited visibility of the Proposed Development from restricted parts of the CNL near to the Site, and therefore potential for perceptual/experiential effects on the character of these parts of the CNL and their setting. The CNL LCAs, which may be affected are:
- LCA4D: Lower By Brook Valley (within the Enclosed Limestone Valley LCT); and
 - LCA11A: South and Mid Cotswolds Lowland (within the Dip Slope Lowland LCT).
- 4.23 The field survey has shown that the Proposed Development is very unlikely to be visible from within LCA4D. Discernible effects on the character of the LCA are therefore very unlikely to occur, and the LCA is therefore not considered further.
- 4.24 The key characteristics of the Dip Slope Lowland LCT are described as:
- *“Broad area of gently sloping, undulating lowland with a predominantly south-easterly fall, changing to a north-easterly fall in the southern perimeter of the area;*
 - *Lowland landform gently dissected by infrequent small watercourses flowing into the main rivers that cross the area, reinforcing the general grain of the topography;*
 - *Strong and structured farmland character, more intimate and smaller in scale than the High Wold and High Wold Dip-Slope;*
 - *Well-managed, productive agricultural landscape of mixed arable and improved pasture, together with more limited areas of permanent pasture, mainly within the valley bottoms;*
 - *Seasonal variations in colour and texture associated with mixed arable farming;*
 - *Medium to large scale, regular fields predominate mainly enclosed by hedgerows, with hedgerow trees, together with some stone walls or post and wire fencing;*
 - *Woodland cover limited to intermittent copses and shelterbelts within agricultural land, but balanced by extensive broadleaved, mixed and coniferous plantations within the large estates and associated farmland areas;*
 - *Limited areas of ancient woodland and species rich grassland;*
 - *Settlement pattern of intermittent small, nucleated villages, hamlets, and isolated farmsteads, together with occasional larger settlements;*
 - *Distinctive pattern of large estates and associated planned parkland landscape and woodland occurring throughout the Dip-Slope Lowland; and*
 - *Evidence of long period of occupation of the area.”*

Landscape Designations

- 4.25 Landscapes are designated at national, regional or local level, to reflect their acknowledged value. National level designations identify those landscapes of outstanding or highest quality and value, with regional or local designations reflecting a hierarchy of importance below this. All landscapes are different, and all are valued to some degree, particularly by those who live, work and relax within them. The differing levels of designation, be it on a national, regional or local level, will have an intrinsic effect upon the inherent sensitivity of them to the development type proposed.
- 4.26 The Site lies outside of any national/statutory or local/non-statutory landscape designations. As previously noted, the Site does, however, lie close to the edge of the Cotswolds CNL, with the boundary to the CNL following the B3109 Bradford Road approximately 8375m to the west of the Site at its closest. The site is therefore considered to lie within the 'setting' of the CNL, though there would be (at worst) only very limited visibility of the Proposed Development from within the CNL.
- 4.27 The Site also lies outside of, but close to, the Western Wiltshire Green Belt, with the edge of the Green Belt boundary being approximately 775m to the west of the Site at its closest. Green Belt is not, however, a landscape designation, though the openness of the Green Belt is related to landscape character.
- 4.28 Landscape and related heritage designations (i.e. Historic Parks and Gardens, and Conservation Areas) within the wider 2km study area are those defined within the planning policy documentation identified previously. These are illustrated on **Plan EDP 3** and discussed in **Section 3**.

EDP Site Assessment

- 4.29 While the above published assessments provide a helpful contextual appreciation of the wider landscape, as set out below, EDP considers that the published descriptions of the local landscape character do not fully convey the detailed character of the Site and its immediate environs, such as the effects of existing landscape detractors, and the limited intervisibility within the wider surrounding area. This requires an appropriately detailed assessment of the Site itself, and its immediate surroundings. EDP has undertaken such an assessment, and the results are described below and should be read in conjunction with **Plan EDP 2**. The photoviewpoints (**Appendix EDP 8**) provided should also be referenced, as they also illustrate the character of the Site and surrounding area.
- 4.30 The field survey and assessment were undertaken by an appropriately experienced Landscape Architect in March 2023 in clear weather conditions. This field visit was complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads, PRoW and Access Land).
- 4.31 Recognising that 'landscape' is a multi-dimensional concept embracing 'what we see', its time-depth and physical attributes, this LVA reviews and assesses change to landscape character in terms of the physical landscape, the Site's visual and sensory character, landscape fabric and habitats, historic landscape character and cultural connections:

- Physical landscape – see **Plans EDP 2 and 4**: The northern site parcel comprises a single parcel of brownfield land with concrete footings and access roads from its previous military uses, still present and clearly evident. The topography is very gently sloping from west to east, from approximately 109m to 105m above Ordnance Datum (aOD). There are no watercourses or waterbodies within the Site. The boundaries to the Site are generally well-vegetated with a mixture of mature trees, hedgerows, and shrubs, though the eastern boundary adjacent to Moor Green is more open, being formed by a post and wire fence. Sections of post and wire fence are also present elsewhere on the boundary. A low voltage powerline crosses the south-east corner of the Site, with further power and telecommunications lines on the eastern boundary adjacent to Moor Green. The Site is accessed via an existing access from Rowan Lane on the northern/north-western boundary. The southern site parcel comprises open scrubland with occasional trees and bushes;
- Surrounding topography – see **Plan EDP 4**: the surrounding topography is gently undulating to the north, east and south, with local high points of 123m aOD between Rudloe and Corsham, 122m aOD at Neston, and 141m aOD at Chapel Plaister. To the north-west, the ground rises to 150m aOD at Box Hill, before falling more steeply towards the River by Brook, which flows south-west towards the River Avon;
- Soils: According to a review of Soilscares¹⁴, the soils are “*lime-rich loamy and clayey soils with impeded drainage.*” However, this is considered likely to be an inaccurate description of the soils within the northern site parcel due to the brownfield/derelict nature of the Site;
- Visual and sensory character: the sensitivity assessment for LCA10A: Corsham Rolling Lowland, notes the presence of military and industrial development on the fringes of Corsham, identifies that future development around Corsham should be on brownfield sites (rather than in the surrounding countryside) and should include development of strong landscape structure to provide screening. The description of CA20: Westwells and Wadswick Green identifies “*security fencing and industrial units along Rowan Lane*” as being detracting features, while the TPO woodland on the boundaries of the Site is seen as an asset, and also important for bats. As previously noted, the description of CA20 makes little reference to the strong context provided by the existing Spring Park buildings and MoD site to the north. The field survey has shown that this context and the derelict/brownfield nature of the northern site parcel itself are the dominant visual and sensory characteristics of the Site and its environs. The visual and sensory character of the Site is poor. It does, however, provide a transition, or buffer, between the countryside to the south and the built form to the north and east;
- Landscape fabric and habitats: the dominant landcover within the brownfield parts of the Site is the combination of concrete footings to the former military buildings and the intervening roadways, rough grassland and scrub. The trees, hedgerows and shrubs on the boundaries of the Site are important landscape elements. The southern site parcel is open greenspace, crossed by a PRoW, and comprises areas of scrub, bushes and small trees, interspersed with open grassland;

¹⁴ Soilscares soil types viewer - Cranfield Environment Centre. Cranfield University (landis.org.uk)

- Cultural connections: There are no defined cultural associations between the Site and the local context. Part of the Site is brownfield land, formerly part of an MoD facility, but is not locally unique in that regard;
- Landscape quality: The northern site parcel is derelict brownfield land and shows clear evidence of its historic uses in the form of redundant concrete footings. The landscape quality of this part of the Site is considered to be low. The southern site parcel, and land to the south and west of the Site is rural, a mix of farmland and woodland, and is considered to be of medium, but unremarkable, quality. Land to the north and east is urban; and
- Recreation value and access: the Site is crossed by four PRoW, with others in close proximity. The brownfield/derelict nature of the northern site parcel means that the three routes which cross it are considered to be of limited quality as a recreational resource. The PRoW crossing the southern site parcel is of marginally higher recreational value.

Interim Conclusions on Landscape Character

- 4.32 Sensitivity is made up of judgements about the 'value' attached to the receptor, which relates to a range of factors as discussed above (and not just whether or not a landscape is designated at national or local level), and the 'susceptibility' of the receptor. The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.
- 4.33 In the Landscape and Visual Impact Assessment (LVIA) process, landscape value is the value attached to a potentially affected landscape. It is relative in relation to the different stakeholders and different parts of society that use or experience a landscape. Landscape value is not solely indicated by the presence of formal designations – a range of factors can influence landscape value.
- 4.34 GLVIA3 sets out a range of factors that can help in the identification of landscape value, and these concepts have been expanded in the later LI TGN 02/21¹⁵. The values of the LCAs, which would potentially be affected by the Proposed Development, have been assessed on this basis, as set out in **Table EDP 4.1**.

¹⁵ Landscape Institute (2021), *Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations*, Landscape Institute.

Table EDP 4.1: Assessment of Landscape Value of Site and Its Environs (after GLVIA3 Box 5.1 and TGN 02/21)

Factor	Commentary
Formal Landscape or Landscape-Related Designations	Neither the Site nor any of the immediate surrounding landscape is under any national/statutory or local/non-statutory landscape designation. The Cotswolds AONB/CNL lies approximately 835m to the west of the Site. The Site lies approximately 775m to the east of the Western Wiltshire Green Belt.
Natural and Cultural Heritage Interests	No specific natural or cultural heritage interests within the Site. The northern site parcel comprises derelict brownfield land with concrete footings from former buildings present and clearly visible, interspersed with roadways, rough grassland and scrub. The southern site parcel is open grassland with scrubs and trees. The Site is surrounded by trees, hedgerows, and shrubs, with some of this vegetation being under a group TPO. The Site is therefore of some ecological value. There is a Special Area for Conservation (SAC; which is also a Site of Special Scientific Interest (SSSI)) approximately 850m to the north-west of the Site, and a second SSSI approximately 700m to the north-east of the Site. There are no recognised heritage assets within the Site, but there are multiple listed buildings and the Neston Conservation Area within 1km of the Site.
Landscape Condition	Being derelict brownfield land, the northern Site parcel is considered to be in poor condition. The southern Site parcel is largely unkempt, although in fair condition.
Associations	No well-known specific associations with notable people, events, or the arts. Historic connections to the MoD and WW2 remain but are limited and not unique to the Site.
Distinctiveness	The landscape of the Site is not considered to be atypical for the wider area, though it contrasts (both parcels) with the adjoining countryside to the south.
Recreational	There are four PRoW which cross the Site, with multiple other PRoW within the surrounding area. There is no Access Land within the Site, but there are some areas of Access Land within the wider study area.
Perceptual – Scenic	With the context to the Site being predominantly provided by the existing industrial and military development to the north of Rowan Lane, and the Rangeford Care development, the context and the derelict/brownfield nature of the northern site parcel are the dominant visual and sensory characteristics of the Site and its environs.

Factor	Commentary
Perceptual – Wildness and Tranquillity	The Site and its environs are clearly heavily influenced by human activity and are not therefore considered to be wild in character. Traffic on the surrounding roads and activity within the industrial developments to the north of Rowan Lane mean that the Site is not considered to be tranquil, albeit the Site is itself derelict and unused. This is confirmed by the Campaign to Protect Rural England’s Tranquillity Mapping ¹⁶ .
Functional	The Site and its environs do not serve a particular function in relation to the adjoining settlement. The Site lies approximately 835m from the Cotswolds AONB/CNL and therefore lies within the setting of the AONB/CNL.

4.35 Overall, the character of the Site and its immediate environs is considered to be of low value, with a medium value for the southern site parcel. The more rural landscapes to the south and west of the Site are considered to be of medium value, while landscapes within the Cotswolds CNL to the west are considered to be of very high value.

4.36 The written response to the pre-application submission also provides some useful points of agreement in respect of the role the site plays in its context. Excerpts are provided below:

“In general, the site currently serves as a transitional separating green open gap separating existing large-scale employment uses (Spring Park, and MOD Corsham Site) from the more intimate smaller scale residential areas of Westwells, Moor Park, and Neston.”

“Notwithstanding the above, the Council’s Landscape Officer does advise that, in their opinion, the proposed development could probably be accommodated successfully within the site (over the longer term) without resulting in far reaching adverse effects to landscape character or public visual amenity / receptors.”

LANDSCAPE SENSITIVITY

Overall Sensitivity of LCA16A: Malmesbury-Corsham Limestone Lowlands

4.37 The character of the northern site parcel and its environs is heavily influenced by its derelict brownfield condition, and by the adjoining industrial development and MoD facilities to the north of Rowan Lane, and by the residential areas of Westwells to the east. The southern site parcel is open landscape, although is also still influenced (although to a lesser degree) by the nearby urban and residential development, and the ‘edge of settlement’ character.

4.38 As previously noted, LCA16A washes over the whole of Corsham, including all the MoD and industrial areas, and the character of the LCA where it covers the Site, and its immediate environs is therefore already heavily influenced by built form and other settlement-edge characteristics. The key characteristics of the LT are therefore not represented at the Site or in most of the immediate surrounding landscape.

¹⁶ Tranquillity Map: England - CPRE

- 4.39 The susceptibility of LCA16A overall to development of the type proposed is considered to be medium, but in the vicinity of Corsham and the adjoining settlements (where the existing character is less aligned to the published description) the susceptibility is reduced to low. With variable values (low through to very high), the overall sensitivity of LCA16A is considered to be low within the northern site parcel and its immediate environs, medium for the more rural parts of the LCA, and high where the LCA extends into the Cotswolds CNL.

Overall Sensitivity of LCA10: Corsham Rolling Lowland

- 4.40 The published landscape sensitivity assessment notes that the area around Corsham and associated settlements is less sensitive to development, particularly where it is on brownfield land and where strong landscape structure exists or can be provided.
- 4.41 The susceptibility of LCA10A to development of the type proposed is considered to be medium in more rural parts of the LCA (including the southern site parcel), reducing to low within the Site and other areas immediately adjacent to the settlement edge of Corsham. The overall sensitivity is considered to be low within the northern site parcel and its immediate environs, medium for the more rural parts of the LCA (including the southern site parcel), and high where the LCA extends into the Cotswolds CNL.

Overall Sensitivity of CA 20: Westwells and Wadswick Green

- 4.42 The Site, the industrial areas to the north and the residential areas of Westwells and Wadswick Green make up a substantial proportion of CA20, with the balance being farmland. The brownfield/derelict character of the northern site parcel, and the context provided by the existing industrial development to the north, is considered to have a strong influence on the overall sensitivity of this part of the Site and its immediate environs. The susceptibility of the northern site parcel and its environs to development of the type proposed is considered to be low, with higher susceptibility found within the farmland to the south of the Site (and to the east of Westwells), including the southern site parcel. The overall sensitivity of CA20 is therefore considered to be medium, reducing to low within the northern site parcel and its immediate environs.

Overall Sensitivity of LCA11A: South and Mid Cotswolds Lowland

- 4.43 Being a nationally designated landscape, LCA11A is considered to be of very high susceptibility to development of the type proposed. However, the Site lies outside of the AONB/CNL, and susceptibility to development in the setting to the CNL is considered to be high, resulting in overall high sensitivity.

Overall Sensitivity of the Site and Its Immediate Environs

- 4.44 Being an area of derelict brownfield land in poor condition, and with the majority of the existing woody vegetation within and surrounding the northern site parcel proposed to be retained and enhanced, the susceptibility of the Site to development of the type proposed is considered to be low. With low value, the overall sensitivity of the northern site parcel is considered to be low. The southern site parcel is of higher susceptibility and sensitivity due to its open character and location beyond the tree line delineating it from the northern Site parcel.

- 4.45 The existing condition of the northern site parcel, the proposed retention and enhancement of all perimeter vegetation, and the context provided by the existing, consented and proposed (planning application under consideration) built form to the north and east of the Site, means that the immediate environs to the Site to the north are also considered to be of low susceptibility to development of the type proposed, and therefore low sensitivity.

Section 5

Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

- 5.1 Visual amenity (as opposed to ‘visual character’ described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the Site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where, and to what degree those views will be affected by the proposed development.
- 5.2 This section describes the existing views. An analysis of existing views and the ‘receptors’ likely to experience visual change is conducted in three steps described in turn below.

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

- 5.3 The starting point for an assessment of visual amenity is a computer-generated ‘Zone of Theoretical Visibility’ (ZTV) for the Proposed Development (northern site parcel only). The ZTV is derived using digital landform height data only and does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas where, theoretically, receptors may be able to experience visual change.
- 5.4 A second ‘screened ZTV’ (SZTV) is then derived, using LiDAR data to model the screening effects of the majority of built form and vegetation such as woodland. The SZTV still does not take into account the potential screening effects of vegetation that is not included within the LiDAR dataset, and therefore is still likely to indicate a greater area of theoretical visibility. The ZTV and SZTV together provide the basis for a more detailed field assessment.
- 5.5 The ZTV and SZTV are then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate, ‘field-tested’ Zone of Primary Visibility (ZPV). The ZPV is where views of the proposed development would normally be close ranging and open, whether in the public or private domain, on foot, cycling or from a vehicle. In this instance, the field assessment was undertaken by a qualified landscape architect in clear weather conditions and therefore accurately predicts the extent of wintertime views of the Proposed Development.
- 5.6 Beyond the ZPV lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view. **Plan EDP 7** illustrates the findings of the visual appraisal and the extent of the ZPV:
- To the north, the ZPV would extend out to approximately 150m from the Site due to existing built form and the gently rising topography. More restricted visibility would then extend out to approximately 1.5km from the Site. Once constructed, the consented P5 North data centre to the north of Rowan Lane is likely to further restrict visibility of the Proposed Development to the north, as would the P5 South data centre if consented;

- To the north-east the ZPV would extend approximately 150m from the Site, with much more limited visibility within some parts of MoD Corsham (out to approximately 1km from the Site);
- To the east the ZPV would extend across the western part of Westwells, out to approximately 200m from the Site. There may then be some more restricted visibility across the farmland between Westwells and the Leafield Industrial Estate (though there are likely to be few sensitive receptors here). There would then be more restricted areas of visibility beyond the industrial estate out to approximately 2.5km from the Site;
- To the south-east, the ZPV would extend to the northern part of Jaggards Lane and countryside to the north of Sands Farmhouse. More limited visibility would then extend across farmland (including PRoW) to the western edge of Neston, and then across gently rising farmland (where there are multiple PRoW) to the east of Neston and north of Brocklees Farm, out to approximately 2km from the Site;
- To the south, the ZPV would extend across farmland out to approximately 400m from the Site. Beyond this, there would be some glimpses of the proposed development, such as near to Bakers Corner;
- To the south-west, The ZPV would extend approximately 275m as far as the northernmost properties at Wadswick Green. The multi-storey buildings at Wadswick Green would themselves restrict visibility within the settlement, while the woodlands to the west of Wadswick Green would restrict visibility further to the south-west. There would then be more restricted areas of visibility in the vicinity of Wadswick Farm and Chapel Plaister, with no further areas of visibility to the east of Kingsdown, from within the Cotswolds AONB/CNL;
- To the west, the woodland to the immediate west of the Site would restrict the ZPV to PRoW in the immediate vicinity of the Site; and
- To the north-west, the ZPV would be restricted by the existing Spring Park buildings, with only limited intermittent visibility within MoD Corsham to the north-west of Spring Park.

STEP TWO: DEFINING RECEPTOR GROUPS

- 5.7 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups.

Rights of Way Users – Within 500m of the Project Site

- 5.8 Generally, users of PRoW and Access Land are considered of high susceptibility to changes arising from development of the type proposed, as views of the surrounding landscape are an important component of users enjoyment of the route or access land. Susceptibility may be reduced if the route is within an area particularly desensitised by urban form (such as within settlements) or conversely, increased within a landscape designation such as a

National Park or CNL. The overall sensitivity of PRow and Access Land users in the vicinity of the Site is therefore considered to be low, through medium, to high, depending on the location of the route.

- 5.9 Footpath CORM135 follows the existing hard-surfaced road/track from the south-east corner of the Site (where it meets Footpath CORM136 on the access road to Sands Farmhouse, close to Moor Green) to the existing site access from Rowan Lane on the northern edge of the Site. It then follows Rowan Lane east to Westwells Road. The Site is clearly visible from the sections of the route which cross the Site (see **Images EDP 2.1 to 2.3**), with filtered views also possible from Rowan Lane.
- 5.10 Footpath CORM136 runs alongside but outside of the southern boundary to the northern site parcel, before turning north at its junction with Footpath CORM140 and crossing the western part of the northern site parcel to meet CORM135 near the Site access. The northern site parcel is clearly visible from the northern section of this route, with filtered views possible from the north-east to south-west running section.
- 5.11 Footpath CORM137 runs from CORM136 near its junction with CORM140, following the western boundary of the northern site parcel to meet CORM135 near the Site access. This route runs partly within the Site and partly outside of the western boundary. Clear or filtered (depending on location) views of the northern site parcel are possible from this route.
- 5.12 Footpath CORM140 runs from CORM136 at the south-west corner of the northern site parcel, heading south-west to the junction of CORM63 and BOX51 (see below).
- 5.13 Footpath CORM63 runs to the south of CORM136 and CORM140 between Moor Green and Rowan Lane, and through the southern site parcel. Filtered views of the northern site parcel are possible from some sections of this route (see **Photoviewpoints EDP 1, 2 and 3**).
- 5.14 Footpath CORM139 follows Rowan Lane from the Site access south-west, and then becoming Footpath BOX106, which continues south-west then south to meet CORM140. Heavily filtered views of the northern site parcel are possible from some sections of these routes (see **Photoviewpoint EDP 4**).
- 5.15 Footpaths BOX49 and BOX51 run west and north-west then west respectively from Rowan Lane at the junction of CORM63 and CORM140. Views towards the Site are restricted by intervening vegetation.
- 5.16 Footpaths CORM138, CORM54 and CORM60 all run through Westwells to the east/north-east of the Site. Views towards the Site are possible from some locations on these routes where they are in close proximity to the Site (see **Photoviewpoints EDP 5, 6, 8, 10 and 11**).

Rights of Way Users – 500m or more from the Project Site

- 5.17 Footpaths CORM52 and CORM53 lie to the south-east of the Site and to the west of Neston. The Site is not easily discernible in the view from these routes, though the upper parts of the Proposed Development may be visible (see **Photoviewpoint EDP 14**).

5.18 The field survey has shown that the Site is very unlikely to be discernible in views from the following routes:

- Byway CORM133 and Footpath CORM72 between the main part of Corsham and the MoD facilities at Hudswell;
- Footpath CORM2 within Corsham Park to the north-east of Corsham;
- Footpaths CORM44, CORM45A and B, CORM47, CORM51, CORM57 to the east of Neston and the Leaffield Industrial Estate;
- Footpaths CORM48 and CORM49 to the south of Neston;
- Footpaths BOX52 and BOX53 to the west of Wadswick Green and north of Wadswick Farm/Chapel Plaister;
- BOX44, BOX47A and BOX48 to the west of the Site, between Box and Rudloe/Westwells/Wadswick Green (and within the Cotswolds AONB/CNL); and
- Various PROW and areas of Access Land in the vicinity of Kingsdown, approximately 3.5km to the south-west of the Site (and within the Cotswolds AONB/CNL).

Public Open Space Users

5.19 The play area in Westwells (to the north of Westwells Road) offers filtered views towards the northern part of the Site, seen through the trees on the northern edge of the land parcel containing the Site (see **Photoviewpoint EDP 5**).

5.20 There is an area of informal public open space between Moor Park and The Stoneworks from where the Site is partially visible (see **Photoviewpoint EDP 9**).

Main Road Users

5.21 Main road users are generally considered to be of low susceptibility to changes arising from development of the type proposed due to the speed of travel and generally high density of traffic, allowing less observation of the surrounding landscape. The overall sensitivity of main road users in the vicinity of the Project Site is therefore considered to be low.

A4 Bath Road

5.22 The Site is not discernible in views from the A4 to the north of Corsham and Rudloe due to intervening built form and vegetation. The field survey has shown that the Proposed Development is also unlikely to be discernible in the view (see **Photoviewpoint EDP 16**).

Minor Road Users (Including Pedestrians and Cyclists)

5.23 Minor road users are generally considered to be of medium or low susceptibility to changes arising from development of the type proposed as generally slower speeds mean that users of such roads are more able to observe the surrounding countryside (compared to users of main roads and motorways). The overall sensitivity of minor road users in the vicinity of the

Site is therefore considered to be medium or low, depending on the location and context of the road.

Rowan Lane

- 5.24 Filtered views of the Site are possible from Rowan Lane as it passes along the northern boundary to the Site (see **Photoviewpoint EDP 4**).

Westwells Road

- 5.25 Filtered views of the Site are possible from Westwells Road as it passes the northern boundary, with views filtered by the existing boundary vegetation (see **Photoviewpoints EDP 5** and **7**). Further to the north, views are generally restricted by intervening built form.

Westwells

- 5.26 Views of the Site are possible when travelling south-west on Westwells, with the Site partially visible at the end of the road (see **Photoviewpoints EDP 6** and **7**). Views to either side are restricted by intervening built form.

Moor Green and Moor Barton

- 5.27 Clear views of the Site are possible from Moor Green as it passes the Site, with visibility becoming increasingly restricted as road users travel south/south-east away from the Site (see **Photoviewpoints EDP 11, 12** and **13**). Views are not possible from Moor Barton due to intervening built form and vegetation.

Moor Park and The Stoneworks

- 5.28 Restricted views towards the Site are possible from some sections of these roads, with views limited by intervening built form and vegetation (see **Photoviewpoints EDP 8, 9** and **10**).

Tawny Close

- 5.29 The Site is not visible from the majority of Tawny Close due to intervening built form. Heavily filtered views towards the Site are possible at the junction with Moor Green.

Jaggards Lane

- 5.30 The Site is not visible from the majority of Jaggards Lane due to consecutive layers of intervening vegetation and built form at Jaggards and Sands Farmhouse. Heavily filtered views are possible from the northern section of the road as it approaches the junction with Moor Green.

Wadswick Lane

- 5.31 Strong field boundary vegetation on the north side of the road prevents views towards the Site from much of Wadswick Lane. Where roadside vegetation is lower, the Site remains hidden from view by consecutive layers of intervening vegetation between the road and the Site (see **Photoviewpoint EDP 15**).

Church Rise, Neston

- 5.32 The Site is not discernible in the view from Church Rise due to intervening vegetation, though the upper parts of the Proposed Development may be visible (see **Photoviewpoint EDP 14**).

Bradford Road

- 5.33 The Site is not generally discernible in the view from Bradford Road due to intervening vegetation and built form.

Park Lane

- 5.34 The Site is not generally discernible in the view from Park Lane due to intervening built form and vegetation.

Residential Dwellings/Groups

- 5.35 Views from private residential properties, although likely to be of high susceptibility and therefore sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed below.

Properties on Westwells Road and Near the Westwells Play Area

- 5.36 Occupants of properties on Westwells Road have filtered views of the Site, seen through the vegetation on the northern boundary (see **Photoviewpoint EDP 7**). Occupants of properties to the north of Westwells Road on the cul-de-sac (signed as Westwells, Even Numbers 34-80), which leads to the play area have a varying visibility of the Site depending on the location and orientation of the individual properties and the neighbouring properties. Where the Site is visible, views tend to be restricted/partial, seen through gaps between buildings and vegetation (see **Photoviewpoint EDP 5**).

Properties on Westwells

- 5.37 The orientation of the majority of properties on Westwells means that occupants do have views towards the Site, with views restricted by other built form (see **Photoviewpoint EDP 6**). Properties near the junction with Westwells Road and Moor Green (see **Photoviewpoint EDP 7**) have greater visibility of the Site, but views are still generally filtered by vegetation on the Site boundary.

Properties on Moor Green and Tawny Close

- 5.38 Occupants of properties on Moor Green to the east and south-east of the Site would have filtered views towards the Site, seen through the existing boundary vegetation (see **Photoviewpoint EDP 12**). Further to the south-east, the views become increasingly restricted by the combination of vegetation and existing built form (see **Photoviewpoint EDP 13**). Properties on Tawny Close generally do not have views towards the Site, though Nos. 1 and 10 at the junction with Moor Green would have filtered views of the Site.

Properties on Moor Park and The Stoneworks

- 5.39 The majority of properties on Moor Park and The Stoneworks do not have views towards the Site due to intervening built form and vegetation. The occupants of some properties towards the west may have partial and/or filtered views of the Site, seen through gaps between existing built form and vegetation (see **Photoviewpoints EDP 8, 9 and 10**).

Properties on Moor Barton

- 5.40 Occupants of properties on Moor Barton typically have no visibility of the Site due to existing built form and consecutive layers of intervening field boundary vegetation.

Properties on Church Rise, Neston

- 5.41 The Site is generally not discernible from properties on Church Rise due to intervening vegetation and built form (see **Photoviewpoint EDP 14**). The upper parts of the Proposed Development may be visible above the intervening vegetation.

Properties on Wadswick Lane, Neston

- 5.42 The Site is generally not discernible from properties on Wadswick Lane due to intervening vegetation and built form (see **Photoviewpoint EDP 15**).

Properties at Jaggards and Sands Farmhouse

- 5.43 The majority of views towards the Site from these properties are heavily filtered and restricted by intervening vegetation, both on the boundary of the Site and on the boundaries of the properties themselves. There may be some limited visibility of the Site in certain views. Views from these properties are partially represented by **Photoviewpoints EDP 1 and 2**.

Properties in Wadswick Green

- 5.44 Occupants of properties which are orientated with main views towards the north-north-east have views towards the Site, with views filtered by vegetation both on the Site boundary and the northern boundary of the Wadswick Green development.

Properties at Wadswick and Chapel Plaister

- 5.45 The occupants of these residential properties are unlikely to have views of the Site due to intervening topography and vegetation.
- 5.46 The field survey has confirmed (the results of the ZTV) that the Site is generally not discernible in views from properties in Rudloe and the main residential areas of Corsham.

Cotswolds AONB/CNL

- 5.47 The ZTV indicates some limited theoretical visibility of the Proposed Development from restricted areas within the Cotswolds CNL.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

5.48 Within the ZPV, there are clearly many individual points at which views towards the Site are gained. EDP has selected a number of viewpoints that are considered representative of the nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- A range of viewpoints from distances at close quarters at the Site boundary and up to distant viewpoints at 3km and more from the site; and
- Viewpoints from all the above receptor groups.

5.49 The representation of views is supported by 16 photoviewpoints (PVP), the number and location of which was discussed with the LPA via email and telephone communications during March 2023. Their location is illustrated on **Plan EDP 7**. Photographs from the selected viewpoints are contained in **Appendix EDP 8**. The purpose of these viewpoints is to aid the assessment of effects on visual receptor(s). Note that the distances provided to the Site are based upon the northern site parcel only given that changes within the southern site parcel only comprise planting proposals.

Table EDP 5.1: Summary of Representative Viewpoints.

PVP No.	Location	OS Grid Reference	Distance from Project Site and Direction of View	Reason(s) for Selection and Sensitivity of Receptor(s)
1	Footpath CORM63 between Sands Farmhouse and Westwells (PVP4 from the December 2022 LVA Briefing Note).	385456, 168662	100m North-west	PROW users; High sensitivity. Residential occupiers; High sensitivity.
2	Footpath CORM63 to south of the Site.	385266, 168583	70m North	PROW users; High sensitivity. Residential occupiers; High sensitivity.
3	Footpath CORM63 to south-west of the Site (PVP2 from the December 2022 LVA Briefing Note).	385184, 168557	65m North-east	PROW users; High sensitivity.

PVP No.	Location	OS Grid Reference	Distance from Project Site and Direction of View	Reason(s) for Selection and Sensitivity of Receptor(s)
4	Junction of Footpaths CORM139 and BOX106 on Rowan Lane to north-west of the Site.	385067, 168759	85m East-south-east	PROW users; Medium sensitivity. Urban-edge minor road users; Low sensitivity. (Sensitivities reduced due to proximity to existing industrial development to north).
5	Paved footpath adjacent to Westwells play area.	385273, 168909	40m South	Urban footpath users; Medium sensitivity. Play area users; Medium sensitivity. Urban minor road users, Low sensitivity. Residential occupiers in an urban environment; Medium sensitivity.
6	Junction of Footpath CORM60 and Westwells.	385471, 168944	140m South-west	Urban-edge PROW users; Medium sensitivity. Urban minor road users; Low sensitivity. Residential occupiers in an urban environment; Medium sensitivity.
7	Junction of Moor Green, Westwells and Westwells Road.	385399, 168859	25m West-south-west	Urban minor road users; Low sensitivity. Residential occupiers in an urban environment; Medium or high sensitivity.

PVP No.	Location	OS Grid Reference	Distance from Project Site and Direction of View	Reason(s) for Selection and Sensitivity of Receptor(s)
8	The Stoneworks, to west of the Site.	385490, 168841	85m West-south-west	Urban footpath users; Medium sensitivity. Urban minor road users; Low sensitivity. Residential occupiers in an urban environment; Medium sensitivity.
9	Moor Park, to west of junction with The Stoneworks.	385498, 168813	90m West-north-west	Urban footpath users; Medium sensitivity. Users of informal urban green space; Medium sensitivity. Urban minor road users; Low sensitivity. Residential occupiers in an urban environment; Medium sensitivity.
10	Paved footpath (CORM138) from The Stoneworks to Moor Green, to east of the Site.	385456, 168823	50m West	Urban footpath users; Medium sensitivity. Urban minor road users; Low sensitivity. Residential occupiers in an urban environment; Medium sensitivity.
11	Paved footpath (CORM138) at junction with Moor Green (PVP1 from the Dec 22 LVA briefing note).	385419, 168813	15m West-south-west	Urban footpath users; Medium sensitivity. Residential occupiers; High sensitivity. Minor road users; Medium sensitivity.

PVP No.	Location	OS Grid Reference	Distance from Project Site and Direction of View	Reason(s) for Selection and Sensitivity of Receptor(s)
12	Moor Green at junction with private drive to Sands Farmhouse.	385427, 168753	25m West-north-west	Residential occupiers; High sensitivity. Minor road users; Medium sensitivity.
13	Moor Green to south-east of the Site.	385445, 168723	50m North-west	Residential occupiers; High sensitivity. Minor road users; Medium sensitivity.
14	Footpath CORM52 to north of Neston Primary School.	386036, 168335	750m North-west	PROW users; High sensitivity. Minor road users; Medium sensitivity. Residential occupiers; High sensitivity.
15	Wadswick Lane to west of Neston (PVP3 from the Dec 22 LVA briefing note).	385819, 168035	815m North-north-west	Minor road users; Medium sensitivity. Residential occupiers; High sensitivity.
16	A4 Bath Road between Corsham and Rudloe.	384915, 170372	1.5km South-south-east	Main road users; Low sensitivity.

Section 6

The Proposed Development and Mitigation

- 6.1 Having defined the baseline conditions in **Sections 4** and **5**, this report now reviews the proposed development and (in the next section) undertakes an assessment of the likely effects in landscape terms.

THE PROPOSED DEVELOPMENT

- 6.2 The proposed development is illustrated in **Appendix EDP 1** and comprises the construction and operation of an extension to the existing Spring Park campus to provide additional data centre capacity. The Proposed Development includes the following:

- A main data centre building of two parts: the western half being four storeys and approximately 18.3m high, and the eastern half being three storeys and approximately 14.5m high;
- A visitor reception centre and associated car parking;
- A substation compound and high/low voltage switch room;
- A water treatment plant;
- A series of back-up generators;
- Staff car parking and service yards;
- Fencing and gates (inner security fence and outer campus fence), and other security infrastructure;
- Sustainable Drainage Systems;
- Diversion/realignment of two of the existing PRoW within the Site (CORM135 and CORM137), moving the routes out of the Site and allowing enhancement of the setting to the routes. In addition, these routes would be surfaced with hoggins to provide improved all-year-round access;
- Closure of part of a third PRoW (CORM136) within the Site boundaries; and
- Landscaping and ecological enhancement within the northern and southern site parcels.

DURATION

- 6.3 The Proposed Development would be permanent.

REVIEW OF PUBLISHED LANDSCAPE GUIDELINES

- 6.4 The management objectives for the LCA16A: Malmesbury–Corsham Limestone Lowlands (which washes over the whole of Corsham and the surrounding landscape) in the Wiltshire Landscape Character Assessment include need to conserve and strengthen existing hedgerows, hedgerow trees and woodland copses.
- 6.5 The North Wiltshire LCA10: Corsham Rolling Lowland notes that *“development should be considered in conjunction with the development of a strong landscape structure which should screen and separate from other settlement.”*
- 6.6 The Corsham design Guide CA20 Westwells and Wadswick Green notes the TPO woodland within the land parcel that contains the Site, and provides design guidance including:
- *“Retain any mature trees in the area;*
 - *Retain and enhance far-reaching views into countryside;*
 - *Consider softening or screening security fencing along Rowan Lane with planting;*
 - *Retain woodland to the south of Westwells Road;*
 - *Retain and maintain existing footpaths.”*

PROPOSED LANDSCAPE STRATEGY (MITIGATION)

- 6.7 The Detailed Soft Landscape Plans for the Proposed Development (see **Plan EDP 8**) has been developed alongside the design of the built form elements, with the built form design being refined in order to ensure sufficient space within the Site for landscaping/planting of sufficient scale and density to help assimilate the Proposed Development into the surrounding landscape setting. In addition, the buildings have been positioned as far west as is practically possible, which ensures that (a) they are as far as possible from the main sensitive receptors (i.e., private residences); and (b) that there is significant space left for landscaping.
- 6.8 All planting proposed would utilise hardy native species and would be selected to ensure that climate resilience and species diversity are prioritised.
- 6.9 The proposed landscaping comprises:
- Retention of the majority of existing tree, shrub and hedgerow vegetation (much of which is under TPOs) on the boundaries of the land parcel which contains the Site;
 - A new native hedgerow along the eastern boundary, which would be grown to a height of 3m or more in the longer term, to enhance screening and filtering of the proposed building;
 - Extensive tree and shrub planting, some on constructed overlapping bunds (see the Detailed Soft Landscape Plan at **Plan EDP 8** for proposed bund heights), to provide

visual screening of the Proposed Development from outside the Site, particularly from the east, south-east and south;

- In line with the pre-application response, these bunds are maximised giving regard to the spatial constraints within the landscaped areas, and along with the planting, have been designed to provide more dense screening to the west of the realigned PRoW, than to the east of it;
- The diverted PRoWs would be aligned to maintain a minimum 2m separation from any retained tree stems, and would be surfaced with hoggin, using 'no-dig' construction techniques where the paths pass within the Root Protection Zones (RPZs) of retained trees;
- A new PRoW connection between the realigned CORM135 footpath and Westwells Road;
- A second connection could also potentially be created between CORM135 and Moor Green, though if implemented, this connection would result in some compromise to the proposed screening vegetation along the eastern boundary of the Proposed Development; and
- Specific landscaped ecological enhancement areas (predominantly in the southern site parcel), with tree and hedge planting designed to allow the retention of the existing trees, scrub and neutral grassland already present in this area. The proposed planting in this area would also help to reduce the visibility of the Proposed Development in views from the south.

6.10 In adopting the above proposals, the scheme design serves to reduce the magnitude of potential landscape and visual effects on the identified baseline receptors. Furthermore, the proposals would contribute to the management and enhancement of landscape features that contribute to the character, visual and wildlife amenity of the local area.

Section 7

Assessment of Effects

INTRODUCTION

- 7.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance defined at **Appendix EDP 2** as a guide, and moderates these, where appropriate, with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account of the likely effectiveness of any proposed mitigation.
- 7.2 Predicted effects on receptors are assessed at construction and upon the first year following completion (Year 1), these effects tending to be the 'worst case'. Also provided is an assessment of effects at Year 15 once mitigation has had time to mature and the proposals are settled in their context. Year 15 (and beyond) is the timeframe over which the proposed development should be judged for its acceptability, with landscape change properly measured over this longer-term horizon.

PREDICTED EFFECTS ON LANDSCAPE CHARACTER

- 7.3 This section focuses on changes within the northern site parcel on the basis that changes within the southern site parcel are limited to planting proposals to help mitigate biodiversity loss.

Predicted Effects on the Character of the Site and Its Immediate Environs

- 7.4 The activities involved in the change of use of the northern site parcel from an empty brownfield site with clear evidence (in the form of retained concrete bases) of its former use as part of an MoD facility, to a data centre with associated infrastructure and landscaping, would result in a very large change to its appearance and character. Following completion, this part of the Site will have undergone a wholesale change in use, albeit with the majority of the existing trees and shrubs that surround the Site retained and enhanced. As would be expected for any such development on an empty brownfield site, albeit one of poor landscape quality with some existing detractors and which lies immediately adjacent to existing development similar to that proposed, this will result in a fundamental change to the visual and perceptual aspects of the Site's character.
- 7.5 Notwithstanding the brownfield character of this part of the Site, it does provide a buffer, or transition, to the wider open countryside beyond. In so doing, it provides a significant opportunity for development that provides an interesting, biodiverse, and attractive setting and entrance to the southern part of the settlement. In such contexts development shouldn't necessarily be seen as an adverse change, but as a way to change what is currently low quality and unattractive land, to something that offers much more in a landscape sense.

- 7.6 This fact is demonstrated by the extant permission for a residential scheme on this part of the Site, the appeal decision notice for which stated (at paragraph 17) “*subject to this [the limit on the number of dwellings, their height, and a requirement to provide sufficient public open space], the proposal would enhance the character and appearance of the appeal site.*”
- 7.7 The proposals go further than merely retaining and enhancing existing features. They have been sympathetically designed, as set out at **Section 6**, to reinstate and create new elements that will integrate with, and make a positive contribution to, the landscape fabric and biodiversity of the Site and its environs that will increase as the proposed landscaping measures mature. As well as the retention and enhancement of the existing woodland that surrounds much of the Site, a substantial area of new planting and other landscape and ecological/biodiversity enhancements would be created on the southern parcel of the Site. This would be entirely in line with the landscape guidelines in the published landscape character assessments.
- 7.8 The sensitivity of the northern site parcel and its immediate environs is considered to be low. Direct impacts would be of large scale, restricted to within the Site (though also visible within the immediate environs of the Site and from limited areas in the surrounding landscape), and long-term/permanent. The changes to the southern site parcel would be beneficial on the basis there would be an increase in landscape fabric and no adverse perceptual changes. The magnitude of change on the Site overall is therefore assessed as high, resulting in a worst-case **moderate/minor** adverse effect during construction and at Year 1. By Year 15 as the proposed landscape planting grows and develops and the landscape character of the Site is enhanced from the existing brownfield nature of the Site, the effect would become neutral.

Predicted Effects on CA20: Westwells and Wadswick Green

- 7.9 The sensitivity of CA20 is considered to be medium within more rural areas to the east and south/south-west (including the southern site parcel), reducing to low within the northern site parcel and its immediate environs.
- 7.10 Direct impacts would be of medium scale locally, restricted to within the northern site parcel. The Proposed Development would also be visible, and therefore have effects on the perception of landscape character, within the immediate environs of the Site, and from limited areas in the wider surrounding landscape to the south/south-west of the Site and to the east of Westwells (though visual receptors here are likely to be limited to agricultural operatives working in the fields). Effects would be long-term/permanent. Visibility within the settlements of Westwells and Wadswick Green would be much more limited. Effects on landscape character beyond the Site would also be limited by the context to the Site provided by the existing built form to the north and east.
- 7.11 The magnitude of change on CA20 is therefore assessed as high within the northern site parcel, reducing to medium within the southern site parcel and environs out to approximately 150–275m from the northern site parcel. This would result in a **moderate/minor** adverse effect on the character of the Site and its environs, with effects reducing with increasing distance from the Proposed Development. Such effects would be experienced during construction and at Year 1.

- 7.12 By Year 15 the development of the existing and proposed tree cover and planting, including in the southern site parcel, would further reduce the visibility of the Proposed Development beyond the Site boundaries, reducing the impacts on landscape character within the Site environs to a neutral effect.

Predicted Effects on LCA10: Corsham Rolling Lowland

- 7.13 The sensitivity of LCA10 is considered to be low within the Site and its immediate environs, medium for the more rural parts of the LCA (including the southern site parcel), and high where the LCA extends into the Cotswolds CNL.
- 7.14 Direct impacts would be of medium scale locally, restricted to within the northern site parcel (though also visible within the immediate environs of the Site and from limited areas in the wider surrounding landscape), and long-term/permanent. Effects on landscape character would not be discernible across the majority of the LCA – with notable effects generally limited to within 300m of the Site, and much more limited effects extending to restricted locations to the east-south-east and south-east. The magnitude of change on LCA16A is therefore assessed as low, resulting in a **minor** effect during construction and at Year 1, reducing further (likely to **minor/negligible**) by Year 15 as retained and proposed planting develops and grows. It is also notable that these effects relate to a character description which does not include reference to the existing Spring Park development – in this context the effects would actually be less noticeable than they might have been historically.

Predicted Effects on LCA16A: Malmesbury–Corsham Limestone Lowlands

- 7.15 The sensitivity of LCA16A where it washes over the Site and its immediate environs is considered to be low, though the sensitivity of the LCA as a whole is medium. Direct impacts would be of medium scale locally, restricted to within the Site (though also visible within the immediate environs of the Site and from limited areas in the surrounding landscape), and long-term/permanent. Effects on landscape character would not be discernible across the majority of the LCA. The magnitude of change on LCA16A is therefore assessed as very low, resulting in a **negligible** effect during construction, at Year 1, and at Year 15.

Predicted Effects on the Character of LCA11A: South and Mid Cotswolds Lowland (within the Cotswolds AONB/CNL)

- 7.16 The Proposed Development is very unlikely to be discernible in views from LCA11A to the west, and where the Proposed Development may be visible it would be seen in the immediate context provided by the existing settlement edge, including the existing data centre and other light industrial buildings to the north, and MoD Corsham. The Proposed Development is therefore considered unlikely to result in discernible changes to the character of LCA11A (or other LCAs within the CNL), and no discernible effect.

Summary of Effects on Landscape Character

- 7.17 Likely effects on landscape are summarised as:
- A moderate/minor effect on the Site and its immediate environs, becoming a neutral effect by Year 15;

- A moderate/minor effect on CA20: Westwells and Wadswick Green, reducing to neutral by Year 15;
- A minor effect on LCA10: Corsham Rolling Lowland;
- A negligible effect on LCA16A: Malmesbury-Corsham Limestone Lowlands; and
- No discernible effect on the character of LCAs within the Cotswolds CNL.

PREDICTED EFFECTS ON VISUAL AMENITY

7.18 The baseline visual amenity of the Site is described in **Section 5** of this report. As a consequence of intervening vegetation, built form and localised topography, it was found that only limited intervisibility between the Site and publicly accessible areas (visual receptors) was available. Representative views are represented by **Photoviewpoints EDP 1–16**. These views do not represent the only areas from which there will be an effect, rather they provide a representative assessment that is used as a benchmark to understand the wider potential effects.

7.19 All effects are adverse, unless otherwise stated.

7.20 Generally, effects arising from construction activities would be temporary, but the resulting built form and landscaping would result in long-term/permanent effects.

Rights of Way and Public Open Space Users

PRoW within 500m of the Site

7.21 Users of the following PRoW are identified within the baseline stage as being likely to experience an effect as a result of the proposals.

7.22 Footpath CORM135 (which passes through the Site; see **Images EDP 2.1 to 2.3** in **Section 2**) would be diverted from its current alignment to run through the proposed landscaping (and retained vegetation) around the eastern and northern parts of the Site. The route will also be surfaced with hoggins to create to improve year-round use. The Proposed Development (both construction activities and the final built form and associated infrastructure) would be visible from the majority of this realigned route, particularly in the winter months when deciduous vegetation is not in leaf. There may also be a requirement for temporary short-term closures during the construction phase.

7.23 The scale of effect would be large, occurring along the majority of the route, and changes would be long-term and permanent/irreversible. The magnitude of change would be very high, and with low sensitivity the effect would be **moderate** adverse during construction and at Year 1. By Year 15, the growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium and the level of effect to **minor**.

7.24 Footpath CORM137 (which follows the western boundary to the Site) would be realigned further to the west so that it passes through the existing woodland to the west of the Site.

The route will also be surfaced with hoggins to create to improve year-round use. There may also be a requirement for temporary short-term closures during the construction phase. The Proposed Development (both construction activities and the final built form and associated infrastructure) would be visible from the majority of this realigned route, particularly in the winter months when deciduous vegetation is not in leaf.

- 7.25 The scale of effect would be large, occurring along the majority of the route, and changes would be long-term and permanent/irreversible. The magnitude of change would be very high, and with low sensitivity the effect would be **moderate** adverse during construction and at Year 1. By Year 15, the growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium and the level of effect to **minor**.
- 7.26 Footpath CORM136 (which runs adjacent to the southern boundary of the northern site parcel and then across the western part of the northern site parcel) would be closed where it crosses the western part of the northern site parcel, with users instead following CORM 137 on a realigned route through the woodland to the west of the Site instead. The section to the south of the northern site parcel would remain on its current alignment. The Proposed Development (both construction activities and the final built form and associated infrastructure) would be visible from the southern part of the route, with views filtered by the existing and proposed/enhanced boundary vegetation.
- 7.27 The scale of effect would be medium, occurring along the whole of the retained route, and changes would be long-term and permanent/irreversible. Views from the retained part of the route towards the south would include the proposed landscape and ecological enhancement planting within the southern site parcel but would not include the proposed new built form and infrastructure.
- 7.28 The magnitude of change would be high in views to the north, but medium to the south. With medium sensitivity the effect on views to the north would be **moderate** adverse during construction and at Year 1. By Year 15, the growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium and the level of effect to **moderate/minor**. For views to the south, the effect would be **moderate/minor** during construction, reducing to **minor** (low magnitude of change) by Year 1. By Year 15, as the proposed planting grows and develops, the effect would become neutral.
- 7.29 Footpath CORM140 runs from CORM136 at the south-west corner of the northern site parcel, heading south-west. Views towards the Proposed Development would be possible from the eastern part of the route, with views becoming increasingly filtered by intervening retained vegetation to the west of the Site as PRoW users travel west.
- 7.30 The scale of effect would be medium, occurring along the much of the route but predominantly in the east. Changes would be long-term and permanent/irreversible. The magnitude of change would be medium, and with medium sensitivity the effect would be **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to low and the level of effect to **minor**.

- 7.31 Footpath CORM63 runs to the south of CORM136 and CORM140 between Moor Green and Rowan Lane, within the southern site parcel. Filtered views of the Proposed Development would be possible from much of the route. Views from the eastern part of the route (to the east of the access road to Sands Farmhouse) would be very heavily filtered by consecutive layers of vegetation (see **Photoviewpoint EDP 1**). Views from the western part of the route would be less filtered (see **Photoviewpoints EDP 2** and **3**). Views towards the Proposed Development from the western part of the route would be through the proposed landscape and ecological enhancement planting within the southern site parcel, which would reduce the visibility of the Proposed Development over time. Views towards the south would also include some of the proposed landscape and ecological enhancement planting where this extends to the south of the footpath, but would not include the proposed new built form and infrastructure.
- 7.32 The scale of effect would be medium for the western part of the route, reducing to low by Year 15, and low for the eastern section. Changes would be long-term and permanent/irreversible. The magnitude of change would be medium for views to the north, but low for views to the south. With high sensitivity the effect on views to the north would be **moderate** adverse during construction and at Year 1. By Year 15, the growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to low and the level of effect to **moderate/minor**. For views to the south, the effect would be **moderate/minor** during construction, reducing to **minor** (very low magnitude of change) by Year 1, and **neutral** by Year 15 as the proposed planting grows and develops.
- 7.33 Footpaths CORM139 and BOX106: Footpath CORM139 follows Rowan Lane from the Site access south-west, and then becoming Footpath BOX106, which continues south-west then south to meet CORM140. Views towards the Proposed Development would be rarely possible from these routes, with views heavily filtered by the retained vegetation to the north-west and west of the Site, and the degree of filtering increasing as users travel south-west and the depth of intervening vegetation increases (see **Photoviewpoint EDP 4**). From the northern part of the route, the Proposed Development would be seen in the context of the existing similar development to the north of Rowan Lane.
- 7.34 The scale of effect would be medium, occurring along the much of the route but with the filtering effect of intervening vegetation increasing as users travel south-west. Changes would be long-term and permanent/irreversible. The magnitude of change would be medium, and with medium sensitivity the effect would be **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to low and the level of effect to **minor**.
- 7.35 Footpath CORM138 runs east from Moor Green into Westwells. Clear views of the eastern part of the Proposed Development would be possible from the western end of the route (a section of approximately 100m) (see **Photoviewpoints EDP 10** and **11**).
- 7.36 The scale of effect would be medium, occurring only along the western section of the route. Changes would be long-term and permanent/irreversible. The magnitude of change would be high, and with medium sensitivity the effect would be **moderate** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained

and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium and the level of effect to **moderate/minor**.

- 7.37 Footpath CORM54 runs through Westwells on a broadly north-south alignment, in places following Moor Park and a short section of The Stoneworks, and then passing between two private gardens. Views of the eastern part of the Proposed Development would be possible from the northern section of the route before it passes between the two gardens, a section of approximately 125m (see **Photoviewpoints EDP 8, 9 and 10**).
- 7.38 The scale of effect would be medium, occurring only along a limited section of the route. Changes would be long-term and permanent/irreversible. The magnitude of change would be high, and with medium sensitivity the effect would be **moderate** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium and the level of effect to **moderate/minor**.
- 7.39 Footpath CORM60 runs north from Westwells towards Spring Lane. There would be very limited visibility of the eastern part of the Proposed Development from the end of the footpath where it meets Westwells (see **Photoviewpoint EDP 6**).
- 7.40 The scale of effect would be low, occurring only at the end of the route where it meets Westwells. Changes would be long-term and permanent/irreversible. The magnitude of change would be very low, and with medium sensitivity the effect would be **minor/negligible** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development further, reducing the effect to **negligible**.

PRoW 500m or more from the Site

- 7.41 Footpaths CORM52 and CORM53 run between Moor Green and Neston. While the Site itself is not visible, once completed the upper parts of the Proposed Development may be seen above the intervening vegetation, and taller items of construction plant may also be visible during construction (see **Photoviewpoint EDP 14**).
- 7.42 The scale of effect would be at worst low, and changes would be long-term and permanent/irreversible. The magnitude of change would be low, and with high sensitivity the effect would be at worst **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of intervening vegetation would reduce the visibility of the Proposed Development further, reducing the magnitude of change to very low and the effect to at worst **minor**.
- 7.43 As previously noted, the Proposed Development is unlikely to result in discernible effects on visual amenity from other routes in the surrounding area.

Public Open Space Users

- 7.44 The play area in Westwells (to the north of Westwells Road) offers filtered views towards the northern part of the Site, seen through the trees on the northern edge of the land parcel containing the Site (see **Photoviewpoint EDP 5**). Filtered views of the Proposed Development would be possible from the play area.

- 7.45 The scale of effect would be medium, and changes would be long-term and permanent/irreversible. The magnitude of change would be medium, and with medium sensitivity the effect would be **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of existing and proposed intervening vegetation would reduce the visibility of the Proposed Development further, reducing the magnitude of change to low and the effect to **minor**.
- 7.46 Views towards the north-eastern part of the Proposed Development would be possible from the informal public open space between Moor Park and The Stoneworks (see **Photoviewpoint EDP 9**).
- 7.47 The scale of effect would be low, and changes would be long-term and permanent/irreversible. The magnitude of change would be low, and with medium sensitivity the effect would be **minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of existing and proposed intervening vegetation would reduce the visibility of the Proposed Development further, reducing the magnitude of change to very low and the effect to **minor/negligible**.

Main Road Users

- 7.48 The Proposed Development is unlikely to be discernible in views from the A4 to the north of Rudloe and Corsham (see **Photoviewpoint EDP 16**).

Minor Road Users (Including Pedestrians and Cyclists)

Rowan Lane

- 7.49 Views towards the Proposed Development would be possible from Rowan Lane, with views filtered by the retained vegetation to the north-west and west of the Site, and the degree of filtering increasing as users travel south-west and the depth of intervening vegetation increases (see **Photoviewpoint EDP 4**). From the northern part of the route, the Proposed Development would be seen in the context of the existing similar development to the north of Rowan Lane.
- 7.50 The scale of effect would be medium to high, occurring along the much of the route but with the filtering effect of intervening vegetation increasing as road users travel south-west. Changes would be long-term and permanent/irreversible. The magnitude of change would be high, and with low sensitivity the effect would be **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium and the level of effect to **minor**.

Westwells Road

- 7.51 Views of the Proposed Development would be possible from the section of Westwells Road to the immediate north of the Site, with the views filtered by the existing retained vegetation on the boundary of the land parcel containing the Site (see **Photoviewpoints EDP 5 and 7**).
- 7.52 The scale of effect would be medium, occurring only as road users pass the northern boundary of the Site. Changes would be long-term and permanent/irreversible. The

magnitude of change would be medium for the road overall, but high for the section passing the Site. With low sensitivity the effect would be **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to low and the level of effect to **minor**.

Westwells

- 7.53 The Proposed Development would be visible at the south-western end of Westwells, seen by road users travelling towards the Site (see **Photoviewpoints EDP 6 and 7**). The Proposed Development would not be visible from the majority of Westwells due to intervening built form on either side of the road.
- 7.54 The scale of effect would be high at the south-west end of Westwells, but low for the road as a whole. Changes would be long-term and permanent/irreversible. The magnitude of change would be low for the road overall, but high for the south-west end closest to the Proposed Development. With low sensitivity the effect would be at worst **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to low and the level of effect to **minor**.

Moor Green

- 7.55 The Proposed Development would be clearly visible from Moor Green as road users pass the eastern boundary of the Site, but visibility reduces rapidly as road users travel south/south-east away from the Site (see **Photoviewpoints EDP 11, 12 and 13**).
- 7.56 The scale of effect would be high adjacent to the Proposed Development, but low for the road as a whole. Changes would be long-term and permanent/irreversible. The magnitude of change would be low for the road overall, but high adjacent to the Site. With medium sensitivity, the effect would be at worst **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium or very low and the level of effect to **minor**.

Moor Park and The Stoneworks

- 7.57 The Proposed Development would be partially visible from some limited sections of these roads, seen through gaps between intervening vegetation and built form (see **Photoviewpoints EDP 8, 9 and 10**).
- 7.58 The scale of effect would be low, occurring only from restricted sections of the roads. Changes would be long-term and permanent/irreversible. The magnitude of change would be low, and with low sensitivity the effect would be **minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting surrounding the Proposed Development would reduce the visibility further, reducing the magnitude of change to very low and the level of effect to **minor/negligible**.

Tawny Close

- 7.59 The Proposed Development would be partially visible from the south-western end of Tawny Close at the junction with Moor Green. Views would be restricted by vegetation on the southern edge of the land parcel containing the Site and by intervening built form.
- 7.60 The scale of effect would be very low, with views from elsewhere on Tawney Close blocked by intervening built form. Changes would be long-term and permanent/irreversible. The magnitude of change would be very low, and with low sensitivity the effect would be **negligible** during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting surrounding the Proposed Development would reduce the visibility further.

Jaggards Lane

- 7.61 The Proposed Development would not be visible from the majority of Jaggards Lane due to consecutive layers of intervening vegetation and built form at Jaggards and Sands Farmhouse. Heavily filtered views would be possible from the northern section of the road as it approaches the junction with Moor Green.
- 7.62 The scale of effect would be very low, with views only possible from the short northern section of the road. Changes would be long-term and permanent/irreversible. The magnitude of change would be very low, and with medium sensitivity the effect would be **minor/negligible** during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting surrounding the Proposed Development would reduce the visibility further, reducing the effect to **negligible**.

Wadswick Lane

- 7.63 Strong field boundary vegetation on the north side of the road would prevent views towards the Proposed Development from much of Wadswick Lane. Where roadside vegetation is lower, the Proposed Development would remain predominantly hidden from view by consecutive layers of intervening vegetation between the road and the Site (see **Photoviewpoint EDP 15**).
- 7.64 The scale of effect would be at worst very low, with only intermittent very heavily filtered views possible from the road. Changes would be long-term and permanent/irreversible. The magnitude of change would be less than very low, and with medium sensitivity the effect would be **negligible** during construction, at Year 1, and at Year 15.

Church Rise, Neston

- 7.65 While the Site itself is unlikely to be visible from Church Rise, once completed the upper parts of the Proposed Development may be seen above the intervening vegetation, and taller items of construction plant may also be visible during construction (see **Photoviewpoint EDP 14**).
- 7.66 The scale of effect would be at worst low, and changes would be long-term and permanent/irreversible. The magnitude of change would be low, and with medium sensitivity the effect would be at worst **minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of intervening vegetation would reduce

the visibility of the Proposed Development further, reducing the magnitude of change to very low and the effect to at worst **minor/negligible**.

Residential Dwellings/Groups

Properties on Westwells Road and near the Westwells Play Area

- 7.67 Occupants of properties on Westwells Road would have filtered views of the Proposed Development, seen through the vegetation on the northern boundary (see **Photoviewpoint EDP 7**).
- 7.68 The scale of effect would be medium, with changes being long-term and permanent/irreversible. The magnitude of change would be high, and with high sensitivity the effect would be **major/moderate** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium and the level of effect to **moderate**.
- 7.69 Occupants of properties to the north of Westwells Road on the cul-de-sac, which leads to the play area would have varying visibility of the Site depending on the location and orientation of the individual properties and the neighbouring properties. Where the Proposed Development would be visible, views would tend to be restricted/partial, seen through gaps between buildings and vegetation (see **Photoviewpoint EDP 5**).
- 7.70 The scale of effect would be low, with changes being long-term and permanent/irreversible. The magnitude of change would be low, and with medium sensitivity the effect would be **minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to very low and the level of effect to **minor/negligible**.

Properties on Westwells

- 7.71 The orientation of the majority of properties on Westwells means that occupants would not have views towards the Proposed Development, with views restricted by intervening built form (see **Photoviewpoint EDP 6**). Properties close to the junction with Westwells Road and Moor Green (see **Photoviewpoint EDP 7**) would have greater visibility of the Proposed Development, though such views would still be filtered by intervening vegetation.
- 7.72 The scale of effect would be medium, with changes being long-term and permanent/irreversible. The magnitude of change would be high, and with high sensitivity the effect would be **major/moderate** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium and the level of effect to **moderate**.

Properties on Moor Green and Tawny Close

- 7.73 Occupants of properties on Moor Green to the east and south-east of the Site would have filtered views towards the Proposed Development, seen through the existing boundary vegetation (see **Photoviewpoint EDP 12**). Further to the south-east, the views become

increasingly restricted by the combination of vegetation and existing built form (see **Photoviewpoint EDP 13**). Properties on Tawny Close generally do not have views towards the Site, though Nos. 1 and 10 at the junction with Moor Green would have filtered views of the Site.

- 7.74 The scale of effect would be medium adjacent to the Proposed Development, but low for the occupants of properties further to the south/south-east. Changes would be long-term and permanent/irreversible. The magnitude of change would be high for properties adjacent to the Site, but low for occupants of the majority of properties further to the south/south-east. With high sensitivity, the effect would be at worst **major/moderate**, but predominantly **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting would reduce the visibility of the Proposed Development, reducing the magnitude of change to medium or very low and the level of effect to at worst **moderate**, but predominantly **minor**.

Properties on Moor Park and The Stoneworks

- 7.75 The majority of properties on Moor Park and The Stoneworks would not have views towards the Proposed Development due to intervening built form and vegetation. The occupants of some properties towards the west might have partial and/or filtered views of the Proposed Development, seen through gaps between existing built form and vegetation (see **Photoviewpoints EDP 8, 9 and 10**).
- 7.76 The scale of effect would be low, experienced only by the occupants of a limited number of properties. Changes would be long-term and permanent/irreversible. The magnitude of change would be low, and with medium sensitivity the effect would be **minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of retained and proposed planting surrounding the Proposed Development would reduce the visibility further, reducing the magnitude of change to very low and the level of effect to **minor/negligible**.

Properties on Church Rise, Neston

- 7.77 While the Site itself is unlikely to be visible from properties on Church Rise, once completed the upper parts of the Proposed Development may be seen above the intervening vegetation, and taller items of construction plant may also be visible during construction (see **Photoviewpoint EDP 14**).
- 7.78 The scale of effect would be at worst low, and changes would be long-term and permanent/irreversible. The magnitude of change would be low, and with high sensitivity the effect would be at worst **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of intervening vegetation would reduce the visibility of the Proposed Development further, reducing the magnitude of change to very low and the effect to at worst **minor**.

Properties at Jaggards and Sands Farmhouse

- 7.79 The majority of views towards the Proposed Development from these properties would be heavily filtered and restricted by intervening vegetation, both on the boundary of the Site and on the boundaries of the properties themselves. There may be some limited visibility of

the Proposed Development in certain views. (Views from these properties are partially represented by **Photoviewpoints EDP 1 and 2.**)

- 7.80 The scale of effect would be at worst low, and changes would be long-term and permanent/irreversible. The magnitude of change would be low, and with high sensitivity the effect would be **moderate/minor** adverse during construction and at Year 1. By Year 15, the continuing growth and development of intervening vegetation would reduce the visibility of the Proposed Development further, reducing the magnitude of change to very low and the effect to **minor**.

Properties in Wadswick Green

- 7.81 The occupants of properties which are orientated with main views towards the north-north-east would have views towards the Proposed Development, with views filtered by vegetation both on the Site boundary and the northern boundary of the Wadswick Green development. The Proposed Development would be seen in the context of the existing development immediately to the north of the Site.
- 7.82 The scale of effect would be medium, and changes would be long-term and permanent/irreversible. The magnitude of change would be medium, and with high sensitivity the effect would be **moderate** adverse during construction and at Year 1. By Year 15, the continuing growth and development of intervening vegetation would reduce the visibility of the Proposed Development further, reducing the magnitude of change to low and the effect to **moderate/minor**.

Other Properties in the Local Area

- 7.83 The occupants of properties on Moor Barton, Wadswick Lane, and at Wadswick and Chapel Plaister are unlikely to have discernible visibility of the Proposed Development.

Cotswolds CNL

- 7.84 The field survey has shown that the Proposed Development is unlikely to be discernible in views from the CNL. Furthermore, the settlement-edge context to the Site means that the Proposed Development is unlikely to result in discernible change to local views towards the CNL.

Section 8

Summary and Conclusions

- 8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.
- 8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2, 3, 4 and 5**). In **Section 6**, the proposed development is described with any proposed mitigation. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 2** coupled with professional judgement.
- 8.3 In terms of landscape, the current degraded brownfield character of the northern site parcel would alter through the introduction of the Proposed Development and associated infrastructure. This part of the development, and therefore the effects upon landscape character, would be permanent and long-term but would only result in the permanent loss of areas of brownfield land which historically formed part of an MoD base. There would also be some very limited tree losses to facilitate the construction of access routes into and within the site.
- 8.4 The character would also be altered through the proposed planting proposals and the improved management of the existing trees and shrubs that surround the northern site parcel, resulting in long-term, permanent, beneficial effects in landscape character terms. The development therefore also provides the opportunity to provide a more effective and attractive transition from urban to rural than exists currently.
- 8.5 In addition, a substantial area of landscaping and ecological enhancement would be created within the southern site parcel, including tree, shrub and hedgerow planting, the recreation of a former pond to maximise its biodiversity value, and areas of wildflower and species-rich grassland planting. This area is currently scrub grassland and is crossed by a number of PRoW as well as other informal access routes. The proposed landscaping measures would enhance this area as a locally important green space, as well as providing biodiversity benefits and improving the visual screening of the Proposed Development in views from the south.
- 8.6 The Site forms a small and largely indistinct part of LCA16A: Malmesbury–Corsham Limestone Lowlands (Wiltshire Landscape Character Assessment) and LCA10: Corsham Rolling Lowland (North Wiltshire Landscape Character Assessment). Although both LCAs wash over the whole of Corsham and the surrounding settlements, only the district assessment notes the settlement edge character of the Site and its environs. Indeed, the landscape sensitivity assessment for LCA10 specifically recommends the use of brownfield sites for future development in the area and identifies the importance of creating strong landscape structure to such development. The Proposed Development is fully in line with both of these recommendations.

- 8.7 The Site also forms a more substantial part of CA20: Westwells and Wadswick Green (Corsham Design Guide 2016–26), and it is therefore considered surprising that there is very little reference to the perceptual influences from the existing Spring Park and MoD buildings (which are very relevant to the northern site parcel and its immediate surroundings) within the character area description.
- 8.8 The degraded nature of the northern site parcel and the context provided by the existing development to the north means that effects on landscape character of the Site and its environs would be limited. Although the Proposed Development would result in limited localised change to the landscape character, the more effective transition between the settlement and surrounding rural landscape means on balance the landscape-scale impacts are acceptable.
- 8.9 The Cotswolds CNL lies approximately 835m to the west of the Site at its closest point. Desktop analysis of topography and existing intervening vegetation indicates that the Proposed Development would be unlikely to result in discernible change to the character of the AONB/CNL, and this was confirmed by the results of the field survey. The Proposed Development would also be unlikely to be discernible in views from the CNL.
- 8.10 The visual effects of the proposal would be localised and limited. Notable effects would generally be limited to within:
- Approximately 200m of the Site to the north, east and south; and
 - Approximately 275m to the south-west (to the northernmost properties in Wadswick Green).
- 8.11 Within these areas, notable effects would be experienced by residential occupiers (particularly those on Westwells Road, adjacent to the Site) and by PRoW users (including users of those routes which cross the Site, and which are proposed to be diverted away from the built form and infrastructure aspects of the Proposed Development).
- 8.12 There would be little or no discernible visibility of the Proposed Development beyond approximately 750m from the Site.
- 8.13 All effects on both landscape character and local visual amenity would reduce by Year 15 as the proposed landscaping and planting becomes established and develops.

CONCLUSIONS

- 8.14 The assessment demonstrates that the degraded brownfield nature of the northern site parcel, located on the settlement edge and adjacent to existing built form of similar scale and nature, would combine with the landscape-led design of the Proposed Development, with substantial landscape buffers between the proposed built form and the countryside to south, to mitigate views towards the site from the surrounding landscape.
- 8.15 The proposed landscaping would retain and reinforce the characteristic landscape fabric and pattern of the local area, assimilate the proposed development into the settlement edge, and improve the transition between the settlement and surrounding rural landscape.

In addition, this LVA shows how the proposed development would make a positive contribution to visual, recreational and wildlife amenity.

- 8.16 The Proposed Development would not result in discernible change to the character of the Cotswolds CNL, 835m to the west of the Site, or to views towards the Site from the CNL.
- 8.17 Accordingly, this LVA concludes that the Site has the capacity for the development as proposed on the masterplan, and that there is no 'in principle' or policy, landscape or visual reason why the Site should not be developed as proposed.

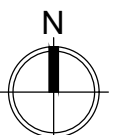
Appendix EDP 1

Proposed Masterplan



Disclaimer:
Subject to survey.

Notes:



0m 20 40 60 80m
1:1000 @ A1

Rev: Notes: Date: Dwn: Iss:
P1 Planning Issue 07/05/2024 RS HA

KEY

- Applicant Ownership Boundary
- Proposed Site Boundary 7.37 hectares (to be verified)
- Campus Entrance
- Overhead Line
- Inner security fenceline
- Outer Campus fenceline
- Diverted PROWs
- Existing PROWs
- Retaining Structure

- 1a - Visitors car parking (8 spaces)
- 1b - Staff car parking (38 spaces)
- Visitor Reception Centre
- Substation compound
- Water treatment plant
- HV/LV Switchroom
- Generators
- Splitter buildings
- Service Yard
- Ingress gate
- Egress gate
- Fire Suppression Plant/Tank
- Energy Centre AHU
- LV Switchroom Transformers
- Emergency Pedestrian Access Gate
- Cycle Shelter (10 cycles)
- Data Centre
- Trees to be removed for Health & Safety reasons to be replaced with new trees

- P6 - DC01 4 Floors (G, 1st, 2nd & 3rd)
Approx height +18.3m to top of roof mounted plant
+15.4m high to building parapet
4 x data halls / floor @ 0.75MW each - 3MW / floor
IT Load 12MW
- P6 - DC02 3 Floors (G, 1st & 2nd)
Approx height +14.5m to top of roof mounted plant
+11.6m high to building eaves
4 x data halls / floor @ 0.75MW each - 3MW / floor
IT Load 9MW

hale
ARCHITECTURE
22c Leathermarket Street, London, SE1 3HP
Client:

ARK
DATA CENTRES

Issue Purpose:
PLANNING

Project:
**Land South of Westwells Road,
Spring Park, Corsham**

Drawing Title:
Proposed Masterplan

Project No: 22077	Scale @ A1: 1:1000	Revision: P1
Drawing No: HAL-SPP6-SW-XX-DR-A-000006		

Appendix EDP 2

Methodology: Thresholds and Definitions of Terminology used in this Appraisal/Assessment

- A2.1 Landscape and Visual Assessments are separate, though linked procedures. Landscape effects derive from changes in the physical landscape fabric which may give rise to changes in its character and how this is experienced. Visual effects relate to changes that arise in the composition of available views as a result of changes to the perception of the landscape, to people's responses to the changes and to the overall effects with respect to visual amenity.
- A2.2 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.
- A2.3 Susceptibility indicates "the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"¹⁷. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.
- A2.4 **Table EDP A2.1** provides an indication of the criteria by which the overall sensitivity of a landscape receptor is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.1: Defining the Sensitivity of the Landscape Baseline

EDP Assessment Terminology and Definitions	
Landscape Baseline – Overall Sensitivity	
Very High	Value: Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors. Susceptibility: Strong/distinctive landscape elements/aesthetic/perceptual aspects; absence of landscape detractors; landscape receptors in excellent condition. Landscapes with clear and widely recognised cultural value. Landscapes with a high level of tranquillity.
High	Value: Locally designated/valued countryside (e.g., Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.

¹⁷ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

EDP Assessment Terminology and Definitions	
	Susceptibility: Many distinctive landscape elements/aesthetic/perceptual aspects; very few landscape detractors; landscape receptors in good condition. The landscape has a low capacity for change as a result of potential changes to defining character.
Medium	Value: Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.
	Susceptibility: Some distinctive landscape elements/aesthetic/perceptual aspects; few landscape detractors; landscape receptors in fair condition. Landscape is able to accommodate some change as a result.
Low	Value: Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.
	Susceptibility: Few distinctive landscape elements/aesthetic/perceptual aspects; presence of landscape detractors; landscape receptors in poor condition. Landscape is able to accommodate large amounts of change without changing these characteristics fundamentally.
Very Low	Value: Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/degraded by the presence of many landscape detractors.
	Susceptibility: Absence of distinctive landscape elements/aesthetic/perceptual aspects; presence of many landscape detractors; landscape receptors in very poor condition. As such landscape is able to accommodate considerable change.

A2.5 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those which people go and visit because of the available view – and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.6 **Table EDP A2.2** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility together.

Table EDP A2.2: Defining the Sensitivity of the Visual Baseline.

Visual Baseline – Overall Sensitivity	
Very High	Value/Susceptibility: View is designed/has intentional association with surroundings; recorded in published material; from a publicly accessible heritage asset/designated/promoted viewpoint; nationally/internationally designated right of way; protected/recognised in planning policy designation.
	Examples: May include views from residential properties; National Trails; promoted holiday road routes; designated countryside/landscape features with public access; visitors to heritage assets of national importance; open Access Land.
High	Value/Susceptibility: View of clear value but may not be formally recognised e.g. framed view of scenic value or destination/summit views; inferred that it may have value for local residents; locally promoted route or PRoW.

Visual Baseline – Overall Sensitivity	
	Examples: May include from recreational locations where there is some appreciation of the visual context/landscape e.g., golf, fishing; themed rights of way with a local association; National Trust land; panoramic viewpoints marked on OS maps; road routes promoted in tourist guides and/or for their scenic value.
Medium	Value/Susceptibility: View is not widely promoted or recorded in published sources; may be typical of those experienced by an identified receptor; minor road routes through rural/scenic areas.
	Examples: May include people engaged in outdoor sport not especially influenced by an appreciation of the wider landscape e.g., pitch sports; views from minor road routes passing through rural or scenic areas.
Low	Value/Susceptibility: View of clearly lesser value than similar views from nearby visual receptors that may be more accessible.
	Examples: May include major road routes; rail routes; receptor is at a place of work, but visual surroundings have limited relevance.
Very Low	Value/Susceptibility: View may be affected by many landscape detractors and unlikely to be valued.
	Examples: May include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

MAGNITUDE OF CHANGE

A2.7 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. The three attributes considered in defining the magnitude are:

- Scale of Change;
- Geographical Extent; and
- Duration and reversibility/Proportion.

A2.8 **Table EDP A2.3** provides an indication of the criteria by which the geographical extent of the area will be affected within this assessment.

Table EDP A2.3: Geographical Extent Criteria.

Landscape Receptors	Visual Receptor Criteria
Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.

Landscape Receptors	Visual Receptor Criteria
Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A2.9 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out in **Table EDP A2.4**.

Table EDP A2.4: Factors Influencing Judgements on Magnitude of Change.

Duration	Reversibility
Long Term (20+ years)	Permanent with unlikely restoration to original state e.g. major road corridor, power station, urban extension, hydrocarbons.
Medium to long term (10 to 20 years)	Permanent with possible conversion to original state e.g. agricultural buildings, retail units.
Medium term (5 to 10 years)	Partially reversible to a different state e.g. mineral workings.
Short term (1 to 5 years)	Reversible after decommissioning to a similar original state e.g. renewable energy development.
Temporary (less than 12 months)	Quickly reversible e.g. temporary structures.

Table EDP A2.5: Defining the Magnitude of Change to the Landscape and Visual Baseline.

Magnitude of Change	
(Considers Scale of Proposal/Geographical Extent/Duration and Reversibility/Proportion)	
Very High	Landscape: Total loss/major alteration to key receptors/characteristics of the baseline; addition of elements that strongly conflict or fails to integrate with the baseline.
	Visual: Substantial change to the baseline, forming a new, defining focus and having a defining influence on the view.
High	Landscape: Notable loss/alteration/addition to one or more key receptors/-characteristics of the baseline; or addition of prominent conflicting elements.
	Visual: Additions are clearly noticeable, and part of the view would be fundamentally altered.
Medium	Landscape: Partial loss/alteration to one or more key receptors/characteristics; addition of elements that are evident but do not necessarily conflict with the key characteristics of the existing landscape.

Magnitude of Change	
	Visual: The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Low	Landscape: Minor loss or alteration to one or more key landscape receptors/- characteristics; additional elements may not be uncharacteristic within existing landscape.
	Visual: Proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Very Low	Landscape: Barely discernible loss or alteration to key components; addition of elements not uncharacteristic within the existing landscape.
	Proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline.
Imperceptible	<i>In some circumstances, changes at representative viewpoints or receptors will be lower than 'Very Low' and changes will be described as 'Imperceptible'. This will lead to negligible effects.</i>

PREDICTED EFFECTS

A2.10 In order to consider the likely level of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the level of effect, with reference also made to the geographical extent, duration, and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the level of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.6**.

Table EDP A2.6: Determining the Predicted Levels of Effects to the Landscape and Visual Baseline.

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Substantial	Major	Major/- Moderate	Moderate	Moderate/- Minor
High	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Medium	Major/- Moderate	Moderate	Moderate/- Minor	Minor	Minor/- Negligible
Low	Moderate	Moderate/- Minor	Minor	Minor/- Negligible	Negligible
Very Low	Moderate/- Minor	Minor	Minor/- Negligible	Negligible	Negligible/- None

Table EDP A2.7: Definition of Effects.

Definition of Effects	
Substantial	Effects that are in complete variance to the baseline landscape resource or visual amenity.

Definition of Effects	
Major or Major/Moderate	Effects that result in noticeable alterations to much (<i>Major effect</i>) or some (<i>Moderate/Major effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Moderate	Effects that result in noticeable alterations to a few of the key characteristics of the baseline landscape resource or aspects of visual amenity.
Minor or Minor/Negligible	Effects that result in slight alterations to some (<i>Minor effect</i>) or a few (<i>Minor/Negligible</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
Negligible or Negligible/None	Effects that result in barely perceptible alterations to a few (<i>Negligible effect</i>) or some (<i>Negligible/None effect</i>) of the key characteristics of the landscape resource or aspects of visual amenity.
None	No detectable alteration to the key characteristics of the landscape resource or aspects of visual amenity.

A2.11 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse, unless otherwise stated, as they are not usually actively promoted as part of published landscape strategies.

A2.12 Visual effects are more subjective as peoples' perception of development varies through the spectrum of negative, neutral, and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario. Effects can be moderated by maturation of landscape strategies.

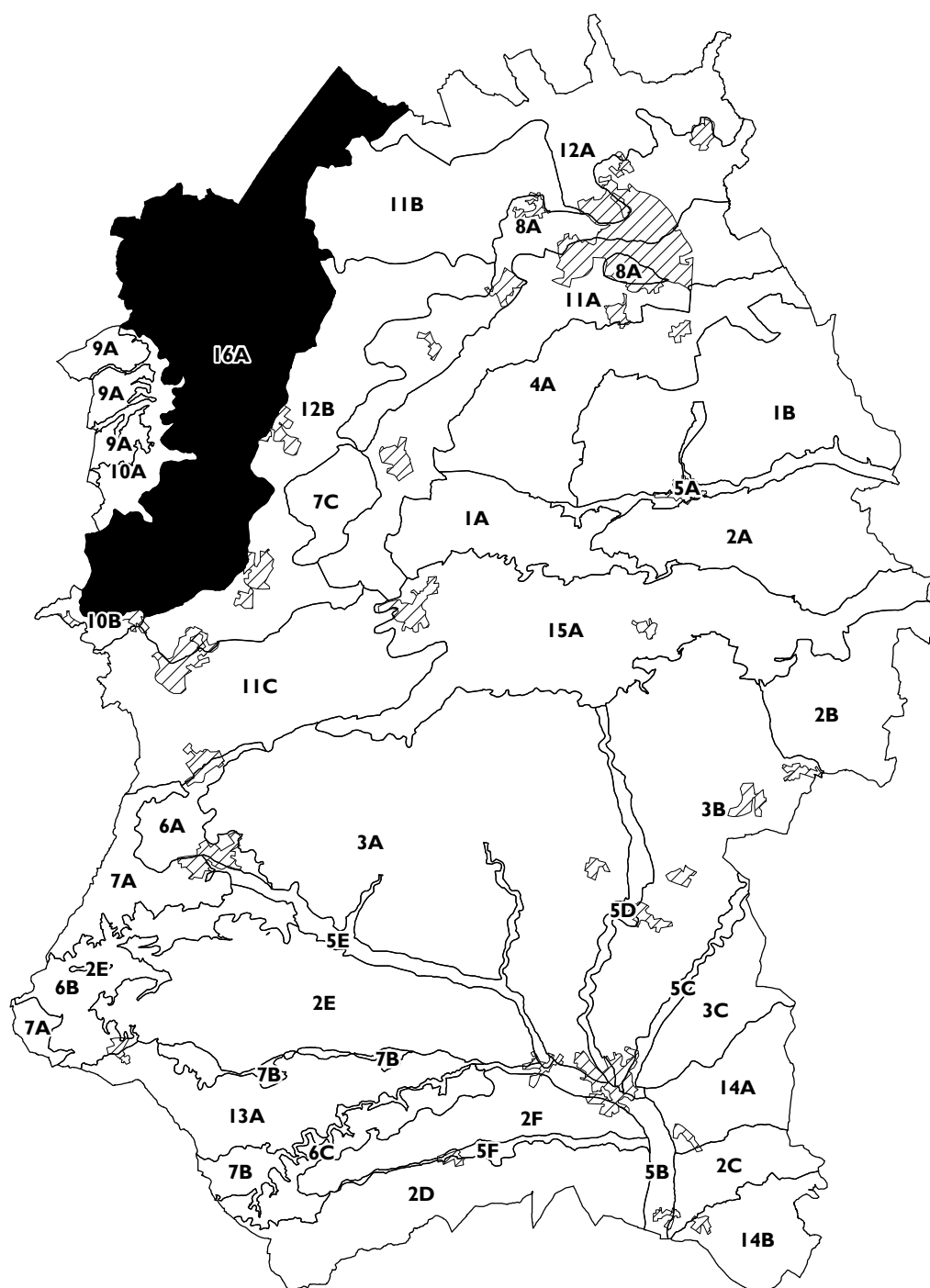
A2.13 The timescale of each effect is also important, and effects are generally assessed at time stamps in the whole development life cycle: temporary (at a mid-point in construction), short-term (completion at year 1), medium-term (typically 15 years), medium- to long-term (15+ years). In some cases, the operational phase of a scheme could be considered 'temporary'.

Appendix EDP 3
Relevant Extracts from Wiltshire Landscape Character Assessment
(2005)

LANDSCAPE TYPE 16: LIMESTONE LOWLAND



I6: LIMESTONE LOWLAND



TYPE 16: LIMESTONE LOWLAND

DESCRIPTION

Location and Boundaries

The *Limestone Lowland* Landscape Type covers a large swathe of northwest Wiltshire. The area extends from Bradford-on-Avon in the south to the Kemble Airfield in the far north. The county border constrains the area to the north and west. The boundary to the east is a less distinct transition, occurring with the change in underlying geology from limestone to clay. There is only one character area within the *Limestone Lowland* Landscape Type, 16A: *Malmesbury-Corsham Limestone Lowlands*.

The western edge of the *Limestone Lowlands* Landscape Type forms part of the Cotswolds AONB.

Key Characteristics

- Gently undulating lowland farmland over underlying geology of predominantly mudstone and limestone with some pockets of clay.
- A peaceful and rural landscape with subtle variations in character relating to the varied geology, topography and water courses.
- Mix of permanent pasture and arable farmland.
- Strong network of hedgerows with hedgerow trees.
- Dry stone walls field boundaries in some areas and around settlements.
- Field pattern predominantly large geometric field typical of eighteenth and nineteenth century enclosure with small scale irregular fields of medieval pattern close to close to settlement.
- More open areas of higher ground to the west offer panoramic views over the type, elsewhere occasional woodland blocks, copses and frequent hedgerow trees give a greater sense of enclosure, with intermittent views.
- Numerous rivers forming shallow valleys, with the watercourses sometimes lined with willows.
- Settlements in the form of historic market towns, villages and scattered farmsteads distributed throughout the type linked by network of rural roads.
- Traditional buildings of local limestone buildings an outstanding feature.
- Presence of historic parkland and estates marked by stone estate walls, grand entrances and parkland trees and avenues.

Physical Influences

The underlying geology of the *Limestone Lowland Landscape Type* is from the Great Oolite Groups, formed in the Mid Jurassic Period. A parallel band of Forest Marble mudstone and Cornbrash limestone underlie most of the area. The boundary between these formations is irregular and intermittent occurrences of Forest Marble limestone and Kellaways clay are also apparent, to the west and east respectively. This fragmentation in underlying geology gives rise to the subtle variations in land cover and character over the type in a gradual transition from the west which is dominated by limestone to the eastern borders of Kellaways clay.

There are two SSSIs designated for their geological interest. Corsham Railway Cutting exposes an area of Forest Marble Mudstone revealing important coral 'reef knolls' of palaeontological interest and inter-reef oolitic sediment. Stanton St Quintin Quarry SSSI provides one of the country's few complete exposures of cornbrash, yielded ammonites of biostratigraphic importance.

The landform undulates, rising from around 60m to 130m AOD with an overall slope from higher ground in the west to the lower clay land to the east. Some flatter areas occur on higher ground and localised valleys associated with the numerous rivers are also evident throughout.

Biodiversity

The landscape as a whole is a valuable habitat for bats, in particular Box Hill Mine (SSSI and part of the Bradford on Avon SAC). There are several areas of ecological interest in the *Limestone Lowland Landscape Type* including three nationally important SSSIs (one of which is also a SAC) and numerous Country Wildlife Sites, often where ancient woodland or pockets of chalk grassland are present. There is also a strong network of hedgerows and frequent hedgerow and standard trees including veteran oaks, ash and willow along water courses.

Inwood SSSI is an area calcareous ash-wych elm and dry maple woodland with an extremely rich ground flora including species of plant that are nationally rare. The area also includes an area of unimproved neutral hay meadow. Harries Ground SSSI at Rodbourne is also an area of species rich neutral lowland hay meadow on an area of clay in the Avon vale.

Box Hill Mine is designated as a SSSI and as a SAC. It comprises a network of man-made tunnels which is used by bats for hibernation, mating and as a staging post prior to dispersal. Box mine seasonally supports up to 10% of the total British population of greater horseshoe bats.

County Wildlife Sites include: Stanton Park, an ancient woodland on the site of a Roman villa with a very rich ground flora including wood millet, wood spurge and woodruff in the semi-natural areas; Hazelton Wood, a small ancient semi-natural woodland site which, although is now mixed plantation, retains much of the understorey and ground flora of interest including bath asparagus; and Hebden Leaze House Meadows, species-rich meadows of limestone grassland adjacent to Luckington Brook - upright brome is abundant and also present are burnet saxifrage, cowslip and dwarf thistle.

Historic environment

Prehistoric sites include two chambered long mounds near Luckington plus a Neolithic chambered long barrow at Lanhill and a Bronze Age bowl barrow at Barrow Farm. The area became more heavily settled in the Roman period with Easton Grey, to the north of the area, dating from the first century A.D. There are also a number of Roman roads in the area.

The Domesday Book shows that a large part of the *Limestone Lowlands* Landscape Type was at one time owned by the Bishop of Glastonbury. The boundaries of royal forests lying to the west of Chippenham were declared in 1228, although these were largely felled and enclosed in the 17th century. Evidence of small and irregular medieval field patterns are still apparent, particularly close to settlement, although most of the fields are larger and more regular indicating more recent enclosure.

There are a number of imposing houses set in historic parkland, such as Luckington Court, notable for its tree collection, and Corsham Court where Lancelot 'Capability' Brown and Humphrey Repton worked on the grounds.

Settlement and built character

Settlement in the *Limestone Lowland* Landscape Type is in the form of scattered villages and farmsteads, connected by a network of rural roads, and constructed almost universally of limestone to the west of the area with occasional use of brick on the eastern edges of the type. Villages are peaceful and rural, often centred around a village green, pond or area of common land. Buildings are traditional in style, with many dating from the 17th and 18th centuries. Large stately homes and manor houses also occur throughout the landscape, often with large parkland estates. Dry stone walls occur more frequently around and close to villages in western areas but are less common as field boundaries elsewhere. This distinctive pattern and style of settlement within the *Limestone Lowland* Landscape Type is a key element of its character.

Larger stone settlements are Corsham and the ancient market town of Malmesbury. Chippenham however, is the largest settlement in the area, expanding considerably since the 1950s. More recent housing development is visible from the A350, which defines the western edge of the town and acts as a main north/south route through the area.

Other developments that have an impact on the landscape include two air fields, on areas of higher and flatter ground Kemble and Hullavington. Most of the roads in the type are modest rural roads however the M4 motorway passes through from east to west with an increased sense of movement and localised noise.

CHARACTER AREAS

16A: Malmesbury-Corsham Limestone Lowlands

Malmesbury-Corsham Limestone Lowlands is the only area within of the *Limestone Lowlands* Landscape Type. It covers a large area of northwest Wiltshire occurring between areas of limestone valleys and higher limestone wold to the west (outside the county) and clay to the east.

The area is predominantly rolling mixed pastoral and arable farmland, in a pattern of large fields bounded by hedgerows with hedgerow trees. The hedgerows vary in condition with some gappy and low flailed hedges in evidence for example around Grittleton.

Changes in the underlying geology and land use cause subtle localised variations throughout the area within an overall graduation from higher ground founded on limestone to the west to lower ground on clay to the east. On the higher and steeper ground of the Forest Marble Limestone to the west, and particularly to the south of Corsham, hedgerows are less prominent with dry stone walls dividing the fields. With less visual obstruction, there are panoramic and distant views the farmland as it falls away gently to the east. There are also some more open areas around Biddestone and to the north of the area. Here a comparative scarcity of tree cover creates a greater sense of exposure. Shallow valleys along the numerous springs and brooks in the area have a more intimate and enclosed feeling. The most prominent of these is along the River Avon where the locally steep valley sides give a sense of containment, and the rich vegetation including willows line the river bank. There are also areas of estate and historic parkland, often associated with large houses. Areas of open pastoral land with numerous standard trees can be found throughout the area, some contain more designed element such as the large avenue near Monkton Farleigh.

A key element in the area is the distinctive limestone villages and towns, connected by a network of winding rural lanes and straight Roman roads. Some brick built dwellings and farmhouses appear to the east of the area reflecting the changing geology. Traditional buildings are frequently centred around village greens and ponds or form a more linear settlement forming a main street along one of the rural roads.

EVALUATION

Positive landscape features of significance

- Peaceful rural landscape.
- Panoramic views from higher ground.
- Strong network of hedgerows, hedgerow trees and occasional woodland copses.
- Dry stone walls.
- Remaining areas with medieval field pattern.
- Historic parklands.
- Remaining areas of ancient woodland, chalk grassland and other areas of ecological diversity.
- Distinctive traditional limestone villages.
- Network of rural road.

Forces for change

- Continued amalgamation and enlargement of fields.
- Some hedgerow field boundaries have been intensively flailed.
- Some dry stone wall field boundaries are becoming overgrown.
- Increasing traffic on narrow rural lane network leading to urbanisation through kerbing, additional lighting and signage.
- Pressure for new development along rural lanes and around existing settlements.

Condition

The condition of the *Limestone Lowland* Landscape type is generally **good** with intact hedgerows, traditional villages of vernacular stone dwellings, village greens and stone walls. In some sections of the areas there are elements in poorer condition such as gappy and flailed hedgerows, overgrown stone walls and encroaching horse pasture close to some of the larger settlement.

Strength of character

The *Limestone Lowland* Landscape Type is united by the strong character of its traditional stone built settlements however, other elements such as land use, topography and field boundaries vary subtly across the type making it less distinctive and cohesive and therefore the strength of character overall is judged as **moderate**.

Inherent landscape sensitivities

- The peaceful rural nature of the area.
- Areas of ecological importance including ancient woodland and chalk grassland.
- The setting, containment and scale of the limestone villages.
- The remaining medieval field patterns and dry stone walls around and close to settlement.
- Historic parkland.

Strategy

The strategy for the *Limestone Lowland* Landscape Type is to **conserve** those elements intrinsic to the type's character or important in their own right, such as the distinctive stone villages, the areas of ecological importance and the historic parkland and to **strengthen** locally degraded elements such as the flailed hedgerows and overgrown stone walls.

Broad Management Objectives

- Conserve the network of hedgerows, hedgerow trees and woodland copses and take opportunities for new planting where this will strengthen local character (for instance

avoiding planting that will affect the open views in the high ground at the west of the area).

- Encourage conservation and rebuilding of dry stone wall field boundaries, particularly close to settlement.
- Conserve the remaining areas of ecological interest such as those with statutory designations, areas of ancient woodland, veteran hedgerow trees and chalk grassland.
- Maintain the subtle variations that occur throughout the landscape, encouraging local distinctiveness for instance in the variation in field boundaries from hedgerows to stone walls.
- Encourage management and restoration of the historic parkland landscapes that are characteristic of the area.
- Retain the distinctive character of the villages; ensuring any change respects the traditional stone built character and vernacular form.
- Resist urbanisation of the country lanes through addition of road markings and concrete kerbs or lamp posts or excessive signage that detracts from the rural character of the area.

LANDSCAPE CHARACTER CONTEXT

The character of the Wiltshire landscape has already been investigated in a number of studies as detailed above in Appendices 1 and 2.

The *Limestone Lowland* landscape type is largely within the area covered by the North Wiltshire Landscape Character Assessment (2004). The type broadly covers the same area as the Limestone Lowland Farmland Landscape Type from the North Wiltshire study, and includes areas of the following North Wiltshire character areas: Sherston Dipslope Lowland, Minety and Malmesbury Rolling Lowland, Hullavington Rolling Lowland, Corsham Rolling Lowland and Upper Avon Valley.

The western part of the type is also covered in the Landscape Character Assessment and Guidelines for Cotswolds AONB (2004). Areas of the Dip Slope Lowland and Cornbrash Lowlands Landscape Types are encompassed in the *Limestone Lowland*.

Appendix EDP 4
Relevant Extracts from North Wiltshire Landscape Character Assessment
(2004)

Character Area 10 Corsham Rolling Lowland

General Description of Character

4.182 This area of landscape rises up to a gentle rolling sloped east west ridge to the south, ranging from approximately 60m AOD near the Avon Valley to approximately 170m to the west of the area. It extends beyond the county borough to the south, which at this point follows a Roman Road, running east to west. To the north and east the area is defined by break in topography. The area is a catchment for both the Avon to the east and By Brook to the west.



4.183 The character area lies on a bed of Forest Marble to the west, which gradually gives way to Cornbrash to the east. The latter gives rise to higher quality, better drained agricultural land.

4.184 There is evidence of human habitation since prehistoric times such as Bronze Age barrow above Box. Influence from the Roman period is evident from the Roman Road to the south, along with other sites throughout the area. The history of the settlement of Corsham extends to before 1001AD when the area belonged to the king in Saxon times and the crown retained possession through Norman times. The area's economy originally developed on agriculture and the cloth industry. The area then gained in prosperity from quarrying and mining, prior to the development of Corsham as a military depot, shortly after the First World War.

4.185 The northern extent of this character area is dominated by the settlements of Corsham, Rudloe and military and commercial developments. Corsham is historically linked to Corsham Court, with older dwellings and civic buildings constructed either in the vernacular style of the area or with stylistic links to the estate. This is only really evident within the core of the settlement. The fringes consist of 20th century development with military structures and industrial areas mixed with a mosaic of housing, small fields and woodlands. The military compounds of RAF Rudloe Manor include a variety of utilitarian structures including offices, sheds, barracks and masts with high security fencing a feature along roadsides. Some roads have been clearly built to

accommodate military traffic and are urban in character with lighting. Country lanes show signs of frequent use by traffic.

4.186 The area is enclosed on the southern edge of the town around Westwells and Potley Farm which are associated with the valley and more open to the north along the A4. Some parkland appears to remain with mixed planting. Hedgerows are overgrown in places or are replaced with fences. Structures such as equestrian sheds associated with small fields are common.

4.187 The Avon Valley to the east contains roads, railways and electricity transmission lines visible from the area. Smaller settlements including individual dwellings and hamlets lie on the gentle ridge to the south, accessible along minor roads. As with the older buildings of Corsham these are predominantly built with local stone with stone slate roofing tiles and occasionally thatch.

4.188 The agricultural landscape is mixed, arable and livestock, with the quieter areas having a strong rural character. This is enhanced by an intact and tree'd hedge pattern, providing a sense of enclosure and an element of intimacy to some areas. Elsewhere large panoramic views to the north and Bowden to the east often dominate. Small woodland blocks and parkland trees also enhance the settled nature of this area.

4.189 The area is crossed to the north by the A4, while through the more rural hinterland to the south smaller settlements are connected by a series of quiet, often single track roads. These are bounded by walls of local stone, frequently deteriorating, gappy and grown through with hedge species. A comprehensive network of paths and recreation routes run through the area linking the settlements with the surrounding countryside.



Houses at Gastard

Main characteristics

- Gently sloping topography with a small steep valley.
- Traditional core of Corsham.
- Urban fringe character of areas at periphery with Corsham including mosaic housing, military infrastructure, industrial areas, communication corridors, small fields and woodlands.
- Rural character in the southern part of the area with traditional rural settlements.

- Panoramic views out towards north and east in parts.
- Visual influence of electricity transmission lines.

Management Guidelines

4.190 The overall objective for this area is to control the pattern of new development and restore the rural character of the urban fringe area, while retaining the rural character to the south.

4.191 There will need to be protection of the remaining fields, woodland and parkland to maintain separation of the built form around Corsham. Enhancement of the landscape structure through boundary improvements and new woodlands is required to help screen elements of the existing built form. New development should be restricted to existing brownfield sites and the opportunity taken to significantly improve the layout creating settlements set in and responding to the landscape.

4.192 It is important to maintain and conserve the rural character away from the urban edge, managing and repairing field and road boundaries, maintaining diversity of agricultural practices and discouraging further development.

Management Strategy Actions

4.193 Conserve and enhance the Character Area through carrying out the following actions:

Short Term

- Maintain existing woodland cover and hedge trees,
- Restore field boundaries around settlements and other areas where gappy or degraded.
- Conserve the rural character to the south of the area.
- Encourage less intensive agricultural practices around settlements to retain and expand semi-improved grassland.
- Consider where development related to Corsham is most appropriate in terms of landscape and visual effects.
- Discourage new development in rural area.

Long Term

- Create new woodland cover to mitigate the landscape or visual impact of new development.
- Maintain and use footpath network to offer local people recreational opportunities in terms of countryside access routes and cycleways.

Key Views management strategy

4.194 The gently sloping topography of this area offers expansive views of both urban areas and the rural landscape. Views from key footpaths could be developed. Views from the A4 are important and clear separation between settlements needs to be maintained eg between Corsham and Rudloe.

4.195 Indicators of change from chosen viewpoints within this character area should include:

- Loss of mature trees in the landscape.
- Loss of or deteriorating condition of field and roadside boundaries.
- Outward development of the built form.

Landscape Sensitivity

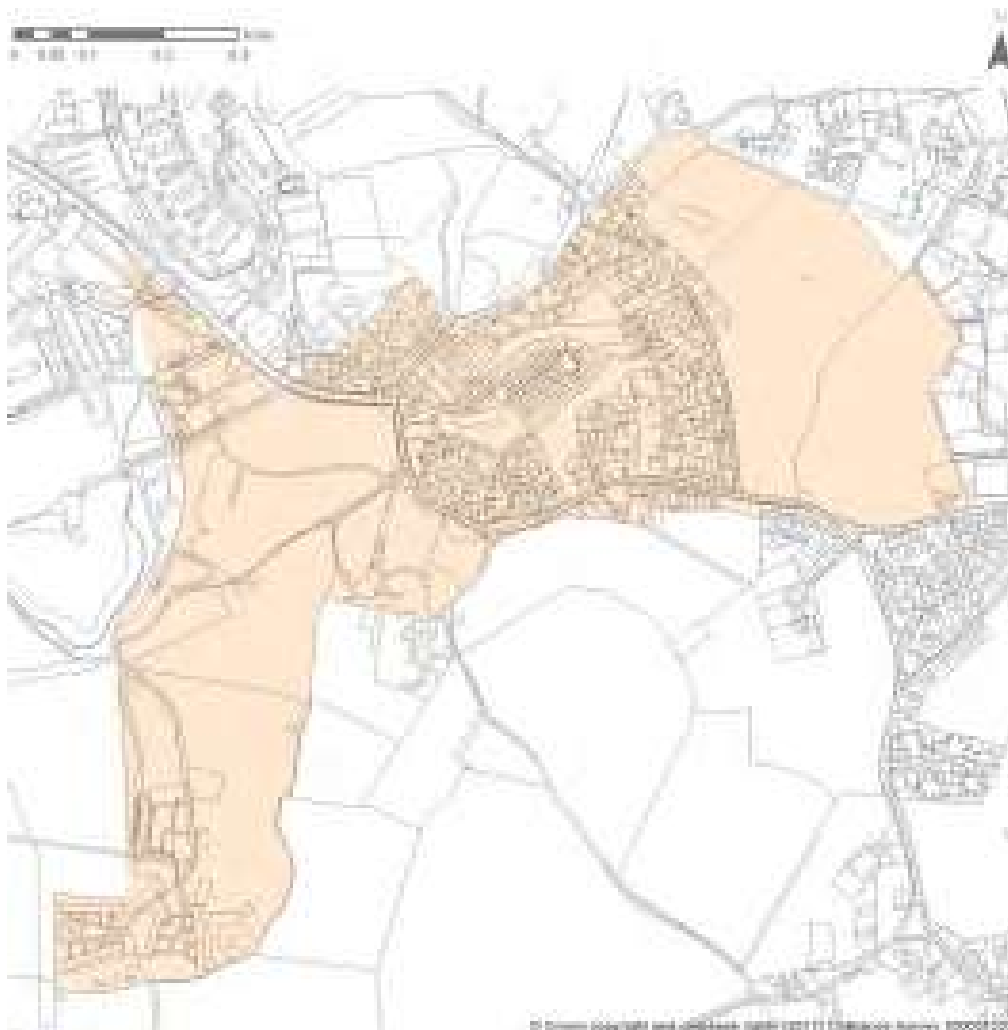
4.196 The intact rural character, sparse settlement pattern and prominent and slightly exposed elevation, make the south of the area sensitive to development. Only limited small-scale, sensitively designed development, appropriately associated with existing built form, could be successfully accommodated without adverse landscape impacts. Where the openness is mitigated to some extent by localised woodland clumps, providing some sense of enclosure essential development, in keeping with the rural character of the area, may be acceptable provided landscape and visual impacts can be minimised.

4.197 Around Corsham and associated settlements, the lower elevation and disrupted skyline is less sensitive to development although particular care is needed on the rising land around the A4 which is exposed to wider views. Any development within this area should be considered not within the countryside but on brownfield sites. The countryside is sensitive to development and urban fringe pressures. Development should be considered in conjunction with the development of a strong landscape structure which should screen and separate from other settlement.

Appendix EDP 5

Relevant Extracts from Corsham Design Guide 2016–2026

3.3.20 Character Area 20 - Westwells and Wadswick Green



Westwells is an old village to the south of Corsham, now also containing a substantial proportion of newer development. Nearly all houses of Westwells are built above the extensive, now redundant Westwells Quarry. Spoil associated with the quarry has been placed into a large pile of rubble some 30 feet high and is the backdrop to most houses in the area.

Character Area 20 also includes Wadswick Green, a new development built as retirement homes in a completely separate and free-standing area of former MOD land. The area also contains a large proportion of agricultural fields and small woodland copses. The fields in the east of the character area form part of the Rural Green Buffer (see Corsham Neighbourhood Plan).

The character area contains a small number of listed buildings. The Neston Conservation Area covers buildings south of Moor Green. A Tree Preservation Order is in place for an area of woodland south of Westwells Road.



Wadswick Green, industrial unit, Westwells, Greenhill, The Shepherds, Moor Green, Durley Park, The Stoneworks, Moor Park, Tawny Close;
(from top to bottom)



KEY CHARACTERISTICS (based on volunteers' assessment):

Natural features (topography, micro-climate, water, vegetation)

- The highest levels are found at Wadswick Green in the south of the character area; from here the land falls gently to the north and rises again to the top of Greenhill;
- The area has an open feel, without being exposed to the prevailing winds.
- There are a number of small ponds in the area;
- The character area contains a high proportion of countryside; the fields in the east form part of the Rural Green Buffer, which has been identified as an area to be largely kept free of development (see Corsham Neighbourhood Plan); areas of woodland are also present, with the copse south of Westwells Road being covered by a Tree Preservation Order. Within the developed areas, there is also a significant amount of vegetation present, provided by both, public realm and generous private gardens; the development at Wadswick Green has incorporated a number of mature trees.

Views (external and internal)

- Long-reaching views from Westwells and Greenhill to countryside to the north east and south-east to Neston respectively; views from Wadswick Green to countryside to south and east;
- Internal views of greenspace central to Westwells.

Detracting features

- Views of quarry spoil;
- Security fencing and industrial units along Rowan Lane.

Development/Road Pattern

- Wadswick Green is a dead end. The village of Westwells is roughly defined by the Westwells lane, Greenhill and Moor Green, all through-roads connecting to the wider area. Being mostly country lanes, roads are two-way but relatively narrow; from these lanes, sometimes curvilinear (off Moor Green and Westwells), sometimes more straight (off Greenhill) cul-de-sacs lead into the central area, which is shaped loosely like a bell;
- Housing density is medium and the area has a rural village feel to it when

driving around the main roads, helped by relatively large private gardens. The character of some newer housing is slightly more dense (e.g. The Stoneworks); Wadswick Green also has a different feel to it with its large blocks of flats, but due to the amount of surrounding green space, the building density is still medium;

- Most houses are set back from the road with generous front gardens, but there is also some terraced housing abutting the road along the Westwells and Moor Green;
- Houses along the main roads are usually either parallel or at right angles to the road. Due to the more curvilinear road pattern of some of the newer developments, this is not always maintained; the blocks of flats at Wadswick Green are set in generous amounts of green space away from the roads;
- Most of the older terraces don't possess any private parking and here parking is mainly on the street; for newer developments and also the larger, older houses parking is usually provided off-road, though a lot of cars are still parked on the road. At Wadswick Green large car parks have been designed into the development.

Buildings and building details

- The area contains a varied mixture of building ages and styles;
- The oldest houses date from the late 17th century (along Westwells Lane and Moor Green); newest additions are The Stoneworks, Tawney Close and Wadswick Green;
- Most of the older houses are 2-storeys; housing dating from WW2 to the 2000's also contains a number of bungalows, but the more recent housing stock again contains predominantly 2-storey houses; Wadswick Green is made up of a number of large 3-storey blocks of flats;
- The latter do not conform to the local character, but have been designed very well and are completely out of the view of any other areas of development; there are also some factory buildings, again out of character due to their scale and style;
- The main building material is local limestone, also for newer buildings, though here often substituted with reconstituted Bath Stone; a number of buildings have been rendered white or buff; Wadswick Green buildings display a mix of white render, timber cladding, red brick and limestone;

- Most roofs are gable roofs, but there are also a number of hipped roofs. Older houses have typically pitches of around 60 degrees, but newer houses show more variety; the roofing material is mostly stone (for older properties or dark grey/dark brown/dark red pantiles or occasionally slate; many houses have solar panels on their roofs; Wadswick Green buildings have flat roofs;
- According to the variety of building ages, window styles vary; they are predominantly casement windows of different styles, sometimes with painted window frames; there are buildings with feature sash windows.

Streetscape

- There are white timber bollards along a grass verge, but otherwise, due to limited amount of public realm, street furniture in Westwells is limited; fitting with the modern building design, Wadswick Green possesses contemporary street furniture, including bollards and seating, as well as some well-designed stone gabion bin shelters;
- Lighting columns are of varying designs;
- Roads and pavements are mostly tarmac; at Shepards, stone setts are used as road kerbs; in the Moor Park development different colour paving blocks have been placed at junctions;
- Dry stone walls form the traditional boundary treatment, which are sometimes combined with hedges; a variety of fences have also been used, and a lot of the new houses are open to the front without any boundaries.

Uses and Activities

- The area is mainly residential; other uses include agriculture, manufacturing (two factories along Westwells Road in the west of the area), a Bed and Breakfast, a small plant nursery and small business (not public facing).

Access and Movement

- Westwells Road, Westwells, Greenhill and Moor Green are through-roads connecting to the wider area; most other roads are dead-ends;
- Traffic along Moor Green can be heavy at times and roadside parking contributes to difficulties; traffic in the central Westwells area is quiet due to all roads being cul-de-sacs;
- Westwells is served by bus line 10;

- There are no designated cycle routes apart from the bottom of Westwells Road;
- Most, but not all roads have continuous pavements; the area contains a number of Public Rights of Way.

Assets

- Historic buildings and features, both listed and non-listed;
- Central areas of greenspace provide a green backdrop, openness and separation between different developments;
- Long distance views to countryside;
- Tree Preservation Order woodland south of Westwells Road;
- Wildlife pond on the premises of Wadswick Green.

Green Infrastructure and Batscape

- The woodland in the centre of Westwells is considered likely to constitute part of the railway line strategic flyway as a lesser horseshoe roost and flight lines for both lesser and greater horseshoe bats have been recorded previously in this area. However, the suitability of the central area of Westwells may have been altered by the new development. Suitable connective habitat is still present in this area so it has been included as one of the route options in this area;
- Additional suitable connective habitats that could facilitate bat movement through this area to the railway line are also present along the southern boundary of Moor Green, connecting with the hedgerow running north along the eastern edge of Greenhill and also through the mature trees that form the boundary between the rear of the residential properties at the western end of Westwells and the boundary of MOD Corsham Information Systems and Services;
- Greater horseshoe bats have been recorded using the northern boundary of the area of scrub/woodland that lies either side of Rowan Lane and this area is likely to be an important foraging and connective habitat for Bechstein's, greater and lesser horseshoe bats as they have been recorded in this area;
- The hedgerows and woodland surrounding Wadswick Green are likely to be important habitats, potentially for Bechstein's, greater and lesser horseshoe

bats;

- The area of rough grassland to the north of Wadswick Green is likely to be an important foraging area for greater horseshoe bats;
- The Wadswick Green Retirement Villages contains two large bat houses which were constructed around 2015 to accommodate bats displaced from the former building on the Royal Arthur Naval training base.

SPECIFIC DESIGN GUIDANCE FOR REFURBISHMENT, EXTENSIONS AND NEW DEVELOPMENT

Note: General design guidance in chapters 3.2 also applies

Natural features (topography, micro-climate, water, vegetation)

- As guided by the Corsham Neighbourhood Plan the fields to the east form part of the Rural Green Buffer, and as such should be retained and kept largely free of development. The area of woodland south of Westwells Road is covered by a Tree Preservation Order and should also be retained; the central tree areas within Westwells form an important buffer between developments and provides a green backdrop, these should not be removed; also retain any other mature trees in the area.

Views (external and internal)

- Retain and enhance far-reaching views into countryside;
- Retain internal views of greenspace for houses within central area of Westwells.

Addressing existing detracting features

- Consider softening or screening security fencing along Rowan Lane with planting.

Development/road pattern

Building density/openness

- Retain medium housing density for both existing and newly built development to not dilute the rural character.

Buildings in relation to road

- For any infill development keep to surrounding orientation of buildings and distance to road; any larger new development should be largely aligned parallel or at a right angle to the road. Buildings mostly to be set back from the road, but the mix can also contain terraces which can abut the road.

Road pattern

- Alignment of main roads to be retained, for any future re-development favour road layout aligned with the existing, avoiding curvilinear layouts.

Parking

- For any new housing, facilities should be provided on the property to not add more parking pressure; this could be on driveways softened by planting as well as car ports or attached garages; other options such as communal parking courts, if well-designed, can also be considered for larger developments.

Buildings and building details

Existing historic buildings and features

- Retain existing character of historic buildings and features (listed and non-listed).

Building mass and height

- Building height of 2-storeys to be favoured; avoid 3-storey high buildings, except at Wadswick Green; avoid bungalows in the more historic areas; only allow any additional large footprint buildings where these are hidden from view and well integrated into the landscape.

Materials

- Favour local limestone, rubble stone and dressed with or without white/cream/yellow render; reconstituted stone can be considered if its appearance fits in with the natural limestone; other building and cladding materials, such as timber, can be also considered, if sustainable and high quality design principles are followed and the proposals fit well within their surroundings.

Roofs

- Favour dark grey, brown or red tiles as roofing material;
- Favour gable roofs 40 to 60 degrees to match existing.

Windows and doors

- Favour casement windows;

Other specific building features

- Consider designs picking up specific building features nearby, but care should be taken to design these carefully, so they don't look contrived.

Streetscape

Street furniture (seating, lighting, signage, enclosures, etc.)

- For any additional street furniture, consider taking lead from already existing features, such as white timber bollards at Westwells, or existing street furniture within Wadswick Green.

Property boundaries

- Retain and encourage property boundaries formed by stone walls with or without hedges. Black metal railing would also be acceptable for new developments.

Surface materials

- For new developments, consider cobbles/block paving for pavements and/or parts of carriageways to highlight road hierarchies, taking care to choose a specification fit for purpose.

Open Space

- Retain fields to the east of Greenhill and woodland to the south of Westwells Road;
- Retain wooded greenspace in central area of Westwells as well as grass verges within the developments.

Uses and Activities

- Retain as mainly residential with small business uses.

Access and Movement

Vehicular

- For any development, minimise the need for roads wider than two lanes,

avoiding large-scale traffic management which takes up large areas of road surfacing (i.e. large roundabouts or complicated crossings), subject to road safety.

Pedestrians and cyclists

- Retain and maintain existing footpaths.

Town Gateways

- This is not a main route into town.

Green Infrastructure and Batscape

- The field boundary running northeast from Greenhill would benefit from hedgerow planting to improve connectivity across this large field;
- The fenced boundary between the rough grassland to the north of Wadswick Green and the grazed pasture to the east would greatly benefit from some hedgerow planting. The hedgerows in the area to the east would also benefit from gapping up;
- The maintenance of the foraging and connective habitats in this character area is very important to supporting the continued suitability of the strategic flyway and any new lighting or the removal of hedgerows and woodland in this area should be considered in detail.

Appendix EDP 6

Relevant Pages from The Cotswold Landscape Character Assessment

11 DIP-SLOPE LOWLAND

Character Areas

- 11A South and Mid Cotswolds Lowlands
- 11B Stonesfield Lowlands



Key Characteristics

- Broad area of gently sloping, undulating lowland with a predominantly south-easterly fall, changing to a north-easterly fall in the southern perimeter of the area;
- lowland landform gently dissected by infrequent small watercourses flowing into the main rivers that cross the area, reinforcing the general grain of the topography;
- strong and structured farmland character, more intimate and smaller in scale than the High Wold and High Wold Dip-Slope;
- well-managed, productive agricultural landscape of mixed arable and improved pasture, together with more limited areas of permanent pasture, mainly within the valley bottoms;

- seasonal variations in colour and texture associated with mixed arable farming;
- medium to large scale, regular fields predominate mainly enclosed by hedgerows, with hedgerow trees, together with some stone walls or post and wire fencing;
- woodland cover limited to intermittent copses and shelterbelts within agricultural land, but balanced by extensive broadleaved, mixed and coniferous plantations within the large estates and associated farmland areas;
- limited areas of ancient woodland and species rich grassland;
- settlement pattern of intermittent small nucleated villages, hamlets, and isolated farmsteads, together with occasional larger settlements;
- distinctive pattern of large estates and associated planned parkland landscape and woodland occurring throughout the Dip-Slope Lowland; and
- evidence of long period of occupation of the area.

Landscape Character

The Dip-Slope Lowland comprises a broad tract of land that forms the transition between the High Wold Dip-Slope to the north-west, and the lower lying and flatter Thames Basin to the south-east. The principal section of this landscape type extends north of Bath near Marshfield and North Wraxall and then sweeps first northwards, and then north-eastwards along the south-eastern perimeter of the AONB as far as Burford. In contrast to this large and almost continuous tract of land, broken only by the valleys of the Churn and Coln, there are a number of much smaller and fragmented sections of this landscape type. These principally occur in the extreme south of the

AONB, forming small sections of a larger area of Dip-Slope Lowland that extends to the east of the Limpley Stoke section of the Avon Valley, and beyond the designated area, encompassing land extending up to the settlements of Bradford-on-Avon, Melksham and Corsham. A further area of Dip-Slope Lowland occurs in the north-eastern part of the AONB in the vicinity of Stonesfield, forming a transitional landscape above the Evenlode Valley.

The Dip-Slope Lowland is underlain by the limestone formations of the Great Oolite Group, including outcrops of the Forest Marble Formation. It comprises an area of gently undulating lowland, approximately 160m AOD to 100m AOD, with a gentle fall from north-west to south-east, except for the southern sector which assumes a more pronounced west-east fall. Tributary streams are generally infrequent, but where they do occur they have gently dissected the lowland area resulting in local variations in landform. These small valleys generally follow the orientation of the regional slope and dip of the underlying strata, and therefore give the landscape a well-defined grain.

Agriculture is the principal land use across the Dip-Slope Lowland with much of the land under mixed arable and improved pasture, and some permanent pasture predominantly within the valleys. It is generally well managed, within a mosaic of medium to large regular fields, mainly contained by hedgerows. There are also areas where stone walls predominate, generally confined to land surrounding villages, adjacent to farms and within the main estates. It therefore has a strongly structured and productive character. In contrast to the High Wold and Dip-Slope, the area has a smaller and more intimate scale, with views often limited by the flatter landscape and intercepting effect of the mosaic of fields and succession of field boundaries. Nevertheless, from a number of vantage points and more open sections, it is possible to obtain wider views to the south-east towards the North Wessex Downs.

Designed parkland and estate landscapes are a distinctive feature of this landscape character type and include a number of nationally important Registered Gardens and Parks. The extensive woodlands, and planned features, such as avenues and vistas, impart a dramatic and impressive scale to the landscape, and have a strong influence on local landscape character. The large scale of the estate woodlands contrasts with the otherwise generally limited woodland cover across the Dip-Slope Woodland, which is mainly confined to a pattern of small deciduous or mixed copses and shelterbelts, and occasional larger areas of woodland, within the farmed structure. Coniferous plantations of geometric shape are occasional conspicuous elements.

A pattern of small, mainly dispersed villages and hamlets, together with numerous isolated farmsteads and individual buildings, extends across the Dip-Slope Lowland, with Tetbury comprising the only larger settlement within the area. A network of mainly direct local roads connect the numerous villages, while the main section of the A433, a principal route within the area, crosses the general south-easterly grain of the landform. The M4 and main line railway crosses the southern part of the Dip-Slope Lowland.

Archaeological evidence indicates that this landscape has been occupied since the Neolithic period. The time layers of occupation, with successive patterns of land management, have largely been removed or integrated into the enclosure of the land that occurred in the 18th and 19th centuries. It is this process which has had the most significant effect on landscape character, with the resultant strong pattern of regular fields that extends across the area.

Physical Influences

The Dip-Slope Lowland is located at the eastern and south-eastern limit of the outcrop of Oolitic Limestone within the Cotswolds. Underlain by the succession of Middle Jurassic limestones and mudstones of the Great Oolite Group, including the Forest Marble Formation, only the adjacent and younger Cornbrash Formation is not represented. This latter rock unit underlies the adjacent Cornbrash Lowlands character type (Landscape Character Type 14), and is identified as a separate type as a consequence of the particular characteristics of the rock unit and its surface expression. Beyond this, and to the south-east, the younger Upper Jurassic Oxford Clay form the bedrock to the extensive, low-lying Thames Basin.

The drainage pattern across the main section of the Dip-Slope Lowland has two distinct and separate catchment patterns. The southern section forms part of the Bristol Avon catchment, which follows a particularly tortuous course across the southern perimeter of the AONB. The confluence of the two separate Sherston and Tetbury branches of the upper reaches of this river occurs at Malmesbury, beyond the AONB boundary to the south-west. Infrequent tributaries have gently dissected the lowland area, feeding into the Avon which flows initially within a generally south-west / north-east alignment. It is only beyond the Dip-Slope Lowland that its course alters to east-west, then south, before finally assuming a west flowing course to the Severn. Further north the Dip-Slope Lowland forms part of the Upper Thames Catchment area. Indeed, the source of the Thames is located within this character type, at Thames Head. The Thames catchment rivers of the Churn, Coln and Leach cross the Dip-Slope Lowland in north-west / south-east aligned valleys,

following the dip of the underlying strata. Tributaries of these three main rivers within the Lowland area are infrequent, but where they do occur, together with interconnecting networks of dry valley systems, the valley forms are locally significant.

The small, detached area of Dip-Slope Lowland on the eastern perimeter of the AONB in the vicinity of Stonesfield, forms part of the Evenlode Catchment. This is a gently sloping area with subtle landform variations reflecting dry valley systems connecting into the Evenlode.

Stone slates have been quarried at locations on the Dip-Slope Lowland, largely from the thin fissile limestones at the base of the Great Oolite. Perhaps the most famous are the Stonesfield Slates that were quarried from the fringes of Great Oolite in the vicinity of Stonesfield from the 16th century until the beginning of the 20th century. The extensive use of these natural stone 'slates' for roofing contribute as much to the character of local buildings and vernacular of the Cotswolds as does the stone used for buildings and walls.

As a result of the extensive agricultural 'improvements' and ploughing up of much of the Dip-Slope Lowland, old pasture and calcareous grassland is now very limited. There are, however, a few remnants of calcareous as well as mesotrophic (neutral) grassland remaining within the area, although their impact in the wider landscape is very limited. Ancient woodland is also sparse, although notable stands occur with the managed estates of Badminton and Westonbirt. Much of the woodland areas that cover the area today date from the previous two centuries and the period of enclosure, resulting in a 'planned' character. A pattern of geometric and linear plantations and shelterbelts therefore prevails.

Human Influences

A number of prehistoric long barrows, and burial mounds are present within the Dip-Slope Lowland. Although less numerous than on the High Wold and High Wold Dip-Slope, their presence is evidence of occupation of the land since the Neolithic. It also suggests that this lower part of the Cotswolds would also have been extensively cleared of trees from this period to ensure visibility of these symbolic features and territory markers, as well to enable cultivation of the land to support these early sedentary, farming communities.

Remnants of Roman occupation are also notable, with the Roman roads of Akeman Street, Fosse Way and Ermin Way running through the Dip-Slope Lowland, converging

on the significant Roman settlement of Cirencester (CORINIVM). Although Cirencester lies immediately outside of the Dip-Slope Lowland, and indeed the AONB, it is surrounded by this landscape type.

The series of historic parks, gardens and designed landscapes that permeate the Dip-Slope Lowland are one of the most significant visible historic landscape features. A number are very extensive, notably Badminton Park, Westonbirt Arboretum, and Cirencester Park, and exert a strong influence over wide tracts of the surrounding landscape as a result of the extensive woodlands, avenues, parkland and planned vistas. The impressive scale and formality of these estates contrast with the smaller scale rural landscape and field mosaic that surrounds them.

Field patterns across the Dip-Slope Lowland comprise a mosaic of both irregular enclosure reflecting former unenclosed cultivation patterns, and regular enclosure that ignores former unenclosed cultivation patterns. In some areas, such as around Rodmarton, the field pattern is identified as regular enclosure of former common pasture. Floated water meadow systems and riverine pastures and meadows are also prevalent along a number of the river channels.

Villages and hamlets tend to be dispersed, with villages mainly having a radial form and hamlets a linear form usually centred at the point where numerous roads converge, e.g. Luckington, and in sheltered locations within the small tributary valleys. Despite this predominance, examples of linear and organic dispersed villages can also be found along with examples of radial and organic dispersed hamlets that are relatively compact. Isolated farms and individual buildings are widespread across the landscape, often located adjacent to roads or at the end of short lanes off roads.

There is little in the way of formal recreation provision in the landscape. However, a number of the historic parks and gardens are open to the public, notably Westonbirt Arboretum, which is of national importance in respect of its tree collection. Numerous footpaths cross the landscape and the Macmillan Way, Thames Path, Wysis Way and Monarch's Way, all long distance footpaths, are located in the west of the landscape type.

There are few landmarks in the landscape although church spires and towers represent important focal features and points of orientation within the lower lying landform. Although infrequent, pylon lines have a significant impact where they occur. Views to the south from the Dip-Slope Lowland are often long and expansive, although to the north, landform of the High Wold limits the extent of views.



Character Areas

11A

South Cotswolds Lowlands

The South Cotswolds Lowlands forms an almost continuous area of Dip-Slope Lowland along the eastern and south-eastern side of the Cotswolds, broken only by the valley of the River Churn at Cirencester. Despite the linear extent of the area, there is a strong continuity in its character principally relating to the landform. Generally below the 160m AOD levels, the area has a gently sloping mainly south-easterly grain with more subtle undulations and shallower slope profiles than in the adjacent Dip-Slope Character Type. In the eastern part of the South Cotswolds Lowlands, however, small, often tree lined tributary watercourses and dry valleys systems have dissected the otherwise gentle terrain. There is a consistent pattern of well-managed, productive mixed arable and pastoral landscape across this lower tract of land enclosed by both stone walls and hedgerows with hedgerow trees being a common feature.

This main section of the Dip-Slope Lowland is remarkable for the concentration of Historic Parks, Registered Gardens and private estates throughout the area. A particularly strong cluster occurs in the south-west including Badminton, Westonbirt, Highgrove and Estcourt House, and part of the smaller Pinkney Park adjacent to the River Avon. Further east the planned landscape of Cirencester Park is noteworthy while further east again, Barnsley Park, and the Williamstrip Park adjacent to the Lower Coln Valley, are also significant historic parks. It is likely that the relatively more sheltered locations occurring on the lower slopes of the Cotswolds, together with marginally deeper soils than on the High Wold plateau areas, were important factors in influencing the location of these major estates.

Woodlands within this Character Area vary between the extensive woodlands and plantations within the large estates and a pattern of intermittent smaller woodlands associated with the farmed landscape. Many of the farm copses have been planted within the last two centuries following enclosure and are generally geometric in form, functioning as shelterbelts and game coverts. The extent of ancient woodland is limited, but there is a large area at the north-western side of the Badminton Estate at Swangrove, and, not surprisingly, also within the extensive woodlands associated with the Westonbirt Arboretum, at Silk Wood. Elsewhere, pockets of ancient woodland are generally small in scale such as Alderton Grove to the north of Littleton Drew, and at Shipton Wood to the south of Tetbury within the Estcourt House parkland. These are important but much-depleted remnants of a once more extensive cover. There are notable concentrations of parkland trees within the Badminton Estate and at Westonbirt, which increases the sense of tree cover.

There are very few areas within the Character Area where habitats are sufficiently important or rare to receive national designation. Land to the east of the village of Box and Box Hill is designated as a SSSI and cSAC. The area supports an important habitat and includes one of the few parts of the country where Box (*Buxus sempervirens*) grows naturally. The scattered and generally small areas of calcareous as well as neutral (mesotrophic) grassland are of considerable ecological importance, but their impact on landscape character is only of local significance. Local stone mines are of particular significance and form part of the Bath and Bradford-on-Avon Bats candidate Special Area of Conservation (cSAC). This is notable for the presence of the Greater Horseshoe Bat, one of the largest and rarest bats in the UK, and currently only found in south-west England and south and west Wales. The total UK population is about 5,000. In winter the bats depend on caves, abandoned mines and underground sites for undisturbed hibernation.

Apart from the network of principal and local roads that cross the area, the southern sector is crossed by the M4 and the Swindon / Bristol main railway line. Further north, the Swindon / Stroud railway crosses the area in the vicinity of Thames Head. These major transport routes follow the general grain of the Dip-Slope, and many sections are in cutting so their impact is limited. Nevertheless they generate noise and movement, which affects the peace of the surrounding rural landscape. High voltage power lines have a greater impact, and the sequence of pylons to the north east of Tetbury, and also to the north of the Leach Valley in the vicinity of Aldsworth, are intrusive elements in the landscape.



11B

Stonesfield Lowlands

A small area of Dip-Slope Lowland is located on the extreme eastern part of the AONB, within which are the nucleated villages of Stonesfield and Combe. Although detached from the broader sweep of Dip-Slope Lowland to the west, physiographically it forms the transition to lower land from the adjacent area of High Wold Dip-Slope that extends across a more elevated and rolling landscape north and south of the Evenlode Valley.

Beyond the two villages, land use is entirely under agriculture with a predominance of arable production within large regular fields, with evidence of amalgamation. The broad expansive character is emphasised by the large fields, low hedges, and evidence of hedge loss, as well as the generally limited woodland cover. There is, however, a notable area of ancient woodland at Notoaks Wood between the two villages, and occasional geometric blocks of coniferous and broadleaved woodland plantations, particularly north of Combe. In keeping with the local name, a considerable number of rocks and stones are visible in the soil; this is particularly evident during the winter period after ploughing.

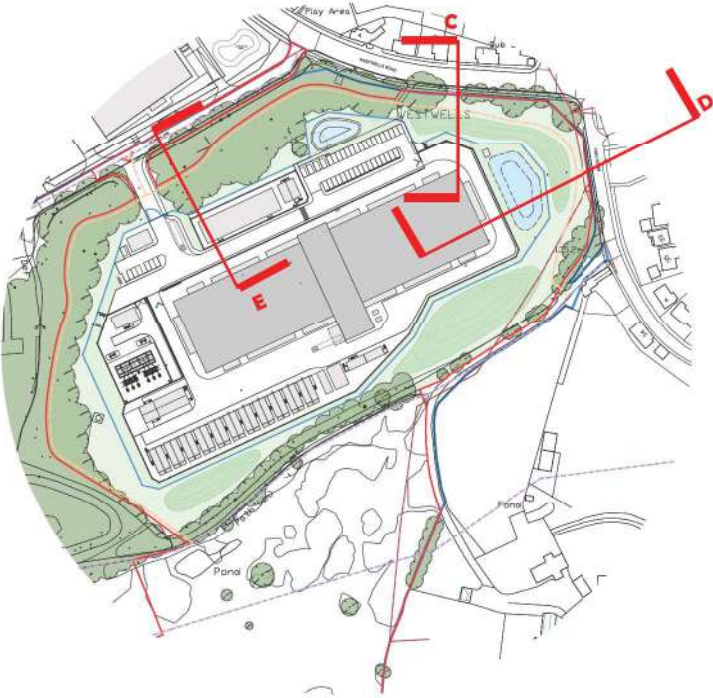
The village of Stonesfield gives its name to the 'Stonesfield Slates' that were quarried in the vicinity of the village for many years. The particular characteristics of the fissile sandy limestone rock that outcrops at the base of the Great Oolite make it particularly suitable for splitting into roof 'slates'. Historically the stone was dug in the Autumn and spread out on the ground for winter frosts to invade the thin films of water within the stone to weaken it so that in spring a blow from a mallet would be enough to split the stone into slates. In the village of Stonesfield quarries were small enterprises and the spreading of the stone in the fields was carried out by almost the entire village. Mining of the stone slates ceased over a century ago, when the source was worked out, but the legacy that this locally occurring horizon has had on the appearance of buildings within the Cotswolds is immeasurable. Many of the older buildings in this character area are roofed in locally mined slates.

Although lying beyond the AONB, the influence of the adjacent estate managed landscape of Blenheim Park is evident. The Park and house was added to UNESCO's World Heritage List in 1987. The Palace and grounds were given to John Churchill, First Duke of Marlborough in recognition of his victory over the French in 1704. It is regarded as a perfect example of an 18th century princely home. The Palace is set within an impressive designed landscape attributable to Lancelot 'Capability' Brown.

The line of the former Roman road, Akeman Street crosses the character area, and although no longer used as a road, it now has a recreational focus and is followed by the Oxfordshire Way.

Appendix EDP 7 Landscape Sections

3.8.3 Soft Landscaping Sections



Section CC



Section DD



Section EE

Appendix EDP 8
Representative Photoviewpoints
(edp7897_d020c 01 May 2024 GYo/sRP)









the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 385067, 168759
Date and Time: 21/03/2022 @ 10:54
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: ESE
Distance: 85m
aOD: 109m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA

01 MAY 2024
edp7897_d020c
GYo
sRP
RBa

client
project title
drawing title

Ark Data Centres
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham
Photoviewpoint EDP 4



Approximate extent of the Site
(open area beyond trees at end of road)



To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 385471, 168944
Date and Time: 21/03/2023 @ 14:30
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 100% @ A3

Direction of View: SW
Distance: 140m
aOD: 105m
Focal Length: 50mm

date 04 AUGUST 2023
drawing number edp7897_d020c
drawn by GYo
checked sRP
QA RBa

client Ark Data Centres
project title Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham
drawing title Photoviewpoint EDP 6



Approximate extent of the Site
(open ground beyond trees)

To be viewed at comfortable arm's length













Approximate extent of the Site
(not discernible in view due to intervening vegetation)

Footpath CORM52

Footpath CORM53

Telecoms mast

Buildings at MoD Corsham

To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: 386036, 168335
Date and Time: 21/03/2023 @ 12:05
Projection: Planar
Visualisation Type: 1

Horizontal Field of View: 39.6°
Height of Camera: 1.6m
Make, Model, Sensor: Canon 5D MK1, FFS
Enlargement Factor: 100% @ A3

Direction of View: NW
Distance: 750m
aOD: 110m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
04 AUGUST 2023
edp7897_d020c
GYo
sRP
RBa

client
project title
drawing title
Ark Data Centres
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham
Photoviewpoint EDP 14





To be viewed at comfortable arm's length



the environmental
dimension partnership

Registered office: 01285 740427
www.edp-uk.co.uk
info@edp-uk.co.uk

Grid Coordinates: **384915, 170372**
Date and Time: **21/03/2023 @ 13:53**
Projection: **Planar**
Visualisation Type: **1**

Horizontal Field of View: **39.6°**
Height of Camera: **1.6m**
Make, Model, Sensor: **Canon 5D MK1, FFS**
Enlargement Factor: **100% @ A3**

Direction of View: **SSE**
Distance: **1.5km**
aOD: **136m**
Focal Length: **50mm**

date
drawing number
drawn by
checked
QA
04 AUGUST 2023
edp7897_d020c
GYo
sRP
RBa

client
project title
drawing title
Ark Data Centres
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham
Photoviewpoint EDP 16

Plans

Plan EDP 1: Site Boundary and Site Location

(edp7897_d012c 30 April 2024 GYo/sRP)

Plan EDP 2: Site Character and Context

(edp7897_d013c 30 April 2024 GYo/sRP)

Plan EDP 3: Relevant Planning Designations and Considerations

(edp7897_d014c 30 April 2024 GYo/sRP)

Plan EDP 4: Topographical Relief

(edp7897_d015c 30 April 2024 GYo/sRP)

Plan EDP 5: Published Landscape Character Assessments (National and County)

(edp7897_d016c 30 April 2024 GYo/sRP)

Plan EDP 6: Published Landscape Character Assessments (District and Local))

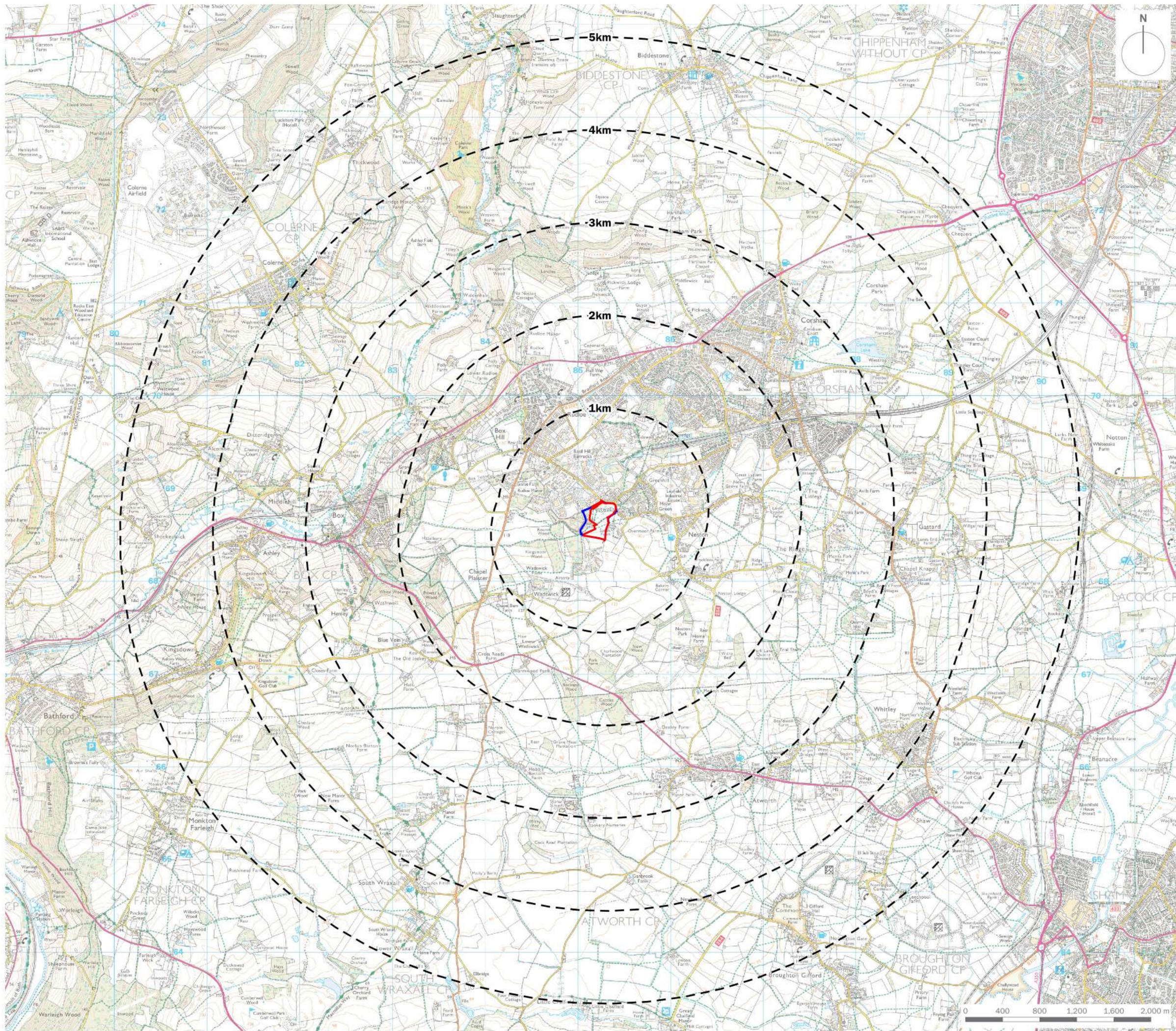
(edp7897_d018c 30 April 2024 GYo/sRP)

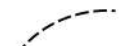
Plan EDP 7: Findings of Visual Appraisal

(edp7897_d017c 30 April 2024 GYo/sRP)

Plan EDP 8: Detailed Soft Landscape Plans

(edp7897_d021e 29 April 2024 sRP/CMY)



-  Site Boundary
-  Land Under the Control of the Applicant
-  Range Rings (at 1km intervals)

client	Ark Data Centres		
project title	Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham		
drawing title	Site Boundary and Site Location		
date	30 APRIL 2024	drawn by	Gyo
drawing number	edp7897_d012c	checked	sRP
scale	1:40,000 @ A3	QA	RBa



client

Ark Data Centres

project title

**Proposed Extension of Spring Park Data Centre Campus -
Land South of Westwells Road, Neston, Corsham**

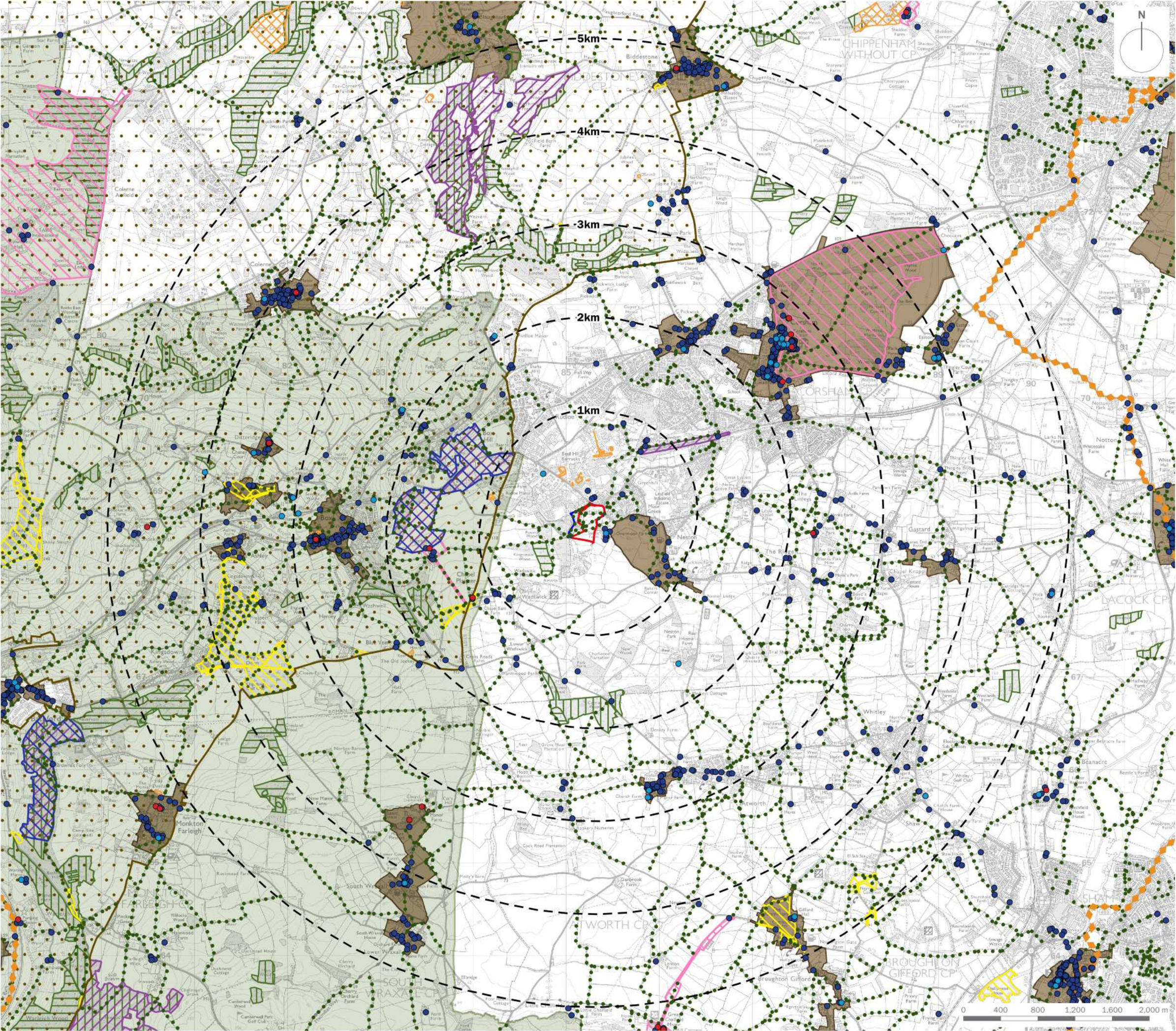
drawing title

Site Character and Context

date	30 APRIL 2024	drawn by	GYo
drawing number	edp7897_d013c	checked	sRP
scale	1:8,000 @ A3	QA	RBa

edp the environmental
dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



Site Boundary

Land Under the Control of the Applicant

Range Rings (at 1km intervals)

Landscape Considerations

National Landscapes

Green Belt

Public Right of Way (PRoW)

National Cycle Network (Sustrans)

Open Access Land (CRoW Act 2000)

Ecological Considerations

Special Area of Conservation (SAC)

Site of Special Scientific Interest (SSSI)

Heritage Considerations

Registered Park and Garden

Scheduled Monument

Conservation Area

Grade I Listed Building

Grade II* Listed Building

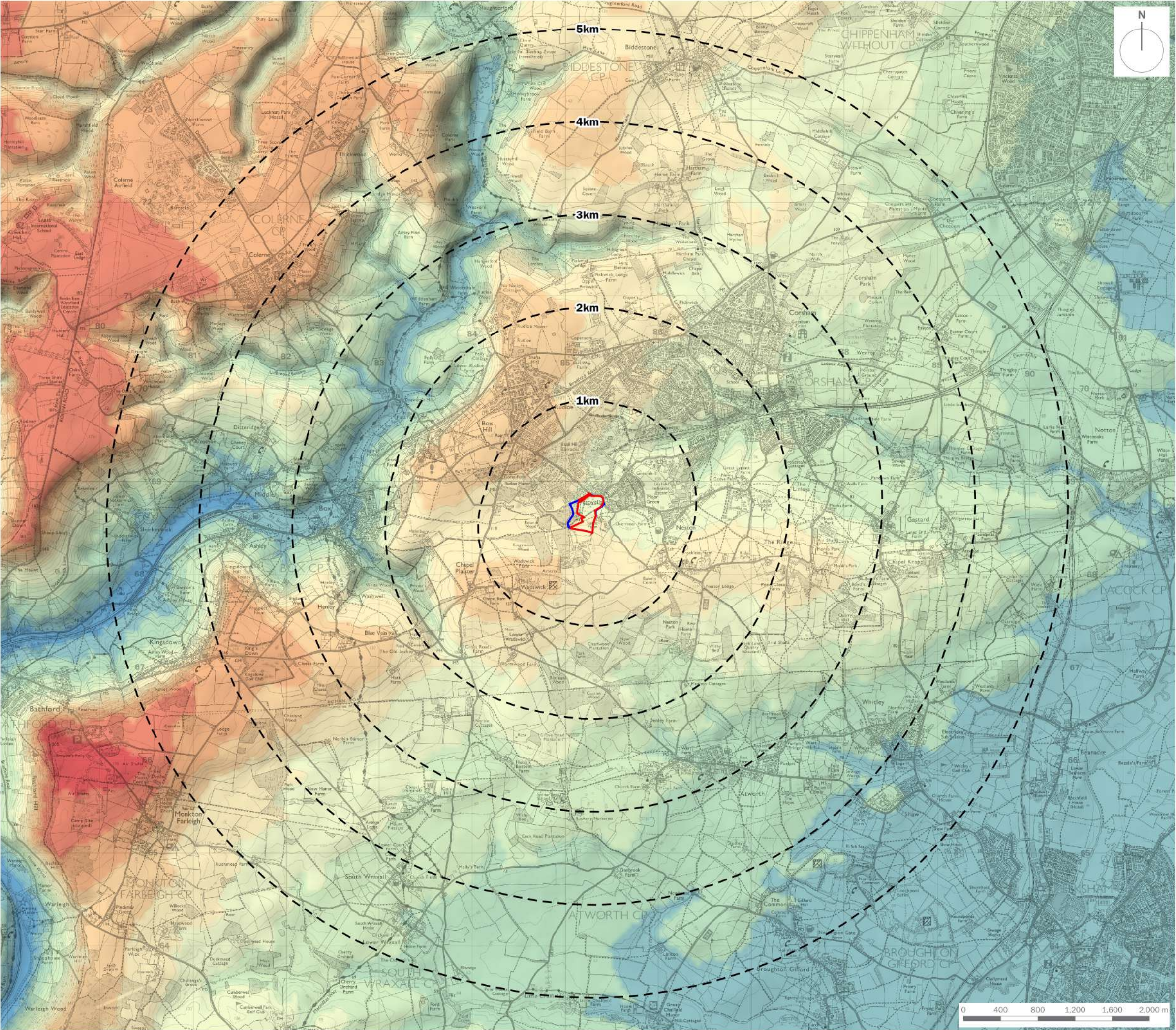
Grade II Listed Building

Other Considerations

Ancient Semi-natural Woodland

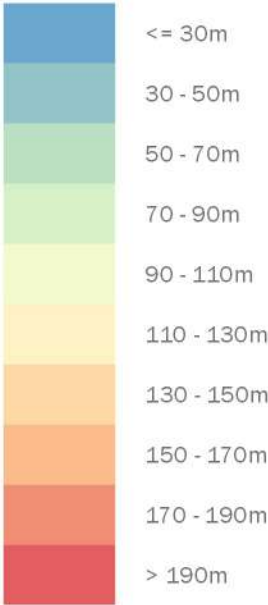
Plantation on Ancient Woodland Site

client			
Ark Data Centres			
project title			
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham			
drawing title			
Relevant Designations and Considerations			
date	30 APRIL 2024	drawn by	GYo
drawing number	edp7897_d014c	checked	sRP
scale	1:40,000 @ A3	QA	RBa



- Site Boundary
- Land Under the Control of the Applicant
- Range Rings (at 1km intervals)

Elevation (aOD)



client

Ark Data Centres

project title

Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

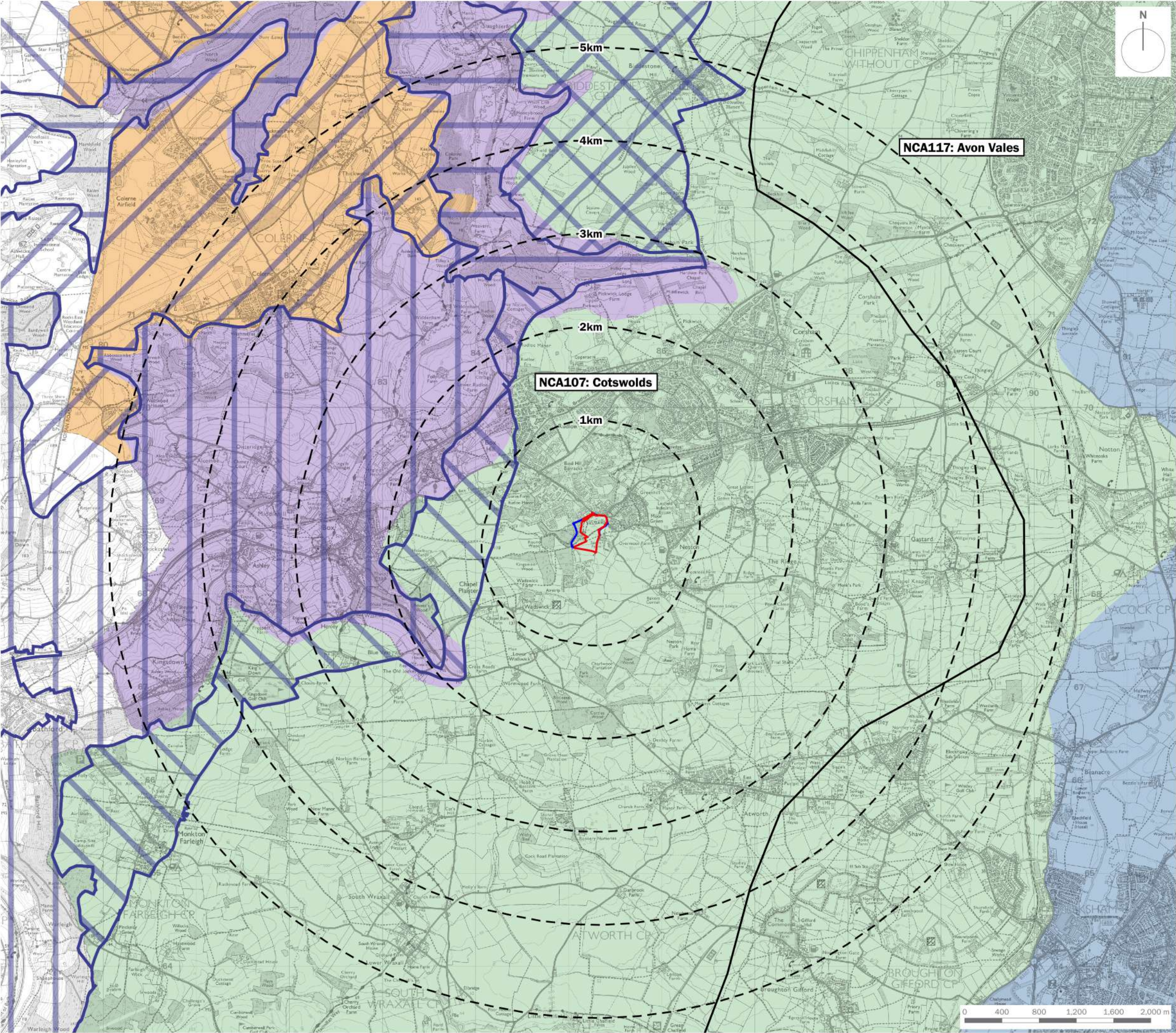
drawing title

Topographical Relief

date	30 APRIL 2024	drawn by	GYo
drawing number	edp7897_d015c	checked	sRP
scale	1:40,000 @ A3	QA	RBa



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



- Site Boundary
- Land Under the Control of the Applicant
- Range Rings (at 1km intervals)
- National Character Area

Wiltshire Landscape Character Assessment (2005):
Landscape Character Areas

- 9A: Cotswolds Dip Slope Limestone Wold
- 10A: By Brook Limestone Valley
- 12B: Avon Open Clay Vale
- 16A: Malmesbury-Corsham Limestone Lowlands

The Cotswolds AONB Landscape Character
Assessment

- 4: Enclosed Limestone Valley
- 9: High Wold Dip-Slope
- 11: Dip-Slope Lowland
- 12: Dip-Slope Lowland Valley
- 14: Cornbrash Lowlands

client

Ark Data Centres

project title

**Proposed Extension of Spring Park Data Centre Campus -
Land South of Westwells Road, Neston, Corsham**

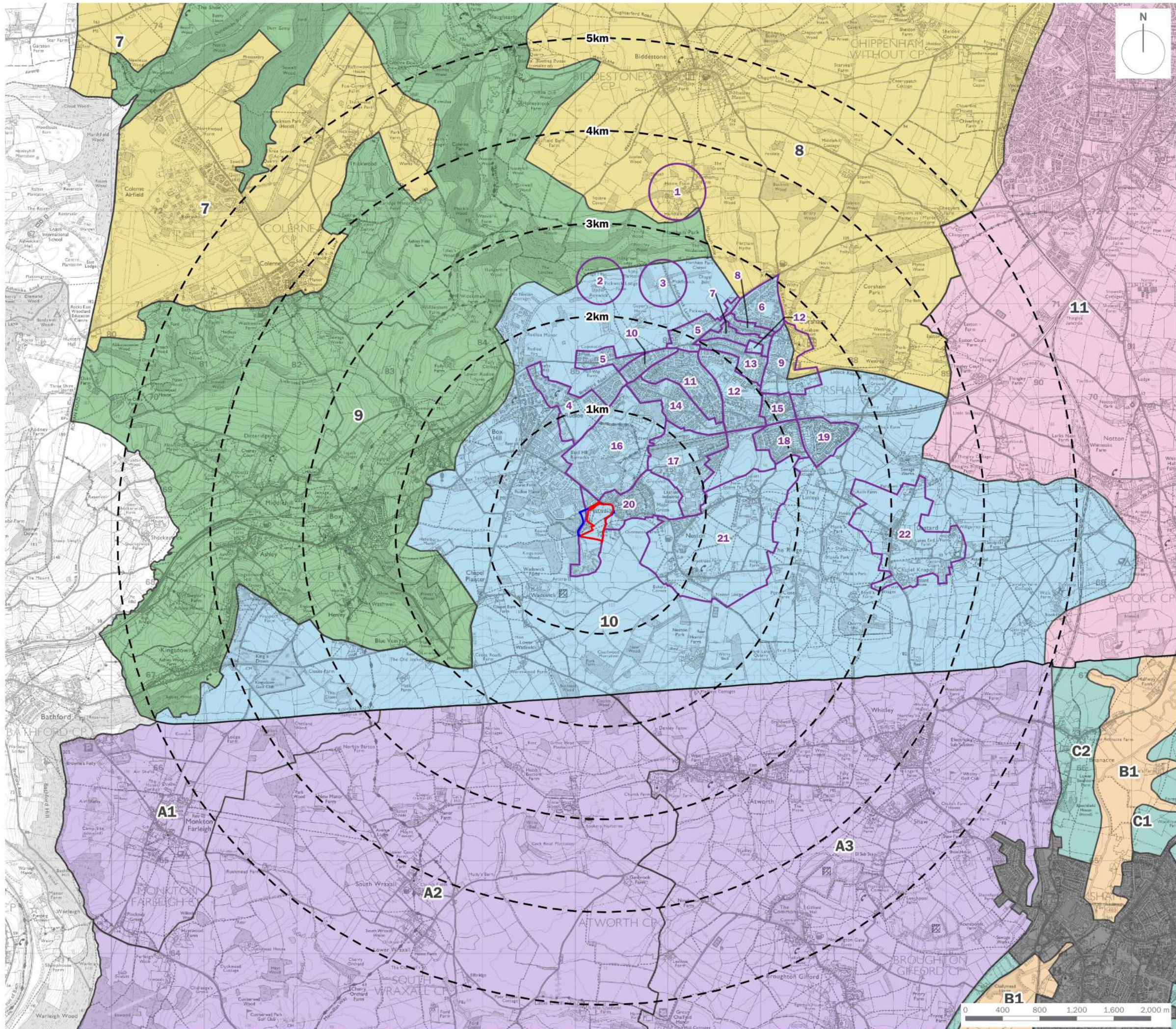
drawing title

**Published Landscape Character
Assessments (National and County)**

date	30 APRIL 2024	drawn by	Gyo
drawing number	edp7897_d016c	checked	sRP
scale	1:40,000 @ A3	QA	RBa



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



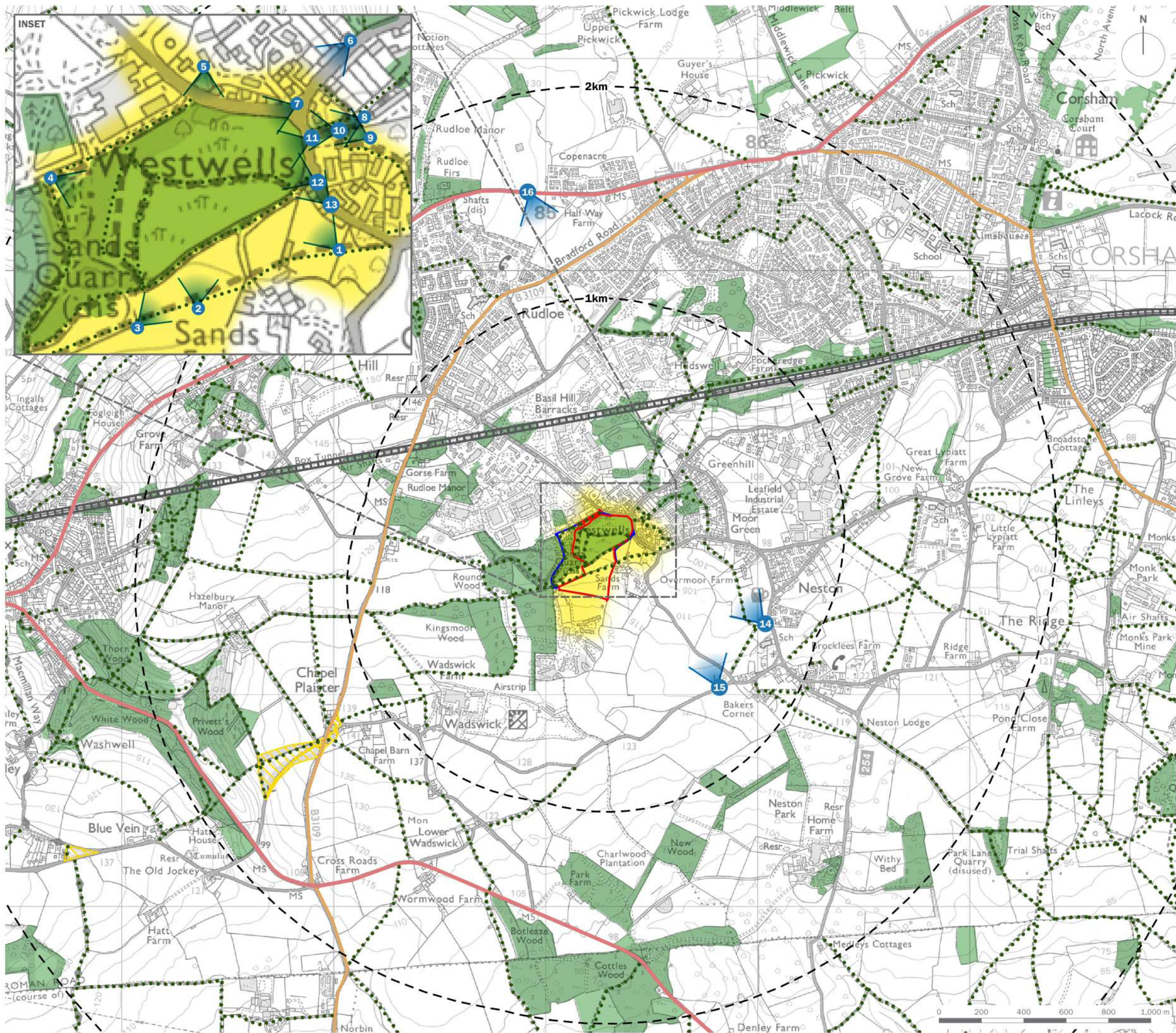
- Legend**
- Site Boundary
 - Land Under the Control of the Applicant
 - Range Rings (at 1km intervals)
- North Wiltshire Landscape Character Assessment (2004)**
- Lowland Limestone (Forest Marble) Farmland
 - 7: Sherston Dipslope Lowland
 - 8: Hullavington Rolling Lowland
 - Wooded Lowland Valley
 - 9: By Brook Valley
 - Rolling Settled Lowland
 - 10: Corsham Rolling Lowland
 - Lowland River Farmland
 - 11: Avon Valley Lowland
- West Wiltshire District Landscape Character Assessment (2006)**
- Limestone Lowland
 - A1: South Cotswolds Limestone Lowland
 - A2: South Wrexall Limestone Lowland
 - A3: Broughton Gifford Limestone Lowland
 - Clay River Floodplain
 - B1: Avon Clay River Floodplain
 - Open Clay Vale
 - C1: Melksham Open Clay Vale
 - C2: Semington Open Clay Vale
 - Urban
- Corsham Design Guide 2016-2026**
- 1: Hartham Park
 - 2: Pickwick Lodge
 - 3: Middlewick
 - 4: Rudloe
 - 5: Copenacre and Pickwick
 - 6: Kings and Queens
 - 7: Dickens and Arnolds
 - 8: Priory Street
 - 9: High Street
 - 10: Bradford Road
 - 11: Valley Estate
 - 12: Corsham School
 - 13: Pickwick Road
 - 14: Katherine Park
 - 15: Station and Stokes
 - 16: MOD Corsham
 - 17: Pockeridge and Leafield
 - 18: Lypiatt
 - 19: Broadmead and Brook Drive
 - 20: Westwells and Wadwick Green
 - 21: Neston
 - 22: Gastard

client
Ark Data Centres

project title
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title
Published Landscape Character Assessments (District and Local)

date	30 APRIL 2024	drawn by	GYo
drawing number	edp7897_d018c	checked	sRP
scale	1:40,000 @ A3	QA	RBa



- Site Boundary
- Land Under the Control of the Applicant
- Range Rings (at 1km intervals)
- Public Right of Way
- Open Access Land (CRoW Act 2000)
- A Road
- B Road
- Railway Line
- National Forest Inventory
- Photoviewpoint Location
- Zone of Primary Visibility

client	Ark Data Centres		
project title	Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham		
drawing title	Findings of Visual Appraisal		
date	30 APRIL 2024	drawn by	GYo
drawing number	edp7897_d017c	checked	sRP
scale	1:17,500 @ A3	QA	RBa



N

Site Boundary

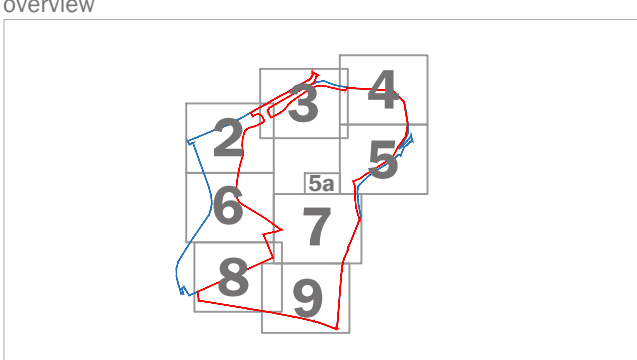
Land under the Control of the Applicant

7

CDM

A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

1. Soft landscaping implementation within a construction environment (across the site);
2. Installing trees (across the site);
3. Water bodies (attenuation basins and pond);
4. Working within close proximity of underground services (across the site);
5. Works adjacent to existing highways (across the site);
6. Works near to existing PtoWs (across the site);
7. Construction of gravel and hoggan paths (across the site).
- For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue **PLANNING**

e	Updated to latest building layout	29-04-2024	NWa
d	Replacement trees, additional tree planting to south & revised red line	29-04-2024	NWa
-	Original	05-05-2023	sRP
rev	description	date	by

client

Ark Data Centres

project title

Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title

Detailed Soft Landscape Plan

Sheet 1 of 10

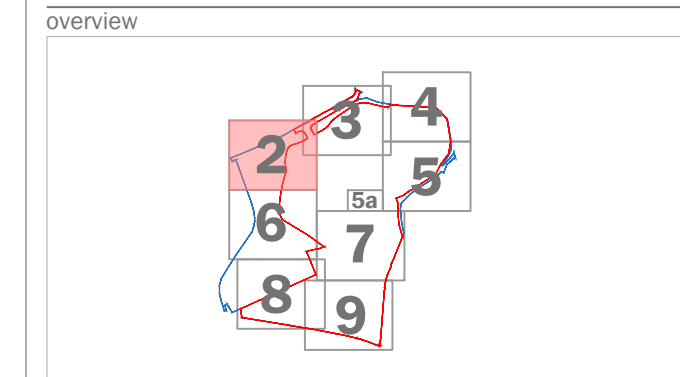
date	29 APRIL 2024	drawn by	sRP
drawing number	edp7897_d021e	checked	CMY
scale	1:1000 @ A1	QA	RBa



Final alignment of PROW diversion to be agreed on site to avoid tree stems

5250

- Site Boundary
- Land under the Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoli Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoli Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
- Proposed Native Feathered Tree and Understorey Shrub Mix
Topsoli Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1 @ 4g/m²)
- Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoli Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoli Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: EGS Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressant Membrane
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
- Existing Public Footpaths
- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems.
- Possible Additional Footpath Connection to Moor Green



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue	PLANNING		
e	Updated to latest building layout	29-04-2024	NWa
d	Replacement trees, additional tree planting to south & revised red line	29-04-2024	NWa
-	Original	05-05-2023	sRP
rev	description	date	by

client
Ark Data Centres

project title **Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham**

drawing title **Detailed Soft Landscape Plan**

Sheet 2 of 10

date	29 APRIL 2024	drawn by	sRP
drawing number	edp7897_d021e	checked	CMY
scale	1:200 @ A1	QA	RBa



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

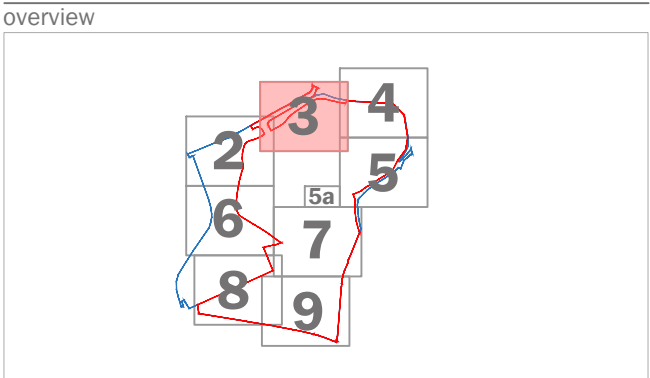
A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

- Soft landscaping implementation within a construction environment (across the site);
- Installing trees (across the site);
- Water bodies (attenuation basins and pond);
- Working within close proximity of underground services (across the site);
- Works adjacent to existing highways (across the site);
- Works near to existing PROWs (across the site);
- Construction of gravel and hoggin paths (across the site).

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



- Site Boundary
- Land under the Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
- Proposed Native Feathered Tree and Understorey Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EH1 @ 4g/m²)
- Proposed Earth Mounding
Max. 2 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinia
Sowing rate: 20g/m²
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: EG8 Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressor Membrane
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
- Existing Public Footpaths
- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems.
- Possible Additional Footpath Connection to Moor Green



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design, development and costing purposes only. All dimensions in millimeters unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

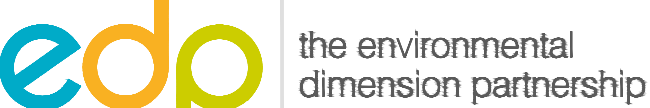
purpose of issue	PLANNING	
e	Updated to latest building layout	29-04-2024 NWa
d	Replacement trees, additional tree planting to south & revised red line	29-04-2024 NWa
-	Original	05-05-2023 sRP
rev	description	date by

client
Ark Data Centres

project title **Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham**

drawing title
Detailed Soft Landscape Plan

		Sheet 3 of 10
date	29 APRIL 2024	drawn by sRP
drawing number	edp7897_d021e	checked CMY
scale	1:200 @ A1	QA RBa



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

7

CDM

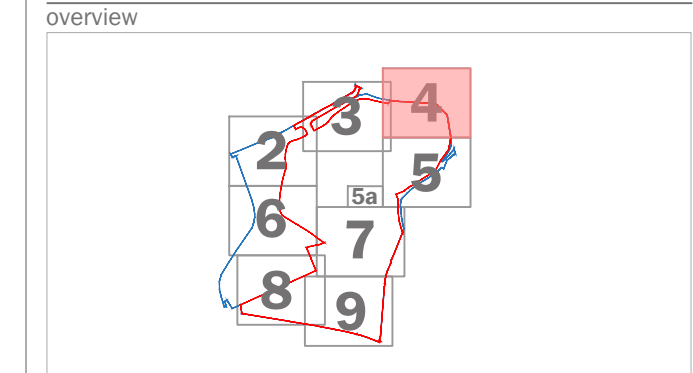
A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

- Soft landscaping implementation within a construction environment (across the site);
- Installing trees (across the site);
- Water bodies (attenuation basins and pond);
- Working within close proximity of underground services (across the site);
- Works adjacent to existing highways (across the site);
- Works near to existing PROWs (across the site);
- Construction of gravel and hoggin paths (across the site).

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



- Site Boundary
- Land under the Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
- Proposed Native Feathered Tree and Understorey Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1 @ 4g/m²)
- Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: EGS Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressor Membrane
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
- Existing Public Footpaths
- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems.
- Possible Additional Footpath Connection to Moor Green



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design, development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue PLANNING			
e	Updated to latest building layout	29-04-2024	NWa
d	Replacement trees, additional tree planting to south & revised red line	29-04-2024	NWa
-	Original	05-05-2023	sRP
rev	description	date	by

client
Ark Data Centres

project title **Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham**

drawing title
Detailed Soft Landscape Plan

Sheet 4 of 10			
date	29 APRIL 2024	drawn by	sRP
drawing number	edp7897_d021e	checked	CMY
scale	1:200 @ A1	QA	RBa



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

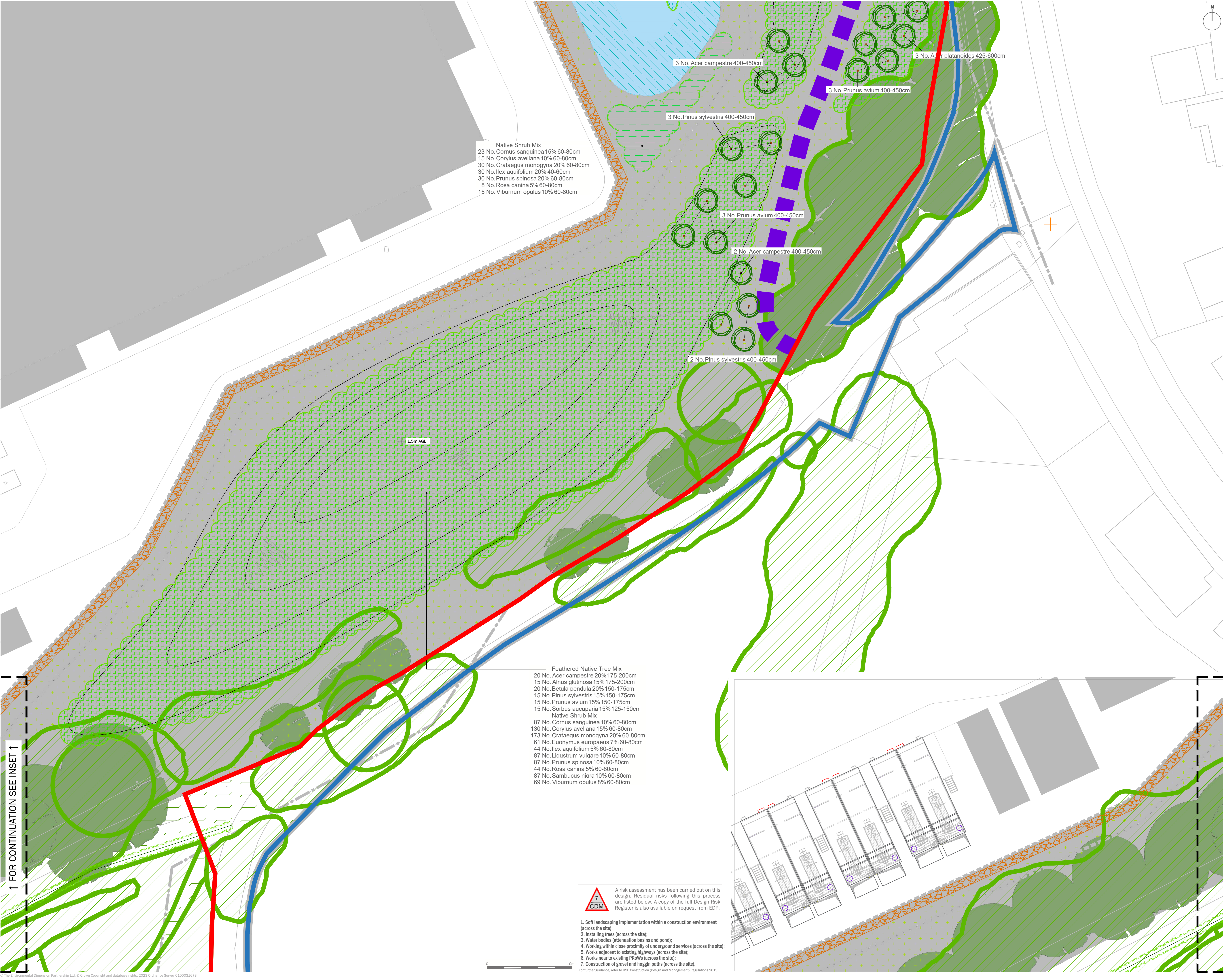
7

CDM

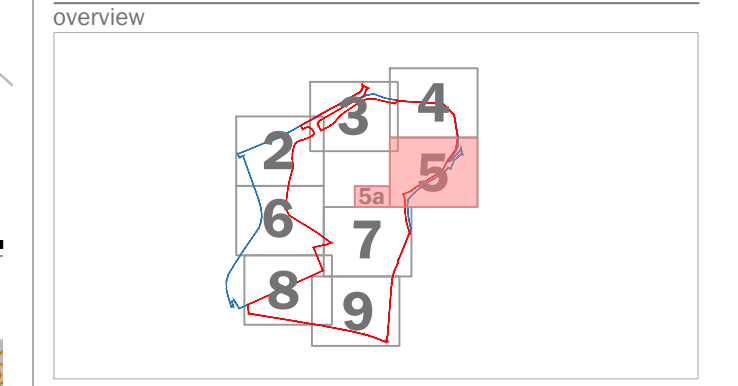
A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

- Soft landscaping implementation within a construction environment (across the site);
- Installing trees (across the site);
- Water bodies (attenuation basins and pond);
- Working within close proximity of underground services (across the site);
- Works adjacent to existing highways (across the site);
- Works near to existing PROWs (across the site);
- Construction of gravel and hoggin paths (across the site).

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



- Site Boundary
- Land under the Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EGS Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
- Proposed Native Feathered Tree and Understorey Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1 @ 4g/m²)
- Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: EGS Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressant Membrane
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
- Existing Public Footpaths
- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems.
- Possible Additional Footpath Connection to Moor Green



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue	PLANNING		
e	Updated to latest building layout	29-04-2024	NWa
d	Replacement trees, additional tree planting to south & revised red line	29-04-2024	NWa
-	Original	05-05-2023	sRP
rev	description	date	by

client
Ark Data Centres

project title **Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham**

drawing title
Detailed Soft Landscape Plan

date **29 APRIL 2024** drawn by **sRP**
drawing number **edp7897_d021e** checked **CMY**
scale **1:200 @ A1** QA **RBa**

edp the environmental dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

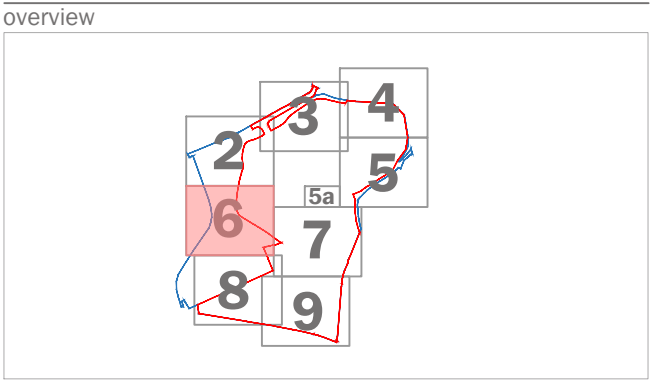
A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

- Soft landscaping implementation within a construction environment (across the site);
- Installing trees (across the site);
- Water bodies (attenuation basins and pond);
- Working within close proximity of underground services (across the site);
- Works adjacent to existing highways (across the site);
- Works near to existing PROs (across the site);
- Construction of gravel and hoggin paths (across the site).

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



- Site Boundary
- Land under the Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: E69 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
- Proposed Native Feathered Tree and Understorey Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1 @ 4g/m²)
- Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: E68 Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressant Membrane
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
- Existing Public Footpaths
- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems.
- Possible Additional Footpath Connection to Moor Green



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design, development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue	PLANNING	
e	Updated to latest building layout	29-04-2024 NWa
d	Replacement trees, additional tree planting to south & revised red line	29-04-2024 NWa
-	Original	05-05-2023 gRP
rev	description	date by

client
Ark Data Centres

project title
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title
Detailed Soft Landscape Plan

		Sheet 6 of 10
date	29 APRIL 2024	drawn by sRP
drawing number	edp7897_d021e	checked CMY
scale	1:200 @ A1	QA RBa



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

- Soft landscaping implementation within a construction environment (across the site);
 - Installing trees (across the site);
 - Water bodies (attenuation basins and pond);
 - Working within close proximity of underground services (across the site);
 - Works adjacent to existing highways (across the site);
 - Works near to existing FROs (across the site);
 - Construction of gravel and hoggin paths (across the site).
- For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



Site Boundary

Land under the Control of the Applicant

Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report

Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report

Existing Grassland to be Retained

Proposed Tree Planting

Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 450mm

Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green

Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats

Proposed Native Feathered Tree and Understorey Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Mats
Understorey with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1 & 4g/m²)

Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces

Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)

Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch

Proposed Wetland Planting Mix

Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond

Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinia
Sowing rate: 20g/m²
Topsoil Depth: 150mm

Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm

Proposed Wetland Meadow Grass to Attenuation Basins
Product: EG8 Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²

Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressor Membrane

Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting

Existing Public Footpaths

Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems.

Possible Additional Footpath Connection to Moor Green

overview

7

CDM

A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

1. Soft landscaping implementation within a construction environment (across the site);

2. Installing trees (across the site);

3. Water bodies (attenuation basins and pond);

4. Working within close proximity of underground services (across the site);

5. Works adjacent to existing highways (across the site);

6. Works near to existing PHOWs (across the site);

7. Construction of gravel and hoggin paths (across the site).

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.

purpose of issue

PLANNING

Updated to latest building layout

29-04-2024

NWa

Replacement trees, additional tree planting to south & revised red line

29-04-2024

NWa

Original

05-05-2023

sRP

rev

description

date

by

client

Ark Data Centres

project title

Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title

Detailed Soft Landscape Plan

Sheet 7 of 10

date

29 APRIL 2024

drawn by

sRP

drawing number

edp7897_d021e

checked

CMY

scale

1:200 @ A1

QA

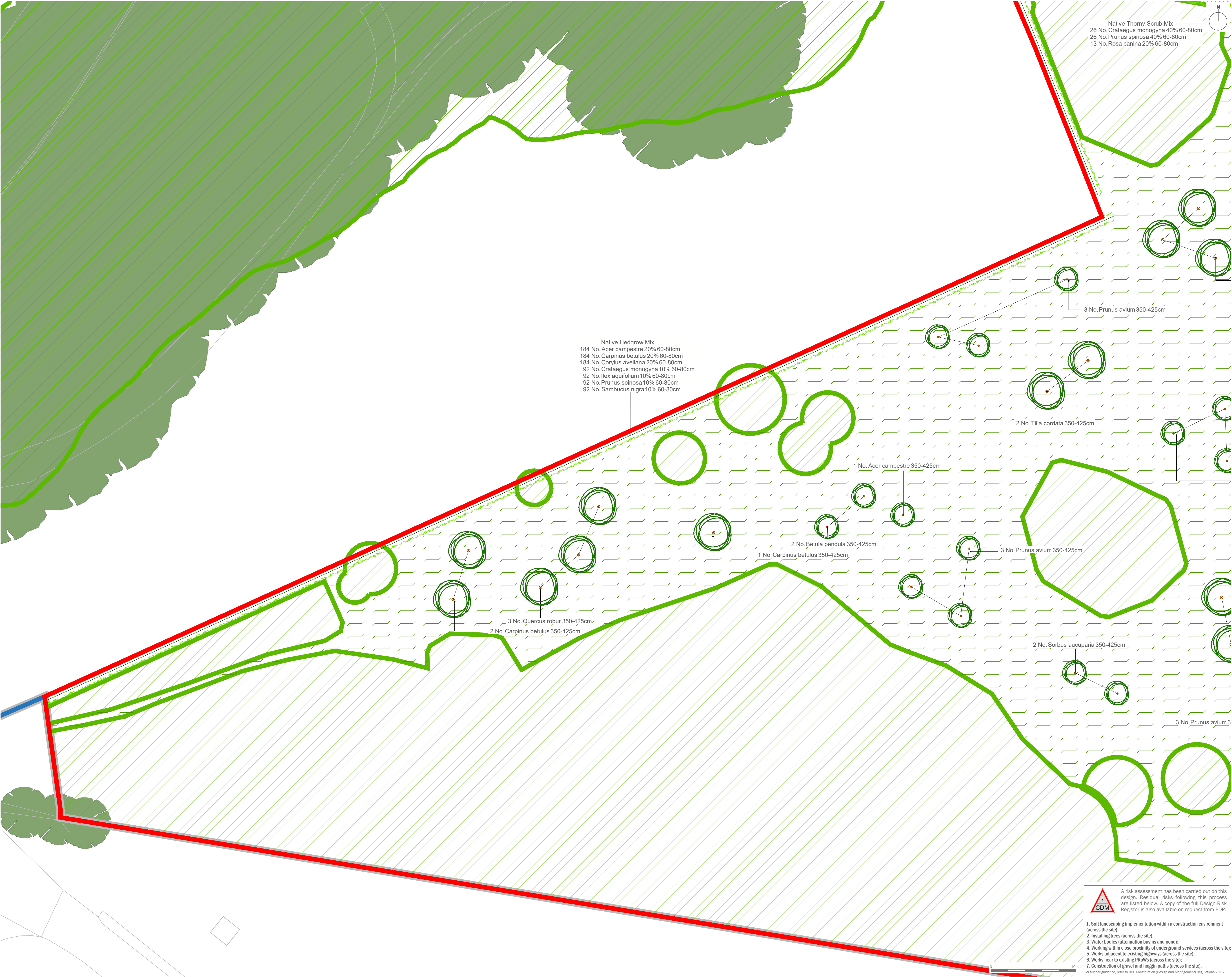
RBa

edp

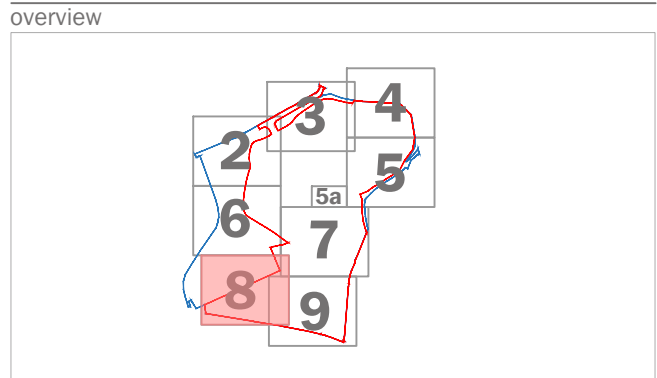
the environmental dimension partnership

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

© The Environmental Dimension Partnership Ltd. © Crown Copyright and database rights. 2023 Ordnance Survey 0100031673



- Site Boundary
- Land under the Control of the Applicant
- Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report
- Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report
- Existing Grassland to be Retained
- Proposed Tree Planting
- Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green
- Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
- Proposed Native Feathered Tree and Understorey Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EH1 @ 4g/m²)
- Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces
- Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)
- Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch
- Proposed Wetland Planting Mix
- Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond
- Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoil Depth: 150mm
- Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm
- Proposed Wetland Meadow Grass to Attenuation Basins
Product: EGS Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
- Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressant Membrane
- Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting
- Existing Public Footpaths
- Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems.
- Possible Additional Footpath Connection to Moor Green



This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

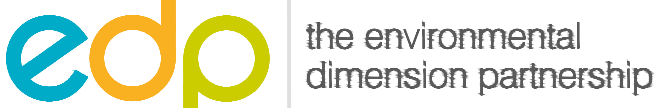
purpose of issue	PLANNING	
e	Updated to latest building layout	29-04-2024 NWa
d	Replacement trees, additional tree planting to south & revised red line	29-04-2024 NWa
-	Original	05-05-2023 sRP
rev	description	date by

client
Ark Data Centres

project title **Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham**

drawing title
Detailed Soft Landscape Plan

		Sheet 8 of 10
date	29 APRIL 2024	drawn by sRP
drawing number	edp7897_d021e	checked CMY
scale	1:200 @ A1	QA RBa



Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

- 7 CDM**
- A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.
- Soft landscaping implementation within a construction environment (across the site);
 - Installing trees (across the site);
 - Water bodies (attenuation basins and pond);
 - Working within close proximity of underground services (across the site);
 - Works adjacent to existing Highways (across the site);
 - Works near to existing PROWs (across the site);
 - Construction of gravel and hoggin paths (across the site).
- For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.



Site Boundary

Land under the Control of the Applicant

Existing Trees, Tree Groups and Scrub to be Retained
Refer to the Arboricultural Report

Existing Trees, Tree Groups and Scrub to be Removed
Refer to the Arboricultural Report

Existing Grassland to be Retained

Proposed Tree Planting

Existing Grassland/Scrub Retained and Over-Seeded with Shade Tolerant Grass Mix
Product: EG9 Grass Mixture for Meadows and Woodland
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²

Proposed Mixed Native Hedgerow Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matt in BNG Area; Bark Mulch along Moor Green

Proposed Native Thorny Scrub Planting
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts

Proposed Native Feathered Tree and Understory Shrub Mix
Topsoil Depth: 450mm
Mulch: Jute/Hessian Mulch Matts
Undersown with Shade-tolerant Grass/Wildflower Mix (Emorsgate EM1 @ 4g/m²)

Proposed Earth Mounding
Max. 1 in 4 Gradients on Outer Faces

Proposed Earth Mounding - Indicative Heights (Metres Above Ground Level, m AGL)

Proposed Native Shrub Mix
Topsoil Depth: 450mm
Mulch: 75mm Bark Mulch

Proposed Wetland Planting Mix

Permanent Wet Areas - SuDS Basins and Proposed Wildlife Pond

Proposed Close-Mown Grass
Product: Low Maintenance Fineturf
Supplier: Germinal
Sowing rate: 20g/m²
Topsoil Depth: 150mm

Proposed Species-Rich Meadow Grass
Product: EM1 Basic General Purpose Meadow Mixture
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²
Topsoil Depth: 150mm

Proposed Wetland Meadow Grass to Attenuation Basins
Product: EGS Meadow Grass Mixture for Wet Soils
Supplier: Emorsgate Seeds
Sowing rate: 4g/m²

Proposed Gravel Path
Tanalised Timber Edging - 25mm x 100mm
To be Laid Over a Weed Suppressant Membrane

Proposed Dog-Proof Fence and Gate
Timber Post and Rail with Stocknetting

Existing Public Footpaths

Proposed Diversion of Public Footpaths
Hoggin surface (2m wide) to paths, requiring 'no-dig' construction techniques where paths lie within retained tree Root Protection Zones. Path to be aligned at least 2m from any tree stems.

Possible Additional Footpath Connection to Moor Green

0

10m

7

CDM

A risk assessment has been carried out on this design. Residual risks following this process are listed below. A copy of the full Design Risk Register is also available on request from EDP.

1. Soft landscaping implementation within a construction environment (across the site);

2. Installing trees (across the site);

3. Water bodies (attenuation basins and pond);

4. Working within close proximity of underground services (across the site);

5. Works adjacent to existing Highways (across the site);

6. Works near to existing PROWs (across the site);

7. Construction of gravel and hoggin paths (across the site).

For further guidance, refer to HSE Construction (Design and Management) Regulations 2015.

This drawing is to be read in conjunction with all other drawings and specifications within the package. These drawings have been prepared for design, development and costing purposes only. All dimensions in millimetres unless otherwise specified. Do not scale off this drawing, written dimensions to be taken only. All base plans used are provided by the client and architect, except where otherwise expressly agreed in writing. EDP shall have no responsibility or liability for any loss direct or consequential. This drawing must not be copied in whole or part without prior written consent from EDP.

purpose of issue	PLANNING		
e	Updated to latest building layout	29-04-2024	NWa
d	Replacement trees, additional tree planting to south & revised red line	29-04-2024	NWa
-	Original	05-05-2023	sRP
rev	description	date	by

client
Ark Data Centres

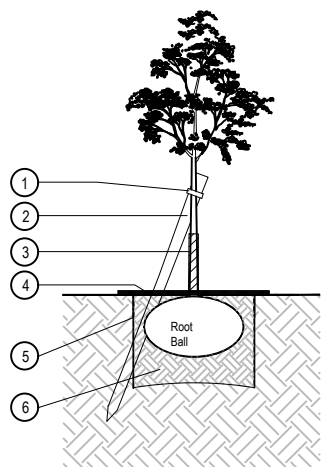
project title
Proposed Extension of Spring Park Data Centre Campus - Land South of Westwells Road, Neston, Corsham

drawing title
Detailed Soft Landscape Plan

		Sheet 9 of 10
date	29 APRIL 2024	drawn by sRP
drawing number	edp7897_d021e	checked CMY
scale	1:200 @ A1	QA RBa

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk

© The Environmental Dimension Partnership Ltd. © Crown Copyright and database rights. 2023 Ordnance Survey 100033673



Immediately after planting, water the tree, saturating the tree pit to field capacity.

For further guidance on tree maintenance during establishment refer to BS 8545:201 Section 11.

Products suggested in italics above are available from Green Blue Urban (<http://greenblueurban.com/>).

For further guidance on tree maintenance during establishment refer to BS8545:2014 Section 11.

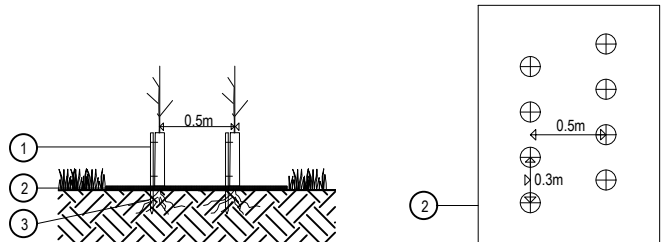
Products suggested in italics above are available from Tubex (<http://www.tubex.com/>)

A formal assessment of areas of planting should be carried out annually by a qualified arborist who will be able to advise on solutions should any problems be picked up. During this assessment, any guards and canes/stakes should be checked to ensure they are providing protection but not damaging the developing plant and that its roots are still firmly seated in the ground. If the plant has become loose in the ground, the soil around the base should be re-firmed and guards adjusted accordingly.

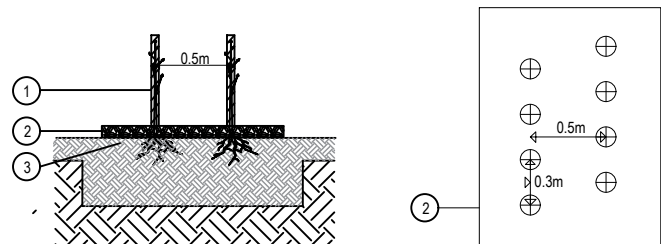
The shrub shelter/guard should be removed once the whip/hedge plant has established a strong enough root system to support itself and has begun to grow strongly clear of the top of the shelter/guard, likely to be 1-2 years after planting. Biodegradable mulch mats can remain in place indefinitely.

Formative pruning should be carried out in accordance with BS3998 as required during the first 5 years to ensure the desired form is achieved.

For further guidance on whip and tree maintenance during establishment refer to BS8545:2014 Section 11.



4. Container-grown plants to be pit-planted into previously prepared topsoil 450mm depth with amelioration / fertiliser as per nbs spec.



4. Container-grown plants to be pit-planted into previously prepared topsoil 450mm depth with amelioration / fertiliser as per nbs spec.

Immediately after planting, water the whip, saturating the ground around its base to field capacity.

For further general guidance on planting refer to BS8545:2014 Section 10 and BS4428:1989 Section 9.

Hedges					
Number	Common Name	Species	Height	Specification	Density
517	Common Maple	<i>Acer campestre</i>	60-80cm	BR 1+1 Transplant - seed raised	0.30Cn Double Staggered at 0.5m offset
517	Common Hornbeam	<i>Carpinus betulus</i>	60-80cm	BR 1+1 Transplant - seed raised	0.30Cn Double Staggered at 0.5m offset
517	Common Hazel	<i>Corylus avellana</i>	60-80cm	BR 1+1 Transplant - seed raised; branched 3 trunks	0.30Cn Double Staggered at 0.5m offset
259	Common Hawthorn	<i>Crataegus monogyna</i>	60-80cm	BR 1+1 Transplant - seed raised	0.30Cn Double Staggered at 0.5m offset
259	Holly	<i>Ilex aquifolium</i>	60-80cm	Leader With Laterals	0.30Cn Double Staggered at 0.5m offset
259	Blackthorn	<i>Prunus spinosa</i>	60-80cm	BR 1+1 Transplant - seed raised; branched 2 trunks	0.30Cn Double Staggered at 0.5m offset
259	Common Elder	<i>Sambucus nigra</i>	60-80cm	BR 1+1 Transplant - seed raised; branched 3 trunks	0.30Cn Double Staggered at 0.5m offset
Total: 2587					

Registered office: 01285 740427 - www.edp-uk.co.uk - info@edp-uk.co.uk



the environmental
dimension partnership

CARDIFF
02921 671900

CHELTENHAM
01242 903110

CIRENCESTER
01285 740427

info@edp-uk.co.uk
www.edp-uk.co.uk

The Environmental Dimension Partnership Ltd. Registered as a Limited Company in England and Wales. Company No. 09102431. Registered Office: Quarry Barn, Elkstone Studios, Elkstone, Gloucestershire GL53 9PQ



**URBAN
DESIGN
GROUP** REGISTERED
PRACTICE



**Landscape
Institute**
Registered practice