



LAND SOUTH OF SEAGRY
HOUSE
SEAGRY

LANDSCAPE AND VISUAL APPRAISAL

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1.0 Non-Technical Summary

- 1.1. ACD Environmental has been commissioned to undertake a Landscape and Visual Appraisal (LVA) to inform the planning proposals and accompany a planning application for the proposed development at Land south of Seagry House, Seagry.
- 1.2. The proposals are for the erection of building comprising 4No. flexible B8 storage and distribution and/or Class E(g) Commercial, Business and Service units and erection of building for mixed agricultural and equestrian workshop, storage, estate office and stables, all following demolition of existing B8 storage building and site remediation, together with associated parking, servicing, drainage, infrastructure, biodiversity net gain and landscaping and alterations to existing vehicular access.
- 1.3. In compiling this baseline information for this report, ACD has undertaken a desktop study including reviews of aerial photography, web searches, Local Planning Authority (LPA) publications, local landscape character assessments, and National Character Assessment (NCA) information. ACD then undertook a field assessment which includes a photographic survey of the landscape, using photography from several representative viewpoints.
- 1.4. The site does not fall within any designated landscape. Within the wider study area there are several landscape designations including a Site of Special Scientific interest (SSSI), Scheduled Monument, Ancient Replanted Woodland and Ancient and Semi-Natural Woodland. There are also several routes (PRoW and Bridleways), with receptors that have a degree of focus on the landscape.
- 1.5. There are views into the site from locations within proximity to the site, in particular Startley Road and adjacent footpaths to the north and west. Views of the site are mainly obscured through a combination of mature existing vegetation and built form. Of the thirteen viewpoints assessed, one had a visual effect of moderate, three of minor and nine were assessed as negligible before mitigation. Mitigation measures were included as a collaborative design process with the wider design team and a degree of mitigation has been suggested and included within the site layout. The introduction of landscape mitigation will reduce the overall visual effects for several

receptors, one viewpoint will have a minor residual impact and the remainder a negligible residual impact after mitigation has been introduced, established, and matured.

- 1.6. The landscape has been assessed as having a high landscape quality. The value has been assessed as low and the susceptibility to change and visual sensitivity have been assessed as medium and therefore the overall weighted landscape sensitivity has been assessed as medium. The magnitude of landscape impact has been assessed as small as there will be a partial alteration to the site's baseline characteristics.
- 1.7. The overall landscape character effect is determined by the overall weighted landscape sensitivity set against the magnitude of change. A medium landscape sensitivity set against a small magnitude of change results in Minor overall landscape character effects as defined in Table F within Appendix A of this report.
- 1.8. The site benefits from surrounding existing vegetation and built form that provides an effective visual barrier to the site. Receptors within proximity to the site and those along the boundaries with views into the site are likely to appreciate a change by the introduction of new storage and agricultural units. However, any changes are considered short-term until mitigation planting has matured, and materials have weathered. The development of the site will be seen within the same context and character of the existing built form on site and is therefore not considered out of context with the surrounding landscape.

2.0 Introduction, Purpose, and Methodology

Introduction

- 2.1. ACD Environmental has been commissioned by Thala Family Investments Ltd to undertake a Landscape and Visual Appraisal (LVA) for the proposed development at Land south of Seagry House, Seagry ('the site') to inform planning proposals and accompany the planning application for the site.
- 2.2. The development proposals are for the erection of building comprising 4No. flexible B8 storage and distribution and/or Class E(g) Commercial, Business and Service units and erection of building for mixed agricultural and equestrian workshop, storage, estate office and stables, all following demolition of existing B8 storage building and site remediation, together with associated parking, servicing, drainage, infrastructure, biodiversity net gain and landscaping and alterations to existing vehicular access.
- 2.3. The site is located in Upper Seagry to the south east of Seagry House, accessed from Startley Road to the east and Henn Lane to the south. An ordnance survey plan showing the site location is included in the appendices of this report and is shown in **Figure 1**.
- 2.4. The site is currently a plot of grassland and shrub area with dispersed trees and boundary trees, bound by a field gate to the east, vegetation and rear garden fencing. The site is bound by mature trees and shrub planting. There is currently a dilapidated storage building on site. Immediately to the north is Seagry Cricket Club, an area of open grassland. Seagry House sits to the north west of the site and the house gardens, comprised of formal landscaped areas and mixed tree planting, bound the site's western boundary. Residential development within the village of Upper Seagry lies along the sites eastern boundary and to the south along Henn Lane. Goss Croft Community Hall and Upper Seagry Allotments are located to the east of the site along Startley Road. The surrounding landscape comprises a mixture of arable and pastoral farmland in non-uniform, large, field patterns, bound by mature native hedgerows with single mature trees. An area of ancient replanted

woodland, Seagry Wood, is located to the west of the site and runs in a north to south direction. Lower Seagry lies approximately 1km to the east of the site and Startley to the north. Further to the north east lies Great Somerford, Rodbourne to the north, and to the south, Sutton Benger and Christian Malford. The M4 motorway lies 1.15km to the south of the site. The Motorway is bound by mature trees and shrub planting with some gapped areas, increasing towards the east of the study area. The River Avon meanders through the landscape approximately 1.1km to the south east of the site. An aerial photograph of the site is included in the appendices of this report and is shown in **Figure 2**.

- 2.5. The site does not fall within any designated landscape. Within the wider study area there are several landscape designations including a Site of Special Scientific interest (SSSI), Scheduled Monument, Ancient Replanted Woodland and Ancient and Semi-Natural Woodland. There are also several routes (PRoW and Bridleways), with receptors that have a degree of focus on the landscape. A Landscape Designations Plan is included in the appendices of this report and is shown in **Figure 5**.
- 2.6. The proposed development has considered the relevant policies of the National Planning Policy Framework (NPPF), Wiltshire Core Strategy, adopted in Jan 2015 and Seagry Parish Neighbourhood Plan, adopted in May 2021. The relevant policies of which can be found in **Appendix G**.

Purpose

2.7. LVA's can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change.

- This report aims to provide a full assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance.

2.8. In compiling this baseline information for this report, ACD has undertaken the following:

- A desktop study of relevant background documents, maps, and databases. The desktop study included reviews of aerial photography, web searches, Local Planning Authority (LPA) publications, and landscape character assessments, and National Character Assessment (NCA) information.
- A field assessment includes a photographic survey of the landscape, using photography from several representative viewpoints. The field assessment was undertaken by a qualified landscape architect; and
- Providing the baseline conditions concerning landscape character and receptors visual amenity.

Methodology

2.9. This proposal is not subject to an Environmental Impact Assessment (EIA). However, this LVA has been undertaken following 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition), published by the Landscape Institute and the IEMA (2013) (GLVIA) as this document is relevant to non-EIA schemes. Reference was also made to 'An Approach to Landscape Character Assessment' (Second Edition), published by Natural England (2018) and photography has been undertaken in line with 'Visual Representation of Development Proposals, TDN06/19', published by The Landscape Institute (2019).

2.10. Potential receptors were identified within the study area and the assessment identifies the sensitivity of receptors, the magnitude of change, and the level of effect. The methodology of assessment is included in **Appendix A**.

Study Area

2.11. The study area was set to a radius of approximately 2.5km from the centre of the site (N51°31'34, W02°04'50) on the basis that, at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible. The 2.5km study area is shown on the designations plan and is included in the appendices of this report and is shown in **Figure 5**.

2.12. The baseline information focused on identifying national and local landscape and other associated designations within 2.5km of the site and providing a general understanding of the site, its location within the landscape, and context.

3.0 Policy

Landscape Planning Policies

- 3.1. Guidelines, legislation, and planning policy documents provide the framework for the protection and conservation of landscape within the study area, the most relevant of which are outlined below.
- 3.2. Of these, statutes exist to ensure both direct and indirect protection of our most valued and important landscapes, their intrinsic visual qualities, and the individual elements and components that constitute their appeal. Those with direct relevance to the assessment comprise the following:
- The Countryside and Rights of Way Act 2000.
 - Wildlife and Countryside Act 1981.
 - Town and Country Planning Act 1990.
 - Hedgerow Regulations 1997.
 - Environment Act 2021.
 - Countryside Act 1968; and
 - The National Parks and Access to the Countryside Act 1949.

National Planning Policy

- 3.3. At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development running through both plan-making and decision-taking. For landscape, this means recognising the intrinsic beauty of the countryside and balancing any harm to the land resource with the benefits of the scheme in other respects. This balance is to be undertaken by the decision-makers and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report and as detailed in the **Planning Statement** accompanying this application. The policy framework is supported by the National Planning Guidance (NPPG) where relevant.

Local Planning Policy

- 3.4. Wiltshire Council's Core Strategy was adopted in January 2015 and outlines the vision, objectives and overarching planning policies for the district until 2026.
- 3.5. The adopted Core Strategy superseded former District Council Local Plan's. The North Wiltshire Local Plan 2011 had a number of policies saved within the adopted Core Strategy. See **Appendix G** for the relevant saved policy.
- 3.6. There are some additional supporting documents which outline the council's current policies for key elements within the district. A summary of policies, strategies and planning guidance is outlined below with a full list of relevant policies included in **Appendix G**.
- 3.7. The adopted Core Strategy entitled 'Wiltshire Core Strategy' adopted January 2015 and prepared by Wiltshire Council outlines the council's current planning policies. outlines the council's current planning policies. The relevant policies are summarised below:
- Core Policy 10: Outlines the spatial strategy for the Chippenham Community Area, outlines the employment and residential development needs for the area across the plan period (2006-2026).
 - Core Policy 34: Outlines the proposals for employment land across the district.
 - Core Policy 50: Guidelines on the protection and enhancement requirements for biodiversity and geodiversity.
 - Core Policy 51: Outlining the need to conserve and where possible enhance the landscape character of the site, including natural features, settlements, skylines and topographical features, historic value, views, tranquillity and areas of AONB and National Forest.
 - Core Policy 52: To ensure the provision, retention and enhancement of Wiltshire's Green Infrastructure network.

- 3.8. Seagry Parish Neighbourhood Plan 2019-2036 was developed by the people of Seagry to set out the vision, objectives and policy for the Parish.
- 3.9. Wiltshire Council have prepared the Wiltshire Local Plan 2024-2038 (November 2024). This document was submitted to the Secretary of State and is currently under examination.

4.0 Baseline Information: Character

- 4.1. This section identifies potential receptors within the study area and describes the site, study area, and landscape context. Desktop and field analysis has been used to scope out sensitive receptors within the 2.5km study area.
- 4.2. Landscape-related designations are shown in the appendices of this report and are shown in **Figure 5**.

Public Rights of Way

- 4.3. There are several Public Rights of Way (PRoW) which transect the landscape and are shown on the Ordnance Survey Plan which is included in the appendices of this report and is shown in **Figure 1**.
- 4.4. The closest PRoW runs along the site's northern boundary accessed from Startley Road and is represented in viewpoints 6, 7 and 8. Other PRoW's are located throughout the study area and occupy a variety of locations. Viewpoint 1 is located to the north, adjacent to a SSSI and near to a line of residential dwellings on the edge of Rodbourne Bottom. Viewpoint's 3 and 4 are representative of potential views from PRoW's to the east of the site located off Seagry Road. Viewpoint 4 is listed within Seagry Parish Council's Neighbourhood Plan as a valued view along a double row of trees to Manor Farm. Viewpoint 10 is located to the southwest of the site, along Henn Lane, at a lower topography looking towards Seagry Village and the site and is closest to a location listed within Seagry Parish Council's Neighbourhood Plan as a valued view looking towards Seagry. Viewpoints 12 and 13 are taken from PRoW's to the west and east providing longer range views towards the site. Viewpoints 2 and 9 are located along public bridleways to the north and south of the site.

Sites of Special Scientific Interest

- 4.5. There are two Sites of Special Scientific Interest (SSSI) within the study area. Harries Ground, Rodbourne lies approximately 1.8km to the north west and Stanton St Quinton Quarry and Motorway Cutting lies approximately 2.4km to the west. Viewpoint 1 is representative of views from Harries Ground.

Scheduled Monument

- 4.6. There is one Scheduled Monument within the study area, Moated Site 500m north-west of Nabels Farm, lying approximately 1.5km to the west of the site.

Landscape Character

- 4.7. A review of the site and local landscape character has been undertaken as part of this report and includes a review of the National Character Assessment, Landscape Character Assessments, and site assessment.

National Character Assessment

- 4.8. Natural England has published a study entitled 'Countryside Character Initiative'. This initiative is concerned with the management of England's countryside through an understanding of its character. It aims to guide policy developments, national decision making, and give a context to local planning, action, and development.
- 4.9. The site lies within the Avon Vales National Character Area (NCA) 117. While the description is broadly representative of the wider landscape, many characteristics are exhibited in the site and study area, including:
- An undulating clay vale with a mix of arable and pasture.
 - Small-and medium-sized fields with mostly hedgerow boundaries with few hedgerow trees, varying in shape from irregular piecemeal enclosure to rectilinear planned enclosure.
 - Numerous low ridges with local views over towns and villages.
 - Wide River Avon corridor, with an ancient pattern of flood meadows and closely associated settlements and more recent development.
 - Transport corridors along roads and watercourses, heavily influential on all development in the NCA.
 - Large historic parks and mansions often established from former monastic establishments.
 - Attractive stone-built centres to market towns that reflect the former agricultural productivity and wealth of the area.
 - Wide views across whole area from higher areas of surrounding chalk downs.

Landscape Character Assessment

4.10. Wiltshire Landscape Character Assessment describes the variations in physical influences, biodiversity, historic environment and built character within the different types of landscape in the county. Within Wiltshire there are 16 different landscape character areas. This assessment was originally prepared by Land Use Consultants on behalf of Wiltshire Council in 2005. There are two character areas within the study area and are shown on **Figure 6**.

Wiltshire Landscape Character Assessment – Malmesbury- Corsham Limestone Lowlands (LCA 16A)

4.11. The site and surrounding landscape falls into LCA Malmesbury-Corsham Limestone Lowlands (LCA 16A). The Landscape character Type 16: Limestone Lowlands includes the following key characteristics and distinctive features:

- 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 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.

4.12. The landscape character assessment includes an overview, description and evaluation including forces for change, condition, strength of character, landscape sensitivities, strategy and management objectives. In particular within the features of significance, there are multiple features which are present within the study area, including a peaceful rural landscape, strong network of hedgerows, hedgerow trees and occasional woodland copses, dry stone walls, medieval field pattern, ancient woodland, traditional limestone villages and rural road networks. The assessment outlines the need to conserve those elements and to strengthen any locally degraded elements.

4.13. This character area has been evaluated as having a good condition and a moderate strength of character. *'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.'*

4.14. Due to the introduction of storage units and agricultural workshops to replace an existing dilapidated storage building, a change to the character of the site and therefore this character area will be appreciated. However, any changes will only be

appreciated from receptors within proximity to the site boundaries and Upper Seagry.

Wiltshire Landscape Character Assessment – Avon Open Clay Vale (LCA 12B)

4.15. Avon Open Clay Vale (LCA 12B) landscape character area is located to the east of the site and stretches from Wootton-Bassett in the north to south of Melksham. The Landscape character Type 12: Open Clay Vales includes the following key characteristics and distinctive features:

- Level land form with wide open skies and views to ridges and downs.
- Pastoral land use with some arable.
- Large scale geometric fields with hedgerows or open drainage channels defining boundaries.
- Presence of rivers, tributaries, drainage channels and open water bodies.
- Watercourses lined with riparian vegetation with prominent lines of willows (some pollarded).
- Floristically rich hay meadows.
- Settlement pattern varies from large towns and small scattered villages to sparse farmsteads.
- Buildings in varied materials of brick, render and stone.
- Crossed by major transport corridors, and a network of minor roads linking settlements.
- Historic use for transport evident in canals.

4.16. The landscape character assessment includes an overview and description, evaluation including forces for change, condition, strength of character, landscape sensitivities, strategy and management objectives. In particular within the features of significance, there are multiple features which are present within the study area, including wide open skies and views to ridges, variety of rivers and water bodies, hay meadows and villages in the local vernacular. The assessment outlines the

need to conserve those elements and to improve any locally degraded elements such as hedgerows and hedgerow trees.

4.17. This character area has been evaluated as having moderate condition and moderate strength of character. *'The Open Clay Vales are an intensively managed type with large areas under arable cultivation. Although there are limited areas still managed as unimproved grassland most of the meadows, a substantial part of the hedgerow network and riparian vegetation has been lost. The condition of the Open Clay Vales is judged as moderate.'*

4.18. Due to the distance between the site and this character area, the introduction of storage units and agricultural workshops to replace an existing dilapidated storage building, a change in the landscape character may be appreciated. Any changes will be limited to the western edge of the landscape character area on the boundary between Upper and Lower Seagry.

Site Assessment

- 4.19. **Figure 1:** Ordnance Survey Plan within the appendices of this report shows the topographical information of the site and study area. The site is located to the north of Henn Lane and the west of Startley Road, accessed from both the eastern and southern boundaries. The site is currently an area of trees, grassland and scrub vegetation, an existing dilapidated storage building is located within the site amongst the vegetation. The site is bound on all sides by mature trees, and to the east abuts adjacent residential dwellings and rear gardens. The southern boundary adjoins an area of scrub land off Henn Lane and the north adjoins Seagry Cricket Club grounds. Seagry House and gardens lie along the eastern boundary. A PRow runs from Startley Road along the northern edge of the Cricket Club towards the ancient replanted woodland, Seagry Wood, to the west. The topography within Seagry and to the east is relatively flat. The landform is more undulating to the west of the site.
- 4.20. The vegetation is mainly native in species, some decorative ornamental planting is located within private curtilages. Planting within the village is generally well maintained and was in a neat and tidy condition. Seagry Wood lies to the west of the site, a network of PRow's connect to the bridleway within the woodlands. Within the local landscape a network of PRow's and bridleways transect the landscape connecting villages and roads.
- 4.21. Within Seagry a variety of boundary treatments are utilised by residents including, stone walls, wooden fencing and hedging. Seagry House entrance is bound by large wooden gates.
- 4.22. The River Avon lies to the east of the study area, some PRow's connect to the River, but access along the River within the study area is often limited.
- 4.23. Within the study area a mix of sized villages are located, larger villages including Great Somerford to the north east and Sutton Benger to the south are connected via a network of roads.

The agricultural landscape includes a mix of irregular and regular shaped, medium-large sized arable fields that are defined with mixed native hedgerows and occasional mature trees.

4.24. **Image A** shows a mixed native hedge, in a well maintained condition and a large mature hedgerow tree bounding fields laid to arable use/ pasture. A mature tree line forms a backdrop to the image. The topography in the image is relatively flat.



Image A: Example of hedgerows and hedgerow trees along field boundaries

4.25. **Image B** illustrates the residential development along the eastern boundary of the site, bound by mature trees and hedgerows.



Image B: Residential development along the site boundaries

4.26. **Image C** illustrates the rolling topography to the west of the site. Mature trees and shrub break up longer range views across the landscape.



Image C: Undulating topography to the west of the site and mature trees.

5.0 Baseline Conditions: Visual

Introduction

- 5.1. From the results of the initial desk study and site appraisal, it is clear that the proposed development will be visible from a limited number of locations, at varying distances, and from both public and potentially from private areas.
- 5.2. A Zone of Theoretical Visibility (ZTV) was prepared and included in the appendices of this report and is shown in **Figure 3**. Viewpoints are included within **Appendix D** of this report and locations are shown in **Figure 4**, within the report appendices.
- 5.3. This section identifies those visual receptors that have the potential to view the site, their distribution, character, and sensitivity to change.
- 5.4. The photographic study to support the application was undertaken in July 2025. Viewpoints at varying close distances from the site were selected to represent the typical views of the site. **Figure 4** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.
- 5.5. The following viewpoints in **Table 1** were selected as being representative of the potential visual issues associated with the proposed development.

Table 1: Viewpoint Details

No	Location	Distance (km) and direction of view	Northing	Westing	Rationale for selection
1	PRoW accessed from Rodbourne Bottom Drive	1.75km, SE	51°32'21"	02°05'51	Long-range view from PRoW on the boundary to the SSSI, within ZTV
2	Public Bridleway accessed from Startley	0.99km, S	51°32'08	02°04'59	View from Public Bridleway, within ZTV
3	PRoW accessed from Seagry Road	0.68km, W	51°31'35	02°04'09	View from PRoW, within ZTV
4	Entrance to PRoW along Seagry Road	0.64km, NW	51°31'20	02°04'21	View from PRoW, within ZTV
5	Startley Road	0.01km, W	51°31'37	02°04'44	View from eastern site access, within ZTV
6	Entrance to PRoW along Startley Road	0.12km, S	51°31'40	02°04'46	View from PRoW, within ZTV
7	PRoW accessed from Startley Road	0.10km, S	51°31'40	02°04'52	View from PRoW, within ZTV
8	PRoW accessed from Startley Road	0.27km, E	51°31'39	02°05'06	View from PRoW, within ZTV
9	Scotland Hill	0.36km, NE	51°31'24	02°05'05	View from entrance to Public Bridleway, within ZTV
10	Entrance to PRoW along Henn Lane	0.21km, NE	51°31'26	02°04'56	View from entrance to PRoW, within ZTV
11	Henn Lane, near site entrance	0.01km, north	51°31'31	02°04'48	View from southern site entrance, within ZTV
12	PRoW accessed from Seagry Wood	0.44km, E	51°31'32	02°05'15	View from PRoW, within ZTV
13	PRoW accessed from Seagry Road	0.60km, SW	51°31'45	02°04'16	View from PRoW, within ZTV

5.6. The findings of the site appraisal show that there are direct and open views into the site from locations along Startley Road at the sites eastern entrance point. Limited glimpsed middle- distant views are afforded from views to the west and east amongst a strong mature vegetated landscape.

Visual Receptors

Public Rights of Way Users

- 5.7. Users of PRowS, bridleways and National Trails are considered to have a high sensitivity and so the visual assessment included a comprehensive analysis of the visual effects of this user group.

Residential Properties and Users

- 5.8. Views from private residential properties, although likely to have a high sensitivity to any changes in a view, are not protected by planning regulations, policies, or guidance. There are several residential properties located close to the site, including Seagry House to the west and residential development to the south and east within Upper Seagry. The nearest properties (accessed from Startley Road and Henn Lane) bound the site, so it is likely that any change will only be appreciated from gardens that are close to natural gaps in existing vegetation, through which views may be possible.

Road Users

- 5.9. Road users are less sensitive than residential receptors or users of PRow due to the speed at which they experience and perceive the landscape, however, road users are notable receptors. The various residential roads which are found to the east and south of the site are the nearest notable receptors of this type.
- 5.10. Other road users, including those on small rural roads, often happen to be bridleways and PRow's.

6.0 Proposals and Mitigation

The Proposed Development

6.1. The development proposals are laid out in full in **The Design and Access Statement** in support of this application. The site layout is shown in **Figure 7**.

6.2. The proposals include the following:

- Building comprised of 4no. storage and distribution units
- Building for agricultural and equestrian workshop, storage, estate office and stables
- Updated access road and associated parking, servicing and drainage
- Landscaping and associated works.

Landscape Mitigation

6.3. The conclusions of the Landscape and Visual Appraisal have influenced the site layout through an iterative process. Landscape related constraints were prepared and then informed the design, as shown on **Figure 7**. The proposals therefore include a degree of mitigation already as to avoid or reduce the potential effects. These include:

- Retaining the existing site boundary vegetation, mature trees and shrub planting and include additional native species which are prevalent in the local area. This is to provide dense vegetative features along all the site boundaries.
- Setting the built form away from access points to locate these centrally within the mature vegetation on site.
- Proposal of entrance gate of similar vernacular to Segary House to create a uniformed street scene. Inclusion of dry stone walling to be inline with recommendations set out for LCA 16A and LCA 12B
- Provide mitigation planting along the access road from the east to create a green view from Startley Road.

- Provide mixed native hedgerows along site boundaries, to be inline with recommendations within LCA 16A and LCA12B.
- Proposal of fence and tree planting along the eastern boundaries to adjacent residential properties to provide privacy and enhanced visual amenity.
- Buildings to be built in the local vernacular, including materials of stone, cream render and wood to sit inline with existing built form within the landscape.

6.4. In adopting the above measures, the proposals will reduce the magnitude of potential landscape and visual effects on the identified receptors.

6.5. The visual assessment has been undertaken to assess the site layout, as shown in **Figure 7**.

6.6. After 10-15 years the above mitigation measures will have weathered, and planting will have become established to further reduce the visual impact.

7.0 Assessment of Effects

Introduction

- 7.1. Predicted effects on receptors are assessed at operation. The assessment of landscape and visual effects considers the site in its current baseline condition and judges the type and level of effects of the proposals. The site layout is shown in **Figure 7**.
- 7.2. The landscape strategy is to provide a high-quality development set within a site that has a strong, mature landscape framework. This includes the retention of the existing vegetation, to maintain a similar visual baseline. The landscape strategy is illustrated within the landscape proposals which will accompany the planning application. The strategy would help to visually blend the proposals into the receiving landscape and soften the look of the built form over time. The assessment of effects is outlined in **Appendix C** (character) and **Appendix D** (visual).
- 7.3. It is considered that there is the potential for effects on the following receptors:

Landscape

- Landscape elements such as the trees, hedgerows, and agricultural landscape; and
- The landscape character of the site and the local area surrounding the site.

Visual

- Public Rights of Way and users of recreational facilities in the local area.
 - Roads adjacent to and surrounding the site; and
 - Residential receptors adjacent to site boundaries.
- 7.4. The sensitivity of the visual receptors in the viewpoints is outlined in **Table G** within **Appendix A** of this report.

Effects upon the Receiving Landscape

7.5. Effects on the landscape are considered as a multi-stage process:

- Effects on the character of the site, that includes the direct effects on the different elements that make up the site character.
- The receiving landscape character, as defined in the Landscape Character Assessments; and
- Effects on the local landscape context including the indirect effects on the defined landscape character that surrounds the site.

The site and the immediate surrounding landscape within LCA 16B malmesbury-Corsham Limestone Lowlands

7.6. The quality of the landscape of the site and the immediate surrounding landscape, has been assessed as having a **high** landscape quality. This assessment has been reached as most landscape elements remain intact and in a good state of repair (agricultural landscape, hedgerows, and trees). There are few detracting elements. This is defined in **Table A** in **Appendix A** of this report.

7.7. The value of the existing landscape has been assessed as **low**. Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements. Areas would be commonplace at a local level and would generally be undesignated, offering scope for improvement. This is defined in **Table B** in **Appendix A** of this report.

7.8. The landscape's susceptibility to change has been defined as **medium**, as there are some important landscape elements of moderate susceptibility to change. The area is subject to the presence of man-made infrastructure with a semi-enclosed scale. In terms of remoteness, the area is subject to some (but not dominated) human activity and development, and in terms of tranquillity, it is subject to some noise and movement. This is outlined in **Table C** in **Appendix A** of this report.

- 7.9. As defined in **Table D** the landscape visual sensitivity has been defined as **medium** as the landscape has an undulating topography with frequent vegetative features. There is some degree of focus on the landscape.
- 7.10. The overall weighted assessment of landscape sensitivity on the site and immediate surrounding landscape has been assessed as **medium**.

The landscape within the study area to the east within LCA 12B Avon Open Clay Vale

- 7.11. The quality of the landscape of the site and the immediate surrounding landscape, has been assessed as having a **high** landscape quality. This assessment has been reached as most landscape elements remain intact and in a good state of repair (agricultural landscape, hedgerows, and trees). There are few detracting elements. This is defined in **Table A** in **Appendix A** of this report.
- 7.12. The value of the existing landscape has been assessed as **low**. Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements. Areas would be commonplace at a local level and would generally be undesignated, offering scope for improvement. This is defined in **Table B** in **Appendix A** of this report.
- 7.13. The landscape's susceptibility to change has been defined as **medium**, as there are some important landscape elements of moderate susceptibility to change. The area is subject to the presence of man-made infrastructure with a semi-enclosed scale. In terms of remoteness, the area is subject to some (but not dominated) human activity and development, and in terms of tranquillity, it is subject to some noise and movement. This is outlined in **Table C** in **Appendix A** of this report.
- 7.14. As defined in **Table D** the landscape visual sensitivity has been defined as **medium** as the landscape has an undulating topography with frequent vegetative features. There is some degree of focus on the landscape.

- 7.15. The overall weighted assessment of landscape sensitivity on the site and immediate surrounding landscape has been assessed as **medium**.
- 7.16. Due to the change in baseline characteristics, a change in the landscape character will be appreciated. The introduction of storage units and new agricultural buildings to replace a dilapidated storage building will result in a change to the landscape character but will be set within the context of existing residential properties and built form.
- 7.17. During the removal of the existing dilapidated building to be replaced with the storage of spoil, laydown areas full of materials, construction compounds and buildings under construction will form part of a perceived loss of localised landscape elements. These construction elements and activities are considered temporary and will occur over a relatively short period of time.
- 7.18. The magnitude of landscape impacts on the site and LCA16B Limestone Lowlands, as outlined in **Table E** in **Appendix A**, has been assessed as **small** as there is likely to be a minor alteration to the site's baseline characteristics. The introduction of new storage units and agricultural buildings may be prominent for a limited number of observers but is not considered to be uncharacteristic when set within the attributes of the receiving landscape.
- 7.19. The magnitude of landscape impacts on 12 Open Clay Vale, as outlined in **Table E** in **Appendix A**, has been assessed as **small** as there is likely to be a minor alteration to the site's baseline characteristics. The introduction of new storage units and agricultural buildings may be prominent for a limited number of observers but is not considered to be uncharacteristic when set within the attributes of the receiving landscape.

Visual Impacts

7.20. Visual appraisals consider the sensitivity to change of visual receptors within the study area, and the magnitude of change associated with the introduction of the proposed development into the existing visual context.

7.21. A summary of the visual effects at each viewpoint location is shown in **Table 2**.

Table 2: Summary and comparison of Overall Residual Visual Effects

	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
				Operational Stage		Residual Stage	
1	PRoW accessed from Rodbourne Bottom Drive	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
2	Public bridleway accessed from Startley	Users of public bridleway	High	Negligible	Negligible	Negligible	Negligible
3	PRoW accessed from Seagry Road	Users of PRoW	High	Very small	Minor	Negligible	Negligible
4	Entrance to PRoW along Seagry Road	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
5	Startley Road	Road Users	Medium	Medium	Moderate	Very small	Minor
6	Entrance to PRoW along Startley Road	Residents and users of PRoW	High	Negligible	Negligible	Negligible	Negligible
7	PRoW accessed from Startley Road	Users of PRoW	High	Very Small	Minor	Negligible	Negligible
8	PRoW accessed from Startley Road	Users of PRoW	High	Very small	Minor	Negligible	Negligible
9	Entrance to public bridleway along Scotland Hill	Users of public bridleway	High	Negligible	Negligible	Negligible	Negligible
10	Entrance to PRoW along Henn Lane	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible

	Viewpoints	Receptor Type	Receptor Sensitivity	Magnitude of Change	Overall Visual Effects	Magnitude of Change	Overall Visual Effects
11	Henn Lane, near site entrance	Residents and road users	High	Negligible	Negligible	Negligible	Negligible
12	PRoW accessed from Seagry Wood	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible
13	PRoW accessed from Seagry Road	Users of PRoW	High	Negligible	Negligible	Negligible	Negligible

Residential Receptors

- 7.22. Residential receptors are considered high, even though in planning terms there is no right to view from a residential property. This report does not specifically assess any viewpoints from within private residential ownership as access to private property could not be ascertained during the fieldwork. During the fieldwork, the publicly accessible spaces within residential areas (public highway and open spaces) within the ZTV were visited, but due to a combination of existing vegetation, topography, and existing built form, it is likely views from the existing properties will be limited to those in proximity to the site and that are located adjacent to natural gaps within the vegetation structure.
- 7.23. Viewpoint 6 is representative of residents from the northern edge of Seagry. Due to the stone wall along Seagry House frontage and mature vegetation within the view, views towards the site are not possible.
- 7.24. Viewpoint 11 represents views from the residents along Henn Lane. Views from the south of Henn Lane are restricted due to the mature vegetation within the site and existing wooden fencing and brick walls.

Users of Public Rights of Way

- 7.25. Users of Public Rights of Way are also considered high, in that receptor's attention is often focused on the landscape through which they are travelling. Receptors often use Public Rights of Way for recreational purposes and the landscape is considered an important component of their overall experience. The following PRow's have been assessed as follows:
- 7.26. Viewpoint 1, north of the site, represents views from the adjacent SSSI. Due to the distance from site and mature vegetated landscape between the site and observer no change in the view is expected.

- 7.27. Viewpoint 2, north of the site, represents views from a public bridleway. The view is taken from a gap within the hedgerow and due to the distance from site and mature landscape between the site and observer, no change in the view is expected.
- 7.28. Viewpoints 3 and 4 are taken from the east along Seagry Road. Viewpoint 3 is located within an agricultural field and due to the mature vegetation within the landscape and existing built form within Seagry, views towards the site are limited. Once mitigation planting has matured there will be no residual visual effects. Viewpoint 4 is taken further to the south along Seagry Road at the access lane to Manor Farm, no view is appreciated due to the mature tree avenue and mature trees forming a background within the view.
- 7.29. Viewpoint 7, to the north of the site, represents close-range views from the PRow accessed from Startley Road. Overall, the magnitude of change for observers is very small as glimpses of the site beyond are visible. Once the mitigation planting has matured any views into the site from this location will not be possible.
- 7.30. Viewpoints 8 and 12 are taken from PRow's to the west of the site. The viewpoints are located within open fields adjacent to hedgerow boundaries with mature trees. There are possible glimpsed views from viewpoint 8 towards the site, once mitigation planting has matured views from this location will be discernible. Views from viewpoint 12 are restricted due to the mature vegetation along the field boundaries.
- 7.31. Viewpoints 9 and 10 are taken from Henn Lane and Scotland Hill to the south and west of the site. The views are taken from the entrance points onto the public bridleway and PRow. From both viewpoints views of the site are restricted due to the mature vegetation which lies along the sites western boundary and landscape beyond.
- 7.32. Viewpoint 13 is taken from a PRow to the east of the site. The view is taken from a gap within the hedgerow, which affords views of the landscape beyond. Views of

the site are restricted due to the mature interceding vegetation across the landscape and no views are afforded.

Road Users

- 7.33. Road users are typically less sensitive than users of Public Rights of Way or residential receptors due to the speed through which they travel through the landscape. Road users' attention may also not be focused on the landscape.
- 7.34. Viewpoint 5 represents views at the eastern site entrance along Startley Road. The site entrance is clearly visible. Once mitigation planting along the access road has matured the residual visual effects will be minor.
- 7.35. Other roads within the study area were visited, as they were indicated as having potential views on the ZTV, but no change could be appreciated.

8.0 Conclusions and Discussions

- 8.1. This report provides a Landscape and Visual Appraisal for the proposed development to Land south of Seagry House, Seagry. This report informs the planning proposals and accompanies the planning application for the site.
- 8.2. In compiling this baseline information for this report, ACD has undertaken a desktop study including reviews of aerial photography, web searches, Local Planning Authority (LPA) publications, landscape character assessments, and National Character Assessment (NCA) information. ACD then undertook field assessments which include a photographic survey of the landscape and using photography from several representative viewpoints.
- 8.3. The site does not fall within any designated landscape. Within the wider study area there are several landscape designations including a Site of Special Scientific interest (SSSI), Scheduled Monument, Ancient Replanted Woodland and Ancient and Semi-Natural Woodland. There are also several routes (PRoW and Bridleways), with receptors that have a degree of focus on the landscape. For most receptors within these landscape designations, no changes will be appreciated, with the largest potential change being appreciated from Startley Road, at the eastern site entrance.
- 8.4. The site falls within the Avon Vales National Character Area and the site and study area exhibits several landscape characteristics, as identified by Natural England in their 'Countryside Character Initiative'.
- 8.5. The Wiltshire Landscape Character Assessment describes the variations in character within the county. The site falls within the LCA 16A Malmesbury-Corsham Limestone Lowlands. Within the wider study area there also falls LCA 12B Avon Open Clay Vale. The key characteristics for LCA 16A include gently undulating landform, a rural landscape, mix of agricultural land, strong hedgerow network and dry stone walling, large geometric field patterns and scattered settlements or differing sizes and vernacular. The study area exhibits these characteristics,

however, for most of the landscape the character will remain unaffected by the proposed development with only areas within proximity to the site's boundaries appreciating a change.

- 8.6. There are views into the site from locations within proximity to the site, in particular Startley Road and adjacent footpaths to the north and west. Views of the site are mainly obscured through a combination of mature existing vegetation and built form. Of the thirteen viewpoints assessed, one had a visual effect of **moderate**, three of **minor** and nine were assessed as **negligible** before mitigation. Mitigation measures were included as a collaborative design process with the wider design team and a degree of mitigation has been suggested and included within the site layout. The introduction of landscape mitigation will reduce the overall visual effects for several receptors, one viewpoint will have a **minor** residual impact and the remainder a **negligible** residual impact after mitigation has been introduced, established, and matured.
- 8.7. The landscape has been assessed as having a **high** landscape quality. The value has been assessed as **low** and the susceptibility to change and visual sensitivity have been assessed as **medium** and therefore the overall weighted landscape sensitivity has been assessed as **medium**. The magnitude of landscape impact has been assessed as **small** as there will be a partial alteration to the site's baseline characteristics.
- 8.8. The overall landscape character effect is determined by the overall weighted landscape sensitivity set against the magnitude of change. A **medium** landscape sensitivity set against a **small** magnitude of change results in **Minor** overall landscape character effects as defined in **Table F** within **Appendix A** of this report.
- 8.9. The site benefits from surrounding existing vegetation and built form that provides an effective visual barrier to the site. Receptors within proximity to the site and those along the boundaries with views into the site are likely to appreciate a change by the introduction of new storage and agricultural units. However, any changes are considered short-term until mitigation planting has matured, and materials have

weathered. The development of the site will be seen within the same context and character of the existing built form on site and is therefore not considered out of context with the surrounding landscape.

9.0 Appendices

Appendix A – Methodology

Appendix B- Zone of Theoretical Visibility Methodology

Appendix C- Landscape Effects

Appendix D- Visual Effects

Appendix E- Glossary of Terms

Appendix F - Sources of information

Appendix G - Policy

Appendix H - Published Landscape Character Areas

Figure 1- Ordnance Survey Map

Figure 2- Aerial Photography

Figure 3- Zone of Theoretical Visibility

Figure 4- Viewpoint Locations

Figure 5- Designation Plan

Figure 6- Landscape Character Plan

Figure 7- Site Layout

Appendix A- Methodology

Quality

- 9.1. Quality or condition relates to the physical state of the landscape and its intactness from the visual, functional, and ecological perspectives, together with the state of repair of its constituent features or elements (e.g., hedgerows, woodlands, field patterns, etc.). Local landscape quality within the study area has been considered based on the criteria described in the following table.

Table A. Landscape Quality (or Condition)

Landscape Quality (or Condition)	Typical Indicators
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Value

- 9.2. The value attributed to an area of the landscape reflects communal perception at a local, regional, national, or, occasionally, international scale. It is informed by several factors including scenic beauty, wildness, tranquillity, and particular cultural associations. Cultural associations may be widely held at a national scale or more local. Landscapes considered to be of the highest value would generally be formally designated at the national level, whereas those considered of lowest value would generally be undesignated, degraded landscapes, perhaps identified as being in poor condition and requiring either restoration or re-creation. Although value is largely determined by reference to statutory and planning policy designations, an absence of such designation does not necessarily imply the absence of value, as other factors such as scarcity or cultural associations can

establish an area of otherwise unremarkable landscape as a valued local resource. The value of landscape character areas and designations has been determined using the criteria described in the following table.

Table B. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, e.g., National Parks
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas, such as Areas of Outstanding Natural Beauty (AONB). Such areas may also relate to the setting of internationally or nationally statutory designated areas, e.g., National Parks.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land use or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed, or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Susceptibility to Change

- 9.3. Each landscape character area or designation is assessed for the sensitivity of its character to the introduction of the proposed development, considering its key characteristics, landscape elements, composition, and cultural associations. Certain aspects of landscape character are particularly important indicators of the degree to which a landscape is likely to be able to successfully accommodate development. These include the general scale and complexity of its landforms and elements; the degree of enclosure or openness; the degree and nature of manmade influences upon it; and whether it offers experiences such as remoteness or tranquillity. The criteria used to determine the susceptibility to change are set out in the following table.

Table C. Susceptibility to Change

Susceptibility to Change	Typical Indicators
Very High	Landscape elements: Important elements of the landscape susceptible to change and of high quality and condition. Scale and Enclosure: Small-scale landform/land cover/ development, human-scale indicators, fine-grained, enclosed with narrow views, sheltered. Manmade influence: Absence of manmade elements, traditional or historic settlements, natural features, and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements, and detractors Remoteness and Tranquillity: Sense of peace, isolation, or wildness, remote and empty, no evident movement.
High	Where, overall, indicators do not meet the Very High criteria but exceed those for Medium
Medium	Landscape elements: Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. Scale and Enclosure: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. Manmade influence: Some presence of man-made elements, which may be partially out of scale with the landscape and be only partially consistent with vernacular styles. Remoteness and Tranquillity: some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, overall, indicators do not meet the medium criteria but exceed those for Very Low.
Very Low	Landscape elements: Important elements of the landscape insusceptible to change and of low quality and condition. Scale and Enclosure: Large-scale landform/land cover/ development, Featureless, coarse-grained, open with broad views. Manmade influence: Frequent presence of utility, infrastructure, or industrial elements, contemporary structures e.g., masts, pylons, cranes, silos, industrial sheds with a vertical emphasis, functional man-made land-use patterns, and engineered aspects. Remoteness and Tranquillity: Busy and noisy, human activity and development, prominent movement.

Visual Sensitivity of Landscape Areas:

- 9.4. The visual sensitivity of an area of landscape relates to its general level of openness, the nature and number of visual receptors present within a landscape, and the probability of change in visual amenity due to the development being visible. It should be noted that landscape visual sensitivity refers to the visual sensitivity of the entire landscape that is being assessed, rather than an assessment of the visual effects of a specific, individual development.
- 9.5. The following table provides an overview of the typical indicators of visual sensitivity, which can be used to give a transparent, reasoned judgement regarding landscape visual sensitivity.

Table D. Landscape Visual Sensitivity

Landscape Sensitivity	Visual	Typical Indicators
Very High		Visual interruption: Flat or gently undulating topography, few if any vegetative or built features. Nature of views: Densely populated, a dispersed pattern of small settlements, outward-looking settlements, landscape-focused recreation routes and/or visitor facilities, distinctive settings, gateways, or public viewpoints.
High		Where, overall, indicators do not meet the Very High criteria but exceed those for Medium.
Medium		Visual interruption: Undulating or gently rolling topography, some vegetative and built features. Nature of views: Moderate density of population, settlements of moderate size with some view's outwards, routes with some degree of focus on the landscape.
Low		Where, overall, indicators do not meet the medium criteria but exceed those for Very Low.
Very Low		Visual interruption: Rolling topography, frequent vegetative or built features. Nature of views: Unpopulated or sparsely populated, a concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive, or industrial settings.

- 9.6. The overall landscape sensitivity is derived by combining the assessed values attributed to landscape condition, landscape value, character sensitivity, and effects on landscape elements and landscape visual sensitivity, to define an overall value within the range of Very High, High, Medium, and Low.
- 9.7. Since each criterion has a varying weight in its contribution to sensitivity the overall value is determined by professional judgement.

- 9.8. For this assessment greater weight is attributed to Landscape Value and Susceptibility to Change since these factors have greater defining criteria in the description of the landscape characterisation.

Magnitude of Change

- 9.9. The magnitude of change has been predicted by considering the anticipated loss or disruption to character-forming landscape elements (e.g., tree planting, landform, buildings, and watercourses, etc.), which would arise through the introduction of the proposed scheme.

Table E: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and uncharacteristic when set within the attributes of the receiving landscape. Would be at considerable variance with the landform, scale, and pattern of the landscape. This would cause a high-quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline, or introduction of elements that may be prominent but may not be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline, or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds with the scale, landform, and pattern of the landscape.

Overall Landscape Character Effect

9.10. The overall landscape character effect is determined by the assessment of landscape sensitivity set against the magnitude of change as indicated by the matrix in the table below.

Table F: Overall Landscape Character Effects

Magnitude	Sensitivity			
	Very High	High	Medium	Low
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/ minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

9.11. The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

Visual Receptor Sensitivity

9.12. The locations from which the proposed development will be visible are known as visual receptors. The assessment of visual sensitivity considers both the category of visual receptor and the nature of their existing view. It takes account of the location of the receptor or viewpoint; the expectations, occupation, or activity of the people present; the quality of the existing visual context; and the importance or value likely to be attributed by them to the available view. It is therefore the case that not all receptors within a given category are deemed to display equal sensitivity.

9.13. Following the GLVIA, for the visual assessment, the visual receptors have been graded according to their sensitivity to change against criteria set out in the table below.

Table G: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains, or other transport routes where higher speeds are involved and view sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

9.14. The number of people likely to be present and the duration of time that a view is likely to be experienced may also influence the visual sensitivity of a particular location.

9.15. It is sometimes the case that different categories of visual receptors might be present at a selected representative viewpoint (e.g., a selected location may include both residential properties and workplaces suggesting different levels of sensitivity). In such cases, the primary receptor category is identified (usually the more sensitive).

Visual Magnitude of Change

- 9.16. The visibility of the proposals and the magnitude of their change upon a view and the effect of visual effect are dependent on the range of factors already outlined, together with, the angle of the sun, the time of year, and weather conditions. Of equal importance will be whether the site is seen completely, or in part; whether the site appears on the skyline; whether it is viewed with a backcloth of land or vegetation; or with a complex foreground; and whether the site forms part of an expansive landscape or is visible within a restricted view. The aspect of dwellings and whether the view is from the main window or a secondary window, which may be used less frequently, is also a consideration. From highways, the direction and speed of travel are also a consideration. In the assessment magnitude of change is ranked as per the following table.

Table H: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or maybe in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or maybe easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or maybe readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, and indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near the limit of acuity of the human eye.

Overall Visual Effect

9.17. The overall visual effects are determined by the assessment of receptor sensitivity set against the magnitude of change, as indicated by the matrix in Table I.

Table I: Overall Visual Effects

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

Visual Assessment Parameters

9.18. To evaluate what the visual impact of the development will be and, if appropriate, what can be done, to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. The assessment of visual impact from any one location considers the:

- Sensitivity of the views and viewers (visual receptor) affected.
- Nature, scale or magnitude, and duration of the change.
- The extent of the proposed development that will be visible.
- Degree of visual intrusion or obstruction that will occur.
- Distance of the view; and
- Change in character or quality of the view compared to the existing.

9.19. A range of fixed visual receptors was initially considered, with emphasis placed on the identification and selection of locations with a clear relationship to the proposed scheme where potential visual implications were deemed to be greatest. The key visual receptors normally include statutory and non-statutory designated or protected areas, cultural heritage resources, residential properties and farmsteads, recreational/tourist resources, panoramic hilltop views, focused or directed views, and cumulative views. Viewpoints were selected to be representative of these visual receptor types.

9.20. These preliminary viewpoint's locations were assessed in terms of visibility during field investigation resulting in some preliminary viewpoints either being repositioned to locations offering improved visual representation or discounted as not offering any views. Also, field investigation identified several other closer viewpoints.

9.21. For the field assessment, a Canon EOS 700D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the 'Visual Representation of Development Proposals- Technical Guidance Note 06/19' issued by the Landscape Institute (2019).

9.22. Field investigation from the preliminary viewpoints was used to assess the actual visibility of the proposed development within the study area, considering the visual barrier effect of vegetation and buildings.

Site Appraisal/ Photographic Studies

9.23. The photographic study was undertaken in July 2025. Viewpoints at varying close distances from the site were selected to represent the typical views of the site. **Figure 4** shows the location of these viewpoints. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected thereby adding to the overall impact upon receptors in those locations.

9.24. The locations from which the proposed development will be visible are known as visual receptors. Following the "Guidelines for Landscape & Visual Impact Assessment 3rd Edition", for the visual assessment, the visual receptors have been graded according to their sensitivity to change.

9.25. From the results of the initial desk study, site appraisal, and fieldwork the proposed development will be visible from a limited number of locations, at varying but close distances, and from both public and private areas.

9.26. To evaluate what the visual impact of the development will be and, if appropriate, what can be done to ameliorate the impact, it is necessary to describe the existing situation to provide a basis against which any change can be assessed. Each assessment of visual impact has therefore been made taking into consideration the character and quality of the existing view.

Limitations of Assessment

- 9.27. The fieldwork and photographic appraisal were undertaken during July 2025 at a time when views benefit from vegetation in full leaf. In the winter months when deciduous species have completely lost their foliage, views of the landscape have the potential for greater visibility. Photographs at the end of each viewpoint indicate the general outlook for receptors.
- 9.28. In determining the viewpoints, whether in the immediate locality or further away, the main public highways, sections of public footpaths, and some of the publicly available spaces within the study area were visited. It is acknowledged that from public places, more viewers are likely to be affected, thereby adding to the overall impact upon receptors in those locations.
- 9.29. For this report, the assessment has been based on development proposals illustrated in the planning application. The proposals include a series of elevations and sections for the various heights of buildings and a series of detailed development plans.

APPENDIX B – Zone of Theoretical Visibility Methodology

9.30. Following an initial desk-based assessment of aerial photography, Ordnance Survey mapping a Zone of Theoretical Visibility (ZTV) was prepared.

Zone of Theoretical Visibility

9.31. To assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) is normally modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information-based exercise with no account being taken of the visual barrier effects of vegetation or buildings.

9.32. A computer-generated ZTV was established and a study area together with several representative viewpoints determined. All these viewpoints are at various distances from the scheme and cover all main points of the compass.

9.33. The extent of the study area and viewpoints were selected as being representative and having the potential to offer a degree of landscape and visual effects.

APPENDIX C- Landscape Assessment

LOCAL CHARACTER AREA – 16B MALMESBURY-CORSHAM LIMESTONE LOWLANDS

The site is currently a grassland, shrub and tree covered field, a dilapidated storage building is located centrally running in a north to south direction within the site. The south of the site has greater tree cover with some open areas to the north. Large mature trees are located within the site and along the site boundaries. Residential development of mixed typologies is located to the east and south of the site. Rear gardens and garages bound the site to the east. Seagry House and gardens are located to the west and Seagry Cricket Club is to the north. The site joins Henn Lane to the south. A wooden field gate provides access into the site from Startley Road to the east.

Lying to the north of Seagry Cricket Club and Seagry House a PRow travels from Startley Road in the east to Seagry Wood to the west, lying approximately 0.45km to the west of the site. Seagry Wood is an area of Ancient Replanted Woodland and Ell Wood, an area of Ancient and Semi-Natural Woodland. Seagry Woodland is transected by a Public Bridleway.

Upper Seagry lies to the south and east of the site along Henn Lane and Startley Road. Upper Seagry contains amenities including The New Inn village pub, recreation ground, Seagry C of E Primary School and Goss Croft Hall. Houses are of mixed types including modern architecture, traditional stone and rendered dwellings bound by a mixture of stone walls, wooden fencing and hedgerows..

Roads within the LCA range from lanes to B Roads and the M4 Motorway to the south. Traffic noise from the motorway was audible from areas throughout the study area. Startley and Rodbourne Bottom are located to the north and the northern edge of Sutton Benger to the south.

The landuse is generally mixed, residential dwellings are located in villages and clusters within the landscape, farmsteads are located throughout the landscape accessed by tracks and minor roads. Woodland breaks up large areas of arable and pastoral farmland of medium to large size fields. Fields are generally bound by mature mixed native hedgerows and large mature hedgerow trees.

The land gently undulates to the west and becomes flatter to the east. The rail line is located to the north of the study area.

A series of PRow's and Bridleways connect the landscape, often travelling along tracks or field boundaries.

Assessed Landscape Sensitivity of Local Character Area		
Criteria	Indicator Description	Assessed Result
Quality	Most landscape elements remain intact and in good repair (agricultural landscape, hedgerows and trees). Few detracting elements are evident.	High
Value	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements. Areas would be commonplace at a local level and would generally be undesignated, offering scope for improvement.	Low
Susceptibility to change	Some important elements of moderate susceptibility to change with a semi-enclosed scale, there is some evidence of man-made elements with some noise, but not dominant human activity and development.	Medium
Landscape visual sensitivity	Gently rolling topography with frequent vegetation features, some degree of focus on the landscape.	Medium
	Overall, Weighted Landscape Sensitivity.	Medium

LOCAL CHARACTER AREA – 12B AVON OPEN CLAY VALE

The LCA is located to the east of the site and covers the eastern area of the study area. Lower Seagry, Sutton Benger and the edges of Great Somerford and Christian Malford are located within the study area. Minor Roads connect the villages and built form is located along transport routes.

The M4 motorway is located in the south of the study area and noise was audible across the landscape.

The River Avon meanders through the landscape to the east, travelling west from the north east, towards the M4 motorway and south towards Christian Malford.

A network of PRow's travel along field boundaries and connect to the River Avon.

The landscape is generally flat, however long range views are broken by mature hedgerows bounding fields and mature trees across the landscape.

Assessed Landscape Sensitivity of Local Character Area		
Criteria	Indicator Description	Assessed Result
Quality	Most landscape elements remain intact and in repair (agricultural landscape, hedgerows and trees). Few detracting elements are evident.	High
Value	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements. Areas would be commonplace at a local level and would generally be undesignated, offering scope for improvement.	Low
Susceptibility to change	Some important elements of moderate susceptibility to change with a semi-enclosed scale, there is some evidence of man-made elements with some noise, but not dominant human activity and development.	Medium
Landscape visual sensitivity	Gently rolling and flat topography with frequent vegetation features, some degree of focus on the landscape.	Medium
	Overall, Weighted Landscape Sensitivity.	Medium

APPENDIX D- Visual Assessment

Viewpoint 1: View from Public Right of Way accessed from Rodbourne Bottom Drive



Vp1	Long-distance view		(Distance 1.75km looking south east)
Baseline Description	This is a view from a PRow accessed from Rodbourne Bottom Drive looking south east towards the site. The view is representative of users of the PRow.		
	The viewpoint is located within an agricultural field accessed form a track. The field is bound by mature mixed native hedgerows, shrub and trees in mixed condition. Residential properties are located to the east of the view within Rodbourne Bottom. A large agricultural barn is located to the rear of the hedgerow within the view.		
	The view represents views from the adjacent SSSI, Harries Ground, Rodbourne.		
Predicted change	From this viewpoint, the proposals will be set beyond the mixed native hedgerows and agricultural landscape. No change is likely to be appreciated from this location.		
Type of effect	The introduction of the proposed building types would be comparable to the type of agricultural and commercial development that already exists in the local landscape.		
Magnitude of Change	The development would not be legible to the observer.		
Assessment	Sensitivity	PRow users - High	
	Magnitude	Negligible	
Overall Visual Effects		Negligible	

Viewpoint 2: View from Public Bridleway accessed from Startley



Vp2	Middle-distance view (Distance 0.99km looking south)	
Baseline Description	This is a view from the public bridleway accessed from Startley looking south east towards the proposal site. The view is representative of users of the public bridleway. The public bridleway is grass underfoot and bound on both sides by a neatly maintained mixed native hedge. The view is taken from a gap within the hedge. An arable, agricultural field lies beyond the hedge to the south, bound by mixed native hedging and mature hedgerow trees. Seagry Wood Ancient Replanted Woodland is visible and bounds the view to the west. Residential development on the southern edge of Startley is visible to the rear of the view. The topography is relatively flat and rises in the distance beyond Startley.	
Predicted change	From this viewpoint, the proposals will be set beyond the agricultural fields within the view. No change will likely be appreciated due to the mature vegetation and large mature trees which lie between the viewer and the proposal site.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in no change in the existing view.	
Assessment	Sensitivity	Public bridleway users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 3: View from Public Right of Way accessed from Seagry Road



Vp3	Panoramic view (Distance 0.68km looking west)	
Baseline Description	This is a view from a PRow accessed from Seagry Road looking west towards the proposal site. The view is representative of users of the PRow. This viewpoint lies on the edge of an arable agricultural field. The field is elevated above the Seagry Road to the rear of the viewer and bound by a neatly maintained native hedgerow. Mature trees are located along the hedgerow bounding the field. Residential development within Upper Seagry lines the background of the view set amongst mature trees. The mature trees within the site are visible and form the skyline to this part of Upper Seagry.	
Predicted change	From this viewpoint, the proposals will be located amongst and beyond the trees forming the skyline.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape. Any glimpsed views of the development would sit inline with existing built form within the view.	
Magnitude of Change	The development would result in a barely perceptible change in the existing view without affecting the overall quality of the view	
Assessment	Sensitivity	PRow users - High
	Magnitude	Very small
Overall Visual Effects		Minor

Viewpoint 4: View from Public Right of Way along Seagry Road



Vp4	Middle-distance view (Distance 0.64km looking north west)	
Baseline Description	This is a view from a PRow accessed from Seagry Road. The PRow travels along the track to Manor Farm and into the field to the rear of the viewer. The view is representative of users of the PRow. Manor Farm access track is within the view lined by a mature tree avenue and mown grass verges adjacent to pastoral farmland. The track entrance is bound by wooden and metal agricultural gates and a cattle grid. A neatly maintained hedgerow bounds the road to the rear of the viewer, alongside mown grass and a water channel. Agricultural development associated with Manor Farm bounds the rear of the view amongst mature native vegetation.	
Predicted change	From this viewpoint, the proposals will be set beyond the agricultural development, mature trees and hedgerows within the landscape. No change in the view is likely to be appreciated from this location.	
Type of effect	The introduction of the proposed building types would be comparable to the type of agricultural and commercial development that already exists in the local landscape.	
Magnitude of Change	The development would result in no change in the existing view.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 5: View from Startley Road



Vp5	Close range view	(Distance 0.01km looking west)
Baseline Description	This is a view from the Startley Road looking west into the site. The view is representative of road users. The wooden agricultural gate in the view is the eastern access point into the site, bound by mature trees and hedgerows. The site is visible beyond the agricultural gate and glimpsed views into the site of grass, track and mature trees are possible from this location. The site is located beyond the residential properties within the view to meet Henn Lane to the south. Residential development off Startley Road is visible to the south of the view, the northern house shares a boundary with the site. The stone wall to the north of the viewer bounds Seagry Cricket Club grounds and Seagry House and trees above this in the distance are associated with Seagry House. Upper Seagry allotments lie to the rear of the viewer. Startley Road is a dominant feature within the view, bound by neatly mown grass and water channels. A water feature is located adjacent to the viewer and a wooden bridge crosses this water feature. Road signage is visible. Goss Croft Hall is located to the rear of the view. Houses within Upper Seagry form the backdrop to the view to the south.	
Predicted change	From this viewpoint, the site and access point is clearly visible. Proposed wooden gates will restrict views into the site and will sit inline with the existing gates at the entrance to Seagry House to the north. The entrance road will be located behind the entrance gates and the built form further to the west within the site amongst the mature landscape.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in a noticeable change within the view which may be clearly visible to the observer.	
Assessment	Sensitivity	Road users - Medium
	Magnitude	Medium
Overall Visual Effects		Moderate

Viewpoint 6: View from entrance to Public Right of Way along Startley Road



Vp6	Middle-distance view (Distance 0.12km looking south)	
Baseline Description	This is a view from the entrance into a PRoW looking south towards the site. The view is representative of users of the PRoW and residents in the local landscape. Startley Road is visible in the view travelling south into Upper Seagry. Bound by neatly mown grass verges, mature trees and a stone wall associated with Seagry House and Seagry Cricket Club. The PRoW is visible in the foreground of the view bound by a wooden closeboard fence and mature trees and shrubs. Mature trees are present across the view, bounding roads and rear gardens. The tops of mature trees within the site are visible in the background of the view.	
Predicted change	From this viewpoint, the proposals will be set beyond the stone wall in the foreground and amongst existing mature vegetation. No change in the view is likely.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in no change in the existing view and would not be legible to the observer.	
Assessment	Sensitivity	PRoW users and residents - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 7: View from Public Right of Way accessed from Startley Road



Vp7	Close range view (Distance 0.10km looking south)	
Baseline Description	This is a view from PRoW accessed from Starley Road looking south towards the site. The view is representative of users of the PRoW. The PRoW travels along the fence within the view from Startley Road in the east towards Seagry Wood in the west. The wooden post and rail fence is bound by an evergreen hedge and forms the boundary to Seagry House and gardens. Seagry House lies to the south west of the mature evergreen hedgerow. The view is taken from a gapped area of replanted hedgerow. Mature trees form the backdrop of the view, some of which are associated with the site.	
Predicted change	From this viewpoint, the proposals are located to the rear of the evergreen hedgerow and field beyond and set amongst the mature vegetation within the background of the view. It is possible the proposed building roofs will be visible beyond the hedgerow.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in a barely perceptible change in the existing view without affecting the overall quality of the view	
Assessment	Sensitivity	PRoW users - High
	Magnitude	Very Small
Overall Visual Effects		Minor

Viewpoint 8: View from Public Right of Way accessed from Startley Road



Vp8	Close-range view (Distance 0.27km looking east)	
Baseline Description	This is a view from a PRow accessed from Startley Road looking east towards the site. The view is representative of users of the PRow. Within the view the PRow runs parallel to the mixed native hedgerow. The topography is undulating from Seagry House on the horizon to Seagry Woods to the rear of the viewer. The landform dips in the foreground to a water course and rises to the edge of Seagry House. A mature hedgerow tree is located to the side of the view. On the ridge in the background lies Seagry House and gardens with associated mature landscaping and trees.	
Predicted change	From this viewpoint, the proposals will be set beyond the formal gardens and associated vegetation of Seagry House. There may be glimpsed views of roof tops in gapped areas of vegetation. In the winter months when the trees have lost their leaves there may be additional glimpsed views.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in a barely perceptible change in the existing view without effecting the overall quality of the view.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Very small
Overall Visual Effects		Minor

Viewpoint 9: View from entrance to public bridleway accessed along Scotland Hill



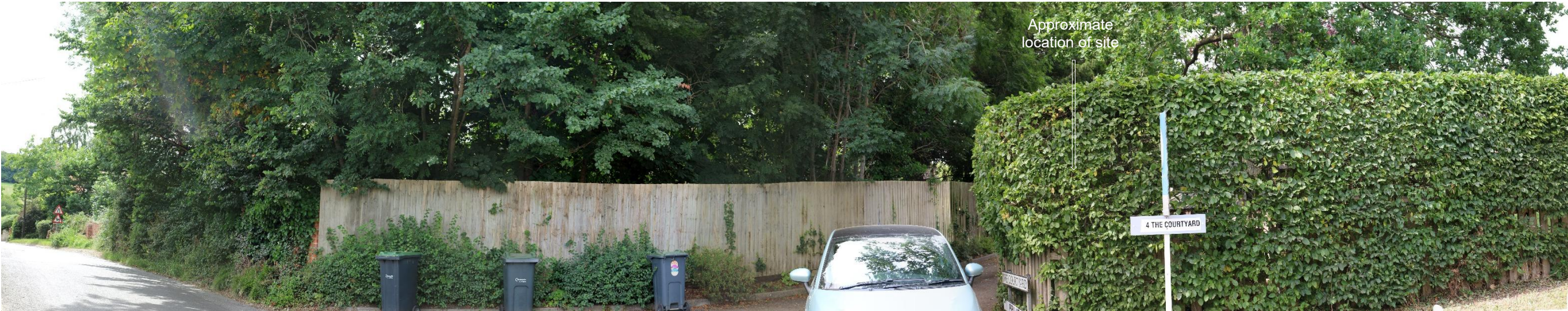
Vp9	Middle distance view (Distance 0.36km looking north east)	
Baseline Description	This is a view from the entrance to a public bridleway along Scotland Hill looking north east towards the site. The view is representative of users of the bridleway. Scotland Hill is dominant feature within the view, bound by a scrub verge and mixed native hedgerow. The hedgerow is neatly maintained with some gaps and is elevated above the road height. Mature trees are located along the hedgerow and form the background of the view on elevated land associated with the western edge of Upper Seagry.	
Predicted change	From this viewpoint, the proposals will be set beyond the mature hedgerow bounding the road.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in no change in the existing view and would not be legible to the observer.	
Assessment	Sensitivity	Public bridleway users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 10: View from entrance to Public Right of Way along Henn Lane



Vp10	Middle distance view (Distance 0.21km looking north east)	
Baseline Description	This is a view from the entrance to the PRow accessed from Henn Lane looking north east towards the site. The view is representative of users of the PRow and Henn Lane. Within the view Henn Lane is a dominant man-made feature, bound by scrub and gapped hedgerow and occasional trees. A broken post and rail fence bounds the fields within the foreground. A mature hedgerow bounds the field and restricts views of the grassland beyond. The background is formed of mature trees and vegetation and glimpsed views of residential properties on the western edge of Upper Seagry are visible in gaps within the vegetation. An electricity cable transects the landscape.	
Predicted change	From this viewpoint, the proposals will be set beyond the mature hedgerows and trees within the foreground and set beyond the mature vegetation which forms the backdrop of the view.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in no change in the existing view and would not be legible to the observer.	
Assessment	Sensitivity	PRow and road users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 11: View from Henn Lane near the site entrance



Vp11	Close-range view (Distance 0.01km looking north)	
Baseline Description	This is a view from the southern site access looking north towards the site. The view is representative of road users and residents along Henn Lane. The southern access road is visible within the view bound by wooden closeboard fencing and mature evergreen hedging. The lane is access for The Courtyard, a group of residential properties located along the sites eastern boundary. Henn Lane is visible within the view and to the rear of the viewer are residential properties within Upper Seagry. Mature vegetation bounds the skyline and restricts views beyond.	
Predicted change	From this viewpoint, the proposals will be set beyond the closeboard fence and mature vegetation within the view.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in no change in the existing view and would not be legible to the observer.	
Assessment	Sensitivity	Residents - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

Viewpoint 12: View from Public Right of Way accessed from Seagry Wood



Vp12	Middle distance view (Distance 0.44km looking east)	
Baseline Description	This is a view from PRoW accessed from Seagry wood to the west looking east towards the site. The view is representative of users of the PRoW. The PRoW is visible in the view travelling parallel to the hedgerow within the agricultural field. The hedgerow is neatly maintained with mature intermittent hedgerow trees. The topography is undulating and slopes down before returning higher towards the site. The background of the view is bound by mature vegetation forming the skyline. Electricity poles are visible to the south of the viewer.	
Predicted change	From this viewpoint, the proposals will be set beyond the mature vegetation in the background of the view.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in no change in the existing view and would not be legible to the observer.	
Assessment	Sensitivity Magnitude	PRoW users - High Negligible
Overall Visual Effects		Negligible

Viewpoint 13: View from Public Right of Way accessed from Seagry Road



Vp13	Middle distant view (Distance 0.60km looking south west)	
Baseline Description	This is a view from PRow accessed from Seagry Road, looking south west towards the site. The view is representative of users of the PRow. The view is taken from a gap within the mixed native hedgerow and a metal field gate is located. The hedgerow was in good condition and the PRow travelled parallel alongside. A large agricultural field is visible beyond, bound by hedgerows. Mature trees are dispersed across the landscape set amongst residential properties within Upper Seagry.	
Predicted change	From this viewpoint, the proposals will be set beyond the mature vegetation in the background of the view.	
Type of effect	The introduction of the proposed building types would be comparable to the type of development that already exists in the local landscape.	
Magnitude of Change	The development would result in no change in the existing view and would not be legible to the observer.	
Assessment	Sensitivity	PRow users - High
	Magnitude	Negligible
Overall Visual Effects		Negligible

APPENDIX E - Glossary of terms

Analysis (landscape)	The process of breaking the landscape down into its component parts to understand how it is made up.
AOD	Above Ordnance Datum
AONB	Area of Outstanding Natural Beauty
Assessment (landscape)	An umbrella term for description, classification, and analysis of the landscape.
Biodiversity	The concept of variety in all species of plants and animals through which nature finds its balance.
Classification	A process of sorting the landscape into different types using selected criteria, but without attaching relative values to the different kinds of landscape.
Compensation	The measures taken to offset or compensate for residual adverse effects that cannot be mitigated, or for which mitigation cannot eliminate adverse effects.
Constraints map	Map showing the location of important resources and receptors that may form constraints to development.
Countryside	The rural environment and its associated communities (including the coast)
Cumulative Effects	The summation of effects that result from changes caused by development in conjunctions with other past, present, or reasonably foreseeable actions.
Diversity	Where a variety of qualities or characteristics occurs.
Element	A component part of the landscape (for example, roads, hedges, woods)
Enhancement	Landscape improvement through restoration, reconstruction, or creation.
Environment	Our physical surroundings including air, water, and land.

Environmental appraisal	A generic term for the evaluation of the environmental implications of proposals (used by the UK Government in respect of policies and plans).
Environmental Impact Assessment (EIA)	The evaluation of the effects on the environment of particular development proposals
Field pattern	The pattern of hedges and walls that define fields in farmed landscapes.
Geographical Information System (GIS)	Computerised database of geographical information that can easily be updated and manipulated.
Heritage	Historical or cultural associations.
Indirect impacts	Impacts on the environment, which are not a direct result of the development but are often produced away from it or as a result of a complex pathway. Sometimes referred to as secondary impacts.
Landcover	Combinations of land use and vegetation that cover the land surface.
Landform	Combinations of slope and elevation of the land conditioned by knowledge and identity with a place.
Landscape capacity	The degree to which a particular landscape character type or area can accommodate change without unacceptable adverse effects on its character. Capacity is likely to vary according to the type and nature of the change being proposed.
Landscape character	The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape, and how this is perceived by people. It reflects particular combinations of geology, landform, soils, vegetation, land use, and human settlement. It creates a particular sense of place in different areas of the landscape.
Landscape character type	A landscape type will have broadly similar patterns of geology, landform, soils, vegetation, land use, settlement, and field pattern discernible in maps and field survey records.
Landscape effects	Change in the elements, characteristics, character, and qualities of the landscape as a result of development. These effects can be positive or negative.

Landscape evaluation	The process of attaching value (non-monetary) to a particular landscape, usually by the application of previously agreed criteria, including consultation and third party documents, for a particular purpose (for example, designation or in the context of the assessment)
Landscape factor	A circumstance or influence contributing to the impression of a landscape (for example, scale, enclosure, elevation)
Landscape feature	A prominent eye-catching element, for example, a wooded hilltop or church spire.
Landscape quality (or condition)	is based on judgements about the physical state of the landscape, and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.
Landscape resource	The combination of elements that contribute to landscape context, character, and value.
Landscape sensitivity	The extent to which a landscape can accept change of a particular type and scale without unacceptable adverse effects on its character.
Land use	The primary use of the land, including both rural and urban activities.
Landscape value	The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus, because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations, or other conservation issues.
LCA	Landscape Character Area
Magnitude	A combination of the scale, extent, and duration of an effect.
Methodology	The specific approach and techniques used for a given study.
Mitigation	Measures, including any process, activity, or design to avoid, reduce, remedy, or compensate for adverse landscape and visual effects of a development project.
NCA	National Character Assessment

Perception (of landscape)	The psychology of seeing and possibly attaching value and/or meaning to landscape.
Precautionary principle	Principle applied to err on the side of caution where significant environmental damage may occur, but where knowledge on the matter is incomplete, or when the prediction of environmental effects is uncertain.
Preference	The liking by people for one particular landscape element, characteristic, or feature over another.
PRoW	Public Right of Way
Quality	See Landscape quality
Receptor	Physical landscape resource, special interest, or viewer group that will experience an effect.
Scenario	A picture of a possible future.
Scoping	The process of identifying the likely significant effects of the development of the environment.
Sense of place (genius loci)	The essential character and spirit of an area; <i>genius loci</i> literally means 'spirit of the place'.
Sensitive/sensitivity	See landscape sensitivity
Sieve mapping	Technique for mapping environmental constraints, working from a series of overlays, sieving out less important factors.
Sustainability	The principle that the environment should be protected in such a condition and to such a degree that ensures new development meets the needs of the present without compromising the ability of future generations to meet their own needs.
Technique	Specific working process
Threshold	A specified level in grading effects, for example, of magnitude, sensitivity, or significance.
Visual amenity	The value of a particular area or view in terms of what is seen.

Visual effect	Change in the appearance of the landscape as a result of development. This can be positive (i.e. beneficial or an improvement) or negative (i.e. adverse or a detraction)
Visual envelope	Extent of potential visibility to or from a specific area or feature.
Visualisation	Computer simulation, photomontage, or other techniques to illustrate the appearance of the development.
Worst-case situation	Principle applied where the environmental effects may vary, for example, seasonally to ensure the most severe potential effect is assessed.
Zone of theoretical visibility (ZTV)	Area within which a proposed development may have an influence or effect on visual amenity.

APPENDIX F - Sources of Information

9.34. The following sources of information were obtained or consulted during the assessment:

- Guidelines for Landscape and Visual Impact Assessment, Landscape Institute (2013).
- An Approach to Landscape Character Assessment, Natural England (2018).
- Technical Advice Note 06/19: Visual Representation of Development Proposals, Landscape Institute (2019).
- National Planning Policy Framework (2019).
- Consultations with the client regarding the development proposals.
- Natural England's published national landscape character assessment.
- Aerial photography.
- Ordnance Survey Mapping at 1:10,000, 1:25,000 and 1:50,000 scale.
- Site visits and fieldwork to confirm data derived from available mapping and to identify and assess potential impacts.
- Core Strategy 2006- 2026, Adopted April 2006. Wiltshire Council
- Seagry Parish Neighbourhood Plan, 2019-2036
- Seagry Community Design Statement, 2020
- Wiltshire Landscape Character Assessment, 2005 produced by Land Use Consultants

APPENDIX G – Policy

9.35. Wiltshire Council's Core Strategy (2006-2026) was originally adopted in April 2006 and include the following applicable policies:

Core Policy 10- Spatial Strategy: Chippenham Community Area

9.36. Development in the Chippenham Community Area should be in accordance with the Settlement Strategy set out in Core Policy 1.

Principal Settlements: Chippenham

Large Villages: Christian Malford, Hullavington, Kington St Michael, Sutton Benger and Yatton Keynell

Small Villages: Biddestone, Burton, Grittleton, Kington Langley, Langley Burrell, Lower Stanton St Quintin, Nettleton, Stanton St Quintin and Upper Seagry

The following Principal Employment Areas will be supported in accordance with Core Policy 35: Bumpers Farm Industrial Estate, Methuen Park and Parsonage Way Industrial estate.

Over the plan period (2006 to 2026), 26.5 ha of new employment land (in addition to that already provided or committed at April 2011)³² and approximately 5,090 new homes will be provided. At least 4,510 should occur at Chippenham.

Allocations at Chippenham will be identified in the Chippenham Site Allocations Development Plan Document (DPD) and will accommodate approximately 26.5 ha of land for employment and at least 2,625 new homes. The DPD will set out a range of facilities and infrastructure necessary to support growth. Areas for growth and site allocations within the DPD will be guided by the following criteria:

1. The scope for the area to ensure the delivery of premises and/or land for employment development, reflecting the priority to support local economic growth and settlement resilience.
2. The capacity to provide a mix of house types for both market and affordable housing, alongside the timely delivery of the facilities and infrastructure necessary to serve them.
3. Offers wider transport benefits for the existing community, has safe and convenient access to the local and primary road network and is capable of redressing transport impacts, including impacts affecting the attractiveness of the town centre.
4. Improves accessibility by alternatives to the private car to the town centre, railway station, schools and colleges and employment.
5. Has an acceptable landscape impact upon the countryside and the settings to Chippenham and surrounding settlements, improves biodiversity and access and enjoyment to the countryside.
6. Avoids all areas of flood risk (therefore within zone 1) and surface water management reduces the risk of flooding elsewhere.

Sites that do come forward should be the subject of a partnership between the private and public sectors based on frontloading with a masterplan to be approved by the local planning authority as part of the planning application process. This masterplan will guide the private sector led delivery of the site.

Approximately 580 homes will be provided in the rest of the Community Area over the plan period.

Development proposals in the Chippenham Community Area will need to demonstrate how the relevant issues and considerations listed in paragraphs 5.48 and 5.54 will be addressed.

Core Policy 34 Additional employment land

9.37. Proposals for employment development (use classes B1, B2 or B8) will be supported within the Principal Settlements, Market Towns and Local Service Centres, in addition to the employment land allocated in the Core Strategy. These opportunities will need to be in the right location and support the strategy, role and function of the town, as identified in Core Policy 1 (Settlement Strategy) and in any future community-led plans, including neighbourhood plans, where applicable.

Proposals for office development outside town centres, in excess of 2,500sq metres, must be accompanied by an impact assessment which meets the requirement of national guidance and established best practice, and demonstrate that the proposal will not harm the vitality or viability of any nearby centres. All such proposals must also comply with the sequential approach, as set out in national guidance, to ensure that development is on the most central site available.

Outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that:

- i. are adjacent to these settlements and seek to retain or expand businesses currently located within or adjacent to the settlements; or
- ii. support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification; or
- iii. are for new and existing rural based businesses within or adjacent to Large and Small Villages; or
- iv. are considered essential to the wider strategic interest of the economic development of Wiltshire, as determined by the council.

Where they:

- a. meet sustainable development objectives as set out in the policies of this Core Strategy and
- b. are consistent in scale with their location, do not adversely affect nearby buildings and the surrounding area or detract from residential amenity and
- c. are supported by evidence that they are required to benefit the local economic and social needs and
- d. would not undermine the delivery of strategic employment allocations and
- e. are supported by adequate infrastructure.

Core Policy 51- Landscape

9.39. 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 52- Green Infrastructure

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

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

If damage or loss of existing green infrastructure is unavoidable, the creation of new or replacement green infrastructure equal to or above its

current value and quality, that maintains the integrity and functionality of the green infrastructure network, will be required.

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

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

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

9.41. North Wiltshire Local Plan 2011- Saved Policies

NE14 TREES, SITE FEATURES AND THE CONTROL OF NEW DEVELOPMENT

9.42. Permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development.

Planning conditions will be imposed and Tree Preservation Orders made, for safeguarding single and small groups of trees in the interests of public amenity.

- It is the duty of the local planning authority to ensure, whenever it is appropriate, that in granting planning permission for any development adequate provision is made, by the imposition of conditions, for the preservation or planting of trees. The latter should be substantially native tree species of local provenance.
- It will be expected that assessments to determine the nature conservation and landscape value features both within and adjacent to sites will be undertaken. Details of any assessment should be submitted with a planning application.
- For example, a tree survey should be carried out of the site and directly adjacent land by a competent expert to establish the quality and condition of trees potentially affected by development as appropriate.
- Development shall be designed to ensure the longevity of retained vegetation and features through appropriate management and mitigation measures. British Standard 5837: 1991 - Guide for Trees in Relation to Construction, offers relevant guidance for trees

9.43. Seagry Parish Neighbourhood Plan 2019-2036, include the following applicable policies:

Policy SNP1: Valued Views

9.44. Any development proposals that are likely to affect any of the views listed below, shown on Map 2 and described in the Valued Views Report should assess the effect of the proposals on the view(s) and demonstrate how any adverse effects have been addressed. The eight valued views identified within Seagry Parish are:

- View 1. Sutton Benger Road close to motorway bridge, looking east across Dauntsey Vale
- View 2. Sutton Benger Road double row of trees running west to Manor Farm
- View 3. Junction of Lower Seagry Road and Great Somerford Road, looking south east across fields towards St Mary's Church
- View 4. Road into village looking east
- View 5. Road to Church looking south to Tithe Barn
- View 6. Upper Seagry - behind Old Village Hall looking north west across fields to woods
- View 7. Multi-directional view towards cross roads and triangle
- View 8. Scotland Hill looking east at Dove Cottage

Policy SNP5: Character and Design

9.45. Proposals for a new building(s) must show, preferably by reference to the Seagry Community Design Statement, that they have been planned positively to achieve high quality design that conserves the local distinctiveness of the site's specific context and the overall qualities of Upper or Lower Seagry.

Policy SNP6: Small Infill Development

9.46. Infill development, involving the development of a relatively small gap between existing buildings in Upper Seagry, will be supported where it seeks to meet the housing need of the village or provide employment, services and facilities, provided that it:

- i) respects the existing character and form of Upper Seagry;
- ii) avoids the coalescence of buildings within the clusters of properties shown on Map 8 or involves infill development within the areas shown as key breaks between Upper Seagry and the detached clusters; and
- iii) avoids the introduction of designs that do not relate to their specific local context.

Policy SNP8: Permeable Surfacing of Drives and Parking Areas

9.47. Where planning permission is required, permeable surface paving of house drives, hardstandings and parking areas will be supported where it is in keeping with the local character, and where boundary features such as walls and hedges can be retained or enhanced. Proposals for surface treatments in residential, commercial and public parking areas should demonstrate how surface water and associated run-off can be drawn into the ground in a sustainable way.

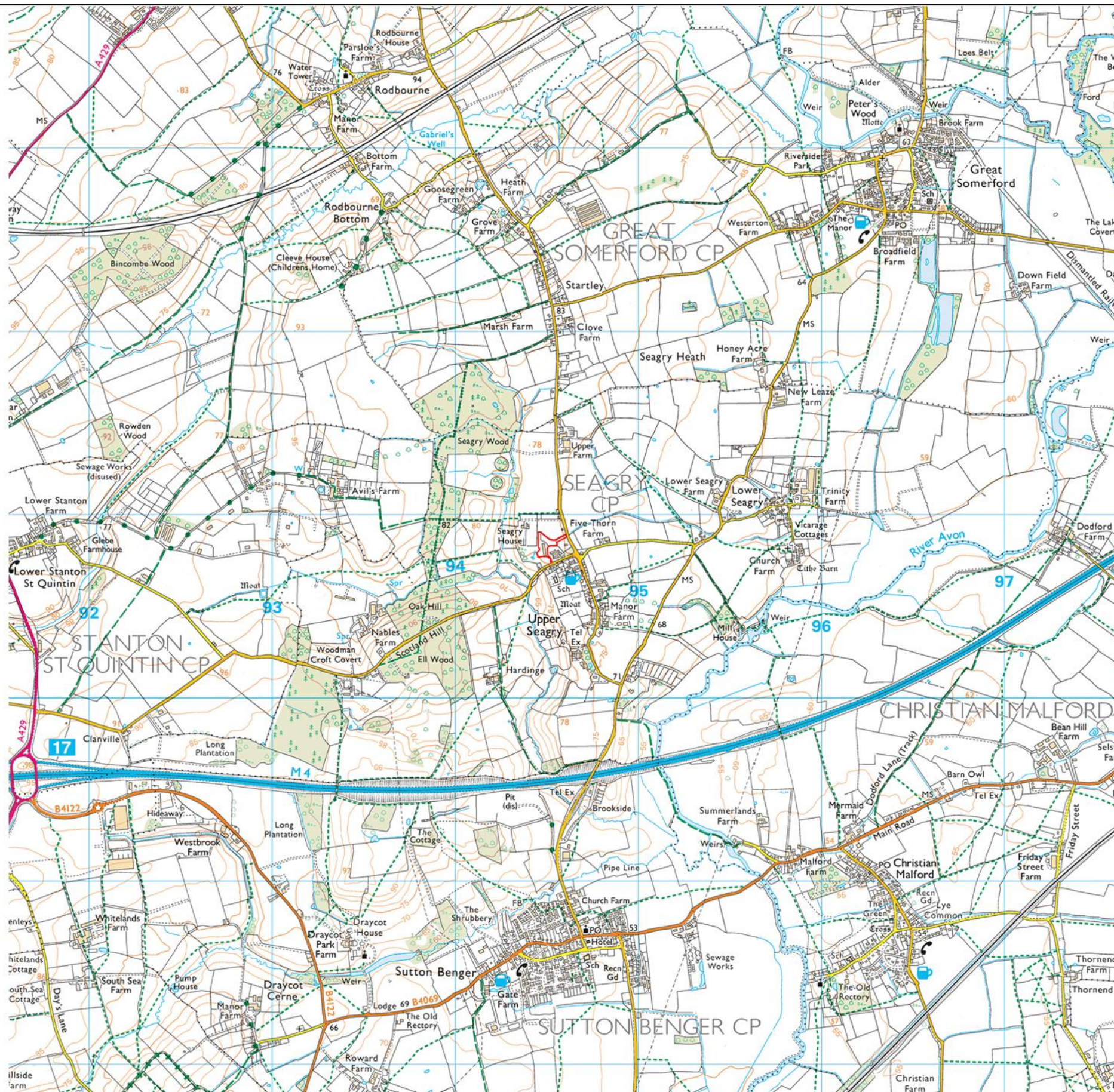
APPENDIX H - Published Local Landscape Character Areas

9.48. Natural England has published a set of National Character Areas, which classifies landscape character on a national scale. It should be noted that this level of character guidance sets the broad scene for the study area. In this case, the sub regional character assessment provides the local context for understanding the landscape character of the site. However, the key characteristics for this NCA (117: Avon Vales) are:

- *An undulating clay vale with a mix of arable and pasture.*
- *Small- and medium-sized fields with mostly hedgerow boundaries with few hedgerow trees, varying in shape from irregular piecemeal enclosure to rectilinear planned enclosure.*
- *Numerous low ridges with local views over towns and villages.*
- *Wide River Avon corridor, with an ancient pattern of flood meadows and closely associated settlements and more recent development.*
- *Transport corridors along roads and watercourses, heavily influential on all development in the NCA.*
- *Large historic parks and mansions, often established from former monastic establishments.*
- *Attractive stone-built centres to market towns that reflect the former agricultural productivity and wealth of the area.*
- *Wide views across whole area from higher areas of surrounding chalk downs.*

9.49. The key opportunities from this character assessment are as follows:

- SEO 1: Protect, manage and enhance the semi-natural habitats, including the pastoral waterside landscape of permanent pasture and wet grassland, calcareous and neutral grasslands, and (as site appropriate) ponds, and investigate and pursue opportunities to create such habitats, to increase resilience to climate change, reduce soil erosion and provide benefits to the water environment and biodiversity in general.
- SEO 2: Protect and manage the area's woodlands and parklands for their rich ecological, historical and archaeological resource, to foster a sense of place and to provide benefits to wildlife, and work to establish appropriate access, thus enhancing cultural, health and recreational benefits for local residents.
- SEO 3: Plan for the creation of new landscapes associated with the expansion of towns such as Chippenham, Melksham and Trowbridge, while incorporating the existing landscape features into green infrastructure planning. This will serve the interests of local landscape character, access and recreation, biomass provision, biodiversity and water flow regulation.
- SEO 4: Protect and manage the varied rural landscape of small urban areas amid gently rolling arable and pasture, and thick hedges interspersed with small woods, securing wide-ranging views, reinforcing landscape character, preventing soil erosion, promoting sense of place and tranquillity, and providing recreational benefits.



LEGEND



Site boundary



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Client: Thala Family Investments Ltd

Scheme: Land South of Seagry House, Seagry

Drawing: Ordnance Survey Plan

Figure No: 1

ACD Ref: PRI24552

Scale: NTS@A3

Drawn: AD

Checked: JS





LEGEND



Site boundary



Image supplied by Google Maps
<https://maps.google.co.uk/>
Accessed 18.04.24

Client: Thala Family Investments Ltd

Scheme: Land South of Seagry House, Seagry

Drawing: Aerial Photograph

Figure No: 2

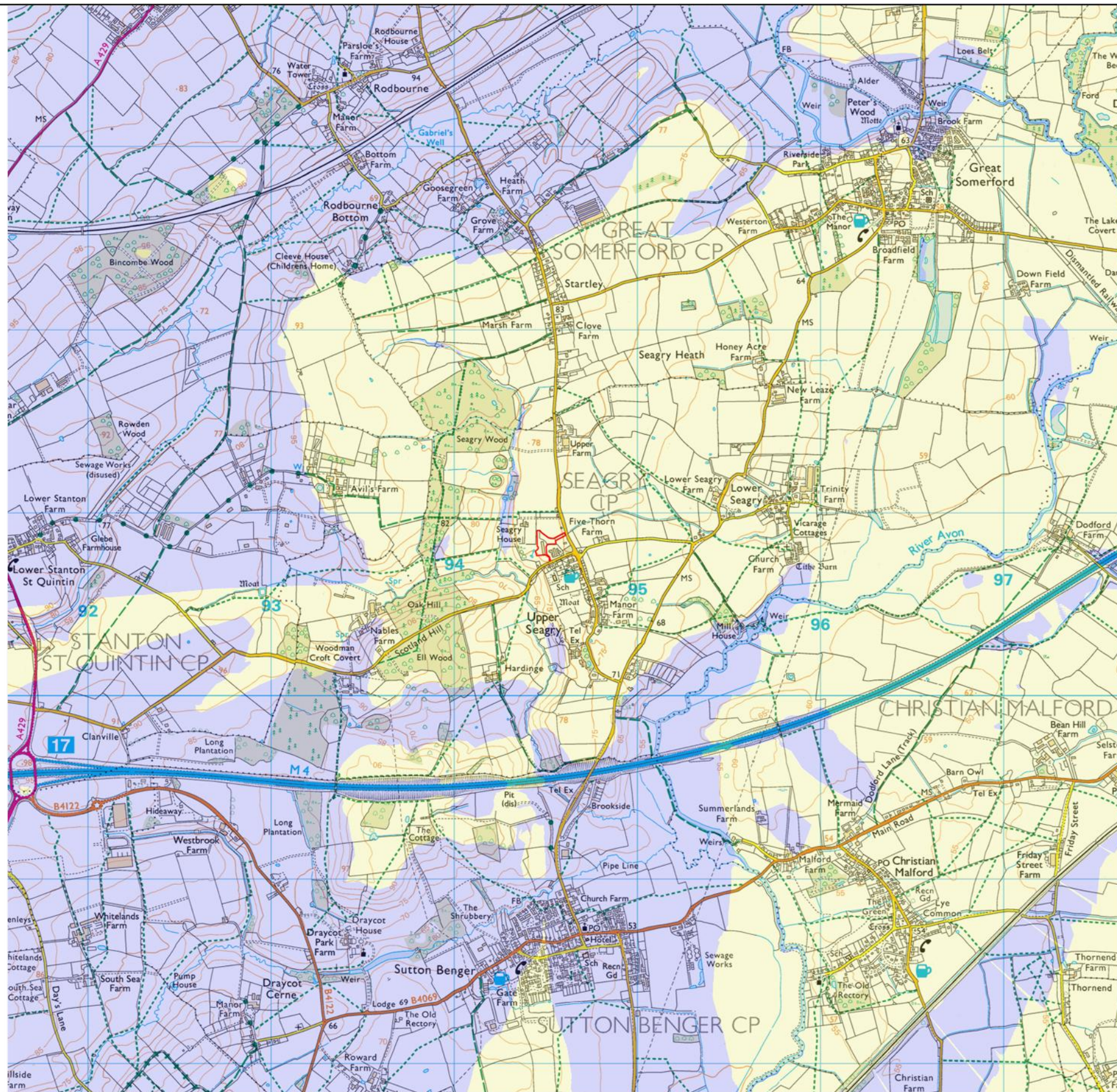
ACD Ref: PRI24552

Scale: NTS@A3

Drawn: AD

Checked: JS





LEGEND



Site boundary

Zone of theoretical visibility



Yellow wash - Potential view



Blue wash - No potential view



NB: Generated using Ordnance Surveys Terrain 5 Dataset which is based on 5m resolution Digital Terrain Model (DTM), incorporating the proposed development modelled across the site to a maximum anticipated height of 9m.
Proposed scheme is derived from the proposed Red Line Boundary (RLB) areas dated 12.06.25 with reference points included across the full extent of the RLB site. The ZTVs do not include the layout of buildings which are not known at this stage.
ZTV calculated using MapInfo Pro 19.0 with observer eye height 1.6m above ground.
Viewshed analysis represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Client: Thala Family Investments Ltd

Scheme: Land South of Seagry House, Seagry

Drawing: Zone of Theoretical Visibility

Figure No: 3

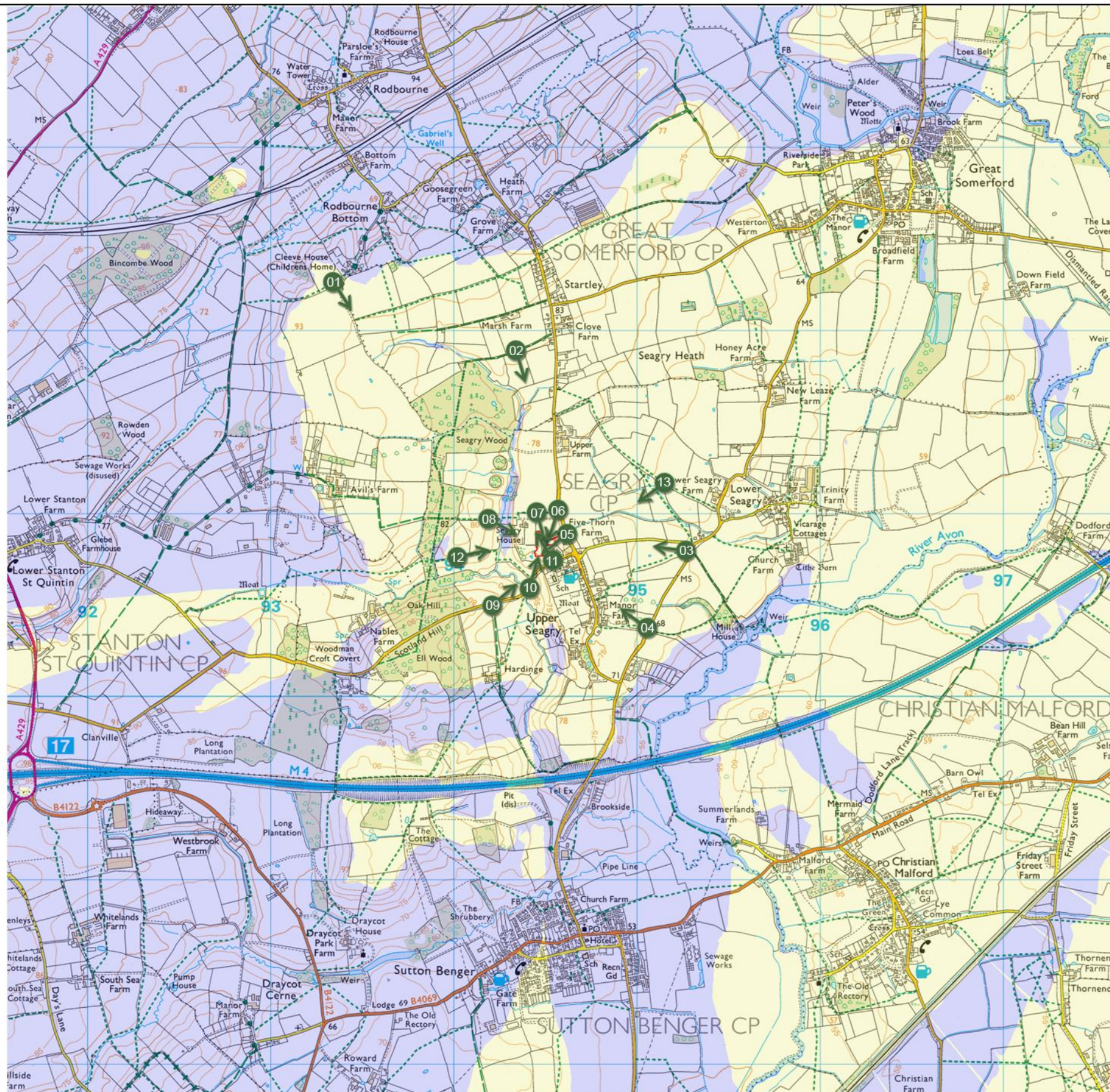
ACD Ref: PRI24552

Scale: NTS@A3

Drawn: AD

Checked: JS





LEGEND



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



Blue wash - No potential view



Proposed scheme is derived from the proposed Red Line Boundary dated 12/06/2025.

Client: Thala Family Investments Ltd

Scheme: Land South of Seagry House, Seagry

Drawing: Viewpoint Location Plan

Figure No: 4

ACD Ref: PRI24552

Scale: NTS@A3

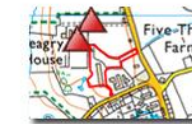
Drawn: AD

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LEGEND



Site Boundary



2.5km Radius



Site of Special Scientific Interest (SSSI)



Ancient Replanted Woodland



Ancient and Semi-Natural Woodland



Listed Buildings within 500m of the site



Scheduled Monument



Client: Thala Family Investments Ltd

Scheme: Land South of Seagry House, Seagry

Drawing: Designations Plan

Figure No: 5

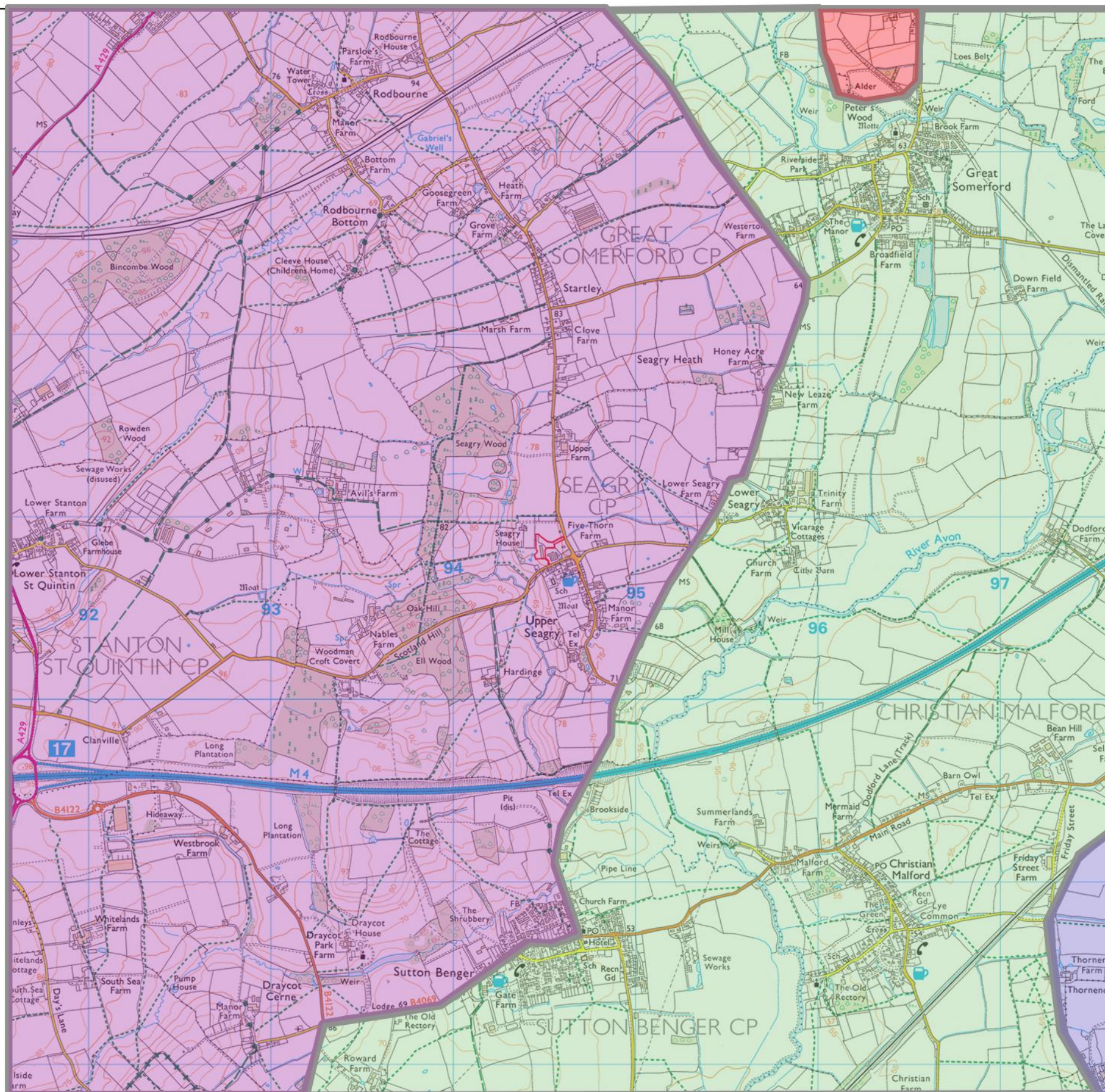
ACD Ref: PRI24552

Scale: NTS@A3

Drawn: AD

Checked: JS





LEGEND



Site boundary

Wiltshire Landscape Character Assessment



LCA16A Limestone Lowland



LCA 12B Open Clay Vale



LCA 8A Limestone Ridge



LCA 11B Rolling Clay Lowland



For ordnance survey map legend, refer to:
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Client: Thala Family Investments Ltd

Scheme: Land South of Seagry House, Seagry

Drawing: Landscape Character Plan

Figure No: 6

ACD Ref: PRI24552

Scale: NTS@A3

Drawn: AD

Checked: JS





Client: Thala Family Investments Ltd		
Scheme: Land South of Seagry House, Seagry		
Drawing: Site Layout		Figure No: 7
ACD Ref: PRI24552		
Scale: NTS@A3	Drawn: AD	Checked: JS





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