



Melksham Phase 2

Archaeological and Heritage Assessment

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On behalf of:
Gleeson Land

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(edp9278_d010a 15 September 2025 JLe/EBr)

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Executive Summary

- S1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP) on behalf of Gleeson Land and represents an Archaeological and Heritage Assessment of land to the south of Blackmore Farm, known as 'Melksham, Phase 2' (hereafter referred to as 'the site') in support of an application to develop the site for housing.
- S2 The assessment concludes that the site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields or conservation areas, and so there is no potential for 'direct impacts' from the Proposed Development.
- S3 Only one designated asset was deemed to have the potential for its setting to be affected: the Grade II Listed Blackmore House. The assessment concludes that northern and central areas of the site make a low contribution to the asset's significance. It is therefore unlikely that the Proposed Development would cause a level of harm that was greater than the lowest end of less than substantial harm. Instead, with careful masterplanning, development should be able to respect the asset's setting and thus minimise, or avoid harm arising to its significance.
- S4 In terms of non-designated archaeology, the site has a low potential to contain significant archaeological remains from the prehistoric onwards, with the exception of the south-west corner, which has a moderate potential for Roman remains. Such remains are unlikely to be of greater than low, local value, and so there is no reason to believe that the site contains archaeological remains that would be of such significance as to warrant physical preservation in situ. Instead, their conservation (comprising preservation by record) could be appropriately addressed through a phased programme of archaeological investigations, the scope of which would be agreed with the archaeological advisor to the Local Planning Authority (LPA).
- S5 Therefore, in terms of designated and non-designated heritage assets, this report provides the information requested in Paragraph 207 of the NPPF and will inform the subsequent assessment of impact from the planning proposals.

Section 1

Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Gleeson Land ('the Client') and presents the results of an Archaeological and Heritage Assessment of land to the south of Blackmore Farm, known as 'Melksham, Phase 2' (hereafter referred to as 'the site'). This document has been produced to support an outline application for planning permission for a residential development (hereafter referred to as the 'the Proposed Development').
- 1.2 The first aim of this assessment is to consider the available historical and archaeological resources for the site and to establish its likely potential in accordance with the requirements of the National Planning Policy Framework (NPPF) and local planning policy.
- 1.3 The second aim of this assessment is to identify and assess the potential for development within the site to cause change to designated heritage assets, either directly or through changes within their setting, and to determine whether, and to what extent, those changes might affect their heritage significance.
- 1.4 In accordance with best practice guidance, utilised desktop sources have been augmented through the completion of a site and study area walkover survey, undertaken in May 2025. The Wiltshire Historic Environment Record (HER) and Archives, as well as the Historic England Archives (HEA), were consulted amongst other sources of information.

SITE LOCATION AND DESCRIPTION

- 1.5 The site is located c.475m to the east of the urban edge of the town of Melksham, centred on National Grid Reference (NGR) 392899, 164036. Its location and layout are shown on **Plan EDP 1**.
- 1.6 The site comprises c.30.94 hectares (ha) of agricultural fields, mostly under pasture, which are separated by hedgerows populated by occasional trees, as well as a small parcel of woodland at the south-east corner of the site.
- 1.7 To the north the site is bounded by a number of residential properties off the A3102, with agricultural land and occasional residential and agricultural development beyond this.
- 1.8 To the east the site is bounded by Sandridge Common and agricultural fields, as well as a large solar development and associated infrastructure, and small parcels of woodland beyond this.
- 1.9 To the south the site is bounded by further agricultural land and occasional small parcels of woodland. A small, unnamed brook runs eastwards from the western edge of the site before turning south, crossing the south-east portion of the site.
- 1.10 To the west, the site is bounded by agricultural fields, which form Phase 1 of the development of Land South of Blackmore Farm, Melksham, which has been granted

permission for mixed development under application PL/2023/11188 (discussed further below). Beyond this lies Eastern Way, and the modern residential development located off this road.

- 1.11 The buildings of Blackmore Farm are located just beyond the northeastern boundary of the site. The site is accessed directly from the farm, which works the land within the site.

TOPOGRAPHY AND GEOLOGY

- 1.12 The site is situated on land that slopes gently from the north-east to south-west but is - in general - relatively flat. The highest point of the site is located in the north-east corner at c.52m above Ordnance Datum (aOD) and the lowest point is in the far south-west corner at c.41m aOD. The brook running across the south-east edge of the site is situated at c.40m aOD.
- 1.13 The solid geology within the site mostly comprises mudstone of the Oxford Clay Formation, which is a sedimentary bedrock formed from 157 to 166 million years ago in the Jurassic Period. This type of geology was formed in an environment previously dominated by shallow seas.
- 1.14 Although, for most of the site, there are no superficial deposits recorded, the area surrounding the brook does have recorded superficial deposits of alluvium comprising clay, silt, sand and gravel. These deposits were formed up to 2 million years ago in the quaternary period in an environment previously dominated by rivers (www.bgs.ac.uk).

PROPOSED DEVELOPMENT

- 1.15 The proposals will be the subject of an application for outline planning permission, with all matters reserved except for access. The development description is as follows:

“Development of up to 300 dwellings and provision of all associated infrastructure necessary to facilitate development of the site.”

PLANNING BACKGROUND

- 1.16 An application was submitted across the agricultural land to the west of the site, extending towards Eastern Way, and forming Phase 1 of the Land South of Blackmore Farm, Melksham. This was granted outline permission under application PL/2023/11188 on 12 May 2025.

1.17 The application relates to the following description of development:

“Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) & class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site”.

1.18 An archaeological and heritage desk-based assessment was produced for the site in December 2023 (EDP, 2023) to support the application, alongside two phases of geophysical survey (Headland, 2022 and SUMO, 2023) and two phases of trial trench investigation (Cotswold Archaeology, 2022 and Cotswold Archaeology, 2024).

1.19 The north-eastern field of the current application site was covered by the previously undertaken geophysical survey and trial trench evaluation (Headland 2022 and Cotswold 2022).

1.20 The Wiltshire Conservation Officer was consulted throughout the application process. An initial comment was provided on the 14 February 2024, noting an objection with regard to the Grade II listed Blackmore House as a result of harm through changes to the asset's setting:

“The proposals would introduce a suburban form of development which is out of character with the existing agricultural landscape, over a very large area, and would result in the loss of a substantial part of the wider rural setting within which the listed farmhouse is experienced and a consequent diminution of its significance. Given that there would be no direct impact on historic fabric, the harm can be taken as “less than substantial harm” for the purposes of interpreting the NPFF.

On this occasion the omission of built form from the area to the east of the farm does constitute an improvement and allows the farm to retain something of its connection with the surrounding agricultural landscape. Similarly, the introduction of additional landscaping to the south of the boundary to the farm provides some further mitigation. It is also acknowledged that there has been some erosion of the immediate setting of the house via the loss of much of the historic farmstead and by the construction of the adjacent bungalow, which is out of character in this historic context. However, the area of land covered remains very large and approaching from the north, the farm would become be viewed against a new backdrop of suburban housing development in place of the current agricultural character of the landscape.

As a result, there will continue to be a level of harm to the setting of the farmhouse which would result from the proposed development, albeit at the medium/lower end of the spectrum of less than substantial harm.

No heritage benefits are argued or will result from the proposals.”

1.21 These comments were addressed through alterations to the proposals, with a Technical Note submitted alongside the updated masterplan (EDP, 2024) detailing how the scheme sought to reduce this level of harm through sensitive masterplan, as well heritage benefits through provision of an information board for the listed building.

1.22 Subsequent comments from the Wiltshire Conservation Officer were received on 23 May 2024:

“The additional comments are noted. However, I would caution that the response received focusses on static views from specific viewpoints which, it is asserted, will remain unchanged, and fails to take into account a viewer’s experience as they travel through the landscape. In this respect the experience of the landscape within which the farmhouse is set will undeniably be altered and become more suburbanised via the proximity of the proposed development, including the estate access road and development from the west around the south. It is agreed that the harm caused will be within the lower half of the spectrum but there remains an impact which will be required to be offset by the public benefits of the development overall.”

1.23 No further comments were received, however the application PL/2023/11188 was granted permission, illustrating that the overall benefits of the scheme were considered to outweigh the less than substantial harm to the listed building.

Section 2

Legislation and Planning Guidance

- 2.1 This section sets out relevant legislation and planning policy governing the conservation and management of the historic environment.

LEGISLATION

- 2.2 In terms of ‘effects on the historic environment’, the following paragraphs summarise those principal legislative instruments and planning policy frameworks of relevance to this application.
- 2.3 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities (LPAs) in respect of the treatment of listed buildings and conservation areas, through the planning process.
- 2.4 Section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out the statutory duty of the decision-maker, where a proposed development would affect a listed building or its setting:
- “In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 2.5 The ‘special regard’ duty of the 1990 Act has been tested in the Courts and confirmed to require that “*considerable importance and weight*” is afforded by the decision-maker to the desirability of preserving a listed building along with its setting.
- 2.6 Paragraph 212 of the NPPF (MHCLG, 2024) transposes s66(1) and s72(1) of the 1990 Act into national planning policy.
- 2.7 The balancing exercise to be performed – between the harm arising from a proposal and the benefits which would accrue from its implementation – is then subsequently presented in paragraphs 214 and 215 of the NPPF.

National Planning Policy

- 2.8 The revised NPPF was published in 2024 (as amended in 2025). Section 16 sets out the government’s approach to the conservation and management of the historic environment through the planning process.
- 2.9 The opening paragraph (202) recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

2.10 Paragraph 207 concerns planning applications, stating that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

2.11 NPPF paragraph 210 is relevant when it states that:

“In determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”*

2.12 Paragraph 212 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

2.13 Paragraph 213 considers the level of harmful effects on designated heritage assets and states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*

b. *Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional¹.*

2.14 In relation to non-designated heritage assets, footnote 75 explains the exemption to the 'balanced judgement' exercise outlined in paragraph 216 in cases where:

"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

2.15 With regard to the decision making process, paragraphs 214 and 215 of the NPPF are of relevance.

2.16 Paragraph 214 states that:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. *The nature of the heritage asset prevents all reasonable uses of the site;*
- b. *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *The harm or loss is outweighed by the benefit of bringing the site back into use."*

2.17 Paragraph 215 states that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

2.18 Paragraph 216 refers to non-designated heritage assets identifying that:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly effect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

2.19 Paragraph 219 sets out that:

"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to

¹ Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

Planning Policy Guidance (On Harm)

- 2.20 Planning Policy Guidance at Paragraph: 018 Reference ID: 18a-018-20190723 provides further clarification with regards to the identification of harm. This identifies that harm to the significance of heritage assets can arise through physical changes or change within their settings. With regard to the scale of harm, it identifies Substantial Harm to be a “*high test, so it may not arise in many cases*”. It iterates that harm may arise in certain circumstances and that even large changes may be less than substantial or indeed, not harmful at all.

Local Planning Policy

- 2.21 Local planning policy, of relevance to the site, is contained within the Wiltshire Core Strategy, which was adopted on 20 January 2015. The introduction states: “*...the way that Wiltshire looks is a key strength and the rich environments and heritage will be managed to act as a catalyst for the realisation of this strategy and not a barrier to it*”.
- 2.22 Policy within the adopted Core Strategy which relates to heritage matters is contained within Strategic objective 5 and Section 6 Core Policies, these are illustrated below:

Core Policy 58 – Ensuring the Conservation of the Historic Environment

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

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

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

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

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

Strategic Objective 5 – Protecting and Enhancing the Natural, Historic and Built Environment

“Wiltshire contains some outstanding built heritage which is an important asset to be safeguarded and which should be reflected in new development. Well-designed developments help to provide a sense of place, add to local distinctiveness and promote community cohesiveness and social well-being. New development will need to respect and enhance Wiltshire’s distinctive characteristics. Wiltshire also has a rich historic environment, including the Stonehenge and Avebury World Heritage Site and numerous sites of archaeological importance. These sites will be protected from inappropriate development and, in the case of the World Heritage Site, controlled in a way which sustains its outstanding universal value.

Key outcomes:

- Features and areas of historical and cultural value will have been conserved and where possible enhanced, including the sensitive re-use of historical buildings where appropriate;*
- Wiltshire’s distinctive built heritage will have been used as the inspiration for new developments; and*
- Archaeological sites and features will have been adequately protected.”*

2.23 It should be noted that the Core Strategy will be replaced by the emerging Wiltshire Local Plan. The Draft Wiltshire Local Plan (2020-2038) was submitted for examination in November 2024 with the application site forming part of a larger area of land which is identified as suitable for residential-led development via a draft allocation detailed in Policy 18 ‘Land East of Melksham’. This document was taken into consideration and, where relevant, is referenced throughout this Archaeological and Heritage Baseline Assessment.

2.24 The plans and policies identified above have been considered in the preparation of this assessment.

Section 3 Methodology

ASSESSMENT METHODOLOGY

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 This report has also given due regard to the potential for effects on designated heritage assets, in terms of their setting, in line with the five-step process outlined in Historic England's national guidance, which is set out in '*Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*' (Historic England, 2017) and other relevant documents related to the historic environment (Historic England, 2015).

Archaeological Methodology

- 3.3 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of relevant information comprised:
- The National Heritage List for England (NHLE) curated by Historic England;
 - Information held by the Wiltshire Historic Environment Record (HER) on known archaeological sites, monuments, events and findspots within the vicinity of the site;
 - Maps and documents held by the Wiltshire and Swindon History Centre, and online at The Genealogist², Know Your Place³ and Envirocheck⁴;
 - Aerial photographs held by the Historic England Archives (HEA) as well as available online sources, such as the Britain from Above⁵, APex⁶ and the National Collection of Aerial Photography (NCAP)⁷ websites;
 - Analysis of LiDAR information held by the Environment Agency⁸; and
 - Previous assessments of the locality undertaken by EDP, if available.
- 3.4 The assessment provides a synthesis of relevant archaeological information for the site and Study Area, to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered. A Study Area of 1km in diameter from the site

² <https://www.thegenealogist.co.uk/> (accessed 05.08.25)

³ <https://maps.bristol.gov.uk/kyp/?edition=wilts> (accessed 05.08.25)

⁴ <https://app.envirocheck.co.uk/> (accessed 05.08.25)

⁵ <https://britainfromabove.org.uk/> (accessed 05.08.25)

⁶ <https://historicengland.org.uk/images-books/archive/collections/aerial-photos/> (accessed 05.08.25)

⁷ <https://www.ncap.org/> (accessed 05.08.25)

⁸ <https://environment.data.gov.uk/survey> (accessed 05.08.25)

boundary was considered proportionate and appropriate for the determination of the site's archaeological potential.

- 3.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a walkover of the site and surrounding area, undertaken in May 2025. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential archaeological assets.
- 3.6 The report thereafter concludes with an assessment of the site's likely archaeological potential, made with regard to current best practice guidelines.

LiDAR Methodology

- 3.7 Existing Environment Agency LiDAR data was analysed with the specific aim of clarifying the extent of any potential archaeological remains. Airborne LiDAR data (light detection and ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.
- 3.8 Environment Agency LiDAR Digital Terrain Model (DTM) tiles were obtained from the Department for Environment, Food and Rural Affairs (DEFRA) Data Services Platform, under the Open Government Licence v3.0. The data was available at 1m resolution, surveyed in 2022, for most of the study area.
- 3.9 The tiles were downloaded in ASCII (.asc) format, with each .asc file covering an area measuring 100x100m-square. The Environment Agency state that their specifications for LiDAR data requires absolute height error to be less than +15cm, and relative error to be less than +5cm (EA, 2016). The planar accuracy of the data is guaranteed to +- 40cm (absolute), while relative planar accuracy depends on the altitude of the survey aircraft but can generally be said to be +-20cm (*ibid*).
- 3.10 The LiDAR .asc files contain British National Grid as the 'native' coordinate reference system.
- 3.11 Where necessary, the tiles were combined into a mosaic raster dataset using QGIS 3.40 and exported as a TIFF.
- 3.12 The DTM was processed using the Relief Visualisation Toolbox (RVT; version 1.3 ZRC SAZU, 2016) plugin for QGIS to create a number of visualisations including a multi-direction hillshade and local relief model following Historic England guidelines (HE 2010), Guidance in Airbourne Laser Scanning Raster Visualisation: A guide to good practice (Kokalj and Hesse 2017) and the Guidelines for the use of Airborne Laser Scanning (LiDAR) in Archaeology (EAC GUIDELINES 10). The parameters were set to those appropriate for the topography of the area. The output images from the RVT software were then imported into the QGIS 3.40 where further settings manipulation was undertaken to enhance the visualisation for archaeological feature detection.

- 3.13 This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected. As such, the whole suite of visualisations was produced and then the individual images appraised as to their usefulness in the current context. This appraisal identified that of the visualisation techniques, multiple direction hill-shades produced the best quality and most useful imagery for the archaeology assessment, but for comparison purposes open negative and positive models are also reproduced.

Setting Assessment Methodology

- 3.14 In addition, this report also considers the nature and significance of any indirect effects on the significance of heritage assets located within the wider surroundings of the site. In this regard, the site walkover included visits to heritage assets beyond the site boundaries and considered, where appropriate, their significance, any contribution derived from their wider setting and any existing contribution made by the land at the site in that respect.
- 3.15 The setting assessment process employed current Historic England guidance, which is set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE, 2017). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 3.16 When assessing the ‘indirect’ impact of proposals on heritage assets, it is not a question of whether there would be a physical impact on that asset, but instead whether change within its ‘setting’ would lead to a loss of ‘significance’.
- 3.17 In simple terms, setting is defined as “*the surroundings in which a heritage asset is experienced*” (MHCLG, 2024). It must be recognized from the outset that ‘setting’ is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the heritage asset.
- 3.18 Historic England (HE) guidance identifies that: “*change to heritage assets is inevitable, but it is only harmful when significance is damaged*” (HE, 2015).
- 3.19 In that regard, ‘significance’ is defined in Annex 2 of the NPPF as: “*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.*”
- 3.20 As such, when assessing the indirect impact of proposals on heritage assets such as listed buildings and conservation areas, it is not a question of whether their setting would be impacted, but rather a question of whether changes within an asset’s ‘setting’ would lead to a loss of ‘significance’ based on the above ‘heritage interest’ as defined in the NPPF.
- 3.21 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its ‘setting’, in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset’s setting need not necessarily cause harm to that asset and that it can be positive, negative or neutral.

- 3.22 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets*, published by Historic England in 2017. This guidance (HE, 2017) observes that: *“The NPPF makes it clear that the extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve.”*
- 3.23 The guidance also observes that: *“elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral.”*
- 3.24 The guidance states that the importance of setting: *“lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”*
- 3.25 It goes on to note that:
- “...all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it.”*
- 3.26 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that *“setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated”*. It continues by adding that *“conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive...”*.
- 3.27 On a practical level, the HE guidance (2017) identifies an approach to assessing setting, which is based on a five-step procedure; i.e:
- Step 1:** Identify which heritage assets and their settings are affected;
- Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s), or allow significance to be appreciated;
- Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- Step 4:** Explore ways of maximising enhancement and avoid or minimise harm; and
- Step 5:** Make and document the decision and monitor outcomes.
- 3.28 As far as Step 2 is concerned, the guidance makes the following observations:
- “The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:*

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset's intangible associations with its surroundings, and patterns of use;*
- *The contribution made by noises, smells, etc. to significance; and*
- *The way views allow the significance of the asset to be appreciated."*

3.29 Thereafter, the guidance notes that: *"This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in 'Step 3' below."*

3.30 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon 'setting', i.e.:

"In general, the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence."*

3.31 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, due consideration has been given to the following factors which are considered to influence the potential for the setting of heritage assets to be materially affected:

1. The proximity to the existing built environment of Melksham to the west of the site;
2. The current site and study area conditions;
3. Consideration was given to the approved development which will be implemented immediately to the west of the site under PL/2023/11188;
4. The influence of the local topography, built form and tree cover; and
5. Consideration of the character and distribution of surrounding heritage assets.

3.32 On this basis, it was determined that the development of the site is unlikely to affect any heritage assets beyond 1km distance from its boundaries and hence this determined the spatial limits of the exercise.

3.33 In light of the above, this report has been prepared in a robust manner, employing current best practice professional guidance.

Section 4

Historic Environment Resource

INTRODUCTION

- 4.1 This section details and contextualises the known designated and non-designated heritage assets within and around the site.
- 4.2 The site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, listed buildings, registered parks and gardens or registered battlefields; nor does it fall within a conservation area. There are three listed buildings located within the study area, each of these are Grade II designated. No other designated heritage assets are located within the study area, and are thus not considered within the remit of this report. The locations of these assets are shown on **Plan EDP 1**.
- 4.3 The Wiltshire HER contains five records within the site. These comprise a Roman ditch and pit identified during private groundworks for service pipes, a former 19th Century outfarm building that is no longer extant, and evidence of extensive ridge and furrow evidenced seen on aerial photography, likely of post-medieval date. The HER also records a number of archaeological sites/features within the wider study area. The locations of these records and previous archaeological works are displayed on **Plans EDP 2 and 3**.
- 4.4 Extracts of historic cartographic sources and LiDAR Data, where relevant to the aims and objectives of this report, are included as **Plans EDP 4 - 9**.

DESIGNATED HERITAGE ASSETS

- 4.5 There are no designated heritage assets within the boundary of the site, where there would be a presumption in favour of physical preservation *in situ*.
- 4.6 Step One of the settings assessment process considered whether designated heritage assets in the wider locality might be subject to change to their settings from the development of the site. This was completed, in the first instance, through an initial map analysis, then subsequently augmented and confirmed during the field visit. Step One considered assets within a 1km radius of the site boundary.
- 4.7 Given that an asset's setting is defined as the "*surroundings in which an asset is experienced*" and that the extent and importance of setting is often expressed by reference to visual considerations (Historic England, 2017), when the site's topographic situation is considered, this 1km radius was deemed appropriate.
- 4.8 As the site is on relatively level ground, with the extent of the town of Melksham to the west, screening views in this direction and with rising ground to the east, which has a similar effect, views to, or from, the east and west are restricted in their extent. The landscape is populated by field boundaries and trees, which further restrict more distant views to the north and south. As such, it was considered unlikely that intervisibility would exist with any of the more distant heritage assets, such that the site would not form a part of their setting

that contributes to their significance. These observations were confirmed during the site visit.

- 4.9 Although intervisibility is a key consideration, an understanding of the historic relationship between places is also a consideration when understanding the settings of historic assets. Consisting of farmland, it is considered that the site is most likely to be historically associated with local farms or estates that would have worked the land, rather than with any more distant heritage assets. As such, the 1km radius was considered appropriate in this regard.
- 4.10 There are no scheduled monuments, registered parks and gardens, registered battlefields or conservation areas within 1km of the site. The only designated heritage assets in this radius comprise three Grade II listed buildings (**Plan EDP 1**).

Listed Buildings

Grade II Listed Blackmore House

Significance of the Listed Building

- 4.11 The Grade II Listed Blackmore House (NHLE ref. **1364118: Image EDP A1.1**) is the closest listed building to the site, located c.30m north-west of the site boundary.
- 4.12 The Historic England listing citation describes it thus:
- “Farmhouse, now house. Late C18. Rendered brick and rubblestone, concrete tiled half hipped roof, brick stacks. 2 storeys, 4 windows. Ground floor windows are 12-pane, two 16-pane, 12-pane paired sashes in plain cases with central mullion; first floor are four 12-pane paired sashes in plain cases with central mullion. Entrance door is to rear and has chamfered door-case and flat stone hood on brackets, windows are same as front. Interior has two staircases of C19. House said to-have been used for weaving.”*
- 4.13 Whilst the building has multi-pane sash windows and some detailing around the main entrance, which reflect its late 18th century character, none of the building's elevations are distinctive or overtly decorative, the building being plain and functional, rather than embellished with architectural detailing. The listing citation notes that the structure has previously been used for weaving, presumably as a specific industrial function that superseded its use as a house.
- 4.14 The building has evidently been subject to recent modifications, with a modern conservatory on the southern elevation, and modern skylight windows added to the roof to the rear (south facing), suggesting a loft conversion.
- 4.15 With reference to the definition of significance given in the NPPF, Blackmore House's significance is mainly derived from its historic and – to a lesser extent, given its relatively simple form - architectural interest.
- 4.16 Its historic interest in particular, reflects its illustration of the post-medieval agricultural history of the hinterland of Melksham, and its connections with the local and historic weaving industry.

- 4.17 In terms of its architectural interest, Blackmore House is a relatively plain, functional building of the post-medieval Wiltshire vernacular, with its window configuration (multi-pane sash windows) and style, typical of the Georgian period in which it was built. The house also has some limited archaeological interest inherent in its fabric, as a palimpsest of evolving use. The house has very limited artistic quality; it was clearly designed as a functional building, with few decorative features, nor does it have a key 'polite' elevation designed to be seen on approach, as all its elevations are similar in their simple treatment; with the same window configuration on its north and south long elevations.

Current Setting and its Contribution of the Building's Significance

- 4.18 The setting of the house is also considered to contribute to its significance, but to a lesser degree than its physical fabric which contains the majority of its significance. The sum of the contribution from its current setting, is discussed below.
- 4.19 Blackmore house is set within a garden, which is adjacent to the north, east and west. To the west lies a group of working farm buildings associated with a newly constructed farmhouse residence to the west of Blackmore House. These immediate aspects of its setting have a strong historical and functional association with the house, with the gardens in particular reflecting a space from which the house can be experienced intimately. The farm buildings are mostly modern with few historic elements surviving. There is a modern working association between the farm buildings, the surrounding farmland and the new farmhouse, whilst Blackmore House itself is no longer the residence associated with the farm and the surrounding land.
- 4.20 However, the agricultural outbuildings and modern farmhouse do represent a part of the setting of the house which contributes to its significance, insomuch that they continue to reflect the listed building's original setting within a working farm and allow a continued understanding of its former usage as a farmhouse, such that it is set adjacent to the buildings of a working farm.
- 4.21 Evidence suggests that the wider farmland, to the south-east and north-east (including parts of the site), was probably historically associated with the house. The *Victoria County History*⁹ and a documentary reference from 1710 (Wiltshire History centre: 1958/1/1) both reference the existence of a 'Manor of Blackmore' equating to the 'Forest of Blackmore', which was located to the east of Melksham and is recorded as having been de-forested in 1622. Although Blackmore House is not referenced it can be extrapolated, due to the persistence of the name, that the house was created within this landholding, probably to farm part of the forest as its was enclosed.
- 4.22 An Enclosure Award, of 1814 (**Plan EDP 4**), for the Parish of Melksham indicates that part of the Forest of Blackmore was subject to formal parliamentary enclosure at that time, with Blackmore House set on the southern edge of these enclosures. The site is not shown on this map, suggesting that it may have already been enclosed through earlier private enclosure. The Apportionment accompanying the 1837 Tithe Map of the Parish of Melksham (**Plan EDP 5**) illustrates that Blackmore House and much of the surrounding land

⁹ H F Chettle, W R Powell, P A Spalding, P M Tillott, 'Parishes: Melksham', in *A History of the County of Wiltshire: Volume 7*, ed. R B Pugh, Elizabeth Crittall (London, 1953), British History Online <https://www.british-history.ac.uk/vch/wilts/vol7/pp91-121> [accessed 14 July 2025].

(including land within the site), was owned by the Peak-Garland family at this time, who were presumably a local landowner, but was farmed by a variety of different tenant farmers. Blackmore House is named as occupied by a James Thomas, and the associated farmland at this time was restricted to the field to the immediate south, south-east and south-west of the farm.

- 4.23 As such, the evidence suggests that Blackmore House was historically associated with much of the surrounding farmland (as a part of Blackmore Manor), with a specific functional association with nearby fields, such as those to the east and south-east of the house (located in the northern part of the site), and those to the south of the house (located to the west of the site boundary). This functional association is no longer ongoing, but it is clear that the farmland has a former historical, functional connection with this former farmhouse.
- 4.24 Blackmore House can be experienced from parts of this historically associated land, such that this former functional connection can be appreciated from these areas. These areas which retain a visual experience of the house are: 1) The land located to the south of the listed building (outside of the site); and 2) The land to the east and south-east of the listed building, which forms the northern/central parts of the site (i.e. in **Image EDP A1.2**).
- 4.25 It should be noted that relatively unimpeded views of the house, from the east and south-east (within the site), are a relatively recent phenomena, as the Melksham Tithe Map of 1837 and historic Ordnance Survey maps, from the late 19th - mid-20th centuries (see **Plans EDP 5 - 7**), indicate that the small enclosures either side of Blackmore House were populated by orchards, which are likely to have partially restricted any views to it.
- 4.26 As such, the farmland in the vicinity of the house does contribute positively to its significance, particularly land to the south, east and south-east, where the house can be seen across and in conjunction with historically associated farmland, which contributes to its significance to a minor degree. The area from which the house can be experienced in this way is broadly illustrated on **Plan EDP 1**. This contribution is discussed in greater detail below in relation to the site.

Contribution of the Site to the Building's Significance

- 4.27 It is evident that there is an historic, functional connection between Blackmore House and the surrounding farmland, including the site. However, these associations are most evident where the farmland provides the surroundings in which the listed building is experienced (i.e. its setting). From within the site, a filtered view of Blackmore House set adjacent to modern farm buildings, across a landscape of agricultural fields is achieved from the field at the north of the site (**Image EDP A1.2**), albeit the view of the house is partially filtered by the vegetation and modern shed to the east of it (**Image EDP A1.3-4**). A view is also possible from the two fields located south-east of Blackmore House, at the central part of the site (**Image EDP A1.5**), albeit these views are distant, and partly obscured by the intervening vegetation. Blackmore House cannot be experienced in views from the southern portion of the site, as these views are impeded by intervening hedgerows and the drop in ground level around the stream, nor is it visible from the south-west edge of the site due to screening from intervening modern farm buildings (**Image EDP A1.6 and A1.7**).

- 4.28 Considering the above, the three fields which form the northern/central parts of the site comprise a part of the setting of Blackmore House that contributes in a positive way to the buildings' significance (as illustrated on **Plan EDP 1**), such that it can be experienced as a former farmhouse set within an agricultural landscape.
- 4.29 It is also noted that a Public Right of Way (PROW) is situated parallel to the site's eastern boundary, and thus provides an accessible location for members of the public to experience the house across these northern/central fields which form the site. These views provide an experience of the house within grassed fields, separated by hedgerows, and with a number of mature trees, which contribute to the rural setting of the asset. However, it is noted that the views from the Public Right of Way (PROW) also include the ribbon of development along the A3102, as well as modern pylons and cables, and so are already in the context of modern built form (**Image EDP A1.8**).
- 4.30 Several factors reduce the degree to which these fields and views across them are of relevance to the significance of the heritage asset: (1) The fact that such views would probably have been filtered by the presence of orchards from at least 1837 until the mid-20th century, (2) The building does not have any pronounced aesthetic features or qualities to its southern visible elevation, that would suggest that it was designed so as to be seen and be noticeable in views across the landscape (i.e. it was more functional than decorative), and, (3) The building's configuration of relatively small windows on its rear elevation suggests that views out to the south and south-east, across farmland, from Blackmore House were never intended as part of its design. Windows, by their transparent nature, allow for a view through them, but their primary function is to let light into a building and to provide ventilation. Indeed, the *Oxford Dictionary of Architecture and Landscape Architecture* states the primary definition of a window as: "(1) Aperture in a wall to allow light and air to enter a building."
- 4.31 The windows on the southern elevation at Blackmore House, being not especially large or of elevated height in the building, suggest they were designed to function primarily as apertures to let in light and air rather than locations from where views out across the countryside were intended to be obtained.
- 4.32 In addition to these points, it is noted that the implementation of PL/2023/11188 will alter the current setting of the Grade II listed building, as such, this resulting setting is discussed in a separate sub-section below.

Setting Following PL/2023/11188 and its Contribution of the Building's Significance

- 4.33 As noted above, planning application PL/2023/11188 has been granted permission and so the current setting of the listed building will change as a result of this development.
- 4.34 PL/2023/11188 would alter the setting of the asset from historically associated agricultural land, to residential development in the south, south-west and west. However, it is noted that PL/2023/11188 preserves the farmland setting of Blackmore House to the immediate south and south-east by retaining a buffer of open space immediately to the south of the plot that contains the house, along with additional tree planting along the boundary immediately south of the modern agricultural buildings and the field adjacent to

the house. To the south of this is a further open green space crossed by a pedestrian/cycle route.

- 4.35 This retained open space means that the farmhouse will continue to be experienced in views northwards across pasture, with boundary planting separating it from development and filtering views of it from the farmhouse.
- 4.36 Further to the south, the employment use buildings of B1 type will be of no more than two storeys in height and, sited behind hedgerows and trees and separated from the farmhouse by two areas of open space, will not compete with the house for visual prominence or distract from it in views towards it. Whilst development will also be present further to the south, and to the west of Blackmore House, these areas have no visual relationship with the listed building, and are thus not part of the experience of the House.
- 4.37 PL/2023/11188 also includes a small wedge of land to the immediate east of Blackmore House, to provide an emergency access point. This area also forms part of the northern portion of the current application site. The proposals for PL/2023/11188 include a small area of orchard planting within this eastern parcel, along with a pedestrian and cycle route which will also function as an emergency access route, and a buffer of open space around this. This planting will act to reinstate a level of historic integrity to the setting of the house, given that orchards are shown in this location on historic mapping,
- 4.38 This use of landscape planting and open space will facilitate an experience of the listed Blackmore House across green open space with orchards and farm buildings on either side, thus allowing its historic function as an agricultural building to be understood and appreciated within the context of the development.
- 4.39 Following the PL/2023/11188 development, the house will still be experienced as a farm set within an agricultural landscape in views from the east and south, with these retained areas of open-space, and re-instated orchard planting, making a positive contribution to the significance of the listed building.
- 4.40 Beyond this, the setting will include modern development further to the south and west. However, as established above, these areas are not part of the current experience of the house given the lack of visual relationship.

Conclusions

- 4.41 It is established above that Blackmore House has a former historic and functional association with the farmland which forms the site. However, this former relationship is largely intangible and can only be appreciated from the three fields which form the northern/central parts of the site, where it can be experienced as a former farmhouse set within an agricultural landscape. As such, these three fields form part of the setting of Blackmore House which make a positive contribution to the setting of the listed building.
- 4.42 However, it is noted that this setting will change as a result of PL/2023/11188, such that this experience of the house from the site, as detailed above, will also include a backdrop of modern development.

- 4.43 PL/2023/11188 preserves open space to the immediate south of the listed building, and includes orchard planting to the immediate east, such that the experience of the building from the northern and central part of the site will continue to be of a house across green fields, with views filtered by orchard planting, as they would have historically been. However, the periphery of these views will include modern built form to the west, and which has no historic or functional association with the house.
- 4.44 As such, the contribution of the three fields at the northern/central parts of the site is based entirely on an experience of the functional relationship between the historic farmhouse and its historically associated farmland setting, which will also be experienced alongside modern built form following the implementation of PL/2023/11188. As such, this part of the site and its visual experience of the house, only contributes to its significance to only a minor degree.
- 4.45 The remaining parts of the site also have a historical, functional relationship with Blackmore House, although, with no visual appreciation of the house this is intangible, and the contribution made to the asset's significance by this land is very minor at most.
- 4.46 Whilst any impacts on the designated building through changes to its setting as a result of the Proposed Development would therefore need to be weighed within the planning balance, as per paragraphs 212 to 215 of the NNPF, given the very minor contribution of the site to the asset's overall significance, it is unlikely that this impact would amount to more than less than substantial harm.
- 4.47 The potential for harm, arising from change to the experience of the house in views from the site, could be greatly reduced through careful masterplanning. This might entail measures such as a replanting of orchards to form a screen around the house, as has been proposed within application PL/2023/11188, the preservation of the more immediate field-scape around the asset, such that exists in the northern part of the site, or for the layout to reflect the existing layout of fields, and thus reference the site's history.

Remaining Listed Buildings

- 4.48 The other two listed buildings are both located over 600m from the site boundary. These include Tanhouse Farmhouse (**1194746**) c.650m to the south of the site and the Old Coach House (**1194747**) c.660m to the north-east of the site.
- 4.49 As with Blackmore House, the elements of these buildings' settings, that contribute to their significance, are their immediate, historically and functionally related agricultural setting and their historic and visual links with any outbuildings or contemporary structures.
- 4.50 During the site visit it was confirmed that from the south-easternmost field within the site, the Grade II listed Tanhouse Farmhouse (**1194746**), can be perceived (**Image EDP A1.9**). However, the experience is of a distant silhouette of a building, which is obscured by intervening vegetation, and a clear appreciation of the house, as an historic building, is not possible. Considering that the site is a marked distance from the farmhouse and the land has no known historic or functional links with it, it is considered that the land at the site, and views from it, are a highly peripheral part of its experience. For this reason, the site is

not considered to comprise an element of the farmhouses' setting that contributes to its significance.

- 4.51 In consideration of the Old Coach House, there is no intervisibility between it and the land at the site, nor is there any known historic association between the two. As such, the site is not considered to form a part of the setting of any of these assets and makes no contribution to their significance. It is highly unlikely that development of the site would result in any effect on the significance of any of these listed buildings.
- 4.52 Analysis of the designated assets within the 1km radius study area has therefore identified one designated asset that has the potential to be affected by the site's development, the Grade II Listed Blackmore House. Although the presence of this listed building could influence the design layout of parts of the site, the nature of this constraint is not such that it would influence the overall capacity or deliverability of the site.

NON-DESIGNATED HERITAGE ASSETS

- 4.53 This section summarises works undertaken to date within the site and the immediate vicinity. It concludes with the archaeological potential and significance of the site, and the potential for the survival of archaeological remains.
- 4.54 There are numerous non-designated heritage assets in the study area, as identified by the HER. These do not have any statutory framework underpinning their protection but do represent recognised heritage assets of local significance or value.
- 4.55 Data from the HER identifies archaeological sites and artefact findspots within a 1km radius of the site. These sites and artefact findspots are described below in chronological order and illustrated on **Plan EDP 2**. The locations of previous archaeological works are displayed on **Plan EDP 3**.
- 4.56 Wiltshire Council does not hold a list of locally listed buildings, and as such none are recorded within the site or study area.

Previous Archaeological Investigations Within Site Boundary

- 4.57 The following paragraphs provide a summary of the archaeological investigations undertaken within the site boundary in support of the previous application PL/2023/11188, as well as wider regional research projects.
- 4.58 A geophysical (detailed magnetometry) survey of the previous application site (PL/2023/11188), excluding the most south-eastern field, was undertaken in May 2022 by Headland Archaeology (Headland Archaeology, 2022) (**EWI10040**). This survey included the most northern field of the current application site. The remainder of the site will be surveyed in September 2025 to support the forthcoming application.
- 4.59 The survey identified a range of magnetic anomalies which were interpreted as being of non-archaeological origin.

- 4.60 Within the site, these included ‘agricultural anomalies’, comprising linear trends running north–south and east-west, interpreted as modern cultivation, as well as a linear anomaly aligned broadly north-south, and interpreted as a field drain. Anomalies interpreted as ‘ferrous and modern anomalies’ were also identified within the site, with large areas of magnetic disturbance recorded at the northern boundary, due to its proximity to the main road.
- 4.61 Beyond the site boundary, similar ‘agricultural anomalies’ were recorded, with evidence of ridge and furrow cultivation spanning across the survey areas, as well as a single linear on the field immediately south-west of the site, which corresponds to a field boundary identified on historic mapping. ‘Ferrous and modern anomalies’ were also identified in the wider survey area, notably adjacent to the Blackmore farm buildings, as well as linear trends indicating water pipes for the farm. Adjacent to the brook which runs across the south-east corner of the site, ‘geological anomalies’ are recorded, aligning with the superficial deposits identified by the BGS.
- 4.62 Four anomalies of ‘uncertain origin’ are recorded within the wider survey area, including two linear anomalies at the south of the survey area, and interpreted to most likely comprise modern drains, as well as two discrete anomalies to the south of Blackmore House. Due to the lack of context to suggest an archaeological origin, these were interpreted to be the result of modern, geological or pedological activity.
- 4.63 Following this, a programme of archaeological trial trenching was undertaken across the same survey area in 2022 by Cotswold Archaeology (CA) (**EW10199**).
- 4.64 No features of archaeological origin were identified within the site, with only a modern service drain identified.
- 4.65 Beyond the site boundary, the evaluation identified one distinct area of archaeology, focused at the south-east corner of the survey area, immediately north of the current site’s western edge. The remaining areas were largely devoid of archaeological remains, although a small pit containing post-medieval pottery was encountered at the centre of the site, with further post-medieval pottery retrieved from a naturally occurring depression.
- 4.66 The features found in the south-east part of the survey area were all Roman in date, comprising a single large pit, as well as two pairs of ditches. The pit contained a large assemblage of Roman pottery along with a copper alloy brooch, potentially an Aucissa-type brooch of the 1st Century AD; whilst there was no evidence for habitation on the site, the presence of the brooch suggests Roman settlement in close proximity to the site with the pit perhaps representing waste disposal on the periphery of a settlement. The two pairs of ditches further suggest this, with the ditches likely forming part of an enclosure or field system in the agricultural hinterland of a small settlement. The ditches also contained pottery dating from the mid-1st to 2nd century AD.
- 4.67 No evidence of a former field boundary identified by the geophysical survey was seen during the trenching, nor was any evidence of ridge and furrow cultivation. It is therefore most likely that the field boundary was modern and shallow so as to not be distinguishable within the topsoil overburden, and any ridge and furrow cultivation was so shallow as to have been ploughed away.

- 4.68 The results of these two phases of archaeological investigation have been considered where relevant in the period specific sections below.
- 4.69 Aside from the works associated with application PL/2023/11188, a large broad area polygon (**EWI7896**) records the extent of the National Archaeological Identification Survey (NAIS): Aerial Investigation and Mapping Across West Wiltshire, an aerial survey project carried out by Historic England in 2014. No features of interest were identified by this project within the site. Any features identified within the study area are discussed in the period specific sections below.

Previous Archaeological Investigations Within Study Area

- 4.70 The following paragraphs provide a summary of the previous archaeological investigations undertaken immediately adjacent to the site.
- 4.71 With regard to investigations within the wider study area, where relevant to the archaeological potential of the Site, these are discussed in the period-specific sections below.
- 4.72 In association with application PL/2023/11188, as discussed above, a second geophysical survey was conducted in November 2023 by SUMO services, following the addition of a parcel of land into the application boundary, this being the field immediately west and north-east of the current site boundary (**EWI10439**).
- 4.73 The survey recorded a few magnetic responses that have tentatively been interpreted as being of possible archaeological interest. These responses comprised two parallel, segmented ditch-like anomalies interpreted as being possibly associated with the Roman remains recorded during the evaluation trenching in the field immediately west of the survey area (Cotswold, 2022).
- 4.74 Numerous uncertain anomalies were also detected by the survey, including a curving linear anomaly. This feature appeared to correspond with a depression which is visible on the LiDAR data plot and as a cropmark on aerial photographs and was thought to mark the location of a former watercourse and be natural in origin.
- 4.75 Agricultural anomalies were visible through the route of a former field boundary running east to west, which correlates with 19th century mapping and ridge and furrow and modern cultivation is visible throughout the data. A number of other linear trends and pit-like anomalies were also detected but were considered to be due to a combination of underlying geological responses and modern debris.
- 4.76 Trial trenching was then undertaken within this field by Cotswold Archaeology in 2024 (**EWI10611**). A single undated ditch was identified, correlating to the historic field boundary identified by the geophysical survey and historic mapping. An area of modern disturbance was also noted in the south-east corner of the site. No other archaeological features were identified.
- 4.77 Within the wider study area, a watching brief (**EWI3540**) along the route of the Beanacre to St Edith's Marsh pipeline (running parallel to the site's eastern boundary at its closest point) identified two periods of archaeology, comprising Roman findspots and a former Medieval

settlement, within the area of Woodrow c.1,070m to the north-west of the site. Being that this is outside of the study area, these archaeological remains are well removed from the site and cannot be said to have an association with it.

- 4.78 Also, immediately east and south-east of the site, a geophysical survey was undertaken in 2013 in conjunction with solar development (**EWI7954**). The surveys detected areas of modern disturbance resulting from modern services, as well as former field boundaries, correlating with historic mapping and extensive ridge and furrow. Anomalies identified as possible drainage ditches were also identified.
- 4.79 To the immediate south-west of the site, a geophysical survey was undertaken in 2023 (**EWI10351**). Anomalies of a possible archaeological origin were detected, including enclosures, field systems and a potential ring ditch. Magnetic disturbance within a section of the site corresponds to the location of the medieval or later settlement of Snarleton. Medieval or post-medieval ridge and furrow cultivation has also been detected along with former field boundaries and modern ploughing and services. These features have not been tested through intrusive investigation, and so their form and date remains speculative.
- 4.80 Other archaeological investigations within the wider study area, resulting in archaeological records, are discussed where relevant within the period specific sections below.

Palaeolithic to Iron Age (c.500,000 BC-AD 43)

- 4.81 There are no previously known prehistoric remains recorded by the Wiltshire HER within the site. There are three records within the study area dating from the prehistoric periods. These are described below.
- 4.82 A pit (**MWI74524**) was identified during excavations (**EWI7050**) c.925m to the west of the site in 2010. This pit contained red deer bones and a Late Neolithic/Early Bronze Age arrowhead.
- 4.83 The find spot of a Bronze Age socketed axehead and a fragment of a bronze sword recovered in 1973 and now held by Devizes museum (**MWI4751**). The find spot was recorded c.470m north-east of the site.
- 4.84 A large enclosure of possible later prehistoric and/or Roman date is also recorded by the HER, c.2km south-west of the site (**MWI73963**). This feature is visible as a shallow earthwork on LiDAR imagery, however, it remains untested by archaeological investigation, as such its date is speculative.
- 4.85 Aside from these records, there is no further evidence within the study area for prehistoric activity, nor have the previous archaeological investigations within parts of the site and its immediate surroundings, nor a review of LiDAR data and Aerial Photographs (discussed in full below) identified any finds or features of this date. However, a potential trackway of unknown date was identified during a review of LiDAR data and aerial photography (discussed in full below) and is thought to relate to a field system which pre-dates the existing post-medieval fieldscape.
- 4.86 Given the very low level of recorded remains, despite relatively widespread archaeological investigations within the study area, the potential for the site to contain archaeology from

this era is considered to be **very low**. Moreover, the LiDAR data suggests that the site has been subject to agricultural cultivation, likely from the post-medieval period onwards, such that should any remains of this date be present within the site, they would likely be heavily truncated, or even destroyed, by this later activity.

Roman (AD43-410)

- 4.87 There are two records for previously identified Roman period archaeology within the site, according to the Wiltshire HER, there are three further records located in the study area and one just beyond the extent of the 1km radius study area.
- 4.88 The two records within the site are located at the south-west corner of the site and were recorded during an excavation in 1986 undertaken by Chippenham College Archaeological Group for research purposes during the laying of a pipe (**EWI7670**). The location of this pipe was identified within the geophysical survey immediately to the north of these records during Phase 1 (SUMO, 2023). These records are stated as originating from personal communication with AC Powell (the excavator) and there are no known reports detailing the feature and finds that were identified.
- 4.89 The first record comprises a pottery scatter of Romano-British ware, including bead rim associated ware as well as two burnt areas and a pit containing refuse including coarse ware sherds, animal bone, charcoal and iron fragments (**MWI4933**). The second record comprises a ditch identified running broadly north-west to south-east, containing coarse ware pottery and animal bone (**MWI4935**).
- 4.90 To the south-west of these records, immediately outside of the site boundary, an additional scatter of Roman pottery, including 1st-2nd century sherds were identified during the 1986 pipe trench excavation (**MWI4934**). A scatter of finds including Romano-British pottery fragments, iron fragments and nails were also identified during this excavation to the north of this location, just outside of the site boundary (**MWI4932**).
- 4.91 Within the 1km radius study area, geophysical survey followed by archaeological evaluation and excavation at Melksham Town Football Club recorded the buried remains of a Roman period farmstead, located c.800m south-west of the site (**MWI64722**). The remains comprised ditches, curved gullies, pits, postholes and ovens, indicating a small agricultural, domestic settlement. A group of six Romano-British ovens, possibly for drying corn was also found in this location (**MWI76809**).
- 4.92 Approximately 1km to the north of the Site A scatter of Roman pottery was recovered during a watching brief in (**MWI4766/EWI3540**).
- 4.93 Just outside of the 1km study area, c.1,300m to the south-west of the site, an evaluation (**EWI7633**) in 2014 revealed a Roman settlement comprising two phases of ditched enclosures, an entrance track and possible building plots along with numerous pottery sherds, glass, bone and a coin (MWI74427). The settlement was dated to c.260-296 AD and does not appear to have been occupied beyond c.300 AD. The settlement was located on a low rise, c.400m south of Clackers Brook. In this respect it has some topographic similarity to the land at the site and is on the same type of geology. Evidently, the locality

was settled in the Roman period, and thus there is some potential for similar remains to be present within the site, as evidenced by the completed trial trenching.

- 4.94 As discussed above, the archaeological trial trench evaluation in 2022 (**EWI10199**) across Phase 1 of the development, immediately west of the site, identified a cluster of Romano-British features. These included a pit (**MWI78364**), and a pair of double-ditch enclosure ditches (**MWI78365**). These features were determined to not extend further west during the subsequent evaluation in 2024 (**EWI10611**), nor did this evaluation identify any features at the location of the find scatter (**MWI4932**).
- 4.95 Although these records are located at the very south-west corner of the site, as well as beyond the site boundary, and are of low density, comprising four in situ features and a small collection of unstratified artefacts that appear to represent general agricultural activity and manuring, it is, however, apparent that the HER records are clustered in the south-west portion of the site, adjacent to the stream that runs across this area. As such, it may be that the watercourse represented a focus for past activity. These features likely reflect agricultural land management on the periphery of settlement and may relate to a potential settlement just south of the site near the watercourse. The absence of any similar features identified by evaluation (**EWI10611**) suggests that this activity does not extend to the east. It is therefore considered that this south-western part of the site has the greatest potential for Roman period archaeology.
- 4.96 As such, based on HER evidence and the results of the previously undertaken trial trenching immediately west of the site, the site contains archaeological remains, dated to the Roman period located at its south-west corner, with a **moderate** potential for additional similar remains. Such remains would most likely comprise features of low significance relating to land management on the fringes of a settlement.
- 4.97 The remainder of the site has an absence of any features identified by the HER or through a review of aerial photography and LiDAR data (discussed in full below) which indicate further Roman activity. However, a potential trackway of unknown date was identified in the centre of the site during a review of LiDAR data and aerial photography (discussed in full below) and is thought to relate to a field system which pre-dates the existing post-medieval fieldscape.
- 4.98 Based on the evidence above, the potential for such features elsewhere within the site, beyond the areas of known or suspected Roman archaeology is considered to be **low**. Moreover, the LiDAR data suggests that the site has been subject to agricultural cultivation, likely from the post-medieval period onwards, which would likely have heavily truncated, or even destroyed, any remains of Roman date.

Early Medieval (AD 410-1066)

- 4.99 There are no previously known records relating to the early medieval period within the site or, within the study area.
- 4.100 Considering this, and the absence of any such features identified during the archaeological investigations immediately adjacent to the site, nor any features identified through a review of aerial photography or LiDAR data, there is considered to be a **very low** potential for any early medieval archaeology to exist within the site.

Medieval (AD 1066-1485)

- 4.101 There is one record relating to possible medieval activity within the site, recorded by the HER. Several records are noted within the 1km study area.
- 4.102 The record within the site, located at the far south-west corner, refers to possible ridge and furrow (**MWI73994**), recorded as earthworks seen on aerial photographs to the north-east of Snarlton Farm, which has been ascribed a possible medieval date. Other possible ridge and furrow has been recorded from aerial photographs within the site (**MWI73970**), however, this is described as 'narrow' and is therefore ascribed a post-medieval date; narrow furrows being characteristic of 19th century cultivation techniques, such as steam ploughing (Wilson, 2000).
- 4.103 The HER record within the site (**MWI73994**) is derived from an aerial photograph of 1998 (OS/98437 5230 17 SEP 1998). This photograph was viewed as part of the research carried out for the current assessment. Whilst linear, negative cropmarks are apparent in the location of the record, it is not clear that these represent earthworks, and the marks are narrow and fairly straight, a form more typical of post-medieval cultivation marks rather than medieval, which tend to be broad with a distinctive S-shape, reflecting the action of the medieval plough. Furthermore, during the site visit, no earthworks were identified in this location. Similarly, the LiDAR data does not indicate any such features in this location, and instead only low relief earthworks indicative of modern ploughing are visible, suggesting that any such ridge and furrow has been truncated by later agricultural activity. It is likely therefore, that the marks reflect the probable existence of buried infilled furrows, which certainly relate to past cultivation, but are 1) Considered more likely to be a remnant of post-medieval, rather than medieval practice, due to their lack of typically medieval characteristics, when seen in plan; and 2) Likely heavily truncated or even destroyed by later ploughing.
- 4.104 No other indications of medieval ridge and furrow have been identified within this assessment through the review of aerial photographs, LiDAR data, and the geophysical survey and trial trench evaluation undertaken in the northern corner of the Site. However, these sources indicate that post-medieval to modern ploughing is present across the Site (discussed further below). Further examples of possible medieval ridge and furrow are recorded by the HER within the study area (**MWI73981**, **MWI73982**, **MWI73962**, **MWI73978**, **MWI64723**). The majority of this ridge and furrow has since been levelled by modern development to the west of the site, and it is not clear from the HER whether the records refer to genuine extant medieval ridge and furrow earthworks, to cropmarks, reflecting only buried remains or even to much later cultivation features.
- 4.105 The closest medieval HER record to the site comprises the Blackmore Farm complex (**MWI3630**) to the immediate north-west of the site boundary. The record describes the farm simply as a 'farmstead with Medieval origins'. Whilst it is evident that the present Blackmore House dates from the late 18th century, it may be that it replaced an older building in this location. The greatest likelihood is that any older dwelling would have been located close to the location of the present farmhouse, and thus what remains of it is located outside of the site boundary and probably has been heavily disturbed by later development.

- 4.106 Three HER records are located in the vicinity of Snarlton Farm, to the immediate south-west of the site. Here, the earthwork remains of a medieval settlement at Snarlton (**MWI3621**) were recorded from historic aerial photography. Although many of the earthworks appear to no longer be extant on the more recent photography. A geophysical survey (**EWI7048**) and evaluation (**EWI7050**) here in 2004 and further excavation (**EWI7047**) in 2010 revealed the remains of a medieval farmstead (**MWI74525**) located c.450m west of site, including: boundary ditches, a stone wall and a cobbled surface, and medieval industrial activity, including the remains of a medieval iron working site (**MWI74526**) irregular pits, a gully containing slag, tap slag, vitrified clay, charcoal and pottery, a limestone platform and working floors and smithing hearth bottoms.
- 4.107 A group of records dated to the medieval period are located west of Redstocks c.450m south of the site (**MWI3625**). The records comprise a series of earthworks identified from aerial photography and LiDAR, and a field visit by Historic England in 2016, that represent the archaeological remains of a dispersed settlement.
- 4.108 One further medieval record in the study area comprises the remains of a boundary bank (**MWI73984**) to the north of the A3102 and c.450m to the west of the site. This feature is interpreted by the HER as a boundary bank which originated within the medieval period and continued in use through the post-medieval period.
- 4.109 As described previously, the *Victoria County History* describes how the Manor of Blackmore was formed following the disforestation of Blackmore Forest in 1622 (also known as Melksham Forest), a royal hunting forest with medieval origins. As such, it is possible that during the medieval period the site was part of the forest.
- 4.110 Evidently there was nearby medieval settlement at Snarlton, west of Redstocks and possibly at the location of the later Blackmore Farm, and it may be that the site (or part thereof) was within the agricultural hinterland of these settlements and may have been farmed as an open field. Nevertheless, it is not considered that there is any evidence within the site for medieval cultivation, given that the ridge and furrow recorded by the HER (**MWI73994**) is considered to be most likely of post-medieval date, and it may be that, given its association with Blackmore Forest, the site was actually part of unenclosed moorland or woodland used for hunting, prior to its enclosure and cultivation in the post-medieval period.
- 4.111 The evidence suggests therefore that there is only a **low** potential for medieval archaeological remains within the site. The greatest likelihood is considered to be for remains related to former farming practices, such as buried, infilled furrows or drainage ditches. No earthwork remains of ridge and furrow cultivation which are indicative of medieval ploughing, are located within the site through a review of aerial photography, LiDAR data and a site visit. However, the aerial photographs and LiDAR did illustrate the presence of linear cultivation features which were more characteristic of post-medieval to modern ridge and furrow (discussed further below). Nor were any features of medieval date identified during the previous archaeological investigation with parts of the site and immediately surrounding it during the Phase one works. However, a potential trackway was identified during a review of LiDAR data and aerial photography (discussed in full below) which is thought to relate to a field system which pre-dates the existing post-medieval fieldscape.

- 4.112 Buried remains related to medieval agriculture, such as infilled furrows or a potential trackway, would be considered of low significance and would be very unlikely to warrant preservation *in situ* and therefore their presence would not constrain the site's development.

Post Medieval to Modern (AD 1485-Present)

- 4.113 There are two previously known records related to the post-medieval period recorded within the site by the HER, and several related to the post-medieval to modern periods recorded within the 1km study area.
- 4.114 The two HER records within the site comprise the example of ridge and furrow previously mentioned (**MWI73970**) recorded from aerial photography spanning the majority of the site, and an outfarm located at the site's southern boundary (**MWI68876**).
- 4.115 As described previously, the ridge and furrow (**MWI73970**) is recorded as 'narrow' reflecting post-medieval farming practices. These marks were also seen on aerial photographs and LiDAR data viewed as part of the research for the assessment, and it was confirmed that the marks are very narrow and straight, and probably reflecting buried, infilled furrows derived from 19th century steam ploughing. Possible ridge and furrow was also identified by the geophysical survey undertaken across the northern field within the site in May 2022, as well as the wider survey area to the west as part of Phase 1 (Headland, 2022). However, no evidence of ridge and furrow was seen during the evaluation trenching across the northern field within the site in November 2022, nor the wider survey area for Phase 1 (Cotswold Archaeology, 2022), possibly indicating a more modern date for these agricultural features.
- 4.116 During the site visit it was confirmed that none of the records relate to extant earthworks. Buried remains of these features would possess little archaeological interest, being of a relatively recent date, and common form, found elsewhere in the landscape.
- 4.117 The outfarm (**MWI68876**) comprised a small farmhouse probably intended to farm the immediate land set around them, as satellites of a larger farm. It is described by the HER as a "*demolished 19th century outfarm of loose courtyard plan. One side of the loose courtyard is formed by working agricultural buildings*". During the site visit it was confirmed that this outbuilding was no longer extant within the site. However, infield ditches, or buried foundations, may still be present. Such remains are likely to be highly fragmentary and as post-medieval agricultural remains, would be of a common, widespread type, and thus would only be considered of minimal archaeological interest.
- 4.118 A geophysical survey (**EWI7954**) immediately to the east of the site at Sandridge Solar Farm identified former field boundaries (**MWI74485**) and evidence of ridge and furrow believed to have originated in the medieval or post-medieval periods. Further ridge and furrow is also recorded immediately south of the site (**MWI73994**), and c.250m north of the site (**MWI73983**).
- 4.119 There are nine further extant post-medieval outbuildings or farmsteads within the 1km study area, not including those listed buildings discussed above. Included within these records are the extant post-medieval buildings at Blackmore Farm (**MWI68796**), to the north-west

of the site, buildings at Manor Farm (**MWI62966, MWI68795**) c.65m to the north of the site and buildings at Snarlton Farm (**MWI68800, MWI68799**) c.320m south-west of the site boundary, and Home Farm, c.725m east of the site (**MWI68895**). Extant farmsteads are recorded c.475m north-west of the site (**MWI68854**), as well as 300m east (**MWI68897**) and 400m east (**MWI68896**), with Tanhouse Farm (**MWI68898**) and its listed farmhouse (**MWI44475**) also recorded c.650m south of the Site.

- 4.120 Sites of former outbuildings are recorded across the study area (**MWI68797, MWI68798, MWI68801, MWI68762, MWI68875, MWI68877**).
- 4.121 Other post-medieval buildings in the area include the former Mission Chapel of St Andrews (**MWI51158**) c.60m to the north of the site, Boxwood Cottage (**MWI60878**) c.800m to the west of the site and 320 Snarlton Lane (**MWI55197**) c.900m to the west of the site. The historic post-medieval Sandridge House (**MWI58327**) and Sandridge Park (**MWI49202**) and its grounds (**MWI4969**), including its associated Stables and Coach house (**MWI44477**), Granary (**MWI72762**) and Cottage (**MWI72757**), are also located c.700m to the east of the site.
- 4.122 Modern features recorded on the HER include Sahara sandpit, (**MWI77222**) a quarry located c.900m to the east of the site and a grand 20th century house at Greystone, c.950m north of the site (**MWI48631**).
- 4.123 As noted previously, it is likely that the land at the site was enclosed to form agricultural fields in the post-medieval period, most likely after the establishment of Blackmore Manor in 1622. This is reinforced by HER records, as well as evidence from aerial photographs and LiDAR data, for buried remains of narrow, post-medieval ridge and furrow and post-medieval out-farms within the site, indicating its general, post-medieval agricultural use. The origins of the current field-scape is discussed in more detail in the cartographic and landscape characterisation sections below.
- 4.124 Whilst the geophysical survey (Headland, 2022) in the northern field of the site identified ridge and furrow cultivation, no evidence of this was identified during the subsequent trial trenching (Cotswold, 2022)
- 4.125 Regardless, based on of the HER data and previous investigations within the north of the Site, as well as a review of aerial photography, LiDAR data, and historic mapping which illustrates the site's agricultural nature from the 19th Century onwards, it is considered highly likely that the site contains buried remains related to post-medieval and modern agricultural practice. These features would likely comprise infilled former boundary or drainage ditches, infilled furrows and, in the locations of the two outfarms, remains related to these buildings. These types of remains are common within the wider landscape and would be considered of little archaeological interest, representing heritage assets of very low significance.

Undated

- 4.126 The Wiltshire HER contains nine records for undated assets within the study area.
- 4.127 The first record relates to ditches (**MWI78674**) identified immediately west of the site, during the geophysical survey (SUMO, 2023) for Phase 1 (**EWI10439**). These features were

tentatively dated as Roman by the geophysical survey, however, as discussed above, no such features were identified during the subsequent trial trenching and so they remain undated and uncharacterised (Cotswold, 2024) (**EWI10611**).

- 4.128 The next record comprises pits and ditches identified by geophysical survey (**EWI7954**) prior to the construction of the Sandridge Solar farm, c.50m east from the site boundary at closest (**MWI74485**, **MWI74486** and **MWI74487**). These features have not been tested by intrusive archaeological investigation, and so their nature and date remain unknown.
- 4.129 One record comprises undated cropmarks recorded from aerial photographs located c.600m south of the site (**MWI4974**). The cropmarks are noted in the HER as possibly representing a group of buried enclosures.
- 4.130 Further within the study area are banks of an unknown date (**MWI74757**) that were identified during a geophysical survey (**EWI8020**) c.950m west of the site and subsequently excavated during an evaluation (**EWI8022**) at the land north of Sandridge Common in 2016.
- 4.131 The remaining records (**MWI74439**, **MWI74440** and **MWI64721**) comprise possible pits, ditches and former field boundaries of an unknown date recorded by a geophysical survey and subsequent evaluation for Melksham Town Football Club, c.900m to the south-west of the site (**EWI7533**, **EWI7633**).
- 4.132 Whilst these records add to the general conclusion that buried archaeological remains are present across the study area, given that their nature and date remain untested, they do not contribute to an understanding of the archaeological potential of the Site.

HISTORIC LANDSCAPE

- 4.133 The Wiltshire Historic Landscape Characterisation (HLC) (2016) records the majority of the site as planned enclosure.
- 4.134 In terms of time depth attributed to this character type, the HLC study notes that: *“These regular fields were set out according to plan and show on the 1 ed 6” OS map. They have changed little since and were likely created in the later post medieval period. The character prior to enclosure is not clear from the available sources.”*
- 4.135 The HLC records the two small fields to the south-west of the site as piecemeal enclosure: *“These vaguely irregular fields seem not to have changed since the 1 ed 6” OS map. They probably represent an episode of piecemeal enclosure during the post medieval period, and no prior character is obvious on the available sources.”*
- 4.136 The far south-east corner of the site is recorded as plantation, named ‘eight acre plantation’, and remains as such today. The HLC describes this plantation as follows:
- “This later post medieval woodland has been deliberately created - as alluded to by its form and name. As the 1 ed 1” OS map does not show the woodland it has been inferred that planned fields once existed here, but this prior character is not legible.”*

- 4.137 The HLC accords with the interpretation of the site's history as discussed previously, that it comprises planned regular and irregular fields, created though private enclosure probably in the post-medieval period, with a small parcel of later post-medieval woodland, which remains extant today. Although historic maps illustrate loss of a few of these boundaries, the field layout is evidently very similar to how it was in at least the early 19th century.
- 4.138 This type of enclosure is commonly preserved in the landscape, and many of the site's post-medieval features, such as outfarms and post-medieval ridge and furrow, have been removed, and reduced to no more than potential buried remains. As such, the historic landscape at the site is considered of very low value, the land simply reflecting a 19th century field layout, and change to its form would not constrain the site's development.

CARTOGRAPHIC SOURCES

- 4.139 The site is located within the parish of Melksham, Wiltshire. The earliest cartographic source consulted for the assessment was the Map accompanying the 1814 Enclosure Award for Melksham Parish (**Plan EDP 4**). The 1837 Tithe Map for the Parish of Melksham (**Plan EDP 5**) was also consulted, as were Ordnance Survey maps from 1886, 1924, 1972 and 1980-1988 (**Plans EDP 6 – 8**).
- 4.140 The Enclosure Award Map illustrates remaining parts of Blackmore Forest, enclosed for farmland by Act of Parliament in 1814 (**Plan EDP 4**). This comprises tracts of land to the north of Blackmore Farm. Blackmore House is shown on this map, along with the very northern edge of the Site, shown as a small narrow plot adjacent to the house. The remainder of the Site is not shown within this map, suggesting that it was probably already enclosed as farmland by this date.
- 4.141 The Tithe Map (**Plan EDP 5**) shows the site divided into regular, mostly rectangular agricultural fields, with the outfarm (referenced in the HER as **MWI68876**) shown as extant. The layout of fields is similar to the present-day layout, although a greater number of smaller fields is shown in the northern portion of the site, indicating that a process of amalgamation, with boundaries removed so that small fields are combined into larger fields, has taken place since the mid-19th century, probably in response to the industrialisation of farming and the need for fields to accommodate large modern machinery. These former boundaries remain indicated by the presence of mature trees which appear to have been retained from the earlier hedgerow boundary, with low relief depressions indicated by the LiDAR imagery in these locations, as well as faint crop marks on aerial photographs. It is therefore likely that, corresponding with the Tithe Map, the site will contain the buried infilled remains of field boundary ditches dating from the post-medieval period. Such remains are considered to possess limited archaeological interest and would represent heritage assets of only very low significance.
- 4.142 Field names given on the Tithe Map Apportionments sometimes give information as to the provenance of fields, their historic use or whether they might contain archaeological remains. The field names, where recorded for the fields within the site, generally refer to the size and location of the plots, such as 'Two Acres' (1597) and 'Long Eight Acres (1585), as well as personal names such as 'Great Hatters' (1598). Plot 1595 is named 'Ploughed Champions', indicating a continued agricultural use, likely from the

post-medieval period onwards, as indicated by the ridge and furrow cultivation identified by the LiDAR imagery. The fields are generally mixed in use, being recorded as either arable or pasture.

- 4.143 It is notable that the plot numbers to the immediate east and west of Blackmore House, but outside of the site boundary (1603 and 1601) are recorded as having been orchards at this time, with 1601 also extending into the site as a small parcel in the north-west corner. Adjacent to this, Plot 1600 is recorded as 'The Patch' a garden and pasture, indicating it was formally associated with Blackmore House.
- 4.144 The First Edition Ordnance Survey (OS) Map of 1886 (**Plan EDP 6**) depicts the site with almost the same boundaries as on the Tithe Map, aside from one having been removed to form larger fields at the north-east of the site. This former boundary is still extant today. A field in the south-west corner of the site is shown as having changed use from arable to a plantation, and one field along the centre of the southern field boundary also now comprises a wooded area. Blackmore Farm to the north of the site is shown as having expanded with further outbuildings evident (all outside of the site boundary), and the land surrounding the farm is shown occupied by an orchard. No further changes are evident within the site.
- 4.145 From the 1886 OS map, the depiction of the site remains entirely the same until the present day and there are no apparent changes to field boundaries or land use. In terms of the land surrounding the site, the 1924 map is the first to show change from 1886. This depicts additional outbuildings at Blackmore Farm, clearly shows the orchards set around the farm (**Plan EDP 7**) and the expansion of the town of Melksham to the west of the site.
- 4.146 The expansion of Melksham continues through the mid to late-20th century although the greatest change is shown on the OS map of 1972 (**Plan EDP 8**) where extensive residential expansion to the east of Melksham is shown. This map also shows Blackmore Farm expanded further with large, modern agricultural barns depicted, which are still extant to the west of the historic farmhouse. The OS map of 1980-1988 also depicts additional buildings at Blackmore Farm, although, aside from that, no further change is evident within or surrounding the site. The outfarm at the south of the site continues to be depicted on the later maps of the 20th century, suggesting that its eventual removal was a relatively recent event.
- 4.147 The historic maps demonstrate that from the early 19th century at least, the site comprised agricultural land, with a process of field boundary loss apparent during the late 19th century. They also depict the continued expansion of Blackmore Farm and the outskirts of Melksham throughout the late 19th and 20th centuries. Several large outbuildings were constructed at Blackmore Farm by 1972, all of which are still extant. The maps illustrate that orchards were once adjacent to the farm from the mid-19th century until at least the mid-20th century.

LIDAR

- 4.148 The LiDAR data reflects the extant field boundaries visible on-site today, it also shows low relief depressions in the northern end of the site which correlate to the former field boundaries depicted on the Tithe Map.

- 4.149 A number of low relief earthworks are seen as linear patterns, running parallel to with the field boundaries. These linear features are generally straight, regular and narrowly spaced, indicative of modern ploughing methods, although a grouping of wider spaced, but still straight and regular, earthworks are evident in the central and south-east fields of the site. These earthworks suggest an earlier phase of ridge and furrow cultivation, most likely in the post-medieval period.
- 4.150 Despite this indicated evidence of earlier ridge and furrow, no such evidence was identified during the site visit, and so it is likely that this later modern ploughing has truncated any surface earthworks so that they are no longer visible to the naked eye. In the centre of the site, two parallel earthworks are visible running north-east to south-west. The form of these earthworks is suggestive of a trackway, and are discussed in further detail with relation to the aerial photographs below.
- 4.151 The route of the small brook is evident at the south-west of the site, along with a number of curvilinear features illustrating small outflows from the brook.
- 4.152 No evidence of the former outfarm identified by the HER at the south-west corner of the site (**MWI68876**) is visible.
- 4.153 No other previously unknown archaeological features were identified through a review of the LiDAR data.

AERIAL PHOTOGRAPHS

- 4.154 A total of 48 vertical aerial photographs, covering the site and its immediate environs, were identified within the collection maintained by the Historic England Archive in Swindon. None of the photographs are reproduced here due to copyright restrictions.
- 4.155 The available images span the period from June 1945 to August 2003 and confirm the land use and development sequence shown on those historic maps available online. It is apparent that the agricultural land at the site has been in a mixed regime during the mid-late 20th century, as fields are shown both as arable and pasture. The photographs show no other extant features, which are not also depicted on the historic Ordnance Survey maps discussed above.
- 4.156 Aside from the marks related to the buried remains of narrow ridge and furrow, which have been discussed previously, and marks reflecting the positions of former post-medieval field boundaries, depicted on historic maps, only a single additional cropmark was noted within the centre of the site. This cropmark might indicate the possible presence of previously unrecorded, buried archaeological remains, and was identified during the review of LiDAR data (above) as a potential trackway.
- 4.157 This comprises a double linear mark (its location is shown on **Plan EDP 2**) which is shown on several aerial photographs (e.g. CPE/UK 1821 4 NOV 1946) and is on 2006 imagery on Google Earth. The mark does not correspond to any feature known from historic maps and runs diagonally across the present field, and so appears to be on a different alignment to the field system. This suggest that it may represent an archaeological feature pre-dating the

post-medieval landscape. The double ditched form reflects the appearance of a road or trackway, with the ditches possibly comprising roadside drainage ditches, however it is not shown clearly anywhere else within the site. There is no suggestion that the cropmarks reflect the presence of significant archaeological remains. For example, there is no indication of an internal agger (metalled road surface) as might be expected for the remains of a well-preserved Roman road. As such, it is highly unlikely that, if present, the remains reflect the presence of archaeology of greater than low, local interest.

- 4.158 No other features of archaeological interest were identified by the review of aerial photographs from the Historic England Archive, or the Britain from Above, Apex or NCAP online collections.

SITE WALKOVER

- 4.159 The site was visited in May 2025 to assess the current ground conditions and topography, as well as to confirm the continuing survival of any known archaeological remains and to identify any hitherto unknown remains.
- 4.160 A possible archaeological earthwork was noted during a previous visit in 2019; this was a slight bank seemingly defining a level area noted in a small field to the east of the small copse at the southern end of the site (see **Plan EDP 2**). This levelled, roughly rectangular terrace, was defined by a slight earthwork to the west and south. This feature was barely discernible as a low-relief earthwork during the visit in 2025 (**Image EDP A1.10**). It is possible that this represents the location of a former structure, since removed, although no evidence for a structure in this location is known from historic maps, aerial photographs and LiDAR and, no other evidence such as scattered building material, was noted in the vicinity. As much, as the space may represent the location of a former building, it is equally possible that it could be a result of some recent farming practice, resulting in the levelling of an area of ground.
- 4.161 As previously noted, no earthworks or building material was visible at the location of the former outfarm. No other features of archaeological interest, such as earthworks, were noted within the site, including any earthworks related to ridge and furrow cultivation.

Section 5

Conclusions

- 5.1 This archaeological and heritage assessment concludes that the site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields or conservation areas that would represent a constraint to development.
- 5.2 The site's contribution to the settings of designated heritage assets has been considered in accordance with Historic England guidance: Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (HE, 2017 - Second Edition). All designated heritage assets located within a 1km radius of the site boundary were assessed in order to understand whether their settings have the potential to be affected by change within the site.
- 5.3 Only one designated asset was deemed to have the potential for its setting to be affected: the Grade II Listed Blackmore House.
- 5.4 The site comprises agricultural land which has a historical, functional association with Blackmore House. The house is experienced from the land to the north and centre of site, across the fields located immediately east and south-east of the listed building. These views are already within the context of modern built form at the periphery, along the A302 to the north, with further modern form following the implementation of the future development of PL/2023/11188 to the west.
- 5.5 As such, these areas are considered to make a low contribution to the asset's significance. Whilst any impacts upon this asset would need to be considered within the forthcoming application, it is unlikely that these would be greater than the low end of less than substantial harm, given the low contribution the site makes to the overall significance of the listed building. Indeed, with careful masterplanning, development should be able respect the asset's setting and thus minimise or avoid harm arising to its significance.
- 5.6 In terms of non-designated archaeology, the site is identified as generally having a low potential to contain significant archaeological remains from the prehistoric and Roman periods, with the exception of the south-west corner, which has a moderate potential for Roman remains, based on the features identified by previous trial trenching to the immediate west of the site. Such remains would most likely comprise evidence of localised land management and would be of no greater than low, local value.
- 5.7 There is also assessed to be a very low potential for the site to contain significant archaeological remains from the medieval to modern periods, beyond features related to agricultural practices during this period, such as buried plough soils and potential buried remains relating to a former fieldbarn, which would be of no greater than very low value.
- 5.8 It is therefore concluded that there is no reason to believe that the site contains archaeological remains that would be of such significance as to warrant physical preservation in situ. Instead, their conservation (comprising preservation by record) could

be appropriately addressed through a phased programme of archaeological investigations, the scope of which would be agreed with the archaeological advisor to the LPA.

- 5.9 In conclusion, in terms of designated assets, whilst part of the site contributes to the significance of the Grade II listed Blackmore House, this contribution is considered to be low, and the effect of change to the asset's setting could be managed through careful masterplanning. Furthermore, there is no reason to believe or expect that the site contains archaeological remains of such significance as to warrant preservation *in situ*, and thus constrain the site's development.
- 5.10 Therefore, in terms of designated and non-designated heritage assets, this report provides the information requested in Paragraph 207 of the NPPF and will inform the subsequent assessment of impact from the planning proposals.
- 5.11 Furthermore, on the basis of this current evidence, it is concluded that the development of the site would potentially have only a limited impact upon the historic environment, with a scope for the reduction of any impact through careful masterplanning, that is considerate of heritage assets and their settings.

Section 6

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LIST OF CONSULTED MAPS

1814 Enclosure Map of Melksham

Tithe Map of Melksham Parish 1837

1886 First Edition Ordnance Survey Map

1924 Edition Ordnance Survey Map

1972 Edition Ordnance Survey Map

1980-1988 Edition Ordnance Survey Map

Appendix EDP 1 Images



Image EDP A1.1: View of the south facing elevation of the Grade II listed Blackmore House, taken from the field immediately south of the house (outside of the site boundary).



Image EDP A1.2: View from the northern part of the site looking east towards Blackmore House illustrating its setting within farmland, albeit obscured by the intervening vegetation and topography, and in the context of modern pylons and farm buildings.



Image EDP A1.3: View from the northern part of the site looking east towards Blackmore House illustrating the screening effect of the intervening vegetation.



Image EDP A1.4: View of the south facing elevation of the Grade II listed Blackmore House, illustrating the screening effect of the modern shed, taken from the field immediately south of the house (outside of the site).



Image EDP A1.5: View from the central part of the site looking north-west towards Blackmore House illustrating its setting within farmland, albeit relatively distant and obscured by intervening vegetation.



Image EDP A1.6: View north towards Blackmore House from the southern end of the site, illustrating the screening effect of the rising topography in this direction, as well as the intervening hedgerows.



Image EDP A1.7: View towards Blackmore House from the south-west edge of the site, illustrating the screening effect of intervening modern outbuildings, as well as intervening vegetation and topography.



Image EDP A1.8: View north-west across the northern/central part of the site from PRow along the site's eastern boundary, illustrating views of Blackmore House across fields, with mature hedgerows and trees, as well as modern built form along the A302 and pylons.



Image EDP A1.9: View south from the southern edge of the site, illustrating that distant views of Tanhouse Farmhouse (**1194746**), albeit so distant and obscured by intervening vegetation that a clear appreciation of the building is not possible.



Image EDP A1.10: View south of the faint earthwork noted in the south-west field of the site.

Plans

Plan EDP 1: Designated Heritage Assets

(edp9278_d010a 15 September 2025 JLe/EBr)

Plan EDP 2: HER Monument Records and Observations Made During Assessment

(edp9278_d011a 19 September 2025 JLe/EBr)

Plan EDP 3: HER Event Records

(edp9278_d012a 19 September 2025 JLe/EBr)

Plan EDP 4: Extract from 1814 Enclosure Map of Melksham

(edp9278_d013a 19 September 2025 JLe/EBr)

Plan EDP 5: Extract from 1837 Tithe Map of Melksham

(edp9278_d014a 19 September 2025 JLe/EBr)

Plan EDP 6: Extract from 1886 Ordnance Survey Map

(edp9278_d015a 19 September 2025 JLe/EBr)

Plan EDP 7: Extract from 1924 Ordnance Survey Map

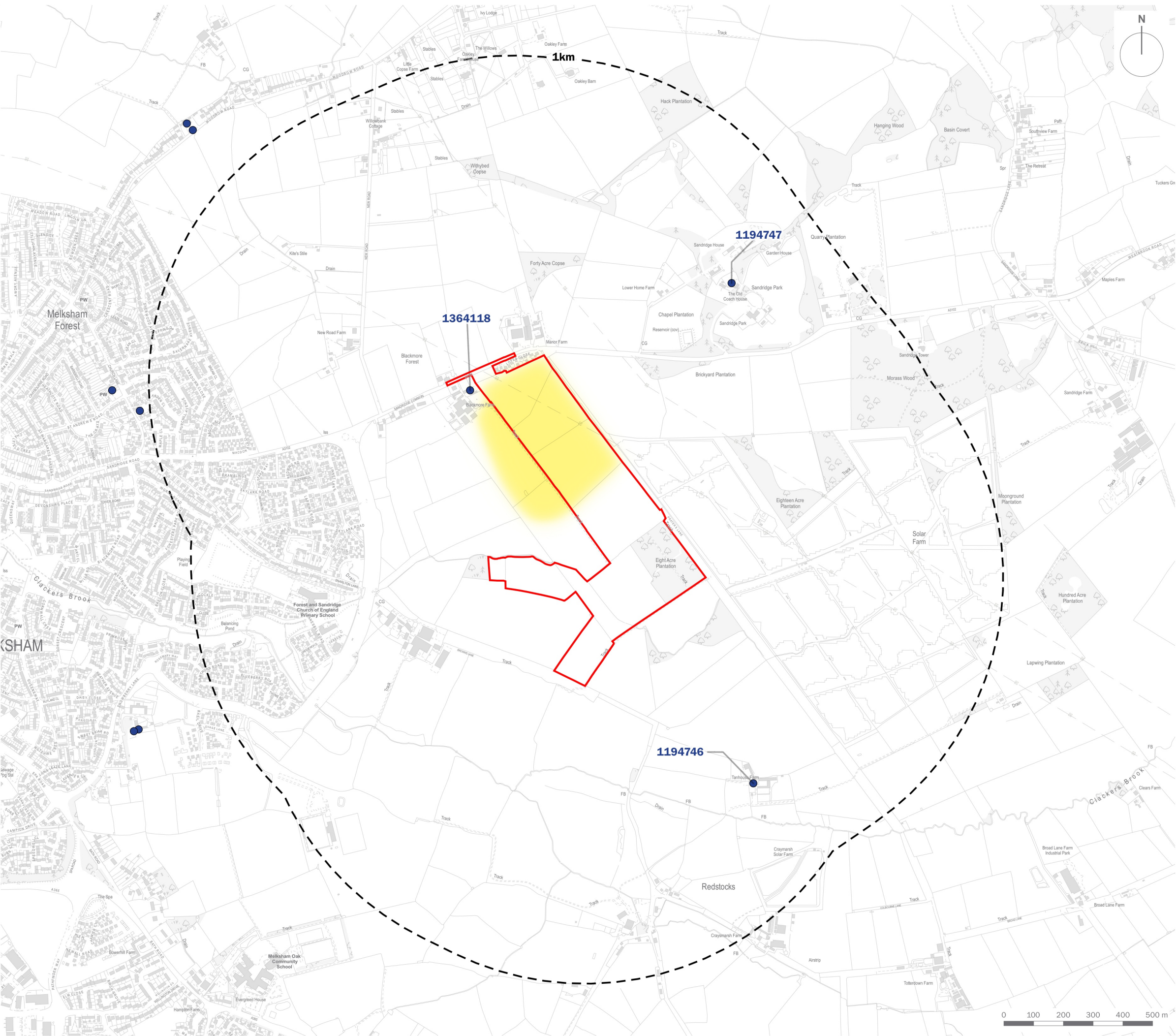
(edp9278_d016a 19 September 2025 JLe/EBr)

Plan EDP 8: Extract from 1972 Ordnance Survey Map

(edp9278_d017a 19 September 2025 JLe/EBr)

Plan EDP 9: LiDAR Data

(edp9278_d018a 19 September 2025 DJo/EBr)



- Site Boundary
- 1km Study Area
- Blackmore House Setting
- Grade II Listed Building

client	Gleeson Land		
project title	Melksham Phase 2		
drawing title	Designated Heritage Assets		
date	19 SEPTEMBER 2025	drawn by	JLe
drawing number	edp9278_d010a	checked	EBr
scale	1:12,500 @ A3	QA	JFr



Site Boundary

1km Study Area

Slight Earthwork Defining Lower Area

HER Monumnet

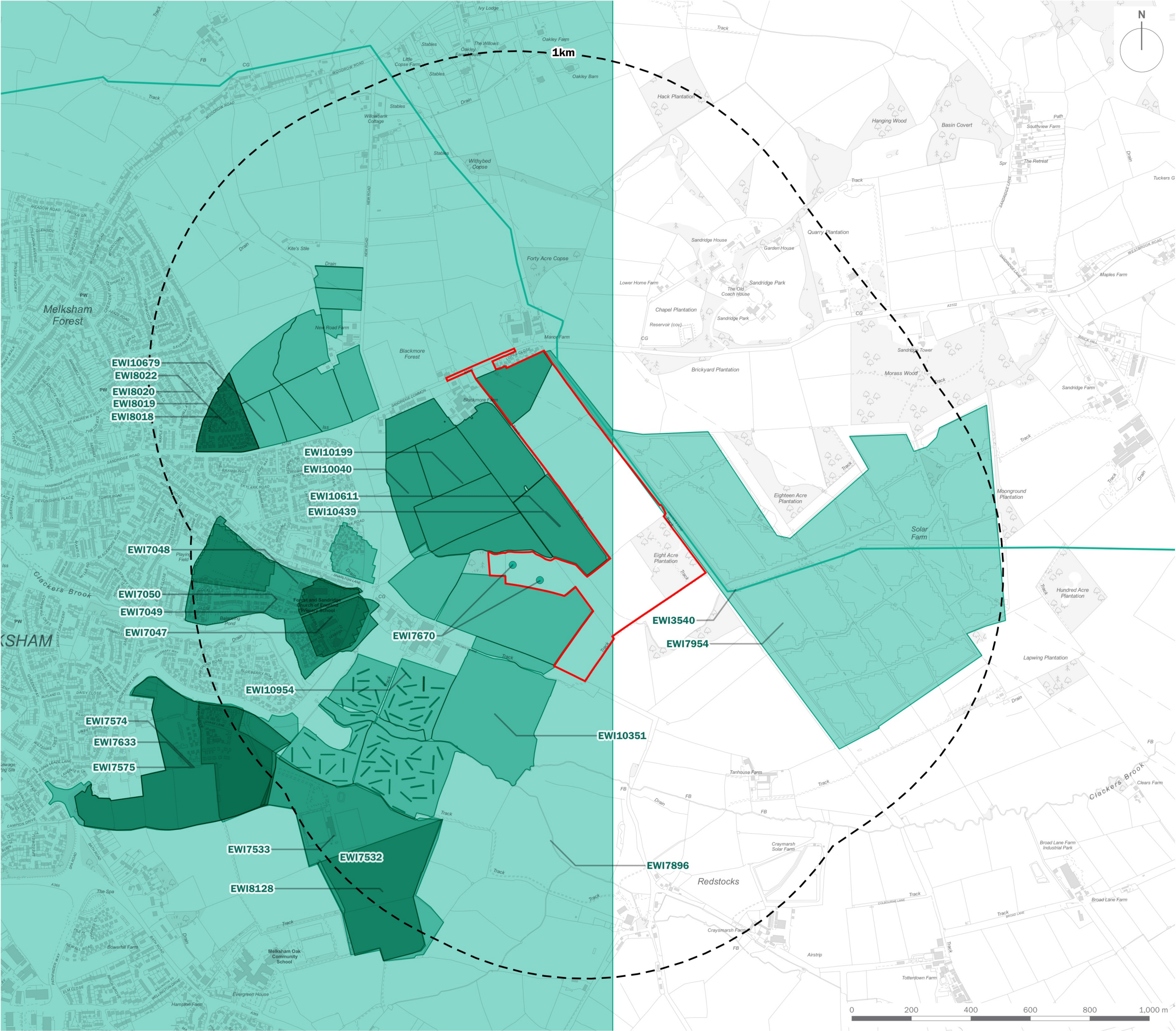
Cropmarks of Linear Ditches

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project title	Melksham Phase 2		
drawing title	HER Monument Records and Observations Made During Assessment		
date	19 SEPTEMBER 2025	drawn by	JLe
drawing number	edp9278_d011a	checked	EBr
scale	1:12,500 @ A3	QA	JFr

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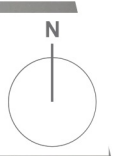


Site Boundary

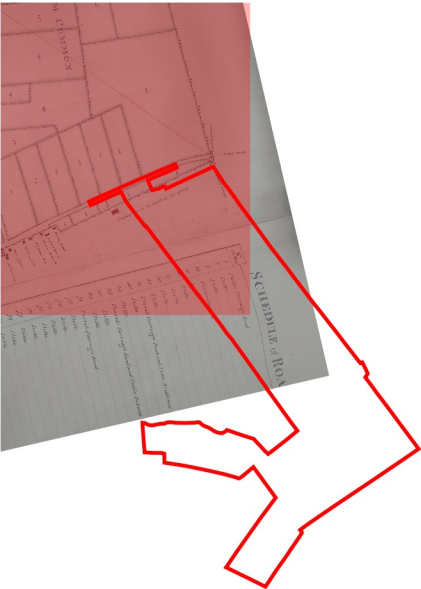
1km Study Area

HER Event

client	Gleeson Land		
project title	Melksham Phase 2		
drawing title	HER Event Records		
date	19 SEPTEMBER 2025	drawn by	JLe
drawing number	edp9278_d012a	checked	EBR
scale	1:12,500 @ A3	QA	JFr



Approximate Site Boundary



client

Gleeson Land

project title

Melksham Phase 2

drawing title

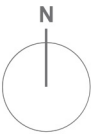
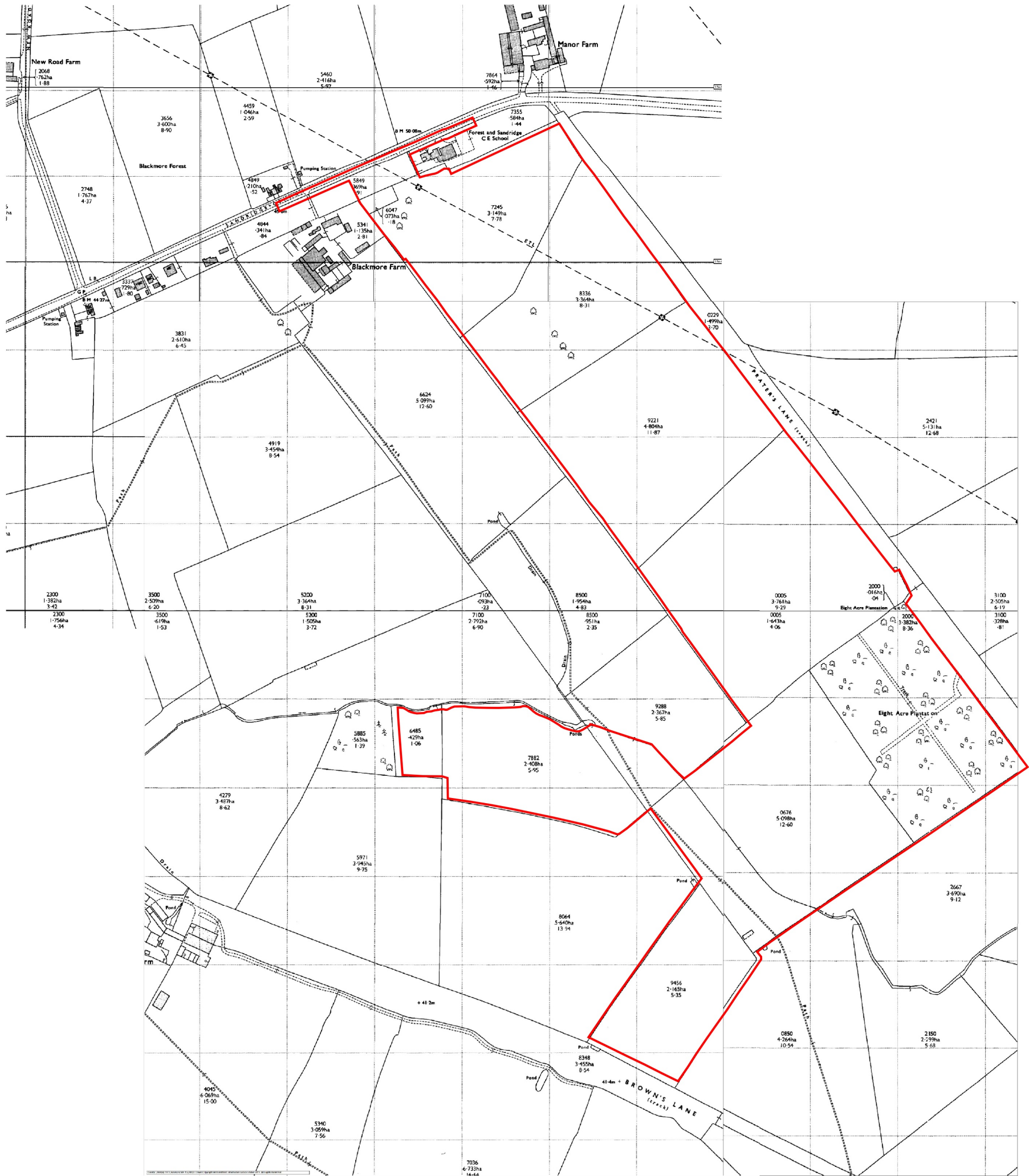
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drawing number	edp9278_d013a	checked	EBr
scale	1:3,000 @ A3	QA	JFr



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Approximate Site Boundary

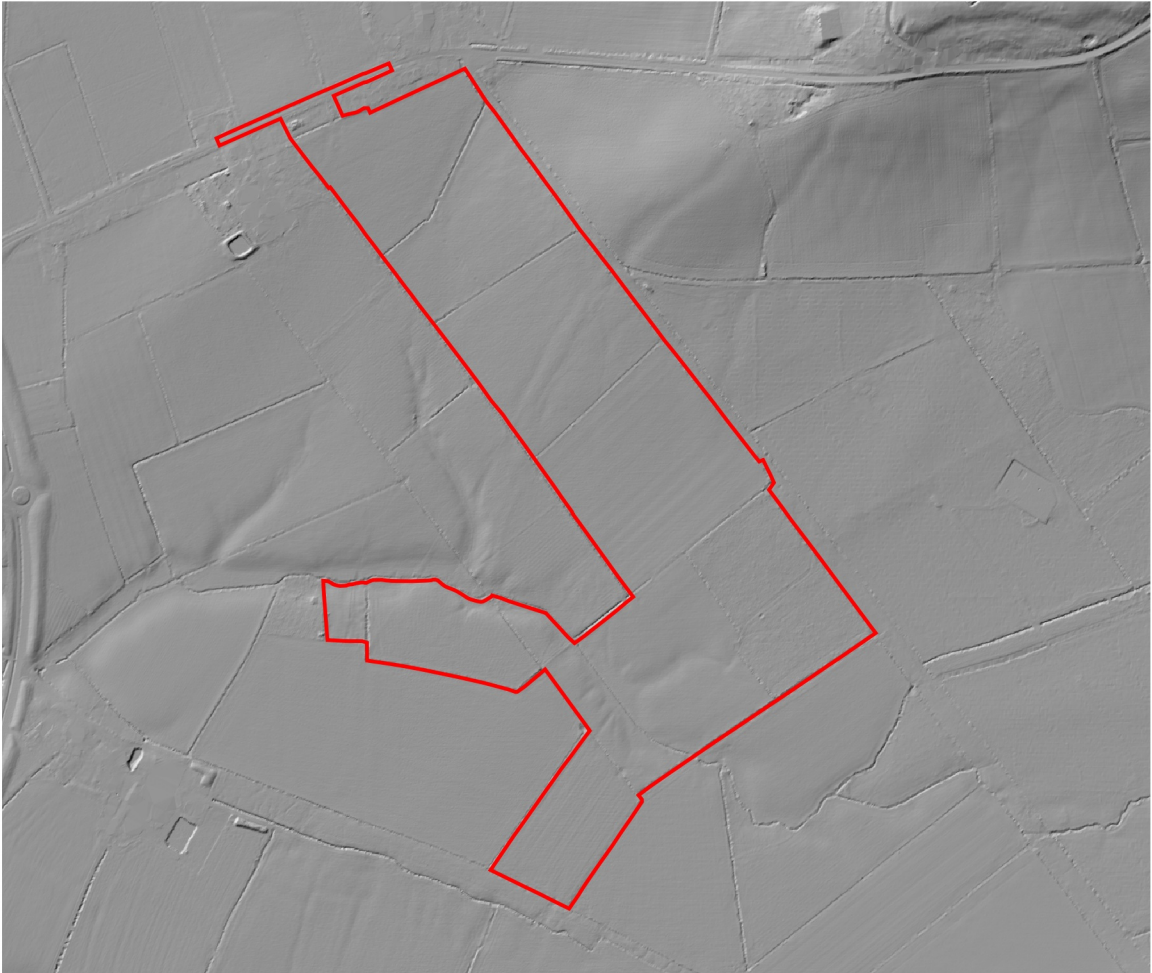
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client			
Gleeson Land			
project title			
Melksham Phase 2			
drawing title			
Extract from 1972 Ordnance Survey Map			
date	19 SEPTEMBER 2025	drawn by	JLe
drawing number	edp9278_d017a	checked	EBr
scale	1:5,000 @ A3	QA	JFr





Multi Hillshade model at 1m resolution (2022)



Simple Hillshade model at 1m resolution (2022)



Open Positive model at 1m resolution (2022)



Open Negative model at 1m resolution (2022)



Site Boundary



client			
Gleeson Land			
project title			
Melksham Phase 2			
drawing title			
LiDAR Data			
date	19 SEPTEMBER 2025	drawn by	DJo
drawing number	edp9278_d018a	checked	EBR
scale	1:10,000 @ A3	QA	JFr



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Registered practice



Agricultural Land Classification:

Blackmore Farm, Melksham, Wiltshire

Prepared for:
Gleeson Strategic Land Ltd

Prepared by:
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Askew Land & Soil Limited

Date:
8th August 2019

Project Number:
C655

Contract/Proposal No:	C655
Issue:	1
Author:	Rob Askew
Date:	8 th August 2019

Our interpretation of the site characteristics is based on available data made during our desktop study and soil survey. This desktop study and soil survey has assessed the characteristics of the site in relation to the assessment of its Agricultural Land Classification. It should not be relied on for alternative end-uses or for other schemes. This report has been prepared solely for the benefit of Gleeson Strategic Land Ltd. No warranty is provided to any third party and no responsibility or liability will be accepted for any loss or damage in the event that this report is relied upon by a third party or is used in circumstances for which it was not originally intended.

Version Control Record			
Issue	Description of Status	Date	Initials
A	First Draft	06/08/2019	RWA
1	First Issue to Client	08/08/2019	RWA

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FIGURES

Figure 1:	Sample Locations
Figure 2:	Agricultural Land Classification

APPENDICES

Appendix A:	IPSS Professional Competency Scheme Document 2 – ALC
Appendix B:	Natural England Tech. Information Note 049 ‘Agricultural Land Classification’
Appendix C:	Soil Profile Logs
Appendix D:	Soil Pit Description
Appendix E:	Topsoil Particle Size Distribution (PSD)

1 INTRODUCTION

1.1 Background

- 1.1.1 This report was commissioned by Gleeson Strategic Land Ltd to determine the quality of agricultural land at a site proposed for residential development at Blackmore Farm to the northeast of Melksham, Wiltshire, SN12 7QT ('the Site'). The assessment is made in accordance with the Agricultural Land Classification (ALC) system for England and Wales (see 'Methodology' below).
- 1.1.2 The approximately 62.0 hectare (ha) Site is located to the northeast of Melksham. The approximate centre of the Site is located at British National Grid (BNG) reference ST 92764 64012. The Site comprises two parcels of land. The main Site, which is approximately 58.5 ha, is bordered by Snowberry Lane and residential development at Melksham to the west, by a solar farm to the east, and by agricultural land to the south, and by the A3102 to the north. The smaller approximately 3.5 ha parcel is located to the north of the A3102. The location of the Site is shown on **Figure 1**.

1.2 Methodology

- 1.2.1 This report has been prepared by a Chartered Scientist (CSci), who is a Professional Member of the British Society of Soil Science (BSSS). The author meets the requirements of the BBSS Professional Competency Scheme for ALC (see IPSS PCSS Document 2 'Agricultural Land Classification of England and Wales', given as **Appendix B**). The BSSS Professional Competency Scheme is endorsed, amongst others, by the Department for Environment, Food and Rural Affairs (Defra), Natural England, the Science Council, and the Institute of Environmental Assessment and Management (IEMA) (see Appendix B also).
- 1.2.2 This assessment is based upon the findings of a study of published information on climate, geology and soil, in combination with the findings of a detailed soil investigation carried out by the former Ministry of Agriculture, Fisheries and Food (MAFF)¹ in accordance with the national 'Agricultural Land Classification of England and Wales: Revised Guidelines and Criteria for Grading the Quality of Agricultural Land', October, 1988 (henceforth referred to as the 'the ALC Guidelines').
- 1.2.3 The ALC system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The ALC system divides agricultural land into five grades (Grade 1 'Excellent' to Grade 5 'Very Poor'), with Grade 3 subdivided into Subgrade 3a 'Good' and Subgrade 3b 'Moderate'. Agricultural land classified as Grade 1, 2 and Subgrade 3a falls in the 'best and most versatile' category in

¹ The Ministry of Agriculture, Fisheries and Food (MAFF) was incorporated within the Department for Environment, Food and Rural Affairs (Defra) in June 2001

Paragraph 170 (a and b) of the National Planning Policy Framework (NPPF), as revised on 19th February 2019. Further details of the ALC system and national planning policy implications are set out by Natural England in its Technical Information Note 049, given as **Appendix B**, and in Section 2.0 of this report.

- 1.2.4 A detailed soil survey and ALC was carried out over two days in July 2019. The ALC survey involved examination of the soil's physical properties at sixty-two auger locations, at a sampling density of approximately one soil profile per ha. The soil profile was examined at each sample location to a maximum depth of approximately 1.2 m by hand with the use of a 5cm diameter Dutch (Edleman) soil auger. One soil pit, i.e. Soil Pit 1, was excavated by hand with a spade in order to examine certain soil physical properties, such as stone content and the structural condition of the subsoil, more closely. The locations of the auger bores and soil pits are shown on **Figure 1**. A record of the soil profiles recorded at each auger bore location is given as **Appendix C**. A description of the soil profile recorded in Soil Pit 1 is given as **Appendix D**.
- 1.2.5 The auger locations were located using a hand-held Garmin E-Trec Geographic Information System (GIS) to enable the sample locations to be relocated for verification, if necessary. Where auger locations on a 100 m grid pattern fall on headland, tramlines, or within 3 m of a hedgerow or tree, they were relocated on agricultural land close by, i.e. to avoid compacted ground or land affected by tree roots, etc.
- 1.2.6 The soil profile at each sample location was described using the 'Soil Survey Field Handbook: Describing and Sampling Soil Profiles' (Ed. J.M. Hodgson, Cranfield University, 1997). Each soil profile was ascribed an Agricultural Land Classification (ALC) grade following the MAFF ALC Guidelines.
- 1.2.7 A sample of topsoil was collected at auger bore locations 19, 23 and 57 as shown on **Figure 1**. The samples were sent to an accredited laboratory for particle size distribution (PSD) / soil texture analysis, i.e. the proportions of sand, silt and clay. This is to determine the definitive texture class of the topsoil, especially with regard to distinguishing between fine, medium and coarse sand fraction. A copy of the laboratory Certificate of Analysis reporting the findings of the topsoil PSD analysis is given as **Appendix E**.

1.3 Structure of the Remainder of this Report

- 1.3.1 The remainder of this report is structured as follows:
- Section 2 – Planning Policy Framework
 - Section 3 – Agricultural Land Classification;
 - Section 4 - ALC at the Site in a Wider Geographical Context;
 - Section 5 – Summary and Conclusions

2 PLANNING POLICY FRAMEWORK

2.1 Background

- 2.1.1 This section of the report sets out the national and local planning framework in which to assess the opportunities and constraints to development at the Site in agricultural land quality terms.

2.2 National Planning Policy Statement (NPPF) February 2019

- 2.2.1 National planning policy guidance on development involving agricultural land is set out in National Planning Policy Framework (NPPF), which was revised on the 19th February 2019. The NPPF aims to provide a simplified planning framework which sets out the Government's economic, environmental and social planning policies for England. The NPPF includes policy guidance on 'Conserving and Enhancing the Natural Environment' (Section 15). Paragraph 170 (a and b) (page 49) are of relevance to this assessment of agricultural land quality and soil and state that:

'170...Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;...'

- 2.2.2 Paragraph 171 of the NPPF (2019) goes on to describe that:

'171. Plan should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework⁵³ ...'

- 2.2.3 Footnote number 53 states that:

'Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.'

2.3 Development Plan Policy

- 2.3.1 The current local plan comprises the Wiltshire Core Strategy and 'saved policies' in the West Wiltshire District Local Plan.

I. Wiltshire Core Strategy

- 2.3.2 The Wiltshire Core Strategy was adopted in 2015 and soils are recognised within Core Policy 51 (vi) as follows:

‘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:...

iv) Visually sensitive skylines, soils, geological and topographical features.’

II. West Wiltshire District Local Plan

- 2.3.3 On the 26th September, 2009, the Secretary of State issued a direction setting out the policies within the West Wiltshire District Plan 1st Alteration (2004) that can be 'saved' beyond 26th September, 2009. However, Policy E9 'Agricultural Land' was not saved. In this case, consideration should be given the national planning policy regarding development on agricultural land, as set out above.

2.4 Best Practice Guidance

- 2.4.1 The Department for Environment, Food and Rural Affairs (Defra) has published 'Safeguarding our Soils – A Strategy for England' (24th September 2009). The Soil Strategy was published in tandem with a 'Code of Practice for the Sustainable Use of Soils on Construction Sites'. The Soil Strategy for England, which builds on Defra's 'Soil Action Plan for England (2004-2006)', sets out an ambitious vision to protect and improve soil to meet an increased global demand for food and to help combat the adverse effects of climate change.

3 AGRICULTURAL LAND CLASSIFICATION

3.1 Background

3.1.1 This section of the report sets out the findings of the Agricultural Land Classification (ALC). It is based on a desktop study of relevant published information on climate, topography, geology, and soil in conjunction with a detailed ALC survey carried out in July 2019.

3.1.2 As described in the ALC Guidelines, the main physical factors influencing agricultural land quality are:

- Climate;
- Site;
- Soil; and
- Interactive limitations.

3.1.3 These factors are considered in turn below.

3.2 Climate

3.2.1 Interpolated climate data relevant to the determination of the Agricultural Land Classification (ALC) grade of land at the Site is given in Table 3.1 below.

Table 3.1: ALC Climate Data	
Climate Parameter	Data for ST 92764 64012
Average Altitude (m)	43
Average Annual Rainfall (mm)	731
Accumulated Temperature above 0°C (January – June)	1496
Moisture Deficit (mm) Wheat	106
Moisture Deficit (mm) Potatoes	99
Field Capacity Days (FCD)	165
Grade According to Climate	1

3.2.2 With reference to Figure 1 ‘Grade according to climate’ on page 6 of the ALC Guidelines, there is no overall climatic limitation to the quality of agricultural land at the Site. This means that agricultural land at the Site could be graded as ALC Grade 1 in overall climatic terms, in the absence of any other limiting factor, i.e. site, soil and/or interactive limitations.

- 3.2.3 Agricultural land at the Site is predicted to be at field capacity (i.e. near saturation point) for 165 days per year, mainly over the late autumn, winter and early spring. In combination with topsoil texture will cause an 'interactive limitations' to agricultural land quality at the Site, i.e. soil wetness and / or soil droughtiness (see below).

3.3 Site

- 3.3.1 As show on **Figure 1**, the approximately 62 hectare (ha) Site is located to the northeast of Melksham. The approximate centre of the Site is located at British National Grid (BNG) reference ST 92764 64012. The Site comprises two parcels of land. The main Site, which is approximately 58.5 ha, is bordered by Snowberry Lane and residential development at Melksham to the west, by a solar farm to the east, and by agricultural land to the south, and by the A3102 to the north. The smaller approximately 3.5 ha parcel is located to the north of the A3102.

- 3.3.2 A small stream flows from east to west though the southern part of the Site and joins Clackers Brook on the western edge of Melksham. A small wood (Eight Acre Plantation) is located in the southeast corner of the Site.

- 3.3.3 With regard to the ALC Guidelines, agricultural land quality can be limited by one or more of three main site factors as follows:

- Gradient;
- Micro-relief (i.e. complex change in slope angle over short distances); and
- Risk of flooding.

III. Gradient and Micro-Relief

- 3.3.4 The Site is broadly level at approximately 50 metres (m) Above Ordnance Datum (AOD) at the highest point in the northeast corner, and 39m AOD at the lowest point in the southwest.

- 3.3.5 The quality of agricultural land at the Site is not limited by gradient or micro-relief, i.e. complex changes in slope angle and direction over short distances.

IV. Risk of Flooding

- 3.3.6 From the Government Flood Map for Planning website², the Site is located in Flood Zone 1, at low risk of flooding by rivers or the sea. It is predicted that the quality of agricultural land is not limited by flood risk, re Table 2 '*Grade according to flood risk in summer*' and Table 3 '*Grade according to flood risk in winter*' of the ALC Guidelines.

3.4 Soil

² Available online @ <https://flood-map-for-planning.service.gov.uk/>

I. Geology/Soil Parent Material

- 3.4.1 British Geological Survey (BGS) information available online³ has been utilised to identify the Bedrock underlying the Site and any Superficial (Drift) Deposits over the Bedrock. This information helps to determine the parent material from which the soil has formed.
- 3.4.2 The BGS information (1:50,000) indicates that Site is underlain entirely by the Oxford Clay Formation (mudstone).
- 3.4.3 The BGS information (1:50,000) indicates the Site is not covered by any superficial deposits, apart from for some Alluvium (clay, silt, sand and gravel) along the brook in the south.

II. Published Information on Soil

- 3.4.4 The Soil Survey of England and Wales (SSEW) soil map of South West England (Sheet 5) at a scale of 1:250,000 and accompanying Bulletin No. 14 'Soils and their Use in South West England' (D.C Findlay et al, Harpenden, 1984) reports that agricultural land at the Site is covered by soils in the Denchworth Association.
- 3.4.5 As described by the SSEW, the Denchworth Association is extensive on Jurassic and Cretaceous clays and clay shales in the Midlands, South West and South East England. This association consists mainly of wet clayey soils. Denchworth soils are stoneless, strongly mottled and waterlogged for long periods in winter. The soils are slowly or moderately permeable in the topsoil, slowly permeable at depth and are waterlogged for prolonged periods in the growing season (Wetness Class IV to V).

III. Soil Survey

- 3.4.6 The soil survey carried out in July 2019 confirmed the presence of slowly permeable clay soils which are seasonally waterlogged for long periods over the winter (Wetness Class IV). A log of the sixty-two soil profiles recorded during the survey is given as **Appendix C**. A description of the soil profile recorded on Site at Soil Pit 1 (see **Figure 1**) is given as **Appendix D**.
- 3.4.7 A sample of topsoil was collected at auger bore location 19, 23 and 57 (see **Figure 1**), and the samples were sent to an accredited laboratory for analysis of particle size distribution (PSD), based on the British Standard Institution particle size grades. The certificate of analysis is provided as **Appendix E**. The findings of the PSD analysis are shown in Table 3.2 below:

³ British Geological Survey 'Geology of Britain Viewer'. Available online @ <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Table 3.2: Topsoil Texture (re Table 10, ALC Guidelines)				
Topsoil Sample Location (See Fig. 1)	% sand 0.063-2.0 mm	% silt 0.002- 0.063 mm	% clay <0.002 mm	ALC Soil Texture Class
Auger Bore 19	7	39	54	Clay
Auger Bore 23	13	43	44	Clay
Auger Bore 57	17	37	46	Clay

3.5 Interactive Limitations

3.5.1 From the published information and the results of the Site visit, it has been determined that the quality of agricultural land at the Site is limited by soil wetness.

I. Soil Wetness

3.4.8 From the ALC Guidelines, a soil wetness limitation exists where *'the soil water regime adversely affects plant growth or imposes restrictions on cultivations or grazing by livestock'*.

3.4.9 Agricultural land quality at the Site is limited by soil wetness as per Table 3.4 below (based on Table 6 'Grade According to Soil Wetness – Mineral Soils' in the ALC Guidelines). This table shows only combinations of wetness class and topsoil texture found at the Site.

3.4.10 Most of the soil at the Site was assessed as being slowly permeable and waterlogged for long periods over the winter (Wetness Class IV), as shown on the Soil Profile Logs given as **Appendix C**.

Table 3.4: Soil wetness limitation – Blackmore Farm, Melksham, Wiltshire		
Wetness Class	Texture of the Top 25 cm	151-175 Field Capacity Days
III	Sandy Loam	2
	Medium Silty Clay Loam, Medium Clay Loam*	3a
	Heavy Silty Clay Loam, Heavy clay loam**	3b
	Silty Clay, Clay	3b
IV	Sandy Loam	3a
	Medium Silty Clay Loam, Medium Clay Loam*	3b
	Heavy Silty Clay Loam, Heavy clay loam**	3b
	Silty Clay, Clay	3b
Key * <27% clay; and ** >27% clay		

- 3.4.11 Therefore, soil profiles with clay topsoil and slowly permeable clay subsoil which is seasonally waterlogged for long periods over the winter (Wetness Class IV), in a climate area with 165 field capacity days (FCD), are limited by soil wetness to Subgrade 3b (re Table 6 of the ALC Guidelines, October 1988).

3.5 ALC Grading at the Site

- 3.5.1 From the published information above, together with the findings of the detailed ALC survey, it has been determined that the quality of agricultural land at the Site is entirely Subgrade 3b. A small wood (Eight Acre Plantation) located in the southeast corner of the Site is classified as non-agricultural/other land.

Table 3.5: Agricultural Land Classification – Melksham, Wiltshire		
ALC Grade	Total (Ha)	Total (% of Site)
Grade 1 (Excellent)	0	0
Grade 2 (Very Good)	0	0
Subgrade 3a (Good)	0	0
Subgrade 3b (Moderate)	58.0	93.5
Grade 4 (Poor)	0	0
Grade 5 (Very Poor)	0	0
Other Land / Non-agricultural	4.0	6.5
Total	62.0	100

4 ALC AT THE SITE IN A WIDER GEOGRAPHICAL CONTEXT

4.1 Introduction

- 4.1.1 The aim of this section is to examine agricultural land quality at the Site in a national, regional, county and local context.

4.2 Pre-1988 ALC Information

- 4.2.1 As described in **Appendix B**, during the 1960's and 1970's MAFF produced a series of maps to show the provisional ALC grade of agricultural land over the whole of England and Wales at a scale of 1:250,000. These provisional ALC maps are suitable for strategic land use planning only, i.e. they are appropriate for land areas greater than 80 ha. The provisional MAFF ALC map of South East England (1:250,000, 1984) indicates that the quality of agricultural land at the Site is all Grade 3 (not differentiated between Subgrade 3a and Subgrade 3b). The proportion of agricultural land in each of the ALC grades (derived from MAFF provisional or pre-1988 ALC information) in England, South West Government Office, Wiltshire County and the West Wiltshire District is shown for comparison in Table 4.1 below.

Table 4.1: Provisional ALC – National, Regional and Local Context (Proportion of ALC Grades as % of Total Land Area)⁴				
ALC Grade	England	South West Office	Wiltshire County	West Wiltshire District
1 (excellent)	2.7	1.5	2.0	0.7
2 (very good)	14.2	7.6	14.3	17.1
3 (good to moderate)	48.2	58.9	58.9	49.6
4 (poor)	14.1	18.4	9.3	10.1
5 (very poor)	8.4	5.5	1.2	1.5
Non-Agricultural	5.0	4.6	12.7	17.6
Urban	7.3	3.6	1.7	3.4

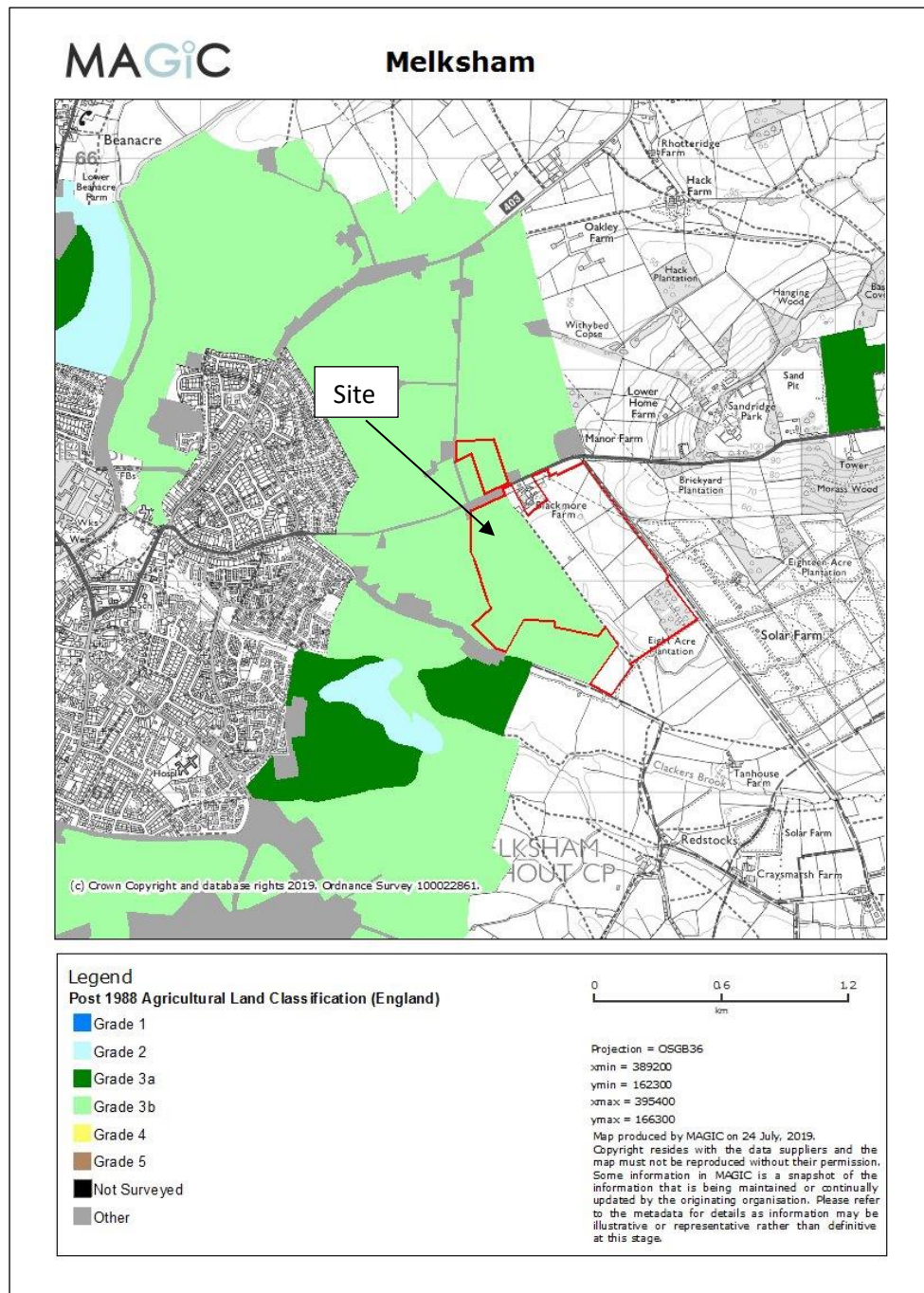
- 4.2.2 The provisional MAFF ALC information indicates that there is a high proportion of Grade 3 at regional (i.e 58.9%), county (i.e 58.9%) and district (i.e 49.6%) level. Therefore, Grade 3 (Subgrade 3a and Subgrade 3b) is to be expected across the Site as it is widespread in the area.

4.3 Post-1988 ALC Information

- 4.3.1 The former MAFF has not carried a detailed (Post-1988) ALC survey of agricultural land at the Site. However, MAFF has carried out a semi-detailed ALC survey around Melksham, as part of

⁴ Ministry of Agriculture, Fisheries and Food, Land and Water Service, Technical Notes, Resource Planning (February 1983)
'Agricultural Land Classification of England and Wales – The Distribution of the Grades' (TN/RP/01 TFS 846)

the West Wiltshire Local Plan. MAFF determined Subgrade 3b in the western region of the Site, and Subgrade 3a and Grade 2 land further to the west and south west of the Site. An extract from the Post 1988 Agricultural Land Classification map on MAGIC⁵ is given below.

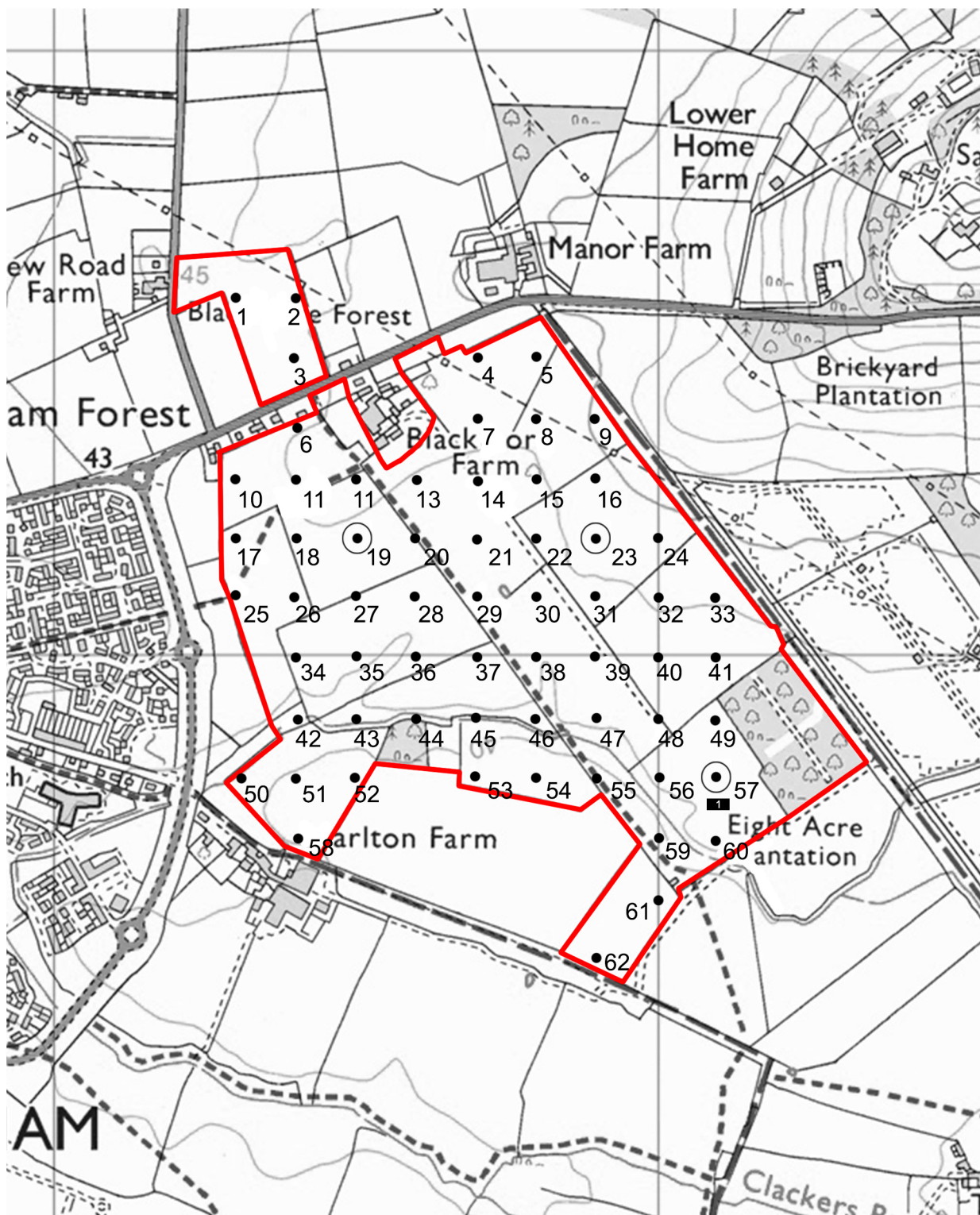


⁵ Multi Agency Geographic Information for the Countryside. Post 1988 Agricultural Land Classification.
Available online @ www.MAGIC.gov.uk

5 SUMMARY AND CONCLUSIONS

- 5.1.1 This report was commissioned by the Gleeson Strategic Land Ltd to determine the quality of agricultural land at a site proposed for residential development at Blackmore Farm, located to the northeast of Melksham, Wiltshire, SN12 7QT ('the Site'). The assessment is made in accordance with the Agricultural Land Classification (ALC) system for England and Wales (see 'Methodology' below).
- 5.1.2 British Geological Survey (BGS) information (1:50,000) indicates that Site is underlain entirely by the Oxford Clay Formation (mudstone). The Site is not covered by any superficial deposits, apart from some Alluvium (clay, silt, sand and gravel) along a small brook in the south.
- 5.1.3 The Soil Survey of England and Wales (SSEW) soil map of South West England (Sheet 5) at a scale of 1:250,000 and accompanying Bulletin No. 14 'Soils and their Use in South West England' (D.C Findlay et al, Harpenden, 1984) reports that agricultural land at the Site is covered by soils in the Denchworth association. This association consists mainly of wet clayey soils. These soils are waterlogged for prolonged periods in the growing season (Wetness Class IV to V).
- 5.1.4 An Agricultural Land Classification (ALC) survey carried out in July 2019 determined the presence of one main soil type across the Site, which is consistent with SSEW's description of the Denchworth association.
- 5.1.5 The detailed ALC survey determined that soil profiles with clay topsoil and slowly permeable clay subsoil which is seasonally waterlogged for long periods over the winter (Wetness Class IV), in a climate area with 165 field capacity days (FCD), are limited by soil wetness to Subgrade 3b (re Table 6 of the ALC Guidelines, October 1988).
- 5.1.6 The former MAFF carried a semi-detailed (Post-1988) ALC survey of agricultural land at the Site and determined Subgrade 3b in the western half (see Section 4.3 above).
- 5.1.7 Therefore, the quality of agricultural land across the whole Site has been classified as Subgrade 3b, which is outside of the NPPF (2019) best and most versatile (BMV) category (i.e. ALC Grade 1, Grade 2 and Subgrade 3a). In this regard, the proposed development at the Site would not significantly harm national agricultural interests.

Figures



Site boundary



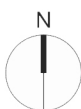
Auger location



Topsoil Sample



Soil Pit



Client

Gleeson Strategic Land Ltd

Project No C655

Dwg. No 01

Scale NTS

Date 25/07/19

Drawn By ELA

Figure 1

Sample Locations

Project Name

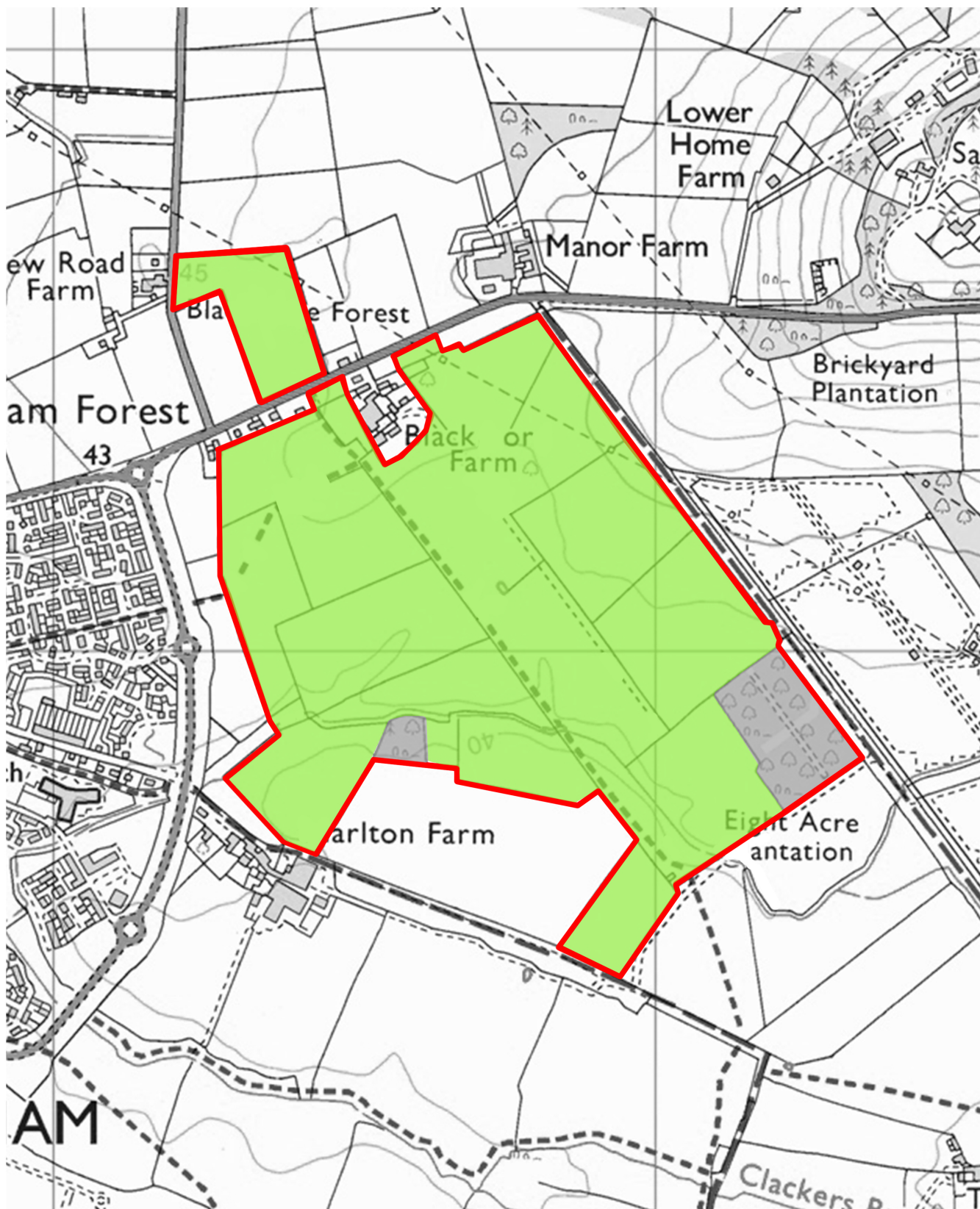
Melksham, Wiltshire

R W Askew BSc(Hons) MSc CSCi

The Old Stables, Upexe, Exeter, EX5 5ND

Tel: 07753 227 224

Email: rw.askew@btinternet.com



ALC Grade

	Grade 1
	Grade 2
	Subgrade 3a
	Subgrade 3b
	Grade 4
	Grade 5
	Other land

 Site boundary



Client

Gleeson Strategic Land Ltd

Project No C655
Dwg. No 02
Scale NTS
Date 25/07/19
Drawn By ELA

Figure 2:

Agricultural Land Classification

Project Name

Melksham, Wiltshire

R W Askew BSc(Hons) MSc CSCi
The Old Stables, Upexe, Exeter, EX5 5ND
Tel: 07753 227 224
Email: rw.askew@btinternet.com

Appendix A:
IPSS Professional Competency Scheme Doc. 2 –
Agricultural Land Classification

Agricultural Land Classification (England and Wales)



Background

The evaluation of land for its agricultural potential in England and Wales¹ is accomplished by application of the Agricultural Land Classification² (ALC). Professional competence in Agricultural Land Classification builds upon foundation skills in field soil investigation, description and interpretation (IPSS PCSS Document 1). This system of professional competence is based upon a detailed written procedures document developed by the Farming and Rural Conservation Agency³.

Qualifications

Professional soil scientists with competence in Agricultural Land Classification will have graduated in a relevant science subject. They will also have a number of years of relevant field experience and will have, or be adequately qualified for, membership of a relevant professional body such as the Institute of Professional Soil Scientists.

Minimum competencies

Skills and Knowledge:

These are described under a number of subheadings that relate to different tasks. A professionally competent contractor should have the skills and knowledge identified under the **General heading** and **all other headings that are relevant** to the tasks required.

General

- 1** A general knowledge and understanding of natural soil development and of world, European and national soil taxonomy
- 2** A detailed knowledge and understanding of the Agricultural Land Classification system relevant to the site and of the classification of land according to the current published Guidelines and other documents^{1,2} and the ability to apply it accurately and consistently in the classification of an area of land

¹ Similar systems are employed in Scotland and Northern Ireland

² ALC Revised Guidelines and Criteria for the Grading the Quality of Agricultural Land (MAFF, 1988) and Climatological Datasets for ALC (Met. Office, 1989)

³ A former Executive Agency of the Ministry of Agriculture, Fisheries and Food (now Defra)

Agricultural Land classification (England and Wales)

- 3 An awareness and knowledge of existing published and unpublished, paper-based and digital ALC information and sources
- 4 A knowledge of paper and digital topographic, geology and soil maps, mineral assessment reports and memoirs and other technical sources of reference; and of their role in ALC work
- 5 An understanding of map scales and of the Ordnance Survey National Grid
- 6 The ability to investigate, sample, describe and interpret soils in the field in a consistent manner and to professional standards (IPSS PCSS Document 1)
- 7 Knowledge of relevant European and national regulations and policies including national and local land use planning policy and guidance, and soil protection policy
- 8 The ability to effectively communicate soil information in a simple and relevant form to developers, planners and other relevant professionals with clear statements as to the reliability and certainty of the results
- 9 The ability to write accurate, concise reports in clear English and in line with best practice examples of ALC survey that communicate the relevant information to all relevant communicants
- 10 An awareness of the importance of systems of quality assurance and control in all aspects of professional work

Preparations prior to field survey

- 1 The ability to compile background site physical data (e.g. relief, geology, soils, climate, flood-risk, exposure and grade from published and unpublished sources) and understanding of the limitations of the data obtained
- 2 An understanding of scale and of how different survey sampling densities may impact on the certainty of results obtained. A knowledge of how to tailor survey density appropriately to the requirements of the client, and understanding of the limitations that might impose

- 3 The ability to compute gradients from map contours
- 4 A thorough knowledge of climatic data interpolation procedures (and any available associated bespoke computer software), and the ability to obtain representative site values
- 5 An understanding of soil maps, the concepts of soil associations and soil series and their limitations as a background to ALC grading
- 6 A knowledge of GPS and data logger technology and its uses and limitations for field survey work
- 7 A knowledge and understanding of relevant Health and Safety legislation requirements for work in the field
- 8 An understanding of basic biosecurity requirements and any animal or plant health restrictions which may be in force

Field survey for Agricultural Land Classification

- 1 The ability to determine, lay out and work to a relevant sampling strategy
- 2 Competency in the Foundation Skills (field soil investigation, sampling, description and interpretation) as per IPSS PCSS Document 1
- 3 The ability to accurately and consistently apply the ALC system to soil and other data collected during the field survey

Reporting

- 1 The knowledge and ability to compile an ALC map from background information and data collected during the field survey
- 2 The ability to write an ALC survey report according to an agreed format
- 3 Understanding of the principles of quality assurance and the ability to apply these as required by the client
- 4 The ability to convey the findings of the survey verbally such that they are understood by the client

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'Defra welcomes initiatives, such as the IPSS Working with Soils Competency Statements, that aim to improve the quality of professional soils advice'



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Appendix B:
Natural England
Technical Information Note 049 –
Agricultural Land Classification

Agricultural Land Classification: protecting the best and most versatile agricultural land

Most of our land area is in agricultural use. How this important natural resource is used is vital to sustainable development. This includes taking the right decisions about protecting it from inappropriate development.

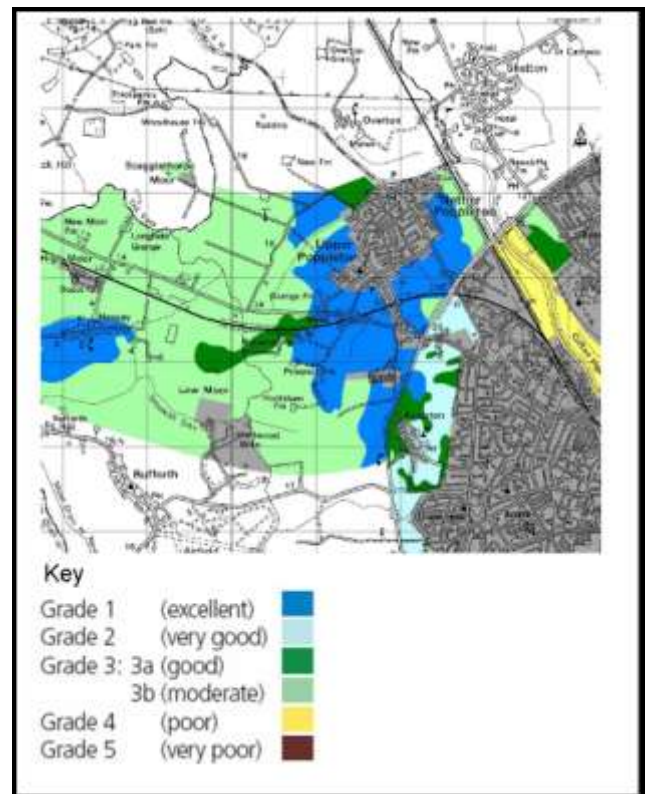
Policy to protect agricultural land

Government policy for England is set out in the National Planning Policy Framework (NPPF) published in March 2012 (paragraph 112). Decisions rest with the relevant planning authorities who should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of higher quality. The Government has also re-affirmed the importance of protecting our soils and the services they provide in the Natural Environment White Paper The Natural Choice: securing the value of nature (June 2011), including the protection of best and most versatile agricultural land (paragraph 2.35).

The ALC system: purpose & uses

Land quality varies from place to place. The Agricultural Land Classification (ALC) provides a method for assessing the quality of farmland to enable informed choices to be made about its future use within the planning system. It helps

underpin the principles of sustainable development.



Agricultural Land Classification - map and key

Agricultural Land Classification: protecting the best and most versatile agricultural land

The ALC system classifies land into five grades, with Grade 3 subdivided into Subgrades 3a and 3b. The best and most versatile land is defined as Grades 1, 2 and 3a by policy guidance (see Annex 2 of NPPF). This is the land which is most flexible, productive and efficient in response to inputs and which can best deliver future crops for food and non food uses such as biomass, fibres and pharmaceuticals. Current estimates are that Grades 1 and 2 together form about 21% of all farmland in England; Subgrade 3a also covers about 21%.

The ALC system is used by Natural England and others to give advice to planning authorities, developers and the public if development is proposed on agricultural land or other greenfield sites that could potentially grow crops. The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended) refers to the best and most versatile land policy in requiring statutory consultations with Natural England. Natural England is also responsible for Minerals and Waste Consultations where reclamation to agriculture is proposed under Schedule 5 of the Town and Country Planning Act 1990 (as amended). The ALC grading system is also used by commercial consultants to advise clients on land uses and planning issues.

Criteria and guidelines

The Classification is based on the long term physical limitations of land for agricultural use. Factors affecting the grade are climate, site and soil characteristics, and the important interactions between them. Detailed guidance for classifying land can be found in: *Agricultural Land Classification of England and Wales: revised guidelines and criteria for grading the quality of agricultural land* (MAFF, 1988):

- **Climate:** temperature and rainfall, aspect, exposure and frost risk.
- **Site:** gradient, micro-relief and flood risk.
- **Soil:** texture, structure, depth and stoniness, chemical properties which cannot be corrected.

The combination of climate and soil factors determines soil wetness and droughtiness.

Wetness and droughtiness influence the choice of crops grown and the level and consistency of yields, as well as use of land for grazing livestock. The Classification is concerned with the inherent potential of land under a range of farming systems. The current agricultural use, or intensity of use, does not affect the ALC grade.

Versatility and yield

The physical limitations of land have four main effects on the way land is farmed. These are:

- the range of crops which can be grown;
- the level of yield;
- the consistency of yield; and
- the cost of obtaining the crop.

The ALC gives a high grading to land which allows more flexibility in the range of crops that can be grown (its 'versatility') and which requires lower inputs, but also takes into account ability to produce consistently high yields of a narrower range of crops.

Availability of ALC information

After the introduction of the ALC system in 1966 the whole of England and Wales was mapped from reconnaissance field surveys, to provide general strategic guidance on land quality for planners. This Provisional Series of maps was published on an Ordnance Survey base at a scale of One Inch to One Mile in the period 1967 to 1974. These maps are not sufficiently accurate for use in assessment of individual fields or development sites, and should not be used other than as general guidance. They show only five grades: their preparation preceded the subdivision of Grade 3 and the refinement of criteria, which occurred after 1976. They have not been updated and are out of print. A 1:250 000 scale map series based on the same information is available. These are more appropriate for the strategic use originally intended and can be downloaded from the Natural England [website](http://magic.defra.gov.uk/). This data is also available on 'Magic', an interactive, geographical information website <http://magic.defra.gov.uk/>.

Since 1976, selected areas have been re-surveyed in greater detail and to revised

Agricultural Land Classification: protecting the best and most versatile agricultural land

guidelines and criteria. Information based on detailed ALC field surveys in accordance with current guidelines (MAFF, 1988) is the most definitive source. Data from the former Ministry of Agriculture, Fisheries and Food (MAFF) archive of more detailed ALC survey information (from 1988) is also available on <http://magic.defra.gov.uk/>. Revisions to the ALC guidelines and criteria have been limited and kept to the original principles, but some assessments made prior to the most recent revision in 1988 need to be checked against current criteria. More recently, strategic scale maps showing the likely occurrence of best and most versatile land have been prepared. Mapped information of all types is available from Natural England (see *Further information* below).

New field survey

Digital mapping and geographical information systems have been introduced to facilitate the provision of up-to-date information. ALC surveys are undertaken, according to the published Guidelines, by field surveyors using handheld augers to examine soils to a depth of 1.2 metres, at a frequency of one boring per hectare for a detailed assessment. This is usually supplemented by digging occasional small pits (usually by hand) to inspect the soil profile. Information obtained by these methods is combined with climatic and other data to produce an ALC map and report. ALC maps are normally produced on an Ordnance Survey base at varying scales from 1:10,000 for detailed work to 1:50 000 for reconnaissance survey.

There is no comprehensive programme to survey all areas in detail. Private consultants may survey land where it is under consideration for development, especially around the edge of towns, to allow comparisons between areas and to inform environmental assessments. ALC field surveys are usually time consuming and should be initiated well in advance of planning decisions. Planning authorities should ensure that sufficient detailed site specific ALC survey data is available to inform decision making.

Consultations

Natural England is consulted by planning authorities on the preparation of all development

plans as part of its remit for the natural environment. For planning applications, specific consultations with Natural England are required under the Development Management Procedure Order in relation to best and most versatile agricultural land. These are for non agricultural development proposals that are not consistent with an adopted local plan and involve the loss of twenty hectares or more of the best and most versatile land. The land protection policy is relevant to all planning applications, including those on smaller areas, but it is for the planning authority to decide how significant the agricultural land issues are, and the need for field information. The planning authority may contact Natural England if it needs technical information or advice.

Consultations with Natural England are required on all applications for mineral working or waste disposal if the proposed afteruse is for agriculture or where the loss of best and most versatile agricultural land agricultural land will be 20 ha or more. Non-agricultural afteruse, for example for nature conservation or amenity, can be acceptable even on better quality land if soil resources are conserved and the long term potential of best and most versatile land is safeguarded by careful land restoration and aftercare.

Other factors

The ALC is a basis for assessing how development proposals affect agricultural land within the planning system, but it is not the sole consideration. Planning authorities are guided by the National Planning Policy Framework to protect and enhance soils more widely. This could include, for example, conserving soil resources during mineral working or construction, not granting permission for peat extraction from new or extended mineral sites, or preventing soil from being adversely affected by pollution. For information on the application of ALC in Wales, please see below.

Agricultural Land Classification: protecting the best and most versatile agricultural land

Further information

Details of the system of grading can be found in: *Agricultural Land Classification of England and Wales: revised guidelines and criteria for grading the quality of agricultural land* (MAFF, 1988).

Please note that planning authorities should send all planning related consultations and enquiries to Natural England by e-mail to consultations@naturalengland.org.uk. If it is not possible to consult us electronically then consultations should be sent to the following postal address:

Natural England
Consultation Service
Hornbeam House
Electra Way
Crewe Business Park
CREWE
Cheshire
CW1 6GJ

ALC information for Wales is held by Welsh Government. Detailed information and advice is available on request from Ian Rugg (ian.rugg@wales.gsi.gov.uk) or David Martyn (david.martyn@wales.gsi.gov.uk). If it is not possible to consult us electronically then consultations should be sent to the following postal address:

Welsh Government
Rhodfa Padarn
Llanbadarn Fawr
Aberystwyth
Ceredigion
SY23 3UR

Natural England publications are available to download from the Natural England website: www.naturalengland.org.uk.

For further information contact the Natural England Enquiry Service on 0300 060 0863 or e-mail enquiries@naturalengland.org.uk.

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Appendix C:

Soil Profile Logs

Project Number	Project Name	Parcel
C655	Blackmore Farm, Melksham, Wiltshire	C655

Date of Survey	Survey Type	Surveyor(s)	Company
24/07/2019	ALC	RWA	Askew Land and Soil

Weather	Relief	Land use and vegetation
Dry, Sunny	Level	LEY (Ley Grass)

Grid Reference	Postcode	Altitude	Area
ST92766401	SN12 7QT	43	62

MAFF prov	MAFF detailed	Flooding
Grade 3	None	Flood Zone 1

AAR	ATO	MDw	MDp	FCD	Climate grade
731	1496	106	99	165	1

Bedrock	Superficial deposits
Oxford Clay Formation	None/Alluvium along brook in the south

Soil association(s) 1:250,000	Detailed soil information
Denchworth	None

Revision Number	Date Revised
2	07/08/2019

Point	Grid ref.				Alt (m)	Slope °	Aspect	Land use	Depth (cm)			Matrix	Ochreous Mottles		Grey Mottles		Gley	Texture	Stones - type 1				Stones - type 2				Ped			SUBS STR	CaCO3	Mn C	SPL	Drought			Wet		Final ALC			
	NGR	X	Y						Top	Bttm	Thick	Munsell colour	Form	Munsell colour	Form	Munsell colour			%	> 2cm	> 6cm	Type	%	> 2cm	> 6cm	Type	Strength	Size	Shape					MBw	MBp	Gd	WC	Gw	Limitation 1	Limitation 2	Limitation 3	Grade
1	ST 92300	64600	392300	164600	44				0 25 35	25 35 120	25 10 85	10YR4/3 10YR5/3 10YR5/1	CD - C:10YR5/8 CD - C:10YR5/8	CD - C:2.5Y4/2 CD - C:2.5Y4/2	No Yes Yes	C - Clay C - Clay C - Clay	0 0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Moderate Moderate Poor									No No Yes	21 5 2	WC IV	3b	Wetness			3b							
2	ST 92400	64600	392400	164600	44				0 23 30	23 7 120	23 10YR5/3 90	10YR4/3 10YR5/3 10YR5/1	CD - C:10YR5/8 CD - C:10YR5/8	CD - C:2.5Y4/2 CD - C:2.5Y4/2	No Yes Yes	C - Clay C - Clay C - Clay	0 0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Moderate Moderate Poor							No No Yes	19 3 2	WC IV	3b	Wetness			3b									
3	ST 92400	64500	392400	164500	44				0 24 36	24 12 120	24 10YR5/2 84	10YR4/2 10YR5/2 10YR5/1	CD - C:10YR5/8 CD - C:10YR5/8	CD - C:2.5Y4/2 CD - C:2.5Y4/2	No Yes Yes	C - Clay C - Clay C - Clay	0 0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Moderate Moderate Poor							No No Yes	21 5 2	WC IV	3b	Wetness			3b									
4	ST 92700	64500	392700	164500	50				0 23	23 120	23 97	10YR4/3 10YR5/12	CD - C:10YR5/8	CD - C:2.5Y4/2	Yes Yes	C - Clay C - Clay	0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable Poor							No Yes	17 1 2	WC IV	3b	Wetness			3b									
5	ST 92800	64500	392800	164500	51				0 24	24 120	24 96	10YR4/3 10YR5/1	CD - C:10YR5/8 MD - h:10YR5/8	CD - C:2.5Y4/2 MD - h:2.5Y4/2	Yes Yes	C - Clay C - Clay	0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable Poor							No Yes	18 2 2	WC IV	3b	Wetness			3b									
6	ST 92400	64380	392400	164380	45				0 22	22 120	22 98	10YR4/2 10YR5/1	CD - C:10YR5/8 MD - h:10YR5/8	CD - C:2.5Y4/2 MD - h:2.5Y4/2	Yes Yes	C - Clay C - Clay	0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable Poor							No Yes	17 1 2	WC IV	3b	Wetness			3b									
7	ST 92700	64400	392700	164400	46				0 27	27 120	27 93	10YR4/3 10YR5/1	CD - C:10YR5/8 MD - h:10YR5/8	CD - C:2.5Y4/2 MD - h:2.5Y4/2	Yes Yes	C - Clay C - Clay	0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable Poor							No Yes	19 3 2	WC IV	3b	Wetness			3b									
8	ST 92800	64400	392800	164400	46				0 23	23 120	23 97	10YR4/3 10YR5/1	CD - C:10YR5/8 MD - h:10YR5/8	CD - C:2.5Y4/2 MD - h:2.5Y4/2	Yes Yes	C - Clay C - Clay	0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable Poor							No Yes	17 1 2	WC IV	3b	Wetness			3b									
9	ST 92900	64400	392900	164400	53				0 26	26 120	26 94	10YR4/3 10YR5/1	CD - C:10YR5/8 MD - h:10YR5/8	CD - C:2.5Y4/2 MD - h:2.5Y4/2	Yes Yes	C - Clay C - Clay	0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable Poor							No Yes	18 2 2	WC IV	3b	Wetness			3b									
10	ST 92300	64300	392300	164300	45				0 24	24 120	24 96	10YR4/2 10YR5/1	CD - C:10YR5/8 MD - h:10YR5/8	CD - C:2.5Y4/2 MD - h:2.5Y4/2	Yes Yes	C - Clay C - Clay	0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable Poor							No Yes	18 2 2	WC IV	3b	Wetness			3b									
11	ST 92400	64300	392400	164300	45				0 25	25 120	25 95	10YR4/2 10YR5/1	CD - C:10YR5/8 MD - h:10YR5/8	CD - C:2.5Y4/2 MD - h:2.5Y4/2	Yes Yes	C - Clay C - Clay	0 0	HR - All hard rocks or stones (i.e. those which cannot be scratched with HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable Poor							No Yes	18 2 2	WC IV	3b	Wetness			3b									

Point	Grid ref.				Alt (m)	Slope °	Aspect	Land use	Depth (cm)			Matrix	Ochreous Mottles		Grey Mottles		Gley	Texture	Stones - type 1				Stones - type 2				Ped			SUBS STR	CaCO3	Mn C	SPL	Drought			Wet		Final ALC			
	Top	Bttm	Thick	Munsell colour					Form	Munsell colour	Form	Munsell colour	%	> 2cm	> 6cm	Type			%	> 2cm	> 6cm	Type	Strength	Size	Shape	MBw	MBp	Gd	WC					Gw	Limitation 1	Limitation 2	Limitation 3	Grade				
12	ST 92500 64300	392500	164300	47				0	23	23	10YR4/3		CD - C: 10YR5/8		CD - C: 2.5Y4/2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		No	No	17	1	2	WC IV	3b	Wetness				3b		
								23	120	97	10YR5/1		MD - h 10YR5/8		MD - h 2.5Y4/2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		No	Yes												
13	ST 92600 64300	392600	164300	46				0	24	24	10YR4/2		CD - C: 10YR5/8		CD - C: 2.5Y4/2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		No	No	18	2	2	WC IV	3b	Wetness				3b		
								24	120	96	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5Y4/2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		No	Yes												
14	ST 92700 64300	392700	164300	46				0	26	26	10YR4/2		CD - C: 10YR5/8		CD - C: 2.5Y4/2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		No	No	18	2	2	WC IV	3b	Wetness				3b		
								26	120	94	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5Y4/2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		No	Yes												
15	ST 92800 64300	392800	164300	46				0	20	20	10YR4/2				CD - C: 2.5YR4.2		No	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		No	No	16	0	2	WC IV	3b	Wetness				3b		
								20	29	9	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		No	Yes												
								29	120	91	5Y5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		No	Yes												
16	ST 92900 64300	392900	164300	53				0	20	20	10YR4/2				CD - C: 2.5YR4.2		No	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		No	No	16	0	2	WC IV	3b	Wetness				3b		
								20	26	6	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		No	Yes												
								26	120	94	5Y5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		No	Yes												
17	ST 92300 64200	392300	164200	44				0	25	25	10YR4/3				CD - C: 2.5YR4.2		No	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		No	No	21	5	2	WC IV	3b	Wetness				3b		
								25	35	10	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Moderate		No	No												
								35	120	85	10YR6/1		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		No	Yes												
18	ST 92400 64200	392400	164200	44				0	25	25	10YR4/3				CD - C: 2.5YR4.2		No	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		No	No	32	16	1	WC IV	3b	Wetness				3b		
								25	120	95	10YR5/1		CD - C: 10YR5/8				Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Moderate		Yes	No												
19	ST 92500 64200	392500	164200	44				0	20	20	10YR4/2				CD - C: 2.5YR4.2		No	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		No	No	16	0	2	WC IV	3b	Wetness				3b		
								20	23	3	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		Yes	Yes												
								23	120	97	5Y5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor			Yes												
20	ST 92600 64200	392600	164200	42				0	25	25	10YR4/2				CD - C: 2.5YR4.2		No	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		Yes	No	18	2	2	WC IV	3b	Wetness				3b		
								25	120	95	10YR5/1		CD - C: 10YR5/8				Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor			Yes												
21	ST 92700 64200	392700	164200	42				0	20	20	10YR4/2				CD - C: 2.5YR4.2		No	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable		No	No	16	0	2	WC IV	3b	Wetness				3b		
								20	30	10	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		No	Yes												
								30	120	90	5Y5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Poor		Yes	Yes												
22	ST 92800 64200	392800	164200	43				0	20	20	10YR4/2						No	C - Clay	0			HR - All hard rocks or stones (i.e. those which cannot be scratched with					Not Applicable			No	16	0	2	WC IV	3b	Wetness				3b		

Point	Grid ref.				Alt (m)	Slope °	Aspect	Land use	Depth (cm)			Matrix	Ochreous Mottles		Grey Mottles		Gley	Texture	Stones - type 1			Stones - type 2			Ped			SUBS STR	CaCO3	Mn C	SPL	Drought			Wet		Final ALC						
	NGR	X	Y	Top					Bttm	Thick	Munsell colour	Form	Munsell colour	Form	Munsell colour	% 0			> 2cm	> 6cm	Type	% 0	> 2cm	> 6cm	Type	Strength	Size					Shape	Poor	Yes	MBw	MBp	Gd	WC	Gw	Limitation 1	Limitation 2	Limitation 3	Grade
									20 27 27	7 7 93	10YR5/3 5Y5/3	CD - C:10YR5/8 CD - C:10YR5/8	CD - C:2.5YR4.2 CD - C:2.5YR4.2				Yes Yes Yes	C - Clay C - Clay C - Clay																									
23	ST 92900 64200	392900	164200	44					0 20 25	20 27 120	10YR4/2 10YR5/3 5Y5/3	CD - C:10YR5/8 CD - C:10YR5/8	CD - C:2.5YR4.2 CD - C:2.5YR4.2	No Yes Yes	C - Clay C - Clay C - Clay	0 0 0																				3b							
24	ST 93000 64200	393000	164200	46					0 20 24	20 27 120	10YR4/2 10YR5/3 5Y5/3	CD - C:10YR5/8 CD - C:10YR5/8	CD - C:2.5YR4.2 CD - C:2.5YR4.2	No Yes Yes	C - Clay C - Clay C - Clay	0 0 0																					3b						
25	ST 92300 64100	392300	164100	44					0 25 35	25 35 120	10YR4/3 10YR5/3 10YR6/1	CD - C:10YR5/8 MD - h 10YR5/8	CD - C:2.5YR4.2 CD - C:2.5YR4.2	No Yes Yes	C - Clay C - Clay C - Clay	0 0 0																					3b						
26	ST 92400 64100	392400	164100	44					0 25	25 120	10YR4/3 10YR5/1	CD - C:10YR5/8	CD - C:2.5YR4.2	No Yes	C - Clay C - Clay	0 0																					3b						
27	ST 92500 64100	392500	164100	44					0 25	25 120	10YR4/3 10YR5/1	CD - C:10YR5/8	CD - C:2.5YR4.2	No Yes	C - Clay C - Clay	0 0																					3b						
28	ST 92600 64100	392600	164100	42					0 25	25 120	10YR4/2 10YR5/1	CD - C:10YR5/8	CD - C:2.5YR4.2	No Yes	C - Clay C - Clay	0 0																					3b						
29	ST 92700 64100	392700	164100	42					0 27	27 120	10YR4/2 10YR5/1	CD - C:10YR5/8	CD - C:2.5YR4.2	No Yes	C - Clay C - Clay	0 0																					3b						
30	ST 92800 64100	392800	164100	43					0 24	24 120	10YR4/2 10YR5/1	CD - C:10YR5/8	CD - C:2.5YR4.2	No Yes	C - Clay C - Clay	0 0																					3b						
31	ST 92900 64100	392900	164100	44					0 20 27	20 27 120	10YR4/2 10YR5/3 5Y5/3	CD - C:10YR5/8 CD - C:10YR5/8	CD - C:2.5YR4.2 CD - C:2.5YR4.2	No Yes Yes	C - Clay C - Clay C - Clay	0 0 0																					3b						
32	ST 93000 64100	393000	164100	46					0 20 30	20 30 120	10YR4/2 10YR5/3 5Y5/3	CD - C:10YR5/8 CD - C:10YR5/8	CD - C:2.5YR4.2 CD - C:2.5YR4.2	No Yes Yes	C - Clay C - Clay C - Clay	0 0 0																					3b						

Point	Grid ref.				Alt (m)	Slope °	Aspect	Land use	Depth (cm)			Matrix	Ochreous Mottles		Grey Mottles		Gley	Texture	Stones - type 1				Stones - type 2				Ped			SUBS STR	CaCO3	Mn C	SPL	Drought			Wet		Final ALC			
	NGR	X	Y	Top					Bttm	Thick	Munsell colour	Form	Munsell colour	Form	Munsell colour	% > 2cm > 6cm Type			% > 2cm > 6cm Type	Strength	Size	Shape	MBw	MBp	Gd	WC	Gw	Limitation 1	Limitation 2					Limitation 3	Grade							
33	ST 93100 64100	393100	164100	46	0	20	20	10YR4/2						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	16	0	2	WC IV	3b	Wetness							3b						
					20	32	12	10YR5/3		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
					32	120	88	5Y5/3		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
34	ST 92400 64000	392400	164000	44	0	25	25	10YR4/3						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	32	16	1	WC IV	3b	Wetness							3b						
					25	120	95	10YR5/1		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Moderate				No																			
35	ST 92500 64000	392500	164000	44	0	25	25	10YR4/3						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	32	16	1	WC IV	3b	Wetness							3b						
					25	120	95	10YR5/1		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Moderate				No																			
36	ST 92600 64000	392600	164000	42	0	25	25	10YR4/2						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	18	2	2	WC IV	3b	Wetness							3b						
					25	120	95	10YR5/1		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
37	ST 92700 64000	392700	164000	42	0	25	25	10YR4/2						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	18	2	2	WC IV	3b	Wetness							3b						
					25	120	95	10YR5/1		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
38	ST 92800 64000	392800	164000	43	0	27	27	10YR4/2						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	19	3	2	WC IV	3b	Wetness							3b						
					27	120	93	10YR5/1		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
39	ST 92900 64000	392900	164000	44	0	23	23	10YR4/2						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	17	1	2	WC IV	3b	Wetness							3b						
					23	120	97	10YR5/1		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
40	ST 93000 64000	393000	164000	46	0	20	20	10YR3/2						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	16	0	2	WC IV	3b	Wetness							3b						
					20	24	4	10YR5/3		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
					24	120	96	5Y5/3		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
41	ST 93100 64000	393100	164000	46	0	20	20	10YR3/2						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	16	0	2	WC IV	3b	Wetness							3b						
					20	27	7	10YR5/3		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
					27	120	93	5Y5/3		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
42	ST 92400 63900	392400	163900	39	0	20	20	10YR4/3						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	19	3	2	WC IV	3b	Wetness							3b						
					20	30	10	10YR5/3		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Moderate				No																			
					30	120	90	10YR5/1		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Poor				No	Yes																		
43	ST 92500 63900	392500	163900	39	0	20	20	10YR4/3						No	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Not Applicable				No	19	3	2	WC IV	3b	Wetness							3b						
					20	30	10	10YR5/3		CD - Cr 10YR5/8		CD - Cr 2.5YR4.2		Yes	C - Clay	0		HR - All hard rocks or stones (i.e. those which cannot be scratched with	Moderate				No																			

Point	Grid ref.			Alt (m)	Slope °	Aspect	Land use	Depth (cm)			Matrix		Ochreous Mottles		Grey Mottles		Gley	Texture	Stones - type 1			Stones - type 2			Ped			SUBS STR	CaCO3	Mn C	SPL	Drought			Wet		Final ALC			
	NGR	X	Y					Top	Bttm	Thick	Munsell colour	Form	Munsell colour	Form	Munsell colour	% > 2cm			> 6cm	Type	% > 2cm	> 6cm	Type	Strength	Size	Shape	MBw					MBp	Gd	WC	Gw	Limitation 1	Limitation 2	Limitation 3	Grade	
								30	120	90	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0										Yes											
44	ST 92600 63900	392600	163900	40				0	25	25	10YR4/3						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable			No	21	5	2	WC IV	3b	Wetness		3b				
								25	35	10	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Moderate		No	No												
								35	120	85	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		No	Yes												
45	ST 92700 63900	392700	163900	40				0	25	25	10YR4/3						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable		No	21	5	2	WC IV	3b	Wetness		3b					
								25	35	10	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Moderate		No	No												
								35	120	85	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		No	Yes												
46	ST 92800 63900	392800	163900	41				0	30	30	10YR4/3						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable		No	24	8	2	WC IV	3b	Wetness		3b					
								30	45	15	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Moderate		No	No												
								45	120	75	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		No	Yes												
47	ST 92900 63900	392900	163900	41				0	20	20	10YR3/2						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable		No	16	0	2	WC IV	3b	Wetness		3b					
								20	30	10	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		No	Yes												
								30	120	90	5Y5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		No	Yes												
48	ST 93000 63900	393000	163900	44				0	20	20	10YR3/2						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable		No	16	0	2	WC IV	3b	Wetness		3b					
								20	26	6	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		Yes	Yes												
								26	120	94	5Y5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		Yes	Yes												
49	ST 93100 63900	393100	163900	44				0	20	20	10YR4/2						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable		Yes	Yes	16	0	2	WC IV	3b	Wetness		3b				
								20	26	6	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		Yes	Yes												
								26	120	94	5Y5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		Yes	Yes												
50	ST 92300 63800	392300	163800	39				0	20	20	10YR4/3						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable		No	19	3	2	WC IV	3b	Wetness		3b					
								20	30	10	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Moderate		No	No												
								30	120	90	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		No	Yes												
51	ST 92400 63800	392400	163800	39				0	20	20	10YR4/3						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable		Yes	No	19	3	2	WC IV	3b	Wetness		3b				
								20	30	10	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Moderate		Yes	No												
								30	120	90	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		Yes	Yes												
52	ST 92500 63800	392500	163800	39				0	20	20	10YR4/3						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable		Yes	No	19	3	2	WC IV	3b	Wetness		3b				
								20	30	10	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Moderate		Yes	No												
								30	120	90	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		Yes	No												
53	ST 92700 63800	392700	163800	40				0	30	30	10YR4/3						No	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Not Applicable		No	24	8	2	WC IV	3b	Wetness		3b					
								30	45	15	10YR5/3		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Moderate		No	No												
								45	120	75	10YR5/1		CD - C: 10YR5/8		CD - C: 2.5YR4.2		Yes	C - Clay	0				HR - All hard rocks or stones (i.e. those which cannot be scratched with		Poor		No	Yes												

Mottle form

FF - Few Faint
FD - Few Distinct
FP - Few Prominent
CF - Common Faint
CD - Common Distinct
CP - Common Prominent
MF - Many Faint
MD - Many Distinct
MP - Many Prominent
VF - Very many Faint
VD - Very many Distinct
VP - Very many Prominent

Texture

C - Clay
CHK - Chalk
CS - Coarse Sand
CSL - Coarse sandy loam
CSZL - Coarse sandy silt loam
FP - Fibrous and semifibrous peats
FS - Fine Sand
FSL - Fine sandy loam
FSZL - Fine sandy silt loam
HCL - Clay loam (heavy)
HP - Humified peats
HZCL - Silty clay loam (heavy)
IMP - Impenetrable to roots
LCS - Loamy Coarse Sand
LFS - Loamy fine sand
LMS - Loamy medium sand
LP - Loamy peats
MCL - Clay loam (medium)
MS - Medium Sand
MSL - Medium sandy loam
MSZL - Medium sandy silt loam
MZ - Marine Light Silts
MZCL - Silty clay loam (medium)
OC - Organic clays
OL - Organic loams
OS - Organic sands
PL - Peaty loams
PS - Peaty sands
SC - Sandy clay
SCL - Sandy clay loam
SP - Sandy peats
ZC - Silty clay
ZL - Silt loam

Stone Type

CH - Chalk or chalk stones
FSST - Soft fine grained sandstones
GH - Gravel with non-porous (hard) stones
GS - Gravel with porous stones (mainly soft stone types listed above)
HR - All hard rocks or stones (i.e. those which cannot be scratched with a finger nail)
MSST - Soft, medium or coarse grained sandstones
SI - Soft 'weathered' igneous or metamorphic rocks or stones
SLST - Soft oolitic or dolomitic limestones
ZR - Soft, argillaceous or silty rocks or stones

Ped. Shape

SG - Single grain
GRA - Granular
SAB - Subangular Blocky
AB - Angular Blocky
PRIS - Prismatic
PLAT - Platy
MASS - Massive
NA - N/A

Subsoil Structure Condition

Not Applicable
Good
Moderate
Poor

Soil or Ped. Strength

Loose
Very friable
Friable
Firm
Very firm
Extremely firm
Extremely hard
N/A

Calcareousness

NON - Non-calcareous (<0.5% CaCO₃)
VSC - Very slightly calcareous (0.5 - 1% CaCO₃)
SC - Slightly calcareous (1 - 5% CaCO₃)
MC - Moderately calcareous (5 - 10% CaCO₃)
VC - Very calcareous (>10% CaCO₃)

Ped. Size

VF - Very Fine
F - Fine
M - Medium
C - Coarse
VC - Very Coarse
NA - N/A

Degree of Ped. Development

W - Weak
M - Moderate
S - Strong
NA - Not applicable

Wetness Class

WC I
WC II
WC III
WC IV
WC V
WC VI

ALC Grades

1
2
3a
3b
4
5
Non-Ag

Gley

None
Gley
N/A

Appendix D:

Soil Pit Descriptions

Project	Location	Date	Surveyor(s)	Company
C655	Blackmoor Farm, Melkshan, Wiltshire	24-Jul-19	RWA	Askew Land and Soil

Pit	WC	Grade	Limitation(s)	Notes
1	IV	3b	Wetness	Dairy farm. Permanent pasture/long-term ley. Undulations in south indicative of former/dry watercourse.

Grid Ref.			Altitude	Nearest point	Topography				Flora			Weather and conditions			
Square	East	North			Gradient	Aspect	Slope form	Surface	Cultivation type	Vegetation types		Temp	Sky	Wind	Precipitation
ST	931	638	44	57	1°	S	Straight	Level	Ploughed	Permanent pasture/long term ley		Hot	Few clouds	Slight	Dry

Horizon	Depth		Matrix			Gleying			Mottles			Stone content				Calc.	Mn	C	Ped/soil structure				Horizon boundary		Biopores	SPL
	Top	Bttm	Texture	Colour	Munsell	Gley	Colour	Munsell	Form	Colour	Munsell	%	H	Type	S	Type			Dev.	Size	Structure	Strength	Distinct	Form		
Ap	0	20	Clay	DGB	10YR4/2	No						0	0		0		Non- c	No	Mod	Med	SAB	Firm	Clear	Smooth	>0.5	No
B	20	33	Clay	GB	10YR5/3	Yes			CD	YB	10YR5/8	0	0		0		Non- c	Comm	Poor	Med	Angular	Firm	Clear	Smooth	<0.5	Yes
C	33	120	Clay	Olive	5Y5/3	Yes			CD	YB	10YR5/8	0	0		0		Non- c	Comm	Poor	Coarse	Prismatic	Firm			<0.5	Yes

Appendix E:

Topsoil Particle Size Distribution (PSD)



ANALYTICAL REPORT

Report Number	63554-19	N717	
Date Received	26-JUL-2019		BLACKMOOR FARM
Date Reported	01-AUG-2019		MELKSHAM
Project	SOIL		WILTSHIRE
Reference	C655		
Order Number			

Laboratory Reference		SOIL443571	SOIL443572	SOIL443573						
Sample Reference		19	23	57						
Determinand	Unit	SOIL	SOIL	SOIL						
Sand 2.00-0.063mm	% w/w	7	13	17						
Silt 0.063-0.002mm	% w/w	39	43	37						
Clay <0.002mm	% w/w	54	44	46						
Textural Class **		O-C	C	O-C						

Notes	
Analysis Notes	The sample submitted was of adequate size to complete all analysis requested. The results as reported relate only to the item(s) submitted for testing. The results are presented on a dry matter basis unless otherwise stipulated.
Document Control	This test report shall not be reproduced, except in full, without the written approval of the laboratory.

Reported by	** Please see the attached document for the definition of textural classes. Myles Nicholson Natural Resource Management, a trading division of Cawood Scientific Ltd. Coopers Bridge, Braziers Lane, Bracknell, Berkshire, RG42 6NS Tel: 01344 886338 Fax: 01344 890972 email: enquiries@nrm.uk.com
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ADAS (UK) Textural Class Abbreviations

The texture classes are denoted by the following abbreviations:

Class	Code
Sand	S
Loamy sand	LS
Sandy loam	SL
Sandy Silt loam	SZL
Silt loam	ZL
Sandy clay loam	SCL
Clay loam	CL
Silt clay loam	ZCL
Clay	C
Silty clay	ZC
Sandy clay	SC

For the *sand*, *loamy sand*, *sandy loam* and *sandy silt loam* classes the predominant size of sand fraction may be indicated by the use of prefixes, thus:

vf	Very Fine (more than 2/3's of sand less than 0.106 mm)
f	Fine (more than 2/3's of sand less than 0.212 mm)
c	Coarse (more than 1/3 of sand greater than 0.6 mm)
m	Medium (less than 2/3's fine sand and less than 1/3 coarse sand).

The subdivisions of *clay loam* and *silty clay loam* classes according to clay content are indicated as follows:

M	medium (less than 27% clay)
H	heavy (27-35% clay)

Organic soils i.e. those with an organic matter greater than 10% will be preceded with a letter O.

Peaty soils i.e. those with an organic matter greater than 20% will be preceded with a letter P.

Appendix EDP 1

EDP LVIA Assessment Methodology

Introduction

- A1.1 This section provides a methodology for landscape and visual impact assessment as used by EDP.

Methodology

- A1.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:
- *Guidelines for Landscape and Visual Impact Assessment – Third Edition (GLVIA3)* (LI/IEMA, 2013);
 - *Notes and Clarifications on Aspects of the Third Edition Guidelines on Landscape Visual Impact Assessment (GLVIA3)* LITGN-2024-01 (LI, 2024)
 - *An Approach to Landscape Character Assessment* (Natural England 2014);
 - Landscape Institute *Technical Guidance Note (TGN) 06/19 Visual Representation of Development Proposals* (17 September 2019); and
 - Landscape Institute *Technical Guidance Note (TGN) TGN 02-21: Assessing Landscape Value Outside National Designations*.
- A1.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.
- A1.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary, and is based on clearly defined terms.

Landscape Assessment

- A1.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.

- A1.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

- A1.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses, and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

Identifying Landscape and Visual Receptors

- A1.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

- A1.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area that may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

- A1.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;

- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

Assessment of Landscape and Visual Effects

A1.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and
- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

A1.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A1.13 Susceptibility indicates *"the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences"*¹. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

A1.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.

¹ Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

A1.15 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A2.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's 'TGN 02-21: Assessing landscape value outside national designations' may be applied where appropriate. **Table EDP A2.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

Table EDP A2.1: Assessment of Landscape Value

Landscape Character Area Value				
Very Low	Low	Medium	High	Very High
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors, with little or no evidence of being valued by the community.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors with some evidence of being valued by the community.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors. Considered an 'everyday' landscape which is appreciated by the local community.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
Consideration of Other Value Criteria				
Natural Heritage				
A landscape with no or very limited ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with limited ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with some ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with rich ecological, geological, geomorphological or physiographic interest and/or nature conservation content.	A landscape with abundant ecological, geological, geomorphological or physiographic interest and/or nature conservation content.
Cultural Heritage				
A landscape with no or very limited archaeological, historical or cultural interest.	A landscape with limited archaeological, historical or cultural interest.	A landscape with some archaeological, historical or cultural interest.	A landscape with rich archaeological, historical or cultural interest.	A landscape with abundant archaeological, historical or cultural interest.
Landscape Condition				
A landscape with no or few areas intact and/or in poor physical condition.	A landscape with few areas that are intact and/or in a reasonable physical condition.	A landscape with some areas that are intact and/or in a reasonable physical condition.	A landscape with many areas that are intact and/or in a reasonable physical condition.	A landscape with most areas intact and/or in good physical condition.
Associations				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.

Landscape Character Area Value				
Distinctiveness				
A landscape that does not contain rare or distinct landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features, that has a strong sense of identity.
Recreational				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.
Perceptual (Scenic)				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
Perceptual (Wildness and tranquillity)				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Functional				
A landscape with no or very limited identifiable or valuable function.	A landscape with no or limited identifiable or valuable function.	A landscape with some identifiable or valuable function.	A landscape that performs an identifiable and valuable function.	A landscape that clearly performs an identifiable and valuable function.
Overall Judgement of Landscape Value				
Very Low value – receptor largely reflects very low value criteria above.	Low value – receptor largely reflects low value criteria above.	Medium value – receptor largely reflects medium value criteria above.	High value – receptor largely reflects high value criteria above.	Very High value – receptor largely reflects very high value criteria above.

Table EDP A2.2: Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/-textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.
Visual Susceptibility to Change to the Proposed Development				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.
Experiential Susceptibility to Change to the Proposed Development				
A landscape with prominent visual and/or aural intrusion and close relationship with large scale built development/-infrastructure. A landscape that contains many light sources and essentially suffers from widespread light pollution.	A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large scale built development/-infrastructure. A landscape that contains frequent light sources and suffers from light pollution.	A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/-infrastructure may be present. A landscape that contains some light sources.	A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/-infrastructure may be present. A landscape that contains few light sources.	A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion. A landscape that contains very few light sources and provides dark skies.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Overall Judgement of Susceptibility to Change to the Proposed Development				
Very Low susceptibility – receptor largely reflects very low criteria above.	Low susceptibility – receptor largely reflects low criteria above.	Medium value – receptor largely reflects medium criteria above.	High susceptibility – receptor largely reflects high criteria above.	Very High susceptibility – receptor largely reflects very high criteria above.

A1.16 **Table EDP A2.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.3: Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	High	Medium	Low	Very Low
Receptor Value	Very High	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

A1.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A1.18 **Table EDP A2.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.4: Visual Receptor Sensitivity

Category	Visual Receptor Criteria
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g., interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g., National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.
High	View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents. Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of the landscape, e.g., golf and fishing; local public rights of way, access land and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.

Category	Visual Receptor Criteria
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A1.19 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A1.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Magnitude of Change

A1.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (Page 39), the following steps are considered in defining the magnitude of change:

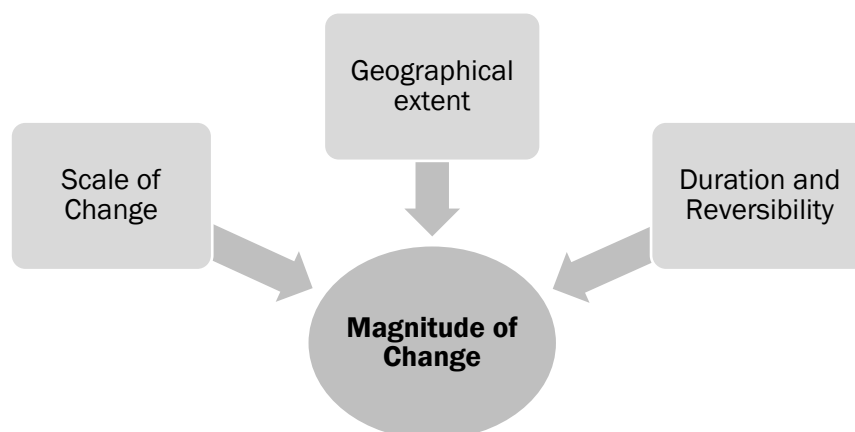


Figure EDP A2.1: Assessing the Magnitude of Change

- A1.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the ZTV and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.
- A1.23 **Table EDP A2.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

Table EDP A2.5: Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Large Scale 	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.
Small Scale		

A1.24 **Table EDP A2.6** provides an indication of the criteria by which the geographical extent of the area affected is judged within this assessment.

Table EDP A2.6: Geographical Extent Criteria

	Landscape Receptors	Visual Receptor Criteria
Largest  Smallest	Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
	Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
	Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
	Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
	Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A1.25 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration:

- Long-term (10 years+);
- Medium-term (1 to 10 years);
- Short-term (1 year); or
- Temporary (less than 12 months).

Reversibility:

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or

- Quickly reversible, e.g. temporary structures.

A1.26 With consideration of the judgements set out above, **Table EDP A2.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/ scale, geographical extent Criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

Table EDP A2.7: The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
Very High	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

Significance of Effect

- A1.27 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

"The description of the likely significant effects ...should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development".

- A1.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.8**.

Table EDP A2.8: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	High	Medium	Low	Very Low
Very High	Very Substantial²	Substantial²	Major	Major/- Moderate	Moderate
High	Substantial²	Major	Major/ Moderate	Moderate	Moderate/- Minor
Medium	Major	Major/- Moderate	Moderate	Moderate/- Minor	Minor
Low	Major/- Moderate	Moderate	Moderate/ Minor	Minor	Minor/- Negligible
Very Low	Moderate	Moderate/ Minor	Minor	Minor/- Negligible	Negligible

- A1.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

Definition of Effects

- A1.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

² In order to ensure consistency in reporting significance of effects throughout the ES, effects of substantial or very substantial will be reported as major. Where this occurs, further detail will be set out within the LVIA.

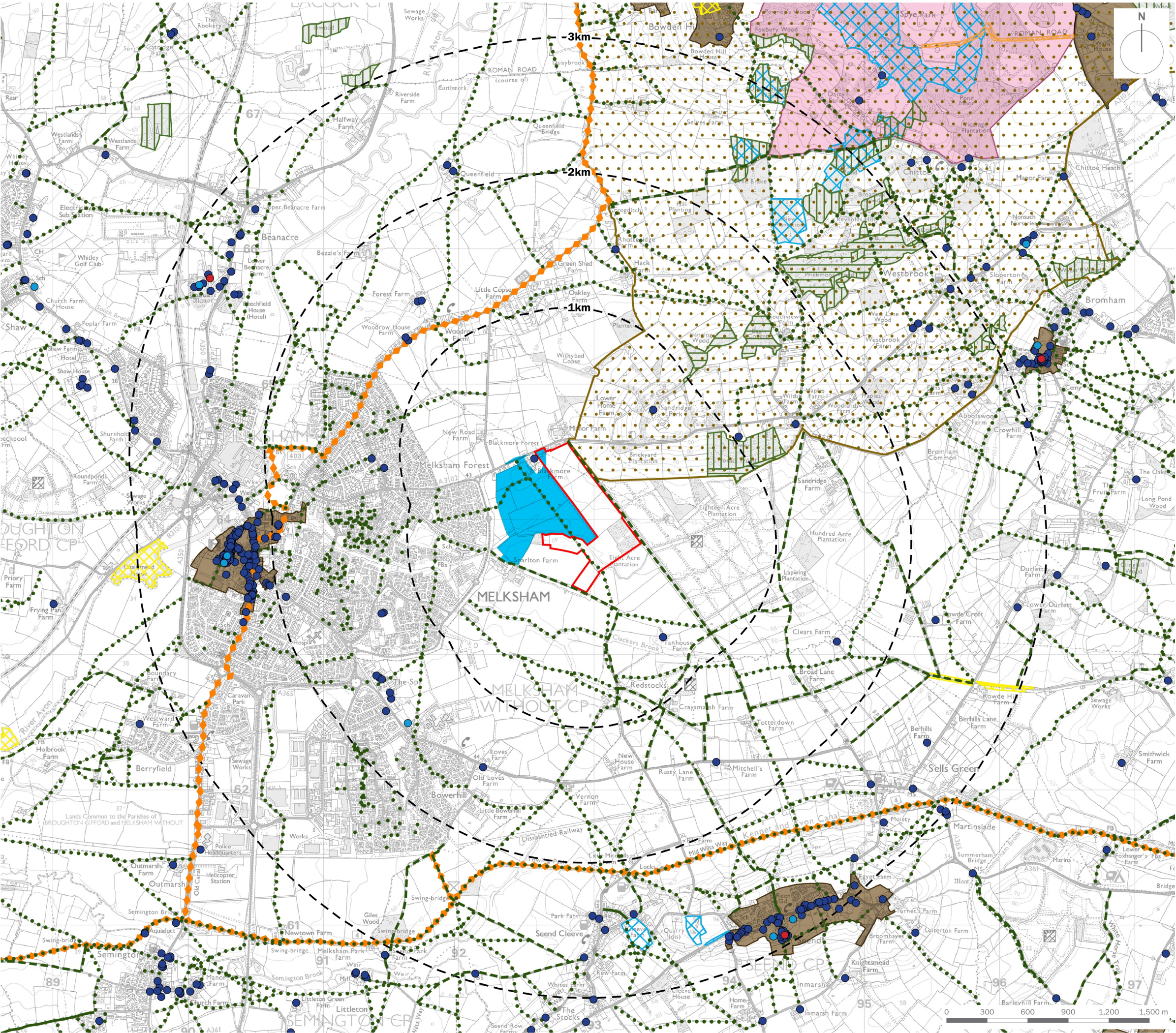
Table EDP A2.9: Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Very Substantial	Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.
Substantial	Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.
Major	Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
Moderate	Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published landscape character assessments.
Minor	Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource or visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments.

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Negligible	Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

A1.31 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

A1.32 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.



Site Boundary

Range Rings (at 1km intervals)

Heritage Considerations

Conservation Area

Scheduled Monument

Registered Park and Garden

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Ecological Considerations

Site of Special Scientific Interest (SSSI)

Ancient Semi-natural Woodland

Plantation on Ancient Woodland Site

Landscape Considerations

Special Landscape Area 5: The higher land of Spye and Bowood Parklands

Permitted Planning Application Phase 1

Footpath

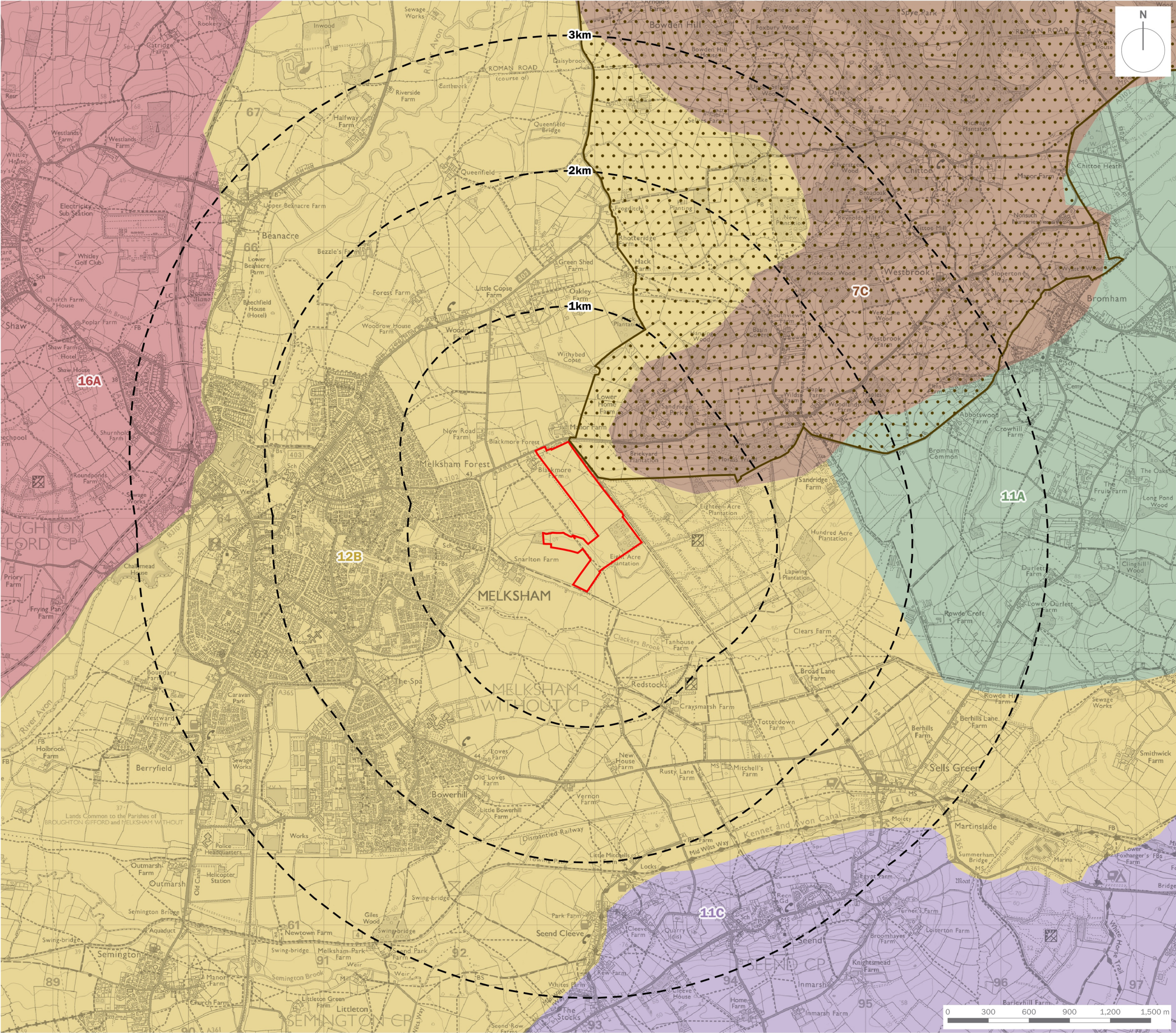
Bridleway

Byway

National Cycle Network

Open Access Land (CRoW Act 2000)

client	Gleeson Land		
project title	Melksham Phase 2		
drawing title	Relevant Planning Designations and Considerations		
date	21 AUGUST 2025	drawn by	JGr
drawing number	edp9278_d004a	checked	JJo
scale	1:27,500 @ A3	QA	GYo



Site Boundary

Range Rings (at 1km intervals)

Special Landscape Area 5: The higher land of Spye and Bowood Parklands

Wiltshire Landscape Character Areas

7C: Bowood Greensand Hills

11A: Calne Rolling Clay Lowland

11C: Minety Rolling Clay Lowland

12B: Avon Open Clay Vale

16A: Malmesbury-Corsham Limestone Lowlands

client

Gleeson Land

project title

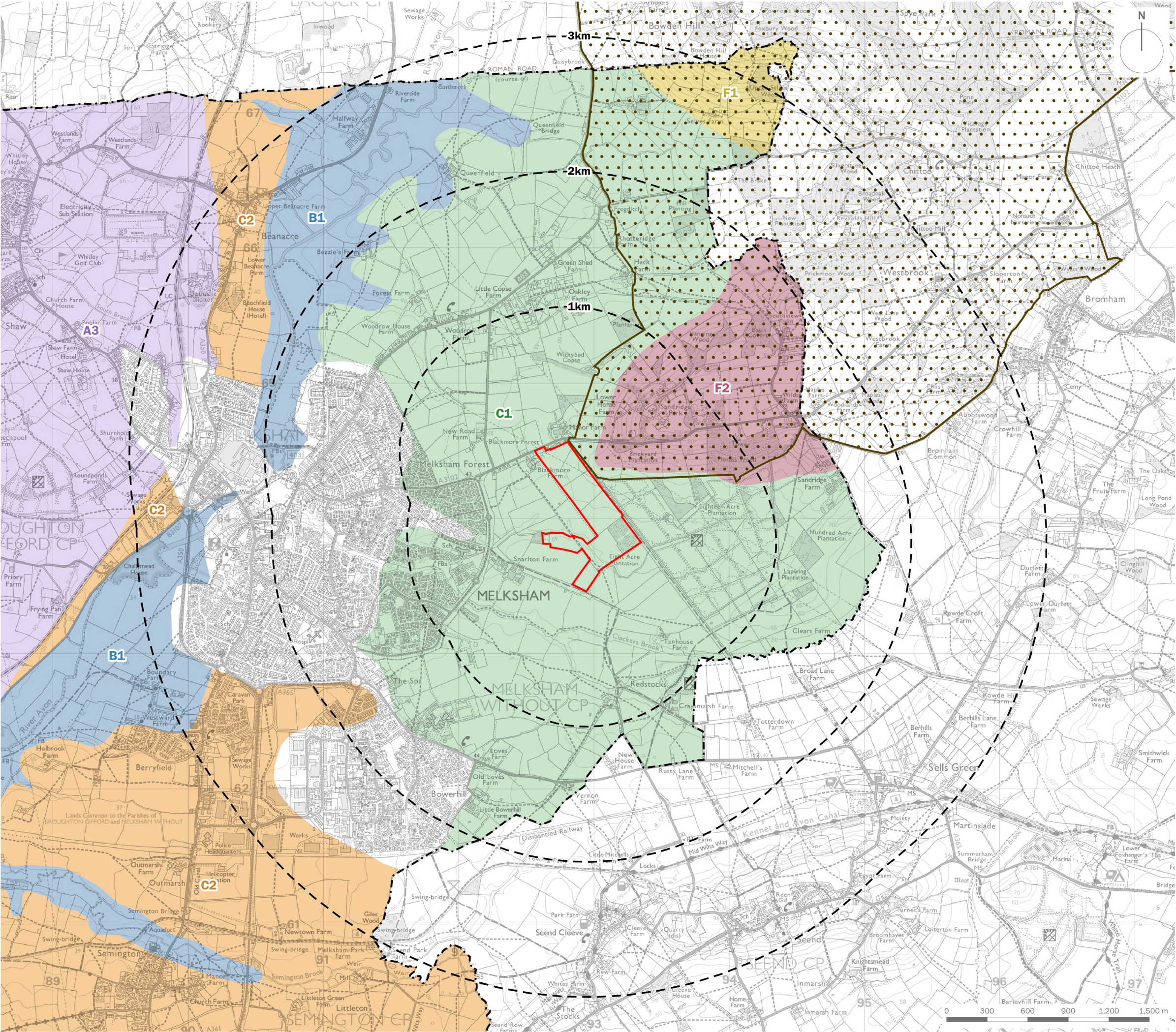
Melksham Phase 2

drawing title
Published Landscape Character: Wiltshire 2005 (LUC)

date	21 AUGUST 2025	drawn by	JGr
drawing number	edp9278_d006a	checked	JJo
scale	1:27,500 @ A3	QA	Gyo



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- Site Boundary
- Range Rings (at 1km intervals)
- Special Landscape Area 5: The higher land of Spye and Bowood Parkland
- West Wiltshire Boundary

West Wiltshire Landscape Character Areas

- A3: Broughton Gifford Limestone Lowland
- B1: Avon Floodplain
- C1: Melksham Open Clay Vale
- C2: Semington Open Clay Vale
- F1: Bowden Hill Greensand Hills
- F2: Sandridge Park Greensand Hills

Note: Boundaries are approximate

client

Gleeson Land

project title

Melksham Phase 2

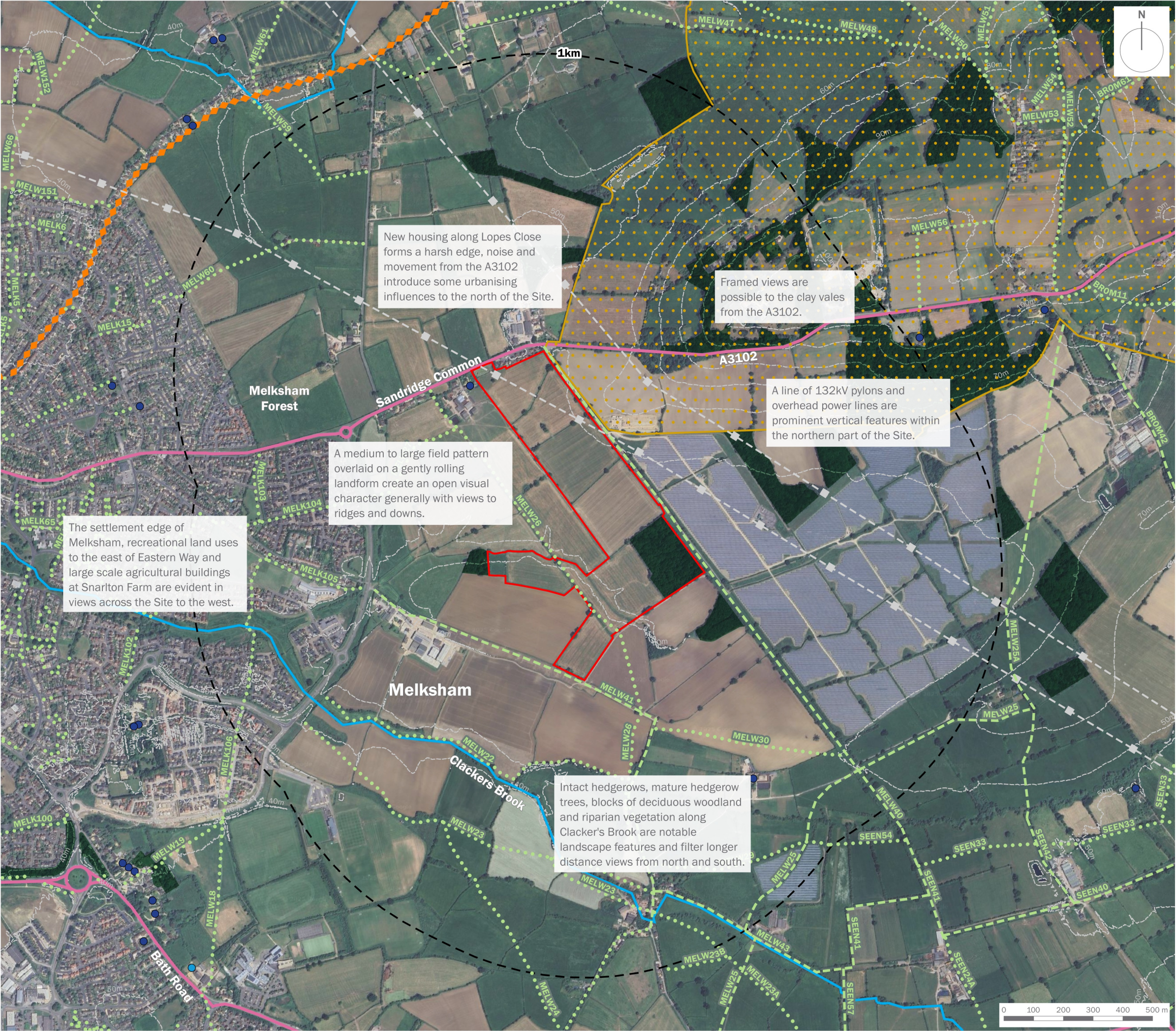
drawing title

Published Landscape Character Assessment:
West Wiltshire 2007 (CBA)

date	21 AUGUST 2025	drawn by	JGr
drawing number	edp9278_d007a	checked	JJo
scale	1:27,500 @ A3	QA	Gyo

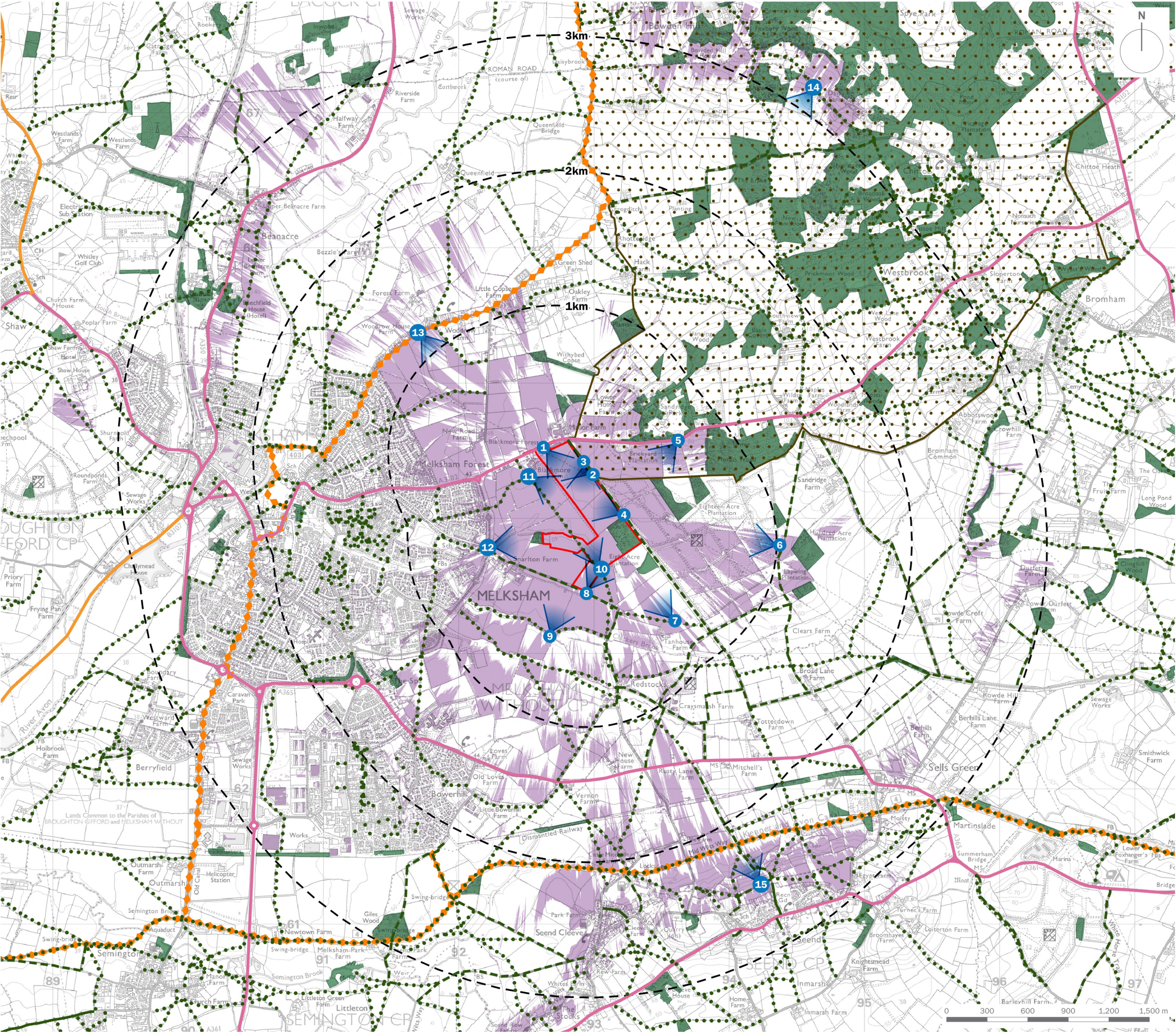


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- Site Boundary
- 1km Range Ring
- Contours (at 10m intervals)
- Special Landscape Area 5: The higher land of Spye and Bowood Parklands
- National Forest Inventory
- Grade II* Listed Building
- Grade II Listed Building
- Footpath
- Bridleway
- National Cycle Network
- A Road
- B Road
- Watercourse
- Overhead Power Line and Pylons

client	Gleeson Land		
project title	Melksham Phase 2		
drawing title	Site Character and Local Context		
date	21 AUGUST 2025	drawn by	JGr
drawing number	edp9278_d005a	checked	JJo
scale	1:12,500 @ A3	QA	GYo



EIA Study Area

Range Rings (at 1km intervals)

Zone of Theoretical Visibility (ZTV)

1

Photoviewpoint Location

Special Landscape Area

National Forest Inventory

Footpath

Bridleway

Byway

National Cycle Network

A Road

B Road

Zone of Theoretical Visibility (ZTV) was calculated using a spatial modelling algorithm which considers the following parameters:

- 1.6m Receptor Elevation (Observer Height)
- 12.9m Proposed Development Locations
- 360 Degree Field of View
- LiDAR 1m First Return Digital Surface Model (DSM) (vertical accuracy of +/- 5cm)

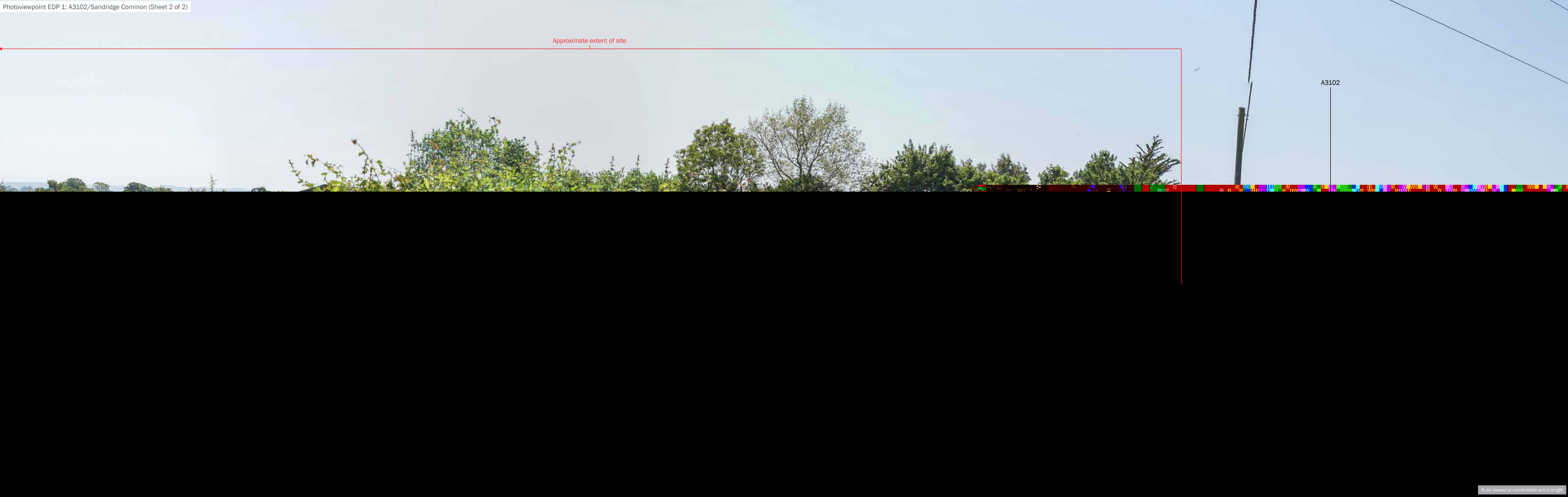
client	Gleeson Land		
project title	Melksham Phase 2		
drawing title	Proposed Photoviewpoint Locations		
date	09 OCTOBER 2025	drawn by	JGr
drawing number	edp9278_d009b	checked	JJo
scale	1:27,500 @ A3	QA	DJo

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To be viewed at comfortable arm's length





To be viewed at comfortable arm's length



the environmental
dimension partnership

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Grid Coordinates: 394623, 167188
Date and Time: 14/05/2025 @ 08:58
Projection: Cylindrical
Visualisation Type: 1

Horizontal Field of View: 90°
Height of Camera: 1.6m
Make, Model, Sensor: Sony A7 MK2, FFS
Enlargement Factor: 96% @ A1 width

Direction of View: SW
Distance: 3.20km
aOD: 100m
Focal Length: 50mm

date
drawing number
drawn by
checked
QA
21 AUGUST 2025
edp9278_d002a
GJo
JJo
DJo

client
project title
drawing title
Gleeson Land
Melksham Phase 2
Photoviewpoint EDP 14





Architectural & Environmental Consultants
Acoustics | Vibration | Air Quality

Noise Assessment

Blackmore Farm, Melksham – Phase 2

Noise Assessment

Project: BLACKMORE FARM, MELKSHAM – PHASE 2

Report reference: RP01-25232-R0

Client: GLEESON LAND LTD
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Document control:

REVISION	ISSUE DATE	REPORT BY	CHECKED BY	NOTES
0	31 July 2025	Olivia Gusic, BEng, Acoustics Consultant	Adam Bamford, BSc MIOA DipIOA, Principal Acoustics Consultant	Initial issue

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APPENDIX 2 SURVEY RESULTS

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1. EXECUTIVE SUMMARY

- 1.1 Cass Allen has been instructed by Gleeson Land Ltd to assess noise and vibration affecting Phase 2 of a proposed new development at Blackmore Farm, Melksham.
- 1.2 The assessment was carried out in accordance with relevant local and national planning guidance.
- 1.3 A noise and vibration survey was carried out at the site. Noise levels at the site are dictated by road traffic noise emissions from the A1302.
- 1.4 A qualitative assessment of ground-borne vibration levels was carried out at the site and no perceptible vibration levels were identified. Consequently, vibration levels are considered to be acceptable for the development.
- 1.5 Noise affecting the development has been assessed in accordance with ProPG guidance. The design of the development is considered to be acceptable subject to the adoption of standard thermal double glazing and standard hit & miss trickle ventilators. This can be investigated further at the detailed design stage and may be secured by the imposition of a noise related planning condition by the Local Planning Authority.
- 1.6 Compliance with noise criteria in Building Regulations Part O has also been assessed. Some bedrooms at the north of the site will need to be designed so that windows can remain closed at night without the rooms overheating. This can be assessed further in due course.
- 1.7 In summary, it is our view that the site is suitable for the development in terms of noise and vibration levels and that planning permission may be granted subject to the imposition of suitable planning conditions, if necessary.

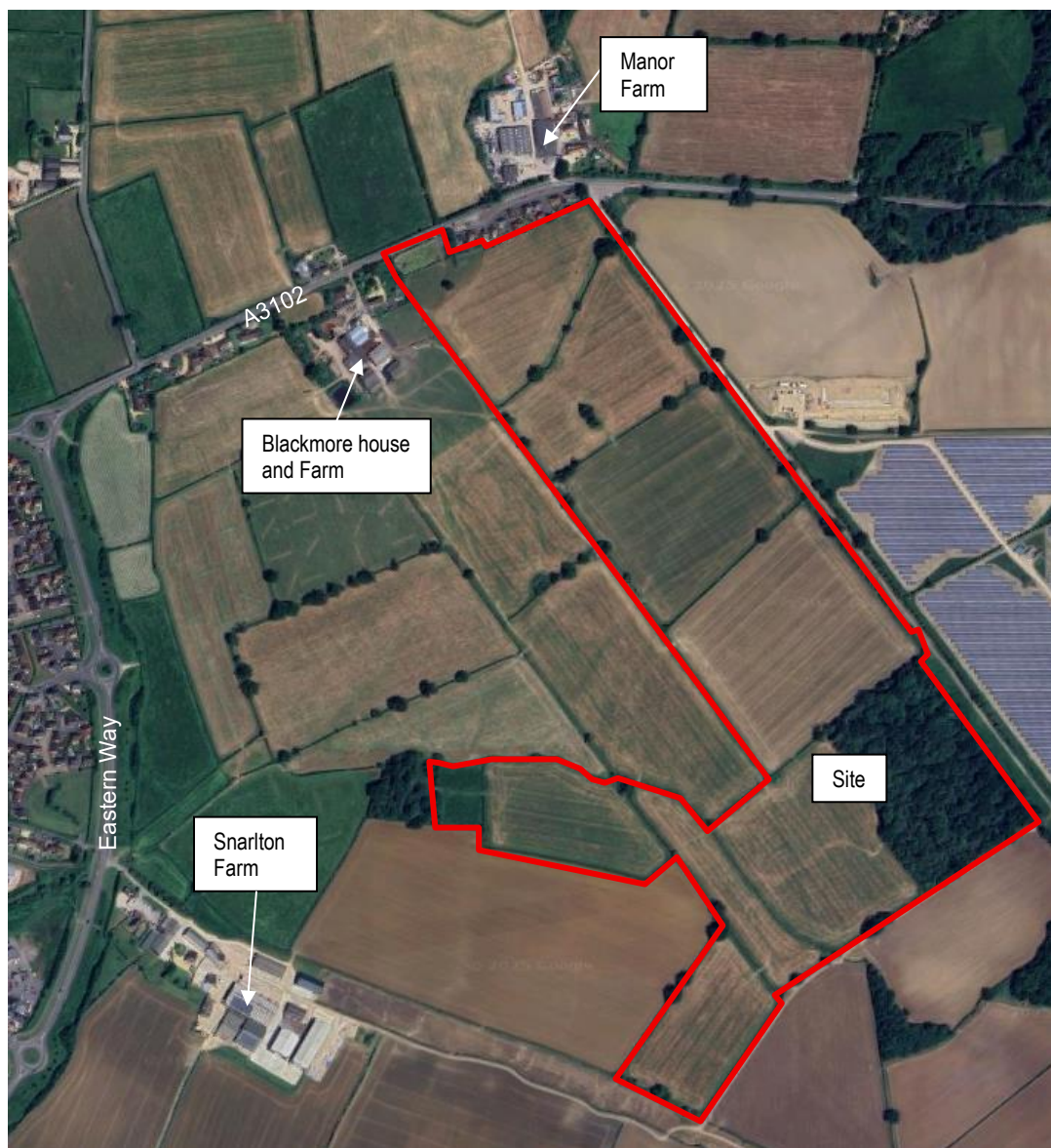
2. INTRODUCTION

- 2.1 Cass Allen has been instructed by Gleeson Land Ltd to assess noise and vibration affecting a proposed new development at Blackmore Farm, Melksham.
- 2.2 A qualitative assessment of ground-borne vibration levels was carried out at the site. No perceptible levels of vibration were identified during the site survey. Consequently, vibration levels are considered to be acceptable for the development and are not considered further in this report.
- 2.3 The assessment has been carried out in accordance with relevant local and national planning guidance.
- 2.4 The aims of the assessment were:
- to establish the suitability of existing noise levels at the site for the proposed development
 - where required, identify appropriate measures to optimise the acoustic design of the development and achieve acceptable noise levels in habitable areas
- 2.5 This report contains technical terminology; a glossary of terms can be found at www.cassallen.co.uk/glossary.

3. PROJECT DESCRIPTION

- 3.1 The site currently contains agricultural land and is bounded to the north by the A3102. Further north of the site is Manor Farm, a small business park containing a vehicle repairs shop, dog groomers, sports club, and lighting company. Southwest of the site is Snarlton Farm, which contains various supply companies, including food machinery, safety equipment, and timber supply.
- 3.2 The site location is shown in Figure 1 below.

Figure 1 Site Location and Surrounding Area (Red Line Approximate)



- 3.3 The proposal is to develop the site into residential properties. An indicative site layout is shown in Appendix 1.

4. PLANNING POLICY

National Policy

- 4.1 Outline guidance for the assessment of noise affecting new developments is given in the National Planning Policy Framework (NPPF) (December 2024). Relevant sections in this case are highlighted below:

187. Planning policies and decisions should contribute to and enhance the natural and local environment by ... preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of ...noise pollution.

198. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason.

Local Policy

- 4.2 The Wiltshire Core Strategy document (2015) serves as the overarching development plan for Wiltshire until 2026. Core Policy 57 is relevant to this development and states:

Ensuring high quality design and place shaping

... Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

... vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of... vibration and pollution (e.g. noise)...

- 4.3 To address the requirements of the national and local policies, the noise affecting the habitable areas of the proposed development has been assessed.

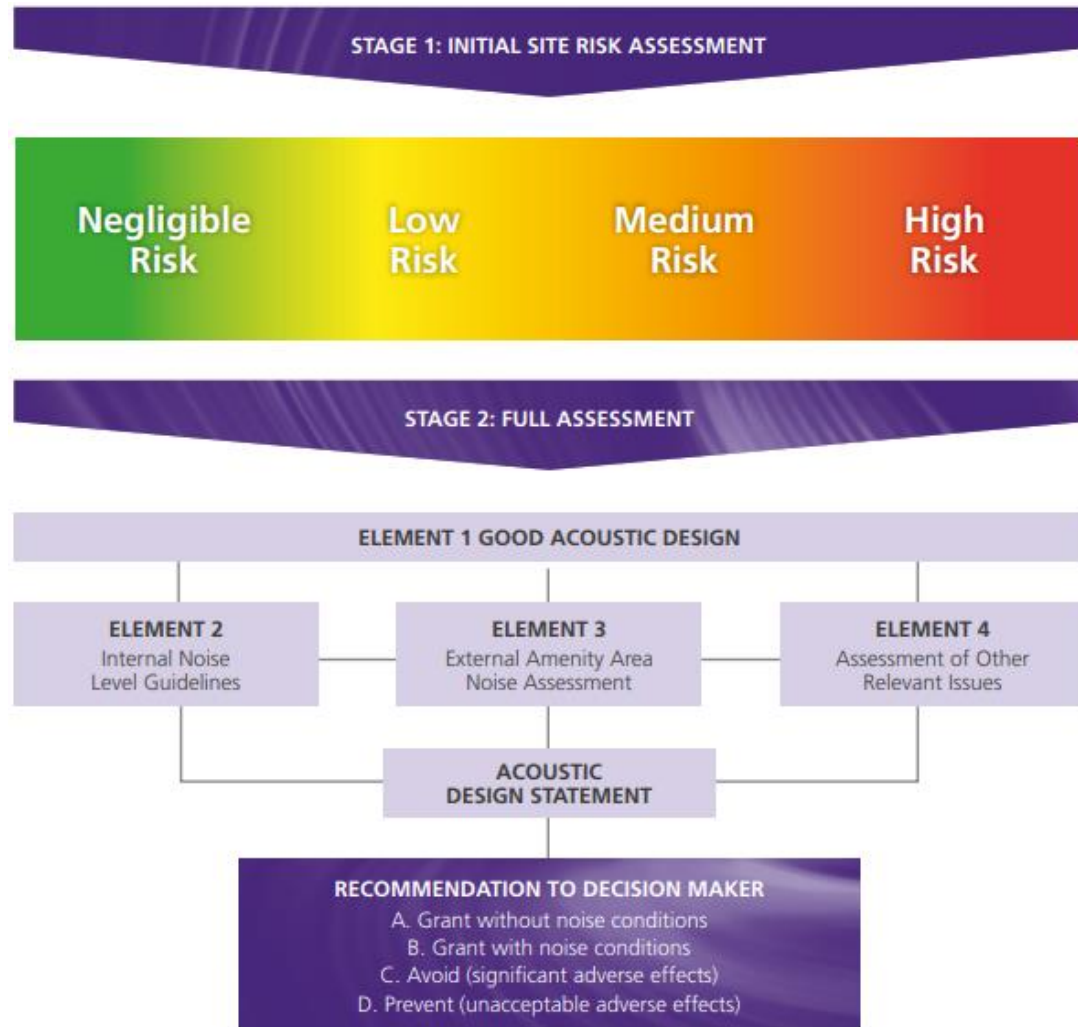
5. NOISE AFFECTING THE DEVELOPMENT

5.1 Specific guidance on the assessment of noise affecting new residential development is given in ProPG: Planning and Noise for New Residential Development, May 2017 (ProPG). The process within the ProPG guidance for the appraisal of noise levels affecting new residential development is considered to be current 'best practice' and has, therefore, been followed for the assessment. The assessment process can be summarised as follows:

- Stage 1 – measure noise levels at the site and carry out an initial noise risk assessment of the proposed development site based on the measured levels.
- Stage 2 – where a higher noise risk is identified, carry out a detailed assessment including the following four considerations:
 - Element 1 – the overall acoustic design and layout of the site
 - Element 2 – internal noise levels in habitable areas
 - Element 3 – noise levels in external amenity areas
 - Element 4 – consideration of other relevant issues
- Based on the results of the Stage 2 assessment, provide a recommendation to the decision maker on whether planning permission can and should be granted.

5.2 The process is shown visually in Figure 2 below.

Figure 2 ProPG Assessment Process



- 5.3 It should be noted that the guidance in ProPG relates primarily to noise from transportation sources, i.e. road traffic, aircraft, rail etc. Any significant noise from other sources (e.g. industrial, commercial or entertainment sources) is outside the scope of the ProPG guidance and, therefore, requires separate consideration. This is discussed further below in relation to noise from Snarlton and Manor Farm.

Stage 1 – Noise survey and initial assessment

- 5.4 A noise survey was carried out at the site from 24 to 28 July 2025 to assess existing noise levels in the area. The full methodology and results of the noise survey are provided in Appendix 2.
- 5.5 Average (LAeq) and maximum (LAm_{ax}) noise levels across the site were generally dictated by road traffic on the A3102.

- 5.6 Background noise levels (LA90) across the site were dictated by constant road traffic noise from the A3102 and other surrounding roads.
- 5.7 Noise was also identified from aircraft movements; however, noise from aircraft was insignificant when compared with noise from road traffic.
- 5.8 No significant noise was observed from the businesses at Manor Farm or Snarltan Farm during the survey period and they are not considered further in this report. Based on our site observations and a review of satellite imagery we don't believe there are any significant noise generating activities that take place at either premises that would preclude the granting of planning permission for the proposed development. If the Council require further reassurance, a suitably worded planning condition can be imposed, and this will be investigated further at the detailed design stage.
- 5.9 Areas of the development at the northern edge of the site will be subject to the highest noise levels. The noise survey results show that noise levels at these positions are as follows:
- Northern edge of the site, approximately 40m from the road:
 - Average noise levels during the daytime - 56 dB LAeq,0700-2300hrs
 - Average noise levels during the night-time - 46 dB LAeq,2300-0700hrs
 - Typical maximum noise levels during the night-time - 63 dB LAm_{ax}
- 5.10 The measured noise levels can be compared with Figure 3 below to assess the 'noise risk' of the site. Where the noise risk is high, significant acoustic design measures may be required to achieve acceptable noise levels in the development. Where the noise risk is low, acceptable noise levels may be achievable with no specific acoustic design measures.

Figure 3 Noise Risk Assessment (Adaption of Figure 1 from ProPG)



- 5.11 It can be seen from a comparison of the measured noise levels in paragraph 5.9 above with Figure 3 that the site is 'Low' risk in relation to daytime and night-time noise levels. Therefore, ProPG requires that a more detailed 'Stage 2' assessment is carried out.

Stage 2 – Element 1 – Overall acoustic design of the site

- 5.12 The acoustic design of development has been reviewed in relation to the measured noise levels at the site. The layout of the development is considered to represent good acoustic design for the following reasons:

- the layout positions dwellings away from the noise sources. The Indicative Phase 2 Development Areas, as referenced in the layout in Appendix 1, are set back from the A3102 by at least 40m.
- the proposed dwellings at the north of the site are screened from noise generated by the A3102 by an existing housing estate.

Stage 2 – Element 2 - Internal noise levels

5.13 Appropriate design criteria for acceptable noise levels in acoustically sensitive areas of new developments are given in BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'.

5.14 Relevant BS8233 design criteria are summarised in Table 1 below.

Table 1 BS8233:2014 Internal Noise Criteria

Activity	Location	07:00 to 23:00	23:00 to 07:00
Resting	Living room	35 dB LAeq,16hour	-
Dining	Dining room/area	40 dB LAeq,16hour	-
Sleeping (daytime resting)	Bedroom	35 dB LAeq,16hour	30 dB LAeq,8hour

5.15 It is also considered appropriate in this case to assess the potential impact of noise emissions from individual vehicle passes on the bedrooms of the development during the night-time. This is in line with guidance given in BS8233:2014 and ProPG, which both point out that regular individual noise events during the night have the potential to cause sleep disturbance.

5.16 Appropriate design criteria for acceptable maximum noise levels in habitable rooms of new residential developments are given in the ProPG guidance, which states that "*In most circumstances in noise-sensitive rooms at night (e.g. bedrooms) good acoustic design can be used so that individual noise events do not normally exceed 45 dB LAmax,F more than 10 times a night.*"

5.17 Full construction details for the development have not been finalised as the project is at an early design stage. It has therefore been assumed that the external walls of the development will be constructed using a standard masonry construction (e.g. 102mm brick, 100mm insulated cavity, 100mm concrete block) or a light-weight construction designed to achieve a similar level of sound insulation (this is technically achievable subject to detailed design).

5.18 The ventilation strategy for the development has not yet been confirmed and therefore it is assumed that background ventilation will be provided via trickle ventilators in the building facade. This is a 'worst case' assumption from an acoustic perspective as trickle ventilators are often an acoustic weak point in the facade.

5.19 Calculations were carried out using facade modelling software in accordance with the methodology given in BS8233:2014 to calculate the sound insulation performance required of the glazing and ventilation to achieve the nominated internal noise criteria in the 'worst-case' habitable rooms of

the development (i.e. the habitable rooms that will be subject to the highest external noise levels). The calculations included a 3 dBA design margin.

- 5.20 If acceptable internal noise levels can be achieved in ‘worst case’ habitable rooms then it follows that acceptable internal noise levels can be achieved in all other habitable rooms of the development using similar glazing and ventilator types.
- 5.21 The calculations were carried out based on the following typical dimensions/details for facade elements:
- glazing – 1.5m² for bedrooms and 2.5m² for living rooms
 - external walls – 8m² for bedrooms and 15m² for living rooms
 - 2 in-frame trickle ventilators in bedrooms and 3 in-frame trickle ventilators in living rooms
- 5.22 The results of the calculations are shown in Appendix 3 and are summarised in Table 2 below.

Table 2 Acoustic Requirements for ‘Worst Case’ Habitable Rooms

‘Worst Case’ Rooms	Glazing Performance Requirements (inc. Frames)	Ventilator Performance Requirements (in Open Position)
Bedrooms and living rooms nearest to the A3102	27 dB Rw+Ctr	31 dB Dne,w + Ctr

Note The requirements given are approximate only and should be confirmed at the detailed design stage when full design details are available.

- 5.23 The required sound insulation performance values in Table 2 could typically be achieved by standard thermal double glazing and standard hit & miss trickle ventilators.
- 5.24 It can be seen from the above that acceptable internal noise levels will be achievable in the development subject to the specification of suitable glazing and ventilation systems at the detailed design stage. It is our view therefore that the proposed development is, in principle, acceptable with regards to the noise levels that will exist within the habitable rooms.
- 5.25 The above ProPG assessment for planning purposes is based on internal noise levels with windows closed (assumed to be “normal” circumstances). However, it is anticipated that residents will open their windows at times for thermal comfort (e.g. to prevent overheating in warmer months). Noise levels in the rooms will increase under these circumstances.
- 5.26 The development will be subject to Part O of the Building Regulations (Approved Document O), which came into effect on 15 June 2022. Section 3.2 of Approved Document O (ADO) states:

In locations where external noise may be an issue (for example, where the local planning authority considered external noise to be an issue at the planning stage), the overheating mitigation strategy should take account of the likelihood that windows will be closed during sleeping hours (11pm to 7am).

Windows are likely to be closed during sleeping hours if noise within bedrooms exceeds the following limits.

a. 40dB LAeq,T, averaged over 8 hours (between 11pm and 7am).

b. 55dB LAFmax, more than 10 times a night (between 11pm and 7am).

- 5.27 The results of the noise survey indicate that areas at the north of the development facing the A3102 may exceed the noise limits provided in ADO when the windows are opened. The overheating assessment is, therefore, not likely to be able to rely solely on open windows. This will need to be confirmed as part of the overheating assessment during the detailed design stage.

Stage 2 – Element 3 – Noise levels in external amenity areas

- 5.28 BS8233 states that it is desirable that noise levels in external amenity areas of residential developments do not exceed 50 dB LAeq and that 55 dB LAeq,T should be regarded as an upper guideline value. However, BS8233 recognises that these guideline values will not always be achievable in city centres or urban areas adjoining main roads or other transport sources. In these cases, BS8233 states that the development should be designed to achieve the lowest practicable noise levels in the amenity spaces.
- 5.29 The noise survey results indicate that noise levels in external amenity areas are predicted to generally achieve the BS8233 recommended levels. The proposed development is therefore also considered to be acceptable based on noise levels in external amenity areas.

Stage 2 – Element 4 – Other relevant issues

- 5.30 In our view the design and acoustic approach outlined above is in line with both local and national noise policy. It is common for residential properties to be situated near to main roads and this is an acceptable scenario provided that the properties are acoustically upgraded where necessary to achieve acceptable noise levels in habitable areas.

Recommendation to decision maker

- 5.31 It is our view that planning permission may be granted in relation to noise affecting habitable areas of the development subject to the imposition of suitable planning conditions, if necessary, to ensure that acceptable noise levels are achieved in the finished development.

6. CONCLUSIONS

- 6.1 Cass Allen has been instructed by Gleeson Land Ltd to assess noise and vibration affecting Phase 2 of a proposed new development at Blackmore Farm, Melksham.
- 6.2 The assessment was carried out in accordance with relevant local and national planning guidance.
- 6.3 A noise and vibration survey was carried out at the site. Noise levels at the site are dictated by road traffic noise emissions from the A1302.
- 6.4 A qualitative assessment of ground-borne vibration levels was carried out at the site and no perceptible vibration levels were identified. Consequently, vibration levels are considered to be acceptable for the development
- 6.5 Noise affecting the development has been assessed in accordance with ProPG guidance. The design of the development is considered to be acceptable subject to the adoption of standard thermal double glazing and standard hit & miss trickle ventilators. This can be investigated further at the detailed design stage and may be secured by the imposition of a noise related planning condition by the Local Planning Authority.
- 6.6 Compliance with noise criteria in Building Regulations Part O has also been assessed. Some bedrooms at the north of the site will need to be designed so that windows can remain closed at night without the rooms overheating. This can be assessed further in due course.
- 6.7 In summary, it is our view that the site is suitable for the development in terms of noise and vibration levels and that planning permission may be granted subject to the imposition of suitable planning conditions, if necessary.

Appendix 1 Indicative Site Layout

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Appendix 2 Survey Results

Survey Summary:

The survey comprised short-term operator attended noise measurements and longer-term unattended noise monitoring at the site. Noise levels at the site were generally dictated by road traffic on surrounding roads and noise from train passes on the adjacent railway. A qualitative vibration assessment was carried out, vibration levels at the site were considered acceptable for the development.

Survey Period:

24/07/2025 to 28/07/2025

Survey Objectives:

- To identify noise sources that contribute to ambient noise levels at the site;
- To measure noise levels around the site over a typical day and night-time period.

Equipment Used:

Type	Manufacturer	Model	Serial Number
Sound level meter ¹ (noise logger)	Rion	NL-32	00903342
Sound level meter ¹ (noise logger)	Rion	NL-32	00903343
Calibrator	Rion	NC-74	34551703
Sound level meter ¹	Rion	NL-52	00965090

Note 1: All sound level meters were calibrated before and after measurement periods and no significant drift in calibration was found to have occurred. The results of the measurements are therefore considered to be representative.

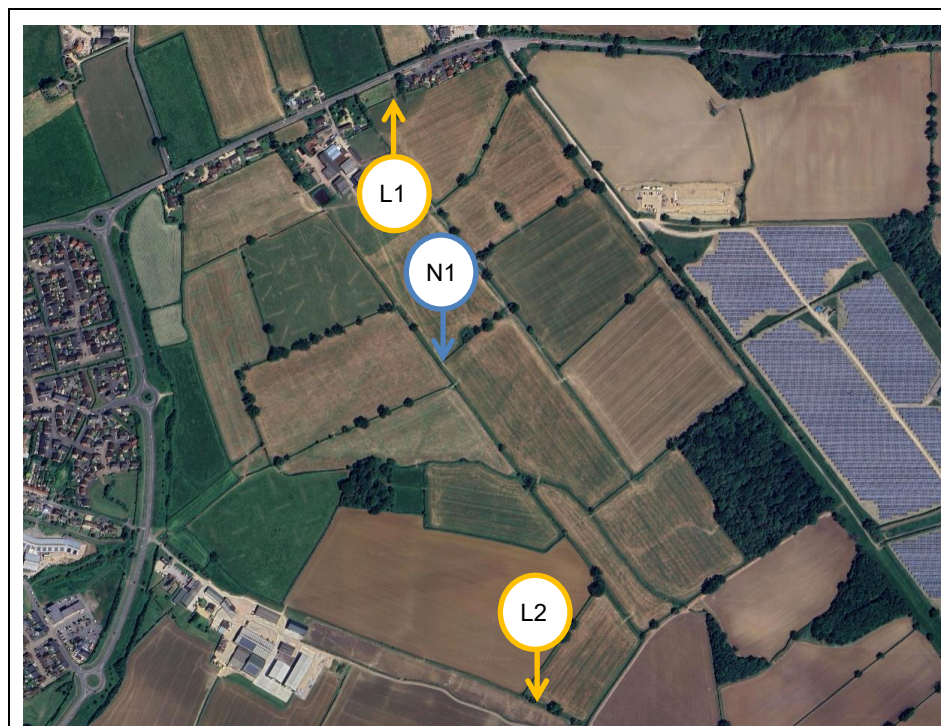
Weather Conditions:

The observed weather conditions were acceptable for acoustic measurement throughout the attended survey periods (low-medium wind speeds and no rain). Weather records for the area confirmed that weather conditions were also generally acceptable for acoustic measurement during the unattended monitoring.

Measurement Positions:

Position (refer plan below)	Description
N1	Attended noise monitoring position. 1.5m above ground. Free-field. Direct line of sight to nearby roads
L1	Unattended noise logging position. 3m above ground level. Free-field. Direct line of sight to A3102
L2	Unattended noise logging position. 3m above ground level. Free-field.

Site Plan showing Measurement Positions:



Attended Noise Monitoring Results:

Date	Position	Time	Meas. Length	LAeq, dB	LAmix, dB	LA90, dB	Observations
24/07/2025	N1	14:03	5 mins	44	49	42	Noise dictated by road traffic from A3102

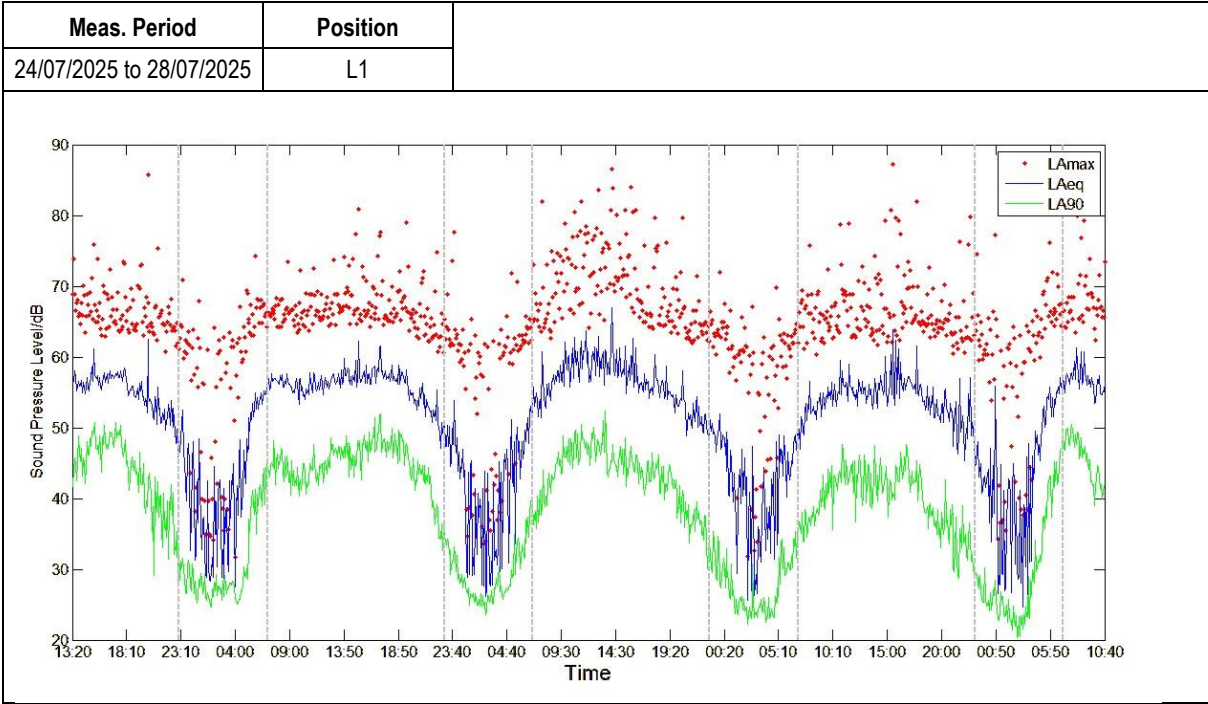
Unattended Noise Monitoring Results:

Meas. Period	Position	Daytime (0700-2300hrs)		Night-time (2300-0700hrs)		
		LAeq,16hr, dB	LA90,1hr dB ¹	LAeq,8hr, dB	LA90,5mins, dB ¹	LAmix, dB ²
24/07/2025 to 28/07/2025	L1	57	45	47	26	65
	L2	44	33	40	22	49

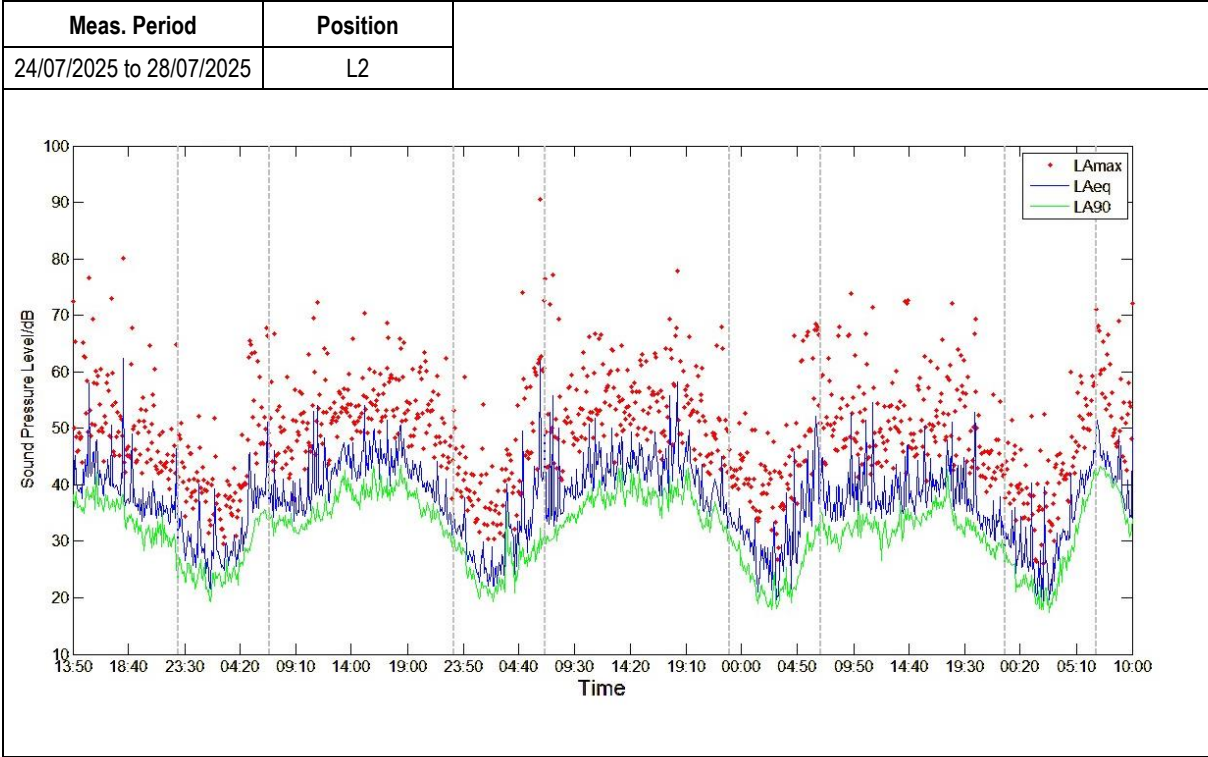
Note 1: Typical lowest measured during the period shown.

Note 2: Highest typical maximum noise level during the night-time (not exceeded more than 10-15 times per night).

Unattended Noise Monitoring Results:



Unattended Noise Monitoring Results:



Appendix 3 Facade Calculations

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PROJECT: Blackmore Farm, Melksham
ROOM: Bedroom
VARIANT: Worst-Case Daytime Average Noise Level (LAeq)
NOTES: Typical assumptions used for ext. wall & glazing dimensions, and no. ventilators.

Room Dimensions [m] $\begin{matrix} W \\ 3.0 \end{matrix}$ X $\begin{matrix} L \\ 4.0 \end{matrix}$ X $\begin{matrix} H \\ 2.4 \end{matrix}$

Room Volume = 28.8 m³
Partition Area = 9.5 m²
Ventilation ref area = 10.0 m²
Free Field SPL K = 3 dB

SELECT Free Field or Façade SPL for model input >>> ☐

NOTES: _____

EXTERNAL SPECTRUM (A weighted)

EXTERNAL SPECTRUM (A weighted)		dBA	63	125	250	500	1000	2000	4000	
Direct input - Free Field SPL (A weighted octave bands) dB ----->		-								No data
Road traffic spectrum (according to BS 8233:1999 section 6)		56.0								
			37.8	41.9	45.4	48.8	52.0	49.2	44.0	Reference spectrum

REVERBERATION TIME

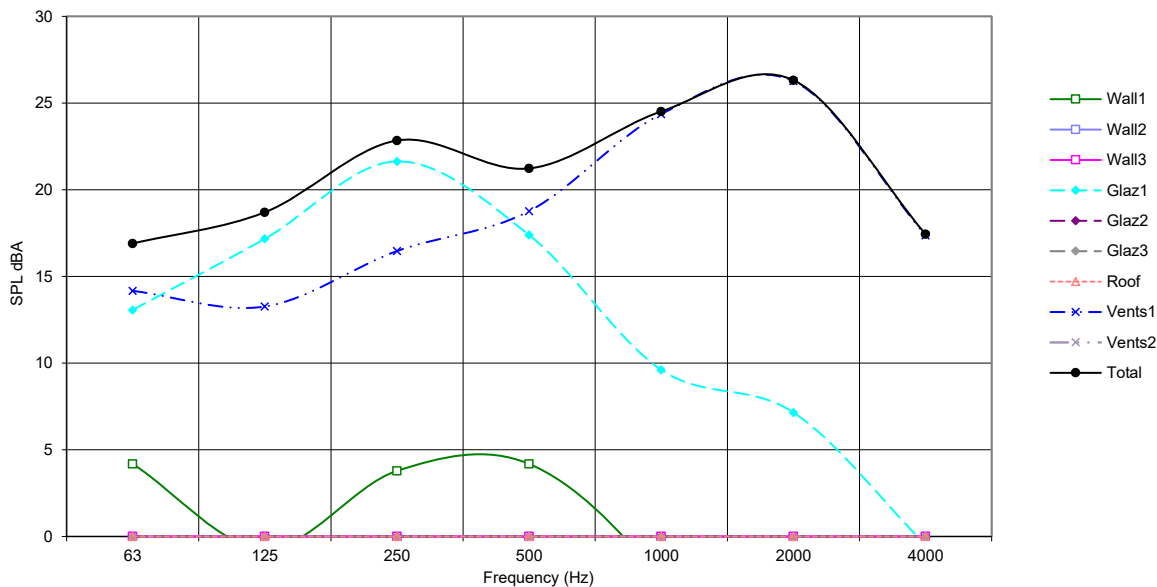
DIRECT INPUT ----->								No data
EQUAL RT for all bands ----->	0.5	0.5	0.5	0.5	0.5	0.5	0.5	Default - RT set to 0.5s

Façade Element	Area [m ²]	SRI dB to BS EN ISO 140-3:1995								Rw	C	Ctr
Wall 1 Typical - 102mm brick/50mm cavity/100mm block	8.0	36	45	44	47	57	67	77	1%	54	0	-4
ATTENUATION												
Wall 2 WALLS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Wall 3 WALLS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Glazing 1 27 dB Rw + Ctr - Standard Thermal Double Glazing	1.5	20	20	19	27	38	37	40	24%	27 (inc Ctr)	-	-
ATTENUATION												
Glazing 2 GLAZING		0	0	0	0	0	0	0	0%			
ATTENUATION												
Glazing 3 GLAZING		0	0	0	0	0	0	0	0%			
ATTENUATION												
Roof ROOF / FLOOR		0	0	0	0	0	0	0	0%			
ATTENUATION												
Resultant composite Façade SRI		27	28	27	34	45	45	48				
Resultant SPL inside room excluding ventilators dB	24.7	14	17	22	18	10	7	0	24%			

Ventilator Type	Num	D _{n,e} dB to BS EN 20140-10:1992								D _{nw}	C	Ctr
Ventilation Hit and miss trickle (4000mm ²) e.g. Tilton Trimvent XS13	2	30	35	35	36	34	29	33	75%	32	0	-1
ATTENUATION												
Ventilation VENTS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Resultant SPL inside room through ventilators dB	29.6	14	13	16	19	24	26	17	76%			

Total SPL inside room

30.8	17	19	23	21	25	26	17
------	----	----	----	----	----	----	----

Element contribution to total internal noise level

PROJECT: Blackmore Farm, Melksham
 ROOM: Bedroom
 VARIANT: Worst-Case Night-time Average Noise Level (LAeq)
 NOTES: Typical assumptions used for ext. wall & glazing dimensions, and no. ventilators.

Room Dimensions [m] $\begin{matrix} W \\ 3.0 \end{matrix}$ X $\begin{matrix} L \\ 4.0 \end{matrix}$ X $\begin{matrix} H \\ 2.4 \end{matrix}$

Room Volume = 28.8 m³
 Partition Area = 9.5 m²
 Ventilation ref area = 10.0 m²
 Free Field SPL K = 3 dB

SELECT Free Field or Façade SPL for model input >>> ☐

NOTES: _____

EXTERNAL SPECTRUM (A weighted)

EXTERNAL SPECTRUM (A weighted)		dBA	63	125	250	500	1000	2000	4000	
Direct input - Free Field SPL (A weighted octave bands) dB ----->		-								No data
Road traffic spectrum (according to BS 8233:1999 section 6)		46.0								
			27.8	31.9	35.4	38.8	42.0	39.2	34.0	Reference spectrum

REVERBERATION TIME

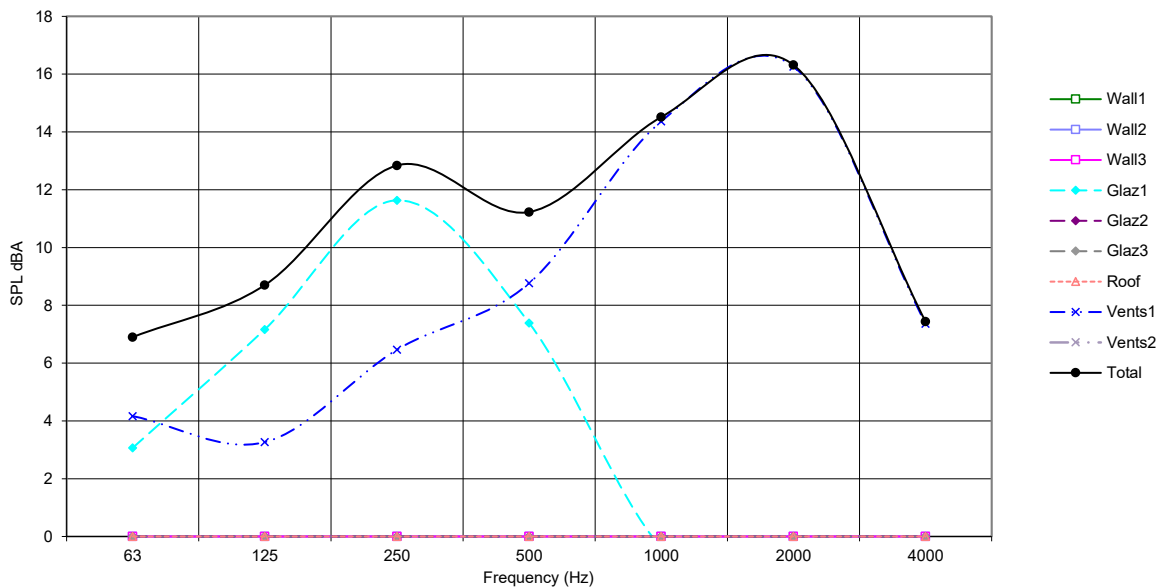
DIRECT INPUT ----->								No data
EQUAL RT for all bands ----->	0.5	0.5	0.5	0.5	0.5	0.5	0.5	Default - RT set to 0.5s

Façade Element	Area [m ²]	SRI dB to BS EN ISO 140-3:1995								Rw	C	Ctr
Wall 1 Typical - 102mm brick/50mm cavity/100mm block	8.0	36	45	44	47	57	67	77	1%	54	0	-4
ATTENUATION												
Wall 2 WALLS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Wall 3 WALLS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Glazing 1 27 dB Rw + Ctr - Standard Thermal Double Glazing	1.5	20	20	19	27	38	37	40	23%	27 (inc Ctr)	-	-
ATTENUATION												
Glazing 2 GLAZING		0	0	0	0	0	0	0	0%			
ATTENUATION												
Glazing 3 GLAZING		0	0	0	0	0	0	0	0%			
ATTENUATION												
Roof ROOF / FLOOR		0	0	0	0	0	0	0	0%			
ATTENUATION												
Resultant composite Façade SRI		27	28	27	34	45	45	48				
Resultant SPL inside room excluding ventilators dB	14.7	4	7	12	8	0	-3	-10	24%			

Ventilator Type	Num	D _{n,e} dB to BS EN 20140-10:1992								D _{nw}	C	Ctr
Ventilation Hit and miss trickle (4000mm ²) e.g. Titon Trimvent XS13	2	30	35	35	36	34	29	33	72%	32	0	-1
ATTENUATION												
Ventilation VENTS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Resultant SPL inside room through ventilators dB	19.6	4	3	6	9	14	16	7	76%			

Total SPL inside room

20.8	7	9	13	11	15	16	7
------	---	---	----	----	----	----	---

Element contribution to total internal noise level

PROJECT: Blackmore Farm, Melksham
ROOM: Bedroom
VARIANT: Worst-Case Night-time Maximum Noise Level (L_{Amax})
NOTES: Typical assumptions used for ext. wall & glazing dimensions, and no ventilators.

Room Dimensions [m] W 3.0 X L 4.0 X H 2.4

Room Volume = 28.8 m³
 Partition Area = 9.5 m²
 Ventilation ref area = 10.0 m²
 Free Field SPL K = 3 dB

SELECT Free Field or Façade SPL for model input >>> Free Field

NOTES: _____

EXTERNAL SPECTRUM (A weighted)

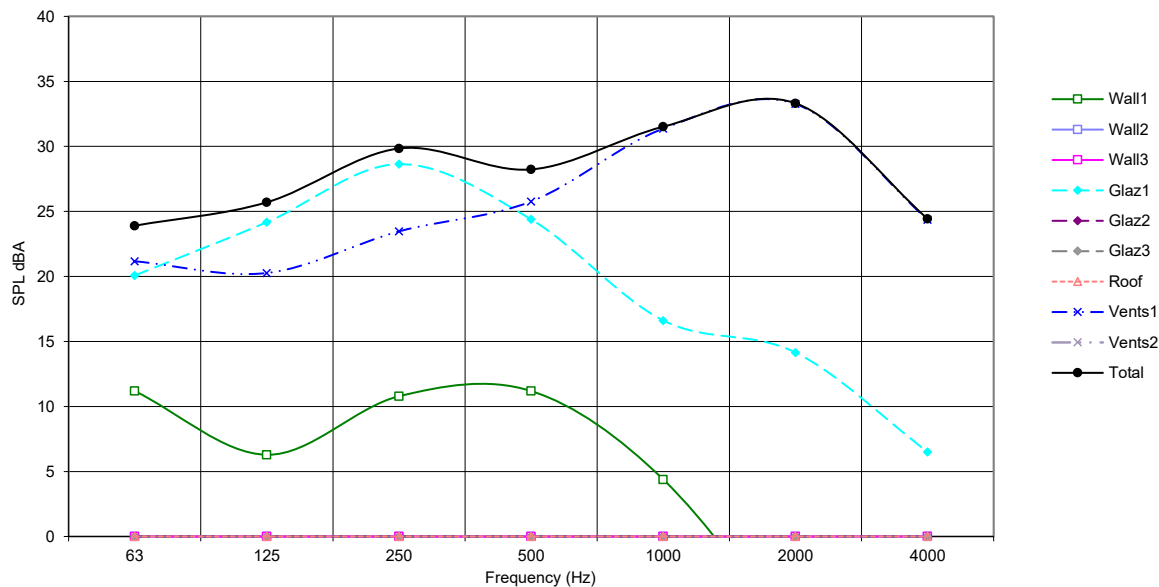
EXTERNAL SPECTRUM (A weighted)								
dBA	63	125	250	500	1000	2000	4000	
Direct input - Free Field SPL (A weighted octave bands) dB ----->	-							No data
Road traffic spectrum (according to BS 8233:1999 section 6)	63.0							
	44.8	48.9	52.4	55.8	59.0	56.2	51.0	Reference spectrum

REVERBERATION TIME

DIRECT INPUT ----->								No data
EQUAL RT for all bands ----->								
	0.5	0.5	0.5	0.5	0.5	0.5	0.5	Default - RT set to 0.5s

Façade Element	Area [m ²]	SRI dB to BS EN ISO 140-3:1995								Rw	C	Ctr
Wall 1 Typical - 102mm brick/50mm cavity/100mm block	8.0	36	45	44	47	57	67	77	1%	54	0	-4
ATTENUATION												
Wall 2 WALLS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Wall 3 WALLS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Glazing 1 27 dB Rw + Ctr - Standard Thermal Double Glazing	1.5	20	20	19	27	38	37	40	24%	27 (inc Ctr)	-	-
ATTENUATION												
Glazing 2 GLAZING		0	0	0	0	0	0	0	0%			
ATTENUATION												
Glazing 3 GLAZING		0	0	0	0	0	0	0	0%			
ATTENUATION												
Roof ROOF / FLOOR		0	0	0	0	0	0	0	0%			
ATTENUATION												
Resultant composite Façade SRI		27	28	27	34	45	45	48				
Resultant SPL inside room excluding ventilators dB		31.7	21	24	29	25	17	14	7	24%		

Ventilator Type	Num	D _{n,e} dB to BS EN 20140-10:1992								D _{nw}	C	Ctr
Ventilation Hit and miss trickle (4000mm ²) e.g. Titon Trimvent XS13	2	30	35	35	36	34	29	33	75%	32	0	-1
ATTENUATION												
Ventilation VENTS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Resultant SPL inside room through ventilators dB		36.6	21	20	23	26	31	33	24	76%		
Total SPL inside room		37.8	24	26	30	28	32	33	24			

Element contribution to total internal noise level

PROJECT: Blackmore Farm, Melksham
ROOM: Living Room
VARIANT: Worst-Case Average Noise Level (LAeq)
NOTES: Typical assumptions used for ext. wall & glazing dimensions, and no. ventilators.

Room Dimensions [m] $\begin{matrix} W \\ 4.0 \end{matrix}$ X $\begin{matrix} L \\ 5.0 \end{matrix}$ X $\begin{matrix} H \\ 2.4 \end{matrix}$

Room Volume = 48.0 m³
 Partition Area = 17.5 m²
 Ventilation ref area = 10.0 m²
 Free Field SPL K = 3 dB

SELECT Free Field or Façade SPL for model input >>> ☐

EXTERNAL SPECTRUM (A weighted)

Direct input - Free Field SPL (A weighted octave bands) dB ----->	-							No data
Road traffic spectrum (according to BS 8233:1999 section 6)	56.0							
		37.8	41.9	45.4	48.8	52.0	49.2	44.0
								Reference spectrum

REVERBERATION TIME

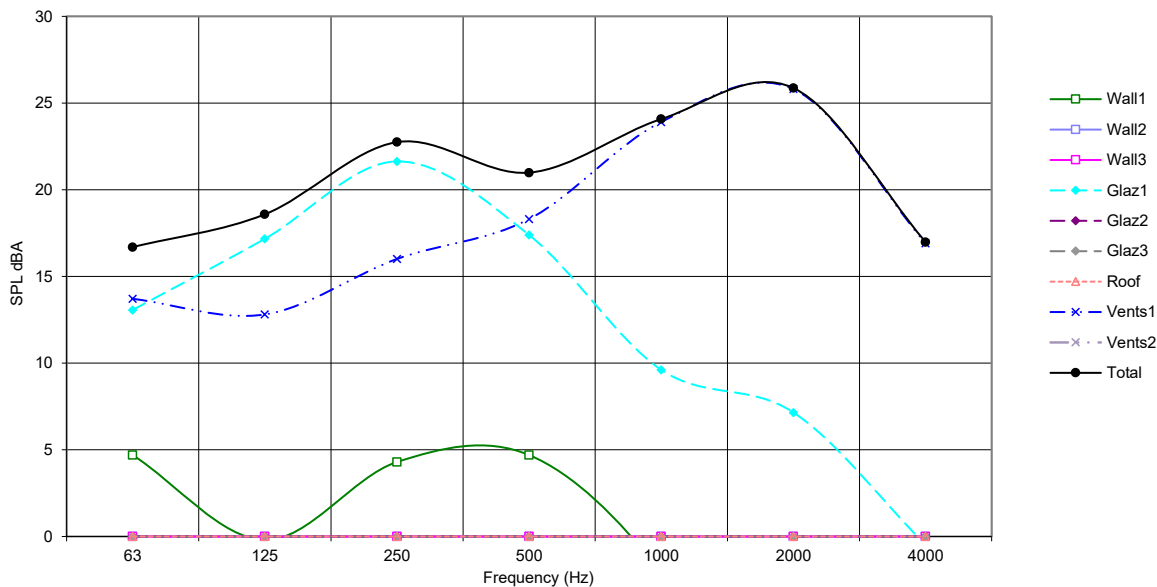
DIRECT INPUT ----->								No data
EQUAL RT for all bands ----->	0.5	0.5	0.5	0.5	0.5	0.5	0.5	Default - RT set to 0.5s

Façade Element	Area [m ²]	SRI dB to BS EN ISO 140-3:1995								Rw	C	Ctr
Wall 1 Typical - 102mm brick/50mm cavity/100mm block	15.0	36	45	44	47	57	67	77	1%	54	0	-4
ATTENUATION												
Wall 2 WALLS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Wall 3 WALLS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Glazing 1 27 dB Rw + Ctr - Standard Thermal Double Glazing	2.5	20	20	19	27	38	37	40	26%	27 (inc Ctr)	-	-
ATTENUATION												
Glazing 2 GLAZING		0	0	0	0	0	0	0	0%			
ATTENUATION												
Glazing 3 GLAZING		0	0	0	0	0	0	0	0%			
ATTENUATION												
Roof ROOF / FLOOR		0	0	0	0	0	0	0	0%			
ATTENUATION												
Resultant composite Façade SRI		28	28	27	35	46	46	48				
Resultant SPL inside room excluding ventilators dB	24.7	14	17	22	18	10	7	0	27%			

Ventilator Type	Num	D _{n,e} dB to BS EN 20140-10:1992								D _{nw}	C	Ctr
Ventilation Hit and miss trickle (4000mm ²) e.g. Titon Trimvent XS13	3	30	35	35	36	34	29	33	73%	32	0	-1
ATTENUATION												
Ventilation VENTS		0	0	0	0	0	0	0	0%			
ATTENUATION												
Resultant SPL inside room through ventilators dB	29.2	14	13	16	18	24	26	17	73%			

Total SPL inside room

30.5	17	19	23	21	24	26	17
------	----	----	----	----	----	----	----

Element contribution to total internal noise level



Architectural & Environmental Consultants

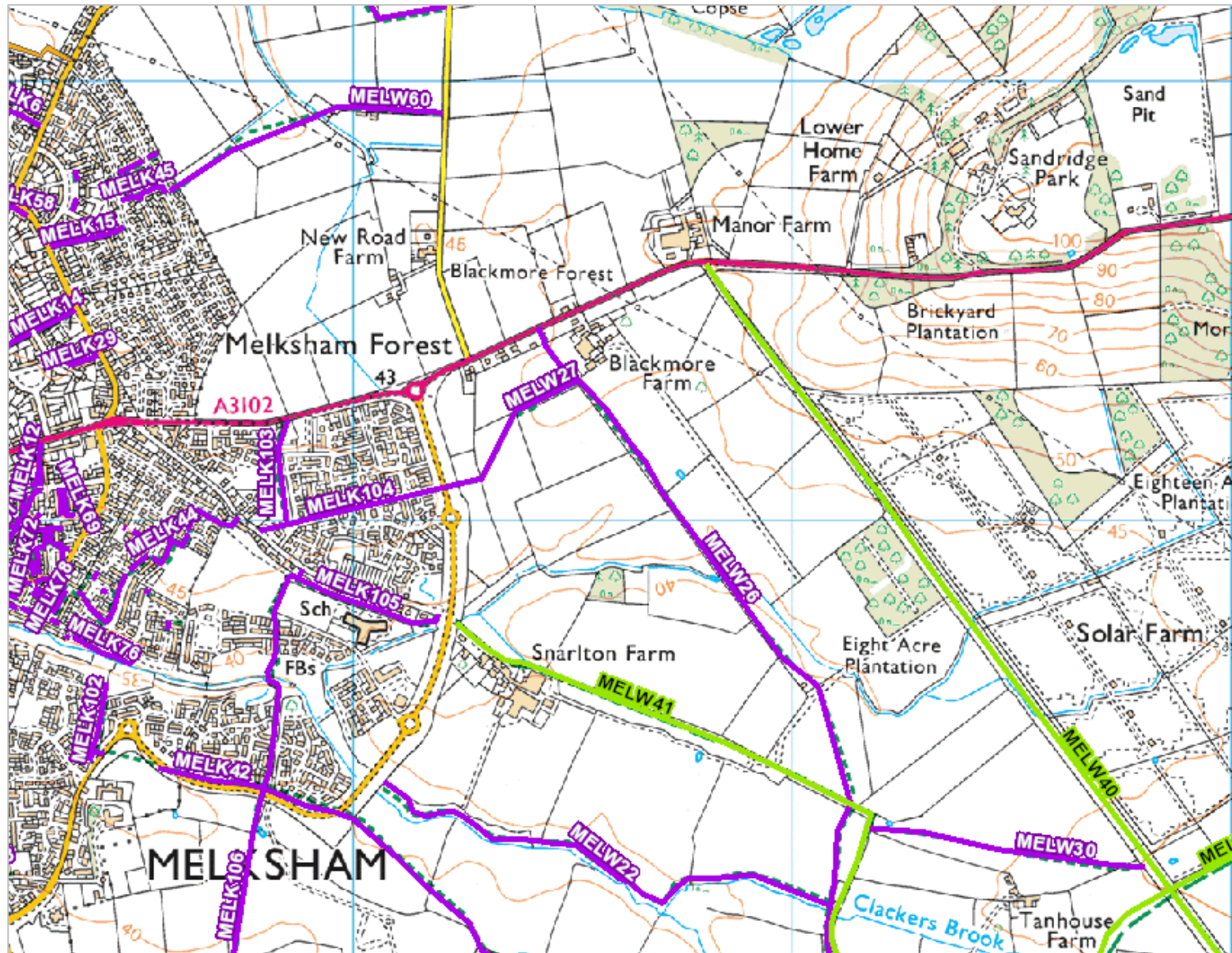
Acoustics | Vibration | Air Quality

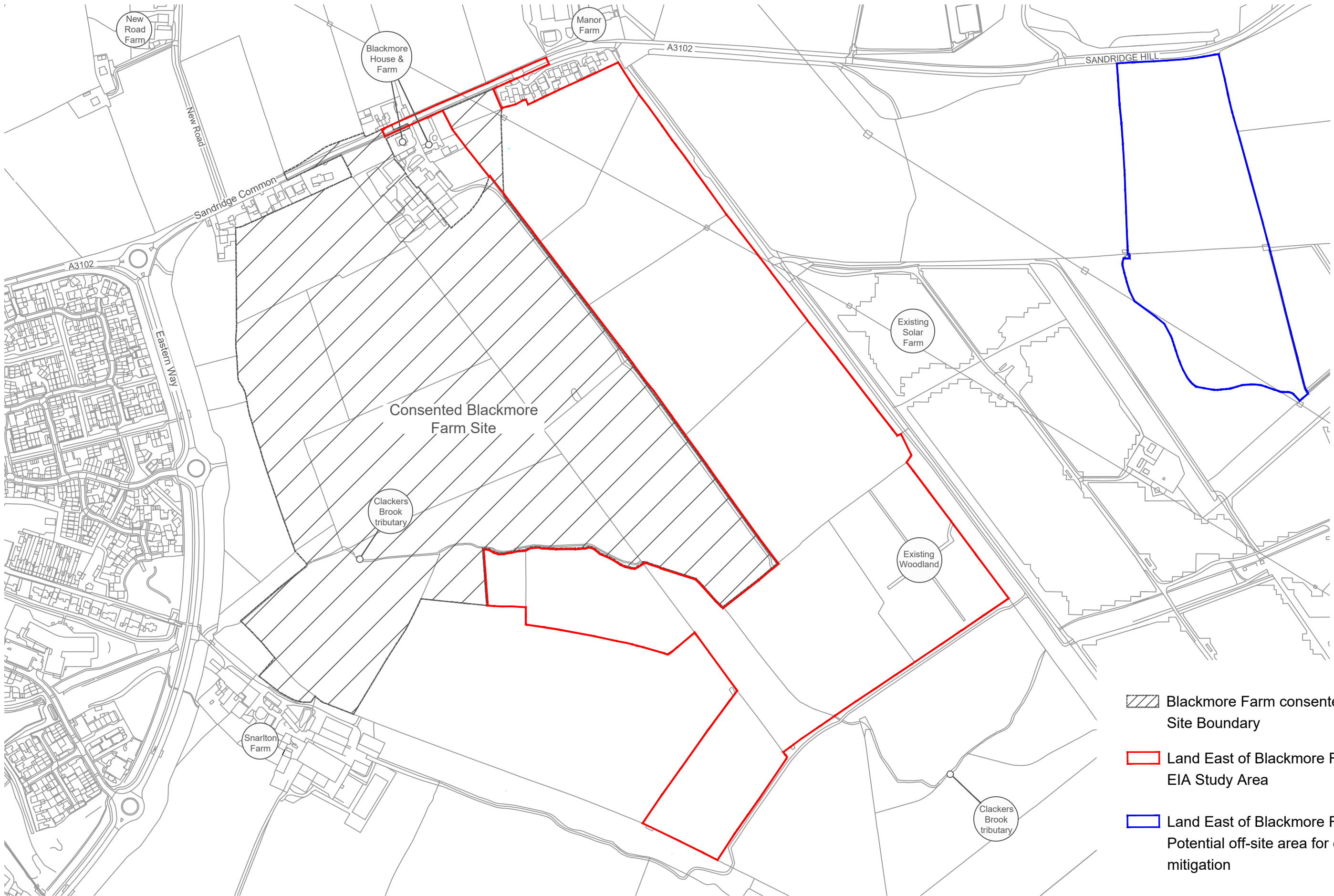
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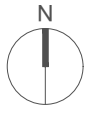
If you have any queries
with this report, please
click here to send us an
email and we will call you
back to discuss

Figure 9.1: Public Rights of Way Network





-  Blackmore Farm consented development Site Boundary
-  Land East of Blackmore Farm EIA Study Area
-  Land East of Blackmore Farm Potential off-site area for ecological mitigation



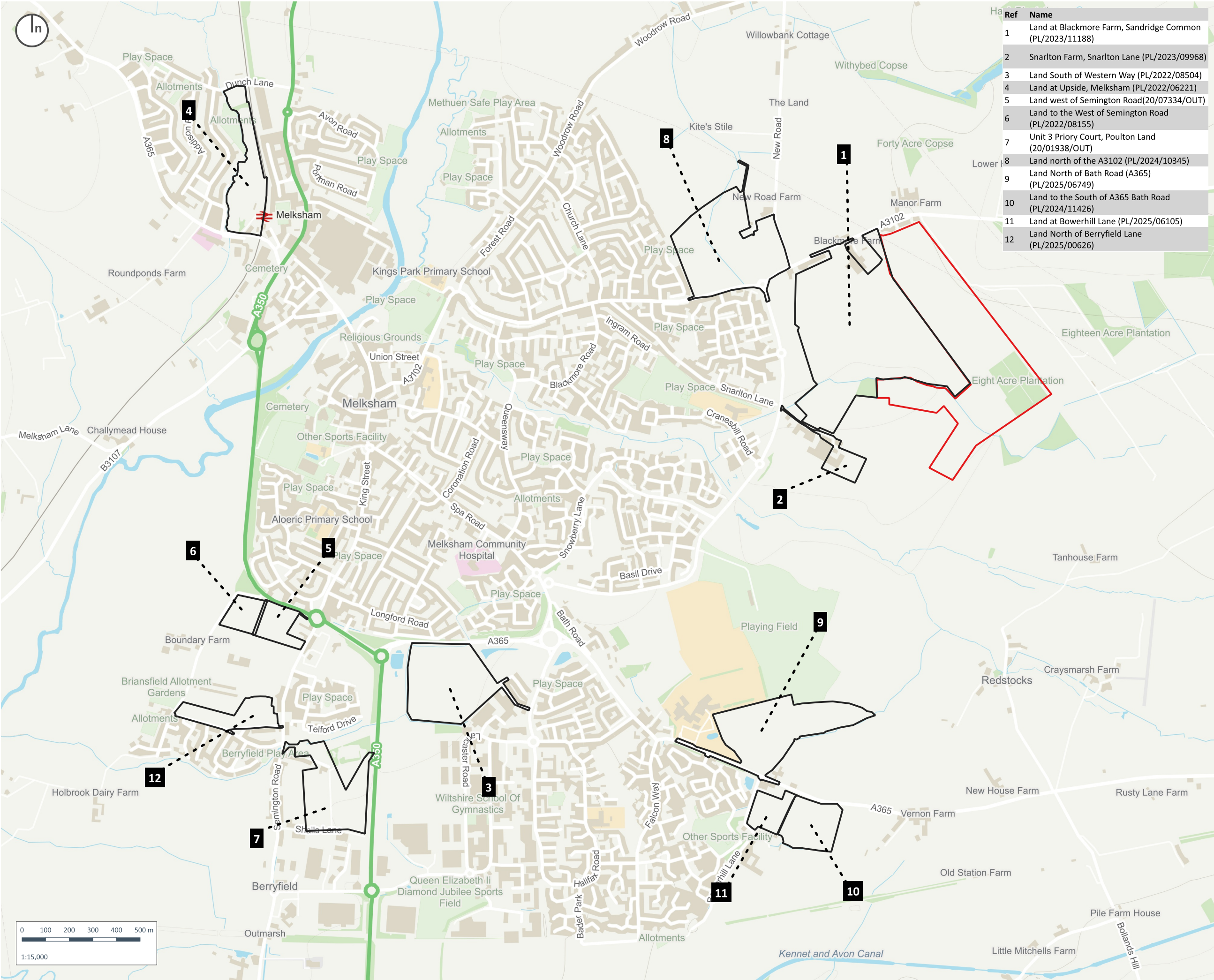
Land East of Blackmore Farm, Melksham EIA STUDY AREA BOUNDARY

Gleeson Land

FOR ISSUE

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Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions/contaminants, drainage, design & planning/density negotiations. Sketch proposals may be based upon enlargements of OS sheets & visual estimations of existing site features, accuracy will therefore need to be verified by survey.



Ref	Name
1	Land at Blackmore Farm, Sandridge Common (PL/2023/11188)
2	Snarlton Farm, Snarlton Lane (PL/2023/09968)
3	Land South of Western Way (PL/2022/08504)
4	Land at Upside, Melksham (PL/2022/06221)
5	Land west of Semington Road(20/07334/OUT)
6	Land to the West of Semington Road (PL/2022/08155)
7	Unit 3 Priory Court, Poulton Land (20/01938/OUT)
8	Land north of the A3102 (PL/2024/10345)
9	Land North of Bath Road (A365) (PL/2025/06749)
10	Land to the South of A365 Bath Road (PL/2024/11426)
11	Land at Bowerhill Lane (PL/2025/06105)
12	Land North of Berryfield Lane (PL/2025/00626)

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- Site
- Cumulative Project

CLIENT:
Gleeson Land

PROJECT:
Land South of Blackmore Farm, Melksham

DRAWING:
Cumulative Project Plan

PROJECT NUMBER:
03004

DRAWING NUMBER:
Figure 11.1

CHECKED BY:
EM

REVISION:
1.0

STATUS:
Final

DATE:
October 2025

SCALE:
1:15,000 @ A3