

DAVID LLOYD CHIPPENHAM

LANDSCAPE AND VISUAL APPRAISAL

February 2026

TABLE OF CONTENTS

1	SUMMARY	3
2	INTRODUCTION.....	4
2.1	Background.....	4
2.2	Landscape and Visual Appraisal	4
2.3	Limitations and Assumptions	5
3	SITE CONTEXT AND BASELINE.....	6
3.1	Landscape Setting	6
3.2	Designations	8
3.3	Section Summary	11
4	PLANNING POLICY.....	12
4.1	National Legislation and Planning Policy	12
4.2	Local Planning Policy.....	12
5	LANDSCAPE CHARACTER.....	20
5.1	National Landscape Character.....	20
5.2	County Landscape Character Type and Area	20
5.3	Localised Landscape Character.....	23
5.4	Section Summary	23
6	SITE APPRAISAL	24
6.2	Section Summary	25
7	BASELINE LANDSCAPE AND VISUAL CONDITION	27
7.1	Landscape Receptors.....	27
7.2	Visual Appraisal	27
7.3	Section Summary	30
8	DEVELOPMENT PROPOSALS.....	31
8.1	Section Summary	31
9	LANDSCAPE AND VISUAL EFFECTS.....	32
9.1	Effects on Landscape Features.....	32
9.2	Effects on Landscape Character	33
9.3	Visual Effects	34
9.4	Response to Policy	37
10	Conclusion.....	39
	APPENDIX 1: LVA METHODOLOGY	43
	APPENDIX 2: VISUAL APPRAISAL PLAN AND SITE CONTEXT PHOTOGRAPHS.....	50
	APPENDIX 3: PUBLISHED LANDSCAPE CHARACTER EXTRACTS	51
	APPENDIX 4: DRAWING 2078-001 & 2078-002.....	52

1 SUMMARY

The proposed David Lloyd leisure facility is considered to be sited suitably within the landscape and in the long-term would have a limited impact on the character of the surrounding landscape. Due to the relatively limited visibility of the site due to the surrounding vegetation, elevated railway line and embankment, buildings and topography, combined with additional proposed boundary planting, the small number of adverse effects would be very localised. Adverse visual effects would be experienced from within the Southpoint Business Park immediately adjacent to the site on the access road and from a single mid-distance elevated open space over 1km from the site.

The slight harm on the immediate visual character would need to be balanced against the benefits of the providing a leisure facility for the local area and the enhancement of local landscape features through the implementation of the landscape proposals.

2 INTRODUCTION

2.1 Background

David Lloyd Ltd. have asked Weddles to prepare a Landscape and Visual Appraisal (LVA) to support planning application for a new leisure facility in Chippenham, Wiltshire.

The objectives of the LVA are to assess the landscape character of the site and its surroundings and to consider the landscape and visual qualities of the site, its function in the landscape and its contribution to the wider landscape. The work undertaken includes an assessment of the existing landscape features, together with a visual appraisal of the site and its context.

The LVA is used to inform the continued design development of the proposed development and to explain the likely landscape and visual effects that may arise as a result of the proposed development. Therefore, providing sufficient information for decision makers to determine the landscape and visual impact of the development.

2.2 Landscape and Visual Appraisal

This document assesses the potential landscape and visual impacts arising from the proposed development. This LVA is split into the following sub-sections:

- Site Context and Baseline
- Legislation and Policy
- Landscape Character
- Site Appraisal
- Impact Assessment of the development proposals
- Baseline Landscape and Visual Condition
- Development Proposals
- Landscape and Visual Effects
- Limitations and Assumptions
- Conclusion

Paragraph 1.1 of the 3rd Edition of the Guidelines for Landscape and Visual Impact Assessment (“GLVIA3”), published by Landscape Institute and Institute of Environmental Management and Assessment (hereafter referred to as “GLVIA 3”)¹. Paragraph 1.1 states that *“Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity”*.

Paragraph 5.1 of the GLVIA3 describes how landscape effects are concerned with “how the proposal will affect the elements that make up the landscape, the aesthetic and perceptual aspects of the landscape and its distinctive character”.

Paragraph 6.1 of the GLVIA3 describes how visual effects are concerned with *“assessing how the surroundings of individuals or groups of people may be specifically affected by changes in the content and character of views as a result of the change or loss of existing elements of the landscape and/or introduction of new elements”*. Therefore, this assessment deals separately with each of these effects, although where relevant and appropriate, cross references may be made to the same features or elements where they are relevant to both assessments.

¹ Guidelines for Landscape and Visual Impact Assessment (“GLVIA3”). 3rd Edition. Landscape Institute and Institute of Environmental Management and Assessment. 2013

An LVA is a more concise version of an LVIA, proportional to the level of potential impact.

This report has been produced by Thomas Beaumont BA(Hons) DipLA MCIHort CMLI, a Chartered Landscape Architect and Chris Braine BA MLA MCIHort CMLI Director of Weddles, a Chartered Landscape Architect with over 16 years' experience of landscape and visual assessment.

2.3 Limitations and Assumptions

Whilst assessment of sensitivity and magnitude of change are subjective, the assessment has been carried out by professional, qualified, and experienced landscape architects, making judgements following a prescribed methodology based on GLVIA3.

3 SITE CONTEXT AND BASELINE

The site is located just to the north of the A350 in the Southpoint Business Park development, 2.6km south of Chippenham centre, Wiltshire. The site is a medium sized pasture field, with offsite hedgerows and scrub forming the western and northern boundaries. The pasture field system continues north and further east, with the business park estate road forming the immediate eastern boundary, with the A350 and a roundabout for the development forming the southern boundary. There is residential housing to the north-west, scattered individual properties to the north and east and agricultural land to the south and west. The business park is currently being developed to the north and east, with plots under construction.



Figure 1: Satellite imagery with site location

3.1 Landscape Setting

3.1.1 Topography and Hydrology

The surrounding topography of the area is relatively flat, with no prominent landform features. The River Avon runs 1.2km to the east of the site, continuing south. There are a few brooks to the north and south of the site within the agricultural landscape.

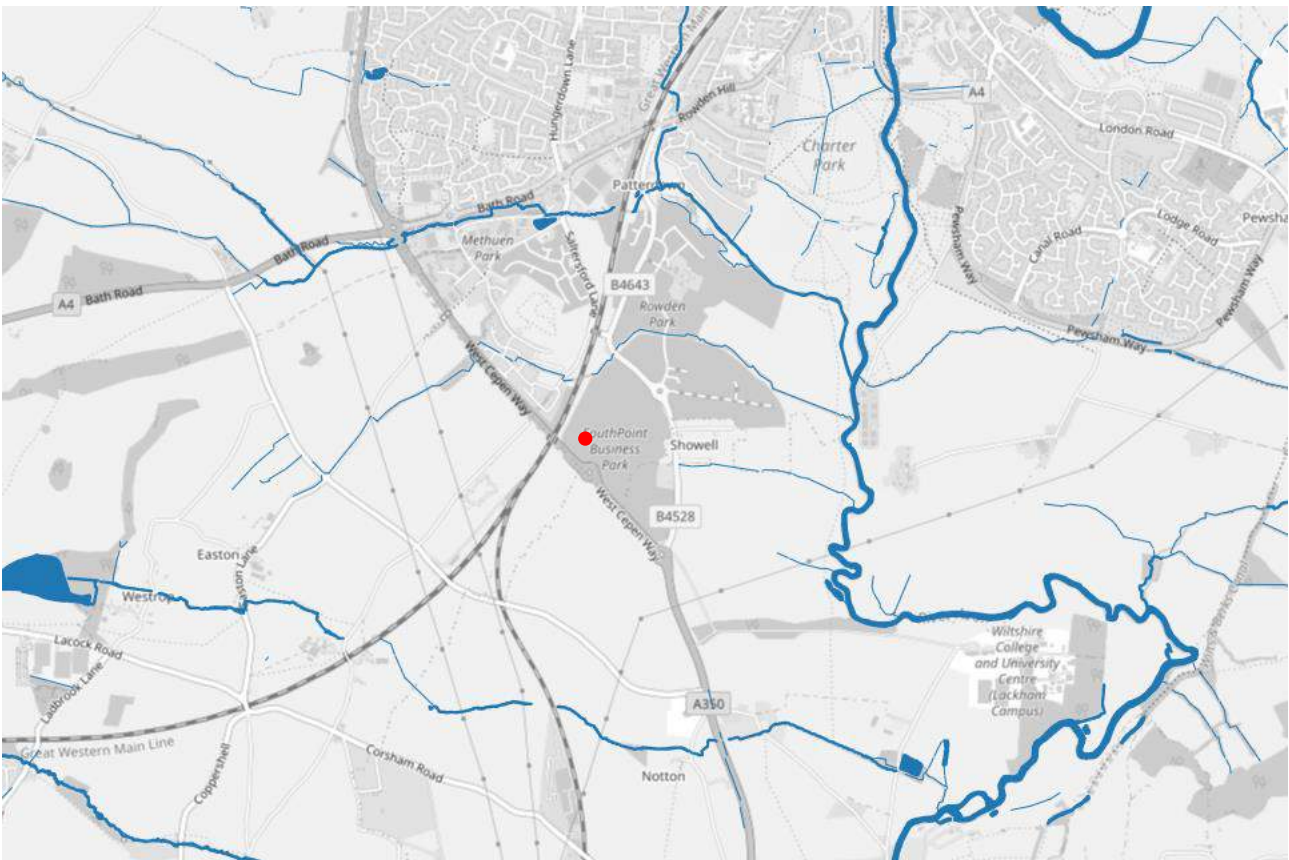
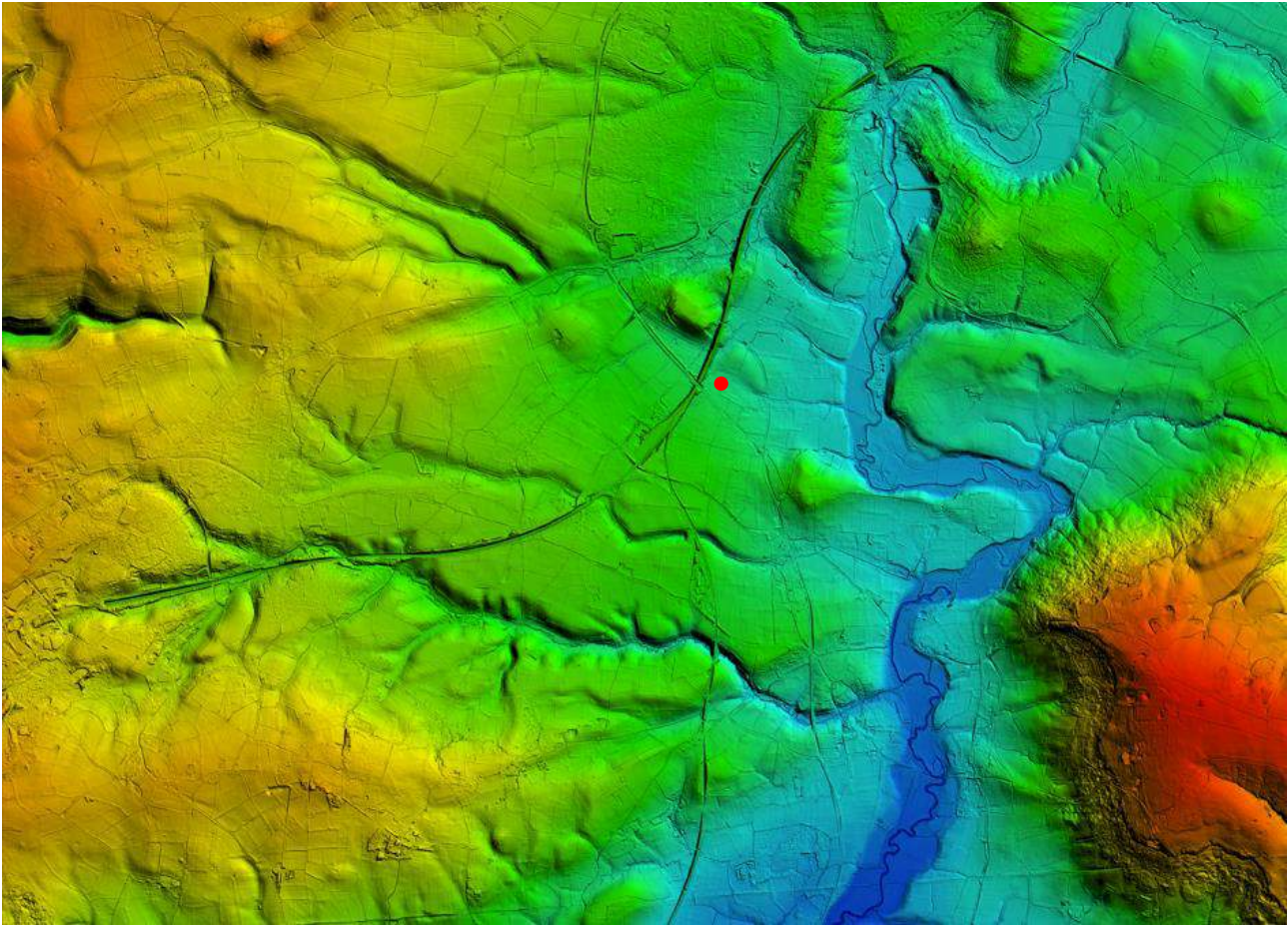


Figure 2: Terrain map and screenshot from Natural England's Green infrastructure Framework, with Blue infrastructure highlighted.

3.1.2 Vegetation

The dominant vegetation in the surrounding area is agricultural pasture and crops. These fields are located to the east, south and west of the site. There are scattered woodland blocks and belts along the field boundaries and along the banks of the River Avon. There are larger woodlands to the south-east, Lackham Wood, and to the west, Mynte Wood and Westrop Plantation. There are hedgerow boundaries to the fields and along roadsides. The linear features within the area such as the rivers, brooks, railway line and roads have vegetated banks.

3.1.3 Settlement and Land Use

Chippenham is the major settlement in the surrounding area, with its southern most residential areas under construction just to the north of the site. Showell Cottages and Farm are to the east of the site, as is a plant nursery. There are several small hamlets to the south-west, including Easton and Thingley.

East (beyond the developing business park), south and west of the site is agricultural land, containing mainly pasture fields. These are typically medium to large and a mix of rectangular and irregular in shape.

There are two transport corridors running in close proximity to the site. The A350 runs north-west/south-east and forms the south-western boundary of the site, while the Great Western Mainline railway runs north-east/south-west approximately 50m to the west of the site.

3.2 Designations

This section describes landscape designations that are of relevance to this landscape and visual appraisal.

3.2.1 Statutory Landscape Designations

Within a 3km of the site there is one Local Nature Reserve (LNR). 'Mortimore's Wood' is located approximately 1.2km north-east of the site at its closest point. There are no other statutory designations within the 3km search area. The closest Site of Special Scientific Interest (SSSI) is 'Corsham Railway Cutting SSSI', 4.2km to the south-west.



Figure 3: Statutory Designations – 3km (Magic Map), with site location.

3.2.2 Historic Designations

There is a cluster of 3 grade II listed buildings within approximately 400m east of the site, 'Showell Farmhouse', 'Granary To South Of Showell Farmhouse' and 'Barn To South East Of Showell Farmhouse'. Within a 3km radius of the site there are 3 Grade I, 414 Grade II and 27 Grade II* listed buildings.

The closest scheduled monument is 'Moated Site and Fishponds east of Rowden Manor', located 1.5km to the north-east of the site.

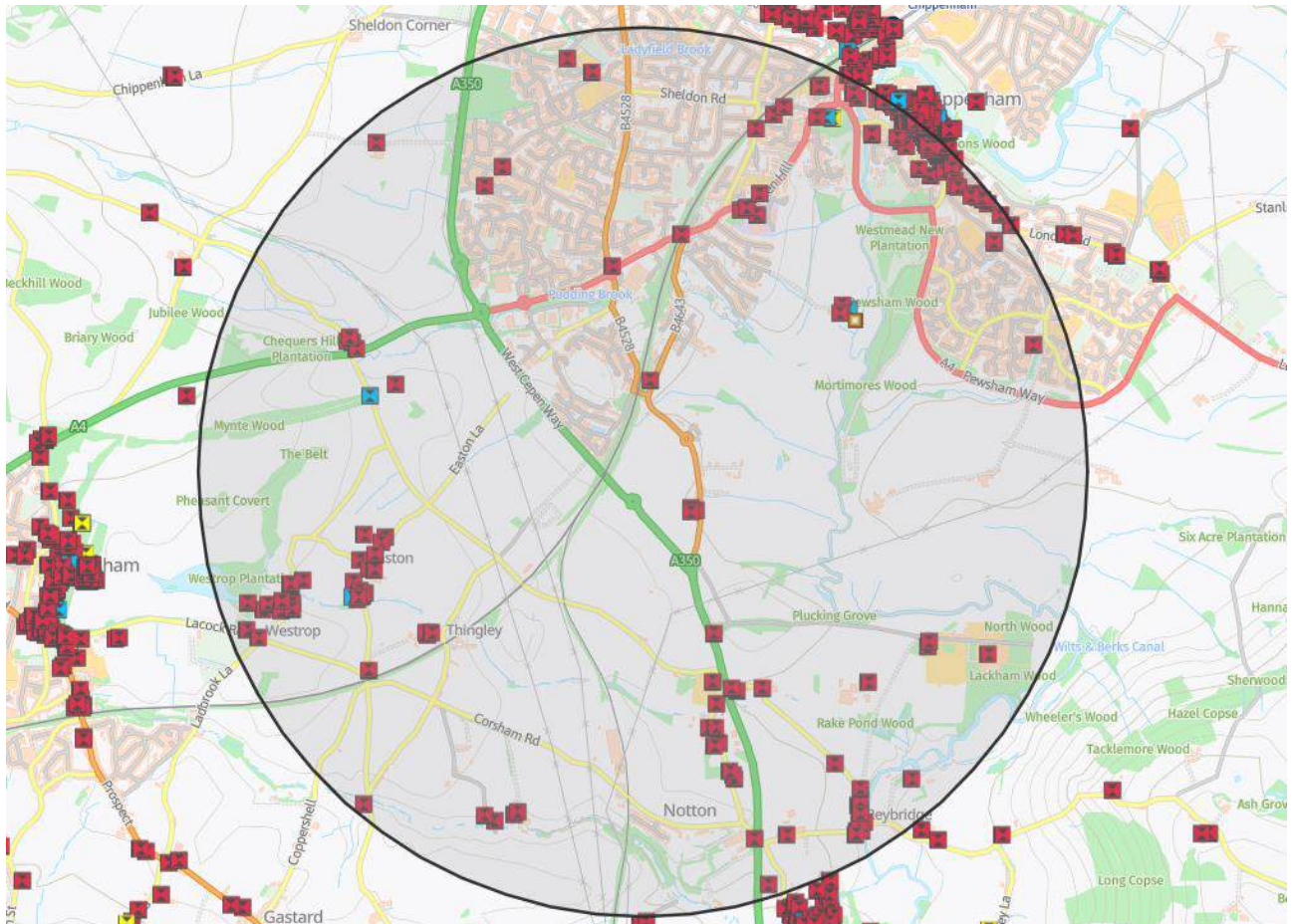


Figure 4: Historic Designations – 3km (Magic Map), with site location.

All listed buildings are separated from the site by intervening vegetation and buildings and are unlikely to be affected by any proposals for the site.

The closest conservation area to the site is on the southern edge of Chippenham. 'Rowden' conservation area is approximately 925m to the north-east. Other Conservation Areas within the 3km search area include 'Easton' and 'Corsham' approximately 1.5km to the west and 'Laycock' 2km to the south. All conservation areas are disconnected from the site by the intervening vegetation and buildings.

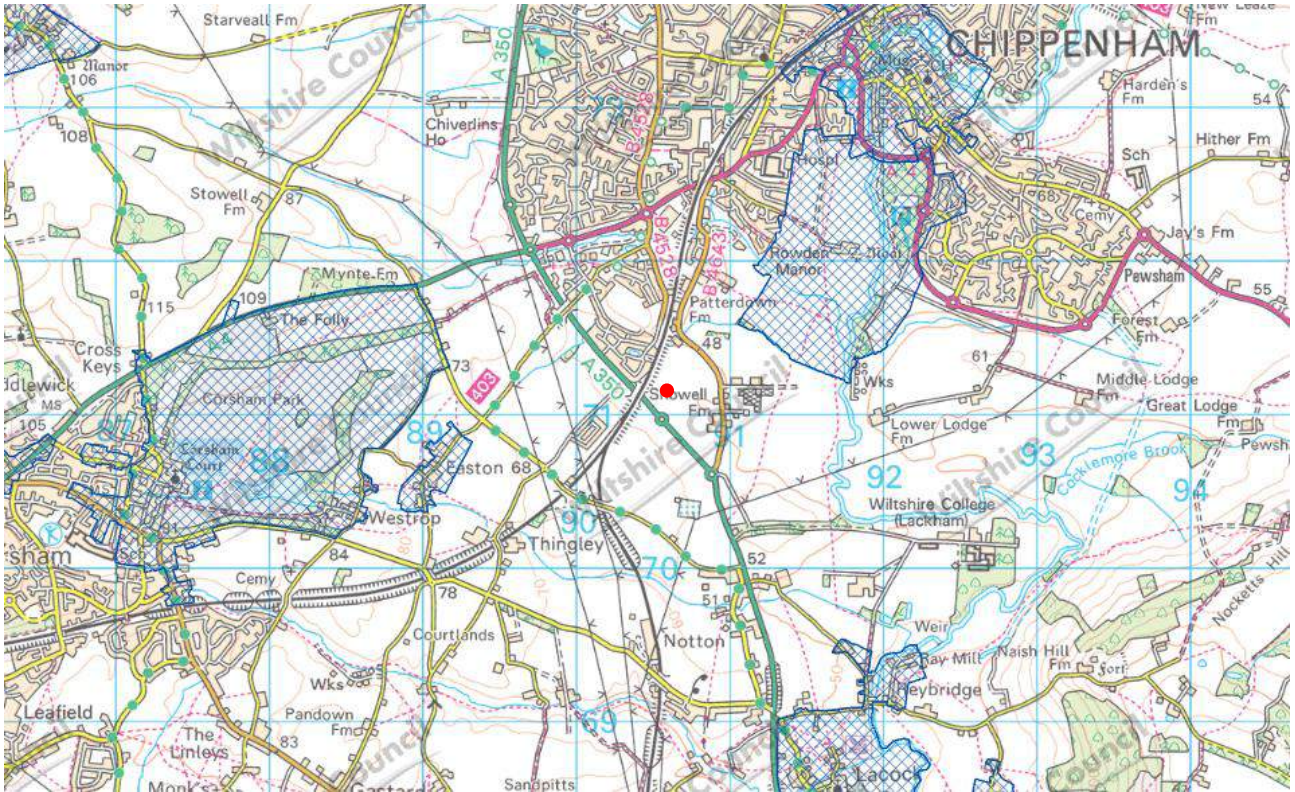


Figure 5: Conservation Areas within Stafford (Blue hatches)

3.2.3 Public Rights of Way

The Public Rights of Way (PRoW) in the local area are mainly footpaths, with a few bridleways and byways open to all traffic located to the north of the site. The footpaths nearest the site are to the east and north, with a wider network to the north and south. Footpath 'LACO 9' is approximately 825m to the east of the site and footpath 'CHIP 109' is approx. 775m to the north.

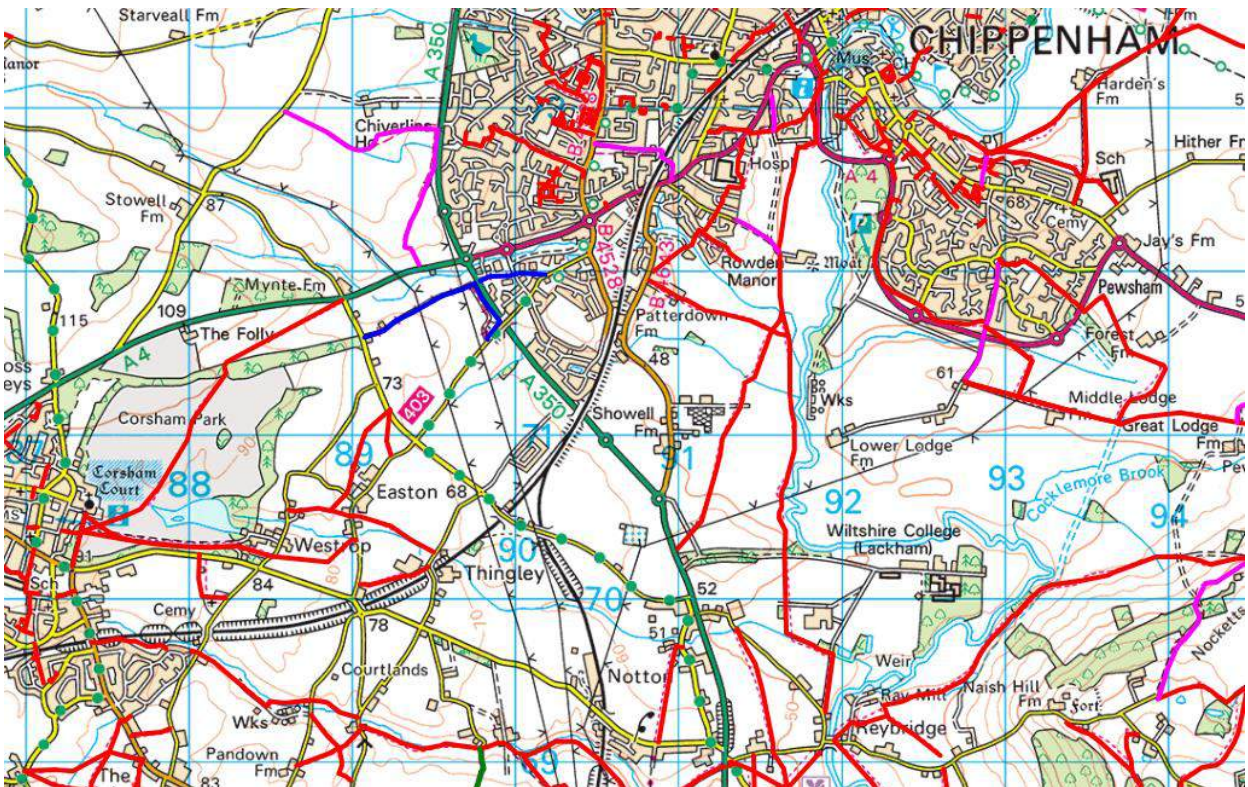


Figure 6: Public Rights of Way - Footpath: red, Bridleway: purple, byway open to all traffic: Blue (Rowmap.com)

WEDDLES

3.3 Section Summary

The site is to the north of the A350 in the Southpoint Business Park development, 2.6km south of Chippenham centre. The dominant vegetation in the surrounding area is agricultural pasture and crops. There are scattered woodland blocks and hedgerow boundaries to the fields and along roadsides. The surrounding topography of the area is relatively flat, with no prominent landform features. The River Avon runs 1.2km to the east of the site, continuing south. Chippenham is the major settlement in the surrounding area, with its southern most residential areas under construction just to the north of the site. There are several small hamlets to the south-west, including Easton and Thingley. There are two transport corridors running in close proximity to the site. The A350 runs north-west/south-east and forms the south-western boundary of the site, while the Great Western Mainline railway runs north-east/south-west approximately 50m to the west of the site.

Regarding nearby designations; Within a 3km of the site there is one Local Nature Reserve (LNR). 'Mortimore's Wood' is located approximately 1.2km north-east of the site at its closest point; There is a cluster of 3 grade II listed buildings within approximately 400m east of the site, and within the 3km search area there are 3 Grade I, 414 Grade II and 27 Grade II* listed buildings; The closest scheduled monument is 'Moated Site and Fishponds east of Rowden Manor', located 1.5km to the north-east of the site; The closest conservation area to the site is on the southern edge of Chippenham. 'Rowden' conservation area is approximately 925m to the north-east; The Public Rights of Way (PRoW) in the local area are mainly footpaths, with a few bridleways and byways open to all traffic located to the north of the site. The closest footpaths to the site are footpath 'LACO 9', approximately 825m to the east, and footpath 'CHIP 109', approx. 775m to the north.

4 PLANNING POLICY

This section describes landscape policies that are of relevance to this LVA.

There are planning policies in place at all levels that require effects on landscape and landscape quality to be considered as part of planning applications for new development. There is an emphasis in these policies on retaining existing landscape features and undertaking enhancements where appropriate.

4.1 National Legislation and Planning Policy

National Planning Policy is set out in *National Planning Policy Framework (NPPF)*². This is supported by *National Planning Practice Guidance (NPPG)*³.

In respect to plan-making, Paragraph 20 of the NPPF states that:

“Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for ...conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.”

Further relevant detail is provided in section 15 of the NPPF. Paragraph 187 states that:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

- 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);*
- 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;*
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

4.2 Local Planning Policy

The site lies within the administrative area of Wiltshire Council. Current planning policy is contained within Wiltshire Core Strategy (adopted 2015), North Wiltshire Local Plan (adopted 2007) and the emerging Wiltshire Local Plan (dated September 2023 and submitted for examination November 2024) 2017).

The site, the proposed development and the surroundings are covered by the following relevant policies as summarised below.

² National Planning Policy Framework. Ministry of Housing, Communities and Local Government. 2021.

³ Planning Practice Guidance, Ministry of Housing, Communities and Local Government. 2016 to current.

4.2.1 The Wiltshire Core Strategy (adopted 2015)

Policy CP50: Biodiversity and Geodiversity, states:

“Protection

Development proposals must demonstrate how they protect features of nature conservation and geological value as part of the design rationale. There is an expectation that such features shall be retained, buffered, and managed favourably in order to maintain their ecological value, connectivity and functionality in the long-term. Where it has been demonstrated that such features cannot be retained, removal or damage shall only be acceptable in circumstances where the anticipated ecological impacts have been mitigated as far as possible and appropriate compensatory measures can be secured to ensure no net loss of the local biodiversity resource, and secure the integrity of local ecological networks and provision of ecosystem services.

All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats throughout the lifetime of the development.

Any development potentially affecting a Natura 2000 site must provide avoidance measures in accordance with the strategic plans or guidance set out in paragraphs 6.75-6.77 above where possible, otherwise bespoke measures must be provided to demonstrate that the proposals would have no adverse effect upon the Natura 2000 network. Any development that would have an adverse effect on the integrity of a European nature conservation site will not be in accordance with the Core Strategy.

Biodiversity enhancement

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

Local sites

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

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

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

Policy CP51: Landscape, states:

“Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant

Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

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

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

Policy CP52: Green Infrastructure, states:

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

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

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

Proposals for major development should be accompanied by an audit of the existing green infrastructure within and around the site and a statement demonstrating how this will be retained and enhanced through the development process. Development will not adversely affect the integrity and value of the green infrastructure network, prejudice the delivery of the Wiltshire Green Infrastructure Strategy, or provide inadequate green infrastructure mitigation.

Green infrastructure projects and initiatives that contribute to the delivery of a high quality and highly valued multi-functional green infrastructure network in accordance with the Wiltshire Green

Infrastructure Strategy will be supported. Contributions (financial or other) to support such projects and initiatives will be required where appropriate from developers.”

Policy CP57 Ensuring high quality design and place shaping, states:

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

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced*
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development*
- ...*
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area*
-”*

4.2.2 Chippenham Site Allocations Plan (Adopted May 2017)

Policy CH1 ‘South West Chippenham’, states:

“Rowden Park Site

Approximately 171ha of land at South West Chippenham, as identified on the policies map, is proposed for a mixed use development to include the following:

1,000 dwellings

18ha of land for employment (B1, B2, and B8 uses of the Use Classes Order) adjacent to the A350

Land for a 2 Form Entry primary school

A local centre

Approximately 100ha as a riverside country park

Strategic landscaping and open space to retain and reinforce existing hedgerows and establish new areas of substantial planting

No more than 800 homes to be completed before the Cocklebury Link Road (from the A350 to Cocklebury Lane) is open for use or a set of comprehensive transport improvement measures of equivalent benefit.

Development will be subject to the following requirements:

- 1. Surface water management that achieves equivalent or less than current Greenfield rates of run-off*
- 2. Provision of sufficient school capacity to meet the need created by the development*
- 3. A marketing strategy to be agreed with Wiltshire Council and carried out to ensure the early release of serviced land for employment*
- 4. Enhanced routes for cycling and walking to and from the town centre*
- 5. A design and layout that preserves or enhances the importance and settings to designated heritage assets*

6. *Design and layout of development must not prohibit a potential future road connection to land to the east from the A350 to the river*
7. *Measures to enhance the character of the Rowden conservation area*
8. *A design and layout that allows for the appropriate integration of the smaller extension sites included on the policies map.*

Development will take place in accordance with a masterplan for Rowden Park, the main site, as shown on the policies map, approved by the Council prior to commencement. The master plan will be informed by detailed evidence which will include a Landscape Visual Impact Assessment, Heritage Assessment, Biodiversity Report, Surface Water Management plan, Flood Risk Assessment and Highways Statement.”

4.2.3 Chippenham Neighbourhood Plan 2023-2038 (May 2024)

Policy GI1: Protecting and Enhancing Biodiversity, states:

“ Features of significant biodiversity value should be retained and enhanced as follows:

- i) Retain ancient trees and hedgerows and/or trees and hedgerows of arboricultural value, additional planting should extend tree cover*
- ii) Retain blue infrastructure and where sustainable drainage systems (SuDS) are being created these should be multifunctional*
- iii) Retain native plants and wildflower areas and extend through landscaping proposals*
- iv) Protect bat habitats*
- v) Incorporate into new construction:*
 - Green/brown roofs (where appropriate)*
 - Integrated bird and bat boxes*
 - Swift bricks and bee bricks*
 - 13cm x 13cm holes in fencing for hedgehogs and other small mammals to pass through*

Major development proposals must demonstrate a Biodiversity Net Gain of at least 10%, secured for at least 30 years. Proposals are encouraged to deliver in excess of 10% Biodiversity Net Gain.

Development proposals on sites which are located adjacent to existing green spaces and/or open countryside will demonstrate, through their layout and/or landscape design, that they provide an appropriate and sensitive interface to existing adjoining habitats.

Accreditation of proposals as meeting Building with Nature standards will greatly assist their assessment against this Policy.

Policy GI4: Protecting and Enhancing Biodiversity, states:



Strategic Green Corridors

The following are identified on Figure 6.3 as Strategic Green Corridors:

- River Avon Corridor
- Hardenhuish Brook Corridor

WEDDLES

DAVID LLOYD CHIPPENHAM

Landscape and Visual Appraisal – February 2026

- c) *Railway Line Corridor*
- d) *Wilts & Berks Canal Corridor*
- e) *Chippenham-Calne Corridor*

All development located within, or adjacent to, Strategic Green Corridors must be designed to ensure that these Corridors allow for the movement of wildlife and humans between the surrounding countryside and urban area of the town.

Green Corridors

Figure 6.3 identifies Green Corridors. Development which takes the opportunities to link Green Corridors to the surrounding countryside at the Countryside Connection. Points identified on Figure 6.3, or to Strategic Green Corridors, will be supported.

Development which takes the opportunities to realise or improve the missing links or connections for wildlife within Green Corridors, identified as Link Enhancements on Figure 6.3, will be supported.

All development located within, or adjacent to, the Green Corridors identified on Figure 6.3 must be designed to protect and enhance these Corridors by:

- i) Not compromising their integrity and their principal open space use and function for wildlife and biodiversity, visual amenity, flood protection and movement networks*
- ii) Ensuring that wherever possible new open space connects to them*
- iii) Prioritising investment in enhancement of open space and informal recreation, where appropriate*
- iv) Using developer contributions to facilitate improvements to the quality of Green Corridors, including establishing missing links and resolving poor connections within the network*
- v) Avoiding the installation of new lighting where possible. Where it is deemed necessary to install new lighting it should comply with the Institute of Lighting Professionals minimum standards for Environmental Zone E2*

New Green Corridors

Green and blue infrastructure shall be strategically located along contours and the edges of greenfield development sites to help screen and filter harmful urbanising effects from new development and to avoid the creation of harsh new urban settlement edges fronting countryside.

New or improved sustainable transport routes shall be designed to include Green Corridors along their length in a manner that balances safe use by humans and allows free movement for wildlife.

Policy GI5: Trees, Woodland and Hedgerows, states:

“Existing Trees, Woodlands & Hedgerows

Proposals should seek to protect existing trees, woodland and hedgerows and avoid removal wherever possible. Ancient, veteran and mature trees or trees and hedgerows of ecological, arboricultural or amenity value should be retained. Protection before and after development should be in accordance with British Standard BS5837.

Development proposals must consider with care the separation between construction and the edge of a woodland or tree belt and it must be satisfactorily demonstrated, through the detailed design process, that the proposal would have no adverse impacts on trees, ecology, people, or

property. A buffer zone of at least 15m, consisting of semi-natural habitat, is considered appropriate between new construction and woodland.

New and Replacement Tree Planting

Development proposals should, appropriately to their scale:

- a) Incorporate gateway or landmark trees for placemaking purposes*
- b) Deliver new street trees*

Where there is an unavoidable loss of trees on site, the number of replacement trees shall have regard to the advice set out in the Tree Planting Guide (Annexe 4).

In selecting new or replacement tree species regard shall be had to the advice set out in the Tree Planting Guide – with a preference for native, large-canopied and orchard species.

Tree Canopy Cover

Development proposals on sites outside of the town centre and greater than 0.5 ha in size should demonstrate an increase in site tree canopy cover of at least 6%. This will principally be achieved through planting of additional and replacement trees, but where it can be demonstrated that this is impractical, the use of other green infrastructure (e.g. green roofs) can be used to deliver equivalent benefit. On residential development sites, some of this tree canopy cover will be expected to be met through incorporation of new trees within rear gardens. Reference should be made to the advice set out in the Tree Planting Guide (Annexe 4)."

4.2.4 North Wiltshire Local Plan (2011)

Policy NE12: Woodland, states:

"The creation, conservation, enhancement and positive management of woodlands across the district will be supported. In particular, areas of ancient and semi-natural woodland should be protected. The retention of the visual amenity and nature conservation value will be sought in particular at the following:

- i) Bird's Marsh Wood, Chippenham*
- ii) Vincient's Wood, Chippenham*
- iii) Pockeredge Drive Wood, Corsham*
- iv) Woodland within Braydon Forest."*

Policy NE14: Trees, Site Features and the control of New Development, states:

"Permission will not be granted for proposals that would result, or be likely to result, in the loss of trees, hedges, lakes/ponds or other important landscape or ecological features that could be successfully and appropriately incorporated into the design of a development. Planning conditions will be imposed and Tree Preservation Orders made, for safeguarding single and small groups of trees in the interests of public amenity.

5 LANDSCAPE CHARACTER

5.1 National Landscape Character

At the National Level, the site is located within National Character Area (NCA) 117: Avon Vales as defined by Natural England, as shown below:

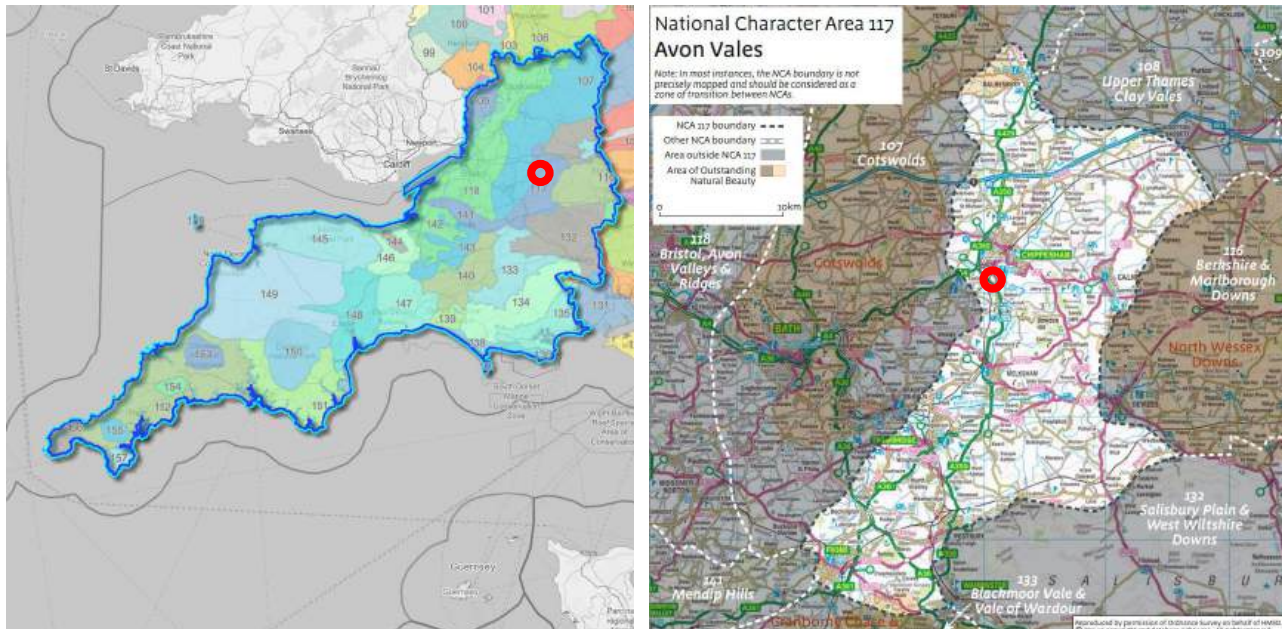


Figure 7: National Character Area (NCA) 117: Avon Vales

Key characteristics of relevance to the site and its local context identified on page 6 include:

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

5.2 County Landscape Character Type and Area

At a County level, Wiltshire Council has produced the ‘*Wiltshire Landscape Character Assessment, December 2005*’. The document describes 16 Landscape Character Types (LCTs) at borough level. The LCTs are discrete geographic areas that possess the common characteristics described for each landscape type. The landscape types have been further sub-divided into component landscape character areas (LCAs).

The site is located within the LCA ‘12B: Avon Open Clay Vale’, which is within the LCT ‘12: Open Clay Vale’ as shown below.

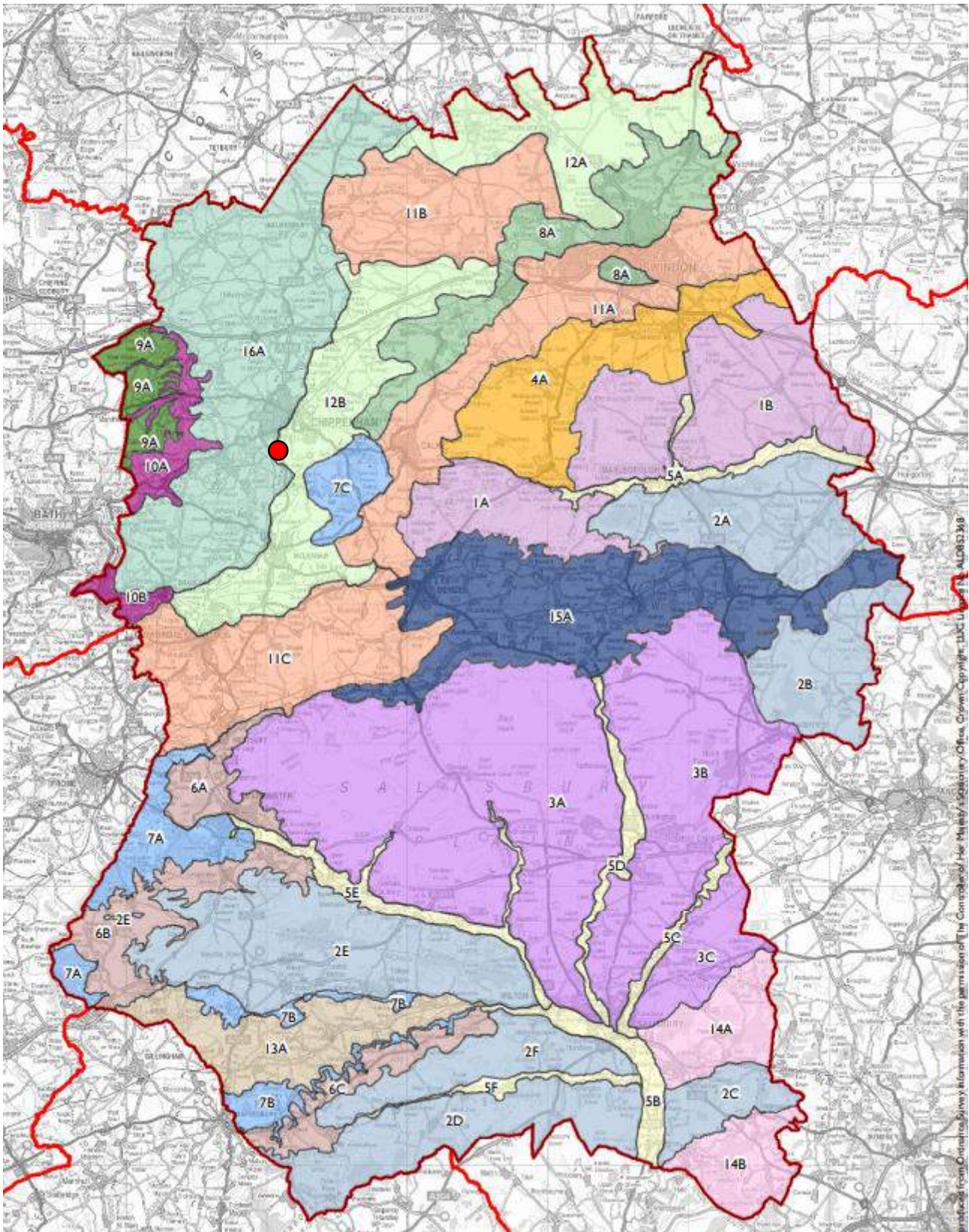


Figure 8: Landscape Character Types and Areas in Wiltshire

The LCA '12B: Avon Clay Vale' is described as follows:

“an extended area following the course of the River Avon from Great Somerford in the north to Bradford on Avon in the south. As well as the Avon the area is characterised by the presence of other rivers, tributary streams, lakes, and, to the south, the Kennet and Avon Canal. The Avon Open Clay Vale is a level, open area with views to the higher ground of the Limestone Ridge to

the east. Land is predominantly intensively managed permanent pasture with some arable and small isolated pockets of meadow (such as Sutton Lane Meadow SSSI). Hedgerows, gappy or low flailed in places, enclose fields of varying size. There are sparse hedgerow trees plus willows lines (some pollarded) marking the waterways and poplar shelter belts. Sections of the area remain rural and tranquil despite major routes travelling through (the M4, A350, A342) plus railway lines in cuttings and embankments and the visual influence of modern large scale development on the edges of Chippenham, Trowbridge and Melksham. This urbanising influence is particularly prevalent to the south of the area while the northern section is more akin to area 12A with scattered settlement of small brick and stone built villages and farmsteads"

The Strength of Character is described as follows:

" There are still some highly rural, tranquil areas within the Open Clay Vales which are dominated by the varied waterways with their lush vegetation, with small scattered villages and farmsteads of vernacular materials. However elsewhere in the type the influence of the busy transport corridors and the large urban areas is pervasive making the type as a whole moderate in strength of character.

Inherent landscape sensitivities:

- *Rural tranquillity.*
- *Hedgerow pattern.*
- *Water bodies and water ways of varied character and ecological value.*
- *Streamside willows and other riparian vegetation.*
- *Remnant hay meadows.*
- *Wide open views.*
- *Settlement pattern of nucleated villages with variety of vernacular building materials"*

Positive landscape features are described as follows:

- *"Wide open skies and views to ridges and downs.*
- *Rich variety of rivers, tributaries, drainage channels and open water bodies, including*
- *scarce marl water habitats.*
- *Watercourses lined with riparian vegetation with prominent lines of willows (some*
- *pollarded).*
- *Hay meadows with unimproved grassland of ecological interest.*
- *Villages and farmsteads with vernacular mix of local stone and brick.*
- *Visible archaeology in Roman roads, pattern of medieval villages, long established*
- *grazing*
- *meadows, and the Kennet and Avon Canal corridor."*

Forces for change are described as follows:

- *"Agricultural intensification threatens the remaining small scale field patterns and traditional pastoral landscape.*
- *Loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows.*
- *Elm loss of the 1970s.*
- *Intensification in farming leading to drainage and improvement of permanent pasture and water meadows on the floodplain and loss of riparian vegetation.*
- *Pressure for further expansion of settlement and new development threatening the character of the small villages and scattered farmsteads.*
- *The presence of major transport corridors particularly the trunk roads has brought pressures for development and associated amenity planting and signage.*
- *Increasing road use which will further diminish the rural tranquillity of the vale landscape.*

- *Pressure to upgrade roads through additional kerbing and signage to accommodate an increase in traffic volume.”*

5.3 Localised Landscape Character

The site and the local surroundings have a mix of rural and urban characteristics, leading to an urban fringe character. Whilst the site has an open grassland character, with trees, hedgerows and scrub to the immediate west and north, it is heavily influenced by neighboring urban features to the north (residential development), east (Business park under construction) and south (A350). The local character is one of transition between urban and rural landscapes, with the urban features detracting and reducing the scenic quality and rural characteristics.

The site has a very limited invisibility with the surrounding landscape due to natural (adjacent trees, hedgerows and scrub) and man-made landscape features (railway embankments, buildings).

5.4 Section Summary

At a national level, the NCA 117: Avon Vales describes an undulating clay vale with a mix of arable and pasture. There are small and medium sized fields with mostly hedgerow boundaries with few hedgerow trees. The wide River Avon corridor has an ancient pattern of flood meadows and closely associated settlements and more recent developments. There are numerous low ridges with local views over towns and villages. Transport corridors along roads and watercourses, heavily influence all development in the NCA.

At a county level, 'Avon Open Clay Vale' LCA is described as a level, open area with views to the higher ground of the Limestone Ridge to the east. Land is predominantly intensively managed permanent pasture with some arable and small isolated pockets of meadow (such as Sutton Lane Meadow SSSI). Hedgerows, gappy or low flailed in places, enclose fields of varying size. There are sparse hedgerow trees plus willows lines (some pollarded) marking the waterways and poplar shelter belts. Sections of the area remain rural and tranquil despite major routes travelling through (the M4, A350, A342) plus railway lines in cuttings and embankments and the visual influence of modern large scale development on the edges of Chippenham, Trowbridge and Melksham. This urbanising influence is particularly prevalent to the south of the area. The LCA's sensitivities are rural tranquillity, hedgerow pattern, water bodies and water ways of varied character and ecological value, streamside willows and other riparian vegetation, remnant hay meadows and wide open views.

The localised landscape is one of transition between urban and rural landscapes, with the urban features detracting and reducing the scenic quality and rural characteristics.

6 SITE APPRAISAL

The site is approximately 3.3ha and comprises of predominantly grassland. The northern and western boundaries are with adjacent hedgerow and scrub. The eastern boundary is formed by the Southpoint Business Park estate road. The southern boundary is with the A350.



Figure 9: Aerial photograph with site boundary (Business estate road not shown).

6.1.1 Topography

The site is relatively flat, with a high point 56m AOD near the south-west corner of the site and a low point of 52m AOD at the north-east corner of the site.

6.1.2 Hydrology

There are no water features on site.

6.1.3 Vegetation

The site is mainly grassland, with a low to medium sward height, with a strip of tall ruderal ephemeral species along the northern boundary. There is a small area of bramble scrub containing two small trees on the south-west boundary. Immediately adjacent to the western and northern boundaries are hedgerows and native scrub.

6.1.4 Settlement and Land Use and Field Pattern

Using historic aerial photos and maps the site has historically been pasture and agricultural land, with the field boundaries on the eastern and southern side slightly altering over time. Circa 2020 the southern and eastern boundary hedgerows were removed and circa 2023 the A350 was amended immediately adjacent to the southern boundary.

6.1.5 Access and PRow

The site is accessed of the A350, via a new access road for the Southpoint Business Park development.

There are no PRow on the site or adjacent to its boundaries. There is no other public access to the site.

6.1.6 Inter-visibility

Due to the surrounding flat topography, surrounding vegetation and built form, inter-visibility is limited to short views to the north, east and south. The raised railway line and vegetated banking to the west creates a visual barrier, whilst the large newly constructed Siemens building to the east creates another visual barrier. There are short filtered views south of adjacent pasture through the boundary vegetation along the A350 and filtered views north towards the new residential developments.

6.1.7 The Site

The site is typical of a grassland pasture within minimal maintenance. The site is open, set within a business park currently under construction. There is Herras fencing and signs of construction work along the eastern boundary, with some regrading of the land to allow for the newly constructed estate road. The site is strongly influenced by the developing building work to the east and the newly constructed housing estates to the north. The elevated railway line to the west and its vegetated banks limit any association with the open rural characteristics to the west, and only the immediately adjacent farm fields to the south are visible beyond the A350. The site has a low sense of tranquillity due to the proximity of the A350 and business park under development, and has a limited scenic quality due to lack of views and proximity of detracting elements. Overall the site is considered to be of **low** landscape value.

The site is likely to have some scope to accommodate the type of change proposed by the development without undue effects upon its overall integrity, with the development fitting into the existing landscape and is therefore considered to have a **medium** susceptibility.

The landscape sensitivity of the site is derived from a combination of value and susceptibility and is considered to be **low/medium** for the site overall.

6.2 Section Summary

The site is approximately 3.3ha and comprises of predominantly grassland. The site is relatively flat, with a high point 56m AOD near the south-west corner of the site and a low point of 52m AOD at the north-east corner of the site. The site is mainly grassland, with a low to medium sward height, with a strip of tall ruderal ephemeral species along the northern boundary. There is a small area of bramble scrub containing two small trees on the south-west boundary.

Using historic aerial photos and maps the site has historically been pasture and agricultural land, with the field boundaries on the eastern and southern side slightly altering over time. Circa 2020 the southern

and eastern boundary hedgerows were removed and circa 2023 the A350 was amended immediately adjacent to the southern boundary.

The site is accessed of the A350, via a new access road for the Southpoint Business Park development. There are no PRoW on the site or adjacent to its boundaries. There is no other public access to the site. Due to the surrounding flat topography, surrounding vegetation and built form, inter-visibility is limited to short views to the north, east and south.

Analysis of the main site as a landscape receptor concludes that it is of **low/medium** sensitivity.

7 BASELINE LANDSCAPE AND VISUAL CONDITION

7.1 Landscape Receptors

The following table summarises the different landscape features and character receptors that may be affected by the proposals. The sensitivity of landscape receptors has been determined by reference to the baseline assessment of the existing landscape resource.

Landscape Receptor	Value	Susceptibility	Sensitivity
Features			
Trees	High	Medium	Medium/High
Scrub	Medium	Medium	Medium
Hedgerows	High	Medium	Medium/High
Grassland	Medium	High	Medium/High
Field Pattern	Medium	Medium	Medium
Topography	Low	Low	Low
Character			
National: NCA 117: Avon Vales	High	High	High
County: LCA 12B Avon Open Clay Vale	High	High	High
Localised Landscape Character	Medium	Medium	Medium
The Site	Low	Medium	Low/Medium

Figure 10: Table Summary of Landscape Receptors

7.2 Visual Appraisal

A visual appraisal of the site was undertaken in February 2026 to determine the relationship of the site with its surrounds, the visibility of the site within the wider landscape and the suitability of the site for development and the potential effect this would have on the landscape and visual characteristics of the area.

A Zone of Theoretical Visibility (ZTV or viewshed) describes the area from which the proposed development is potentially visible. The desktop study involved creating two ZTV's, the first is a 'Bare Earth' ZTV using bare earth LiDAR Digital Terrain Model (DTM) data, which was used to determine maximum possible intervisibility that would occur between the ridge of the proposed buildings and a 1.6m high observer in the wider landscape, not taking account of screening caused by built form or vegetation within the landscape.

A second 'Surface Model' ZTV2 describes the area from which the proposed development is potentially visible based on LiDAR Digital Surface Model (DSM) data. This was used to determine where intervisibility would occur between the ridge of the proposed building and a 1.6m high observer in the wider landscape. As surface model data includes trees and built form as solid elements, the 'Surface Model' ZTV would typically give a more accurate depiction of the intervisibility, although would not account for partial intervisibility through winter tree canopies etc. The Visual Appraisal Plan in Appendix 2 illustrates the ZTVs of the site.

The ZTV demonstrates that based on topography alone the 12m height of the tennis dome structure would be visible from mainly the north thought to the south within the 3km radius surrounding the site, with views from the west restricted. It was known that due to the flat topography, surrounding vegetation and built form, that the visibility would be far more constrained.

Assessment of visual influence is focused on locations from which the site is most likely to be viewed, i.e., roads, footpaths and residential areas. Within the ZTV potential receptors of visual effects of the development have been identified. Receptors include the public, residents, visitors, and any other potential viewers of the development. Principal Viewpoints are then selected as representative views from receptor locations.

Beyond the 3km area chosen, the visual impacts of the development are not considered likely to be significant. This is due in part to scale and height of the built components of development, the effect of reduced contrast between different landscape textures and colours at increasing distance and the increasing importance of atmospheric conditions in determining the availability of long-distance views. At these distances, the development is likely to be screened by local features such as landform, buildings, and vegetation.

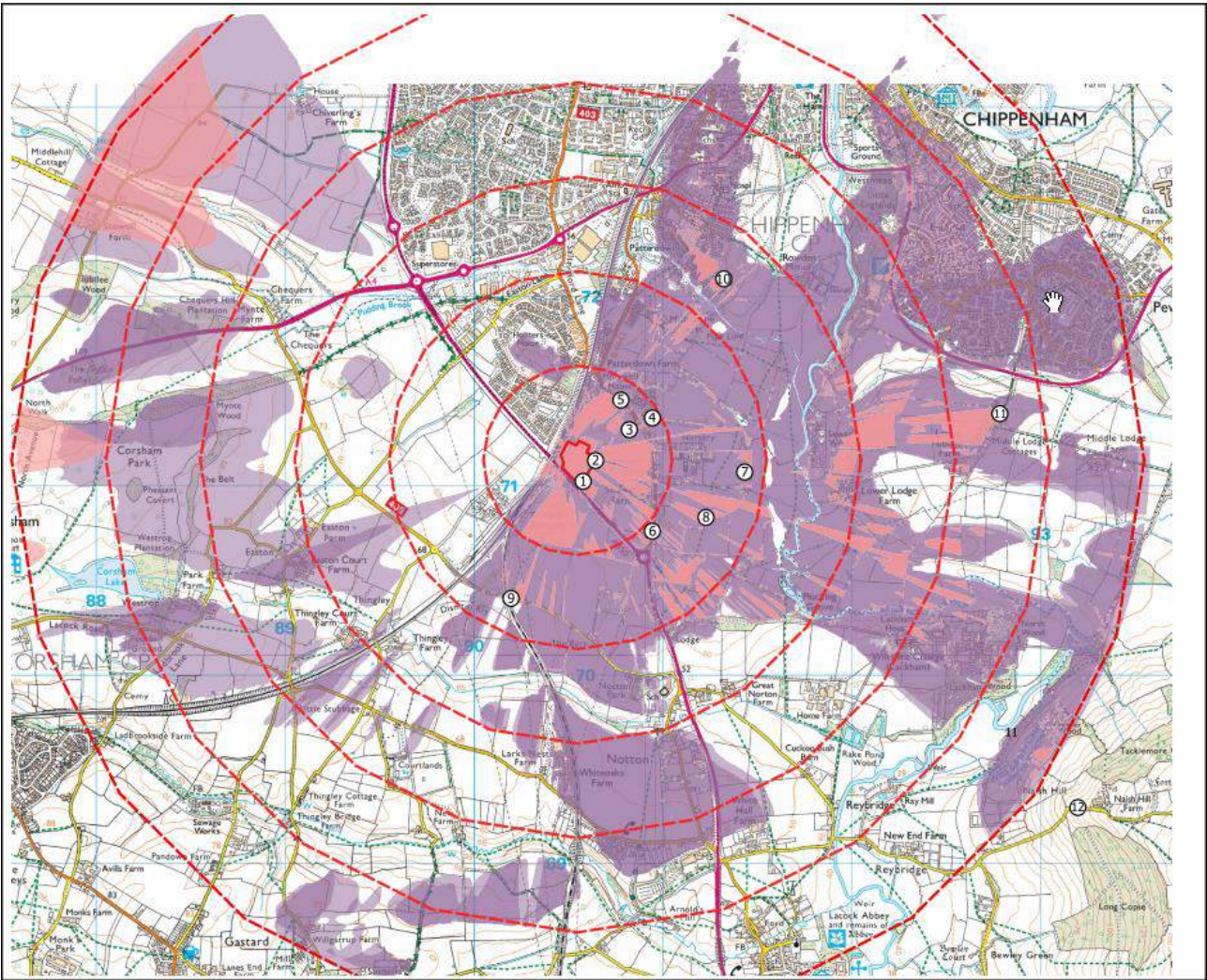


Figure 11 - Extract of Visual Appraisal Plan (see Appendix 2)

In order to represent the nature of identified views, a number of Site Context Photos (SCP) (Nos. 1 – 12 inclusive) were selected. The photographic locations are illustrated on the Visual Appraisal Plan.

The main visual receptors and representative SCP are listed in the table below.

Visual Receptor	Value	Susceptibility	Sensitivity
Showell Roundabout (SCP1): Road Users	Low	Low	Low
Southpoint Business Park Access Road (SCP2): Road users	Low	Low	Low
Southpoint Business Park Access Road (SCP3): Road Users	Low	Low	Low
Residential Road off B4528 Roundabout (SCP4): Road Users/Residents	Low	Medium	Medium
B4643 (SCP5): Road Users	Low	Medium	Medium
B4528 (SCP6): Road Users	Low	Medium	Medium
Footpath 'Chip 1' (SCP7): Footpath Users	Medium	High	High
Footpath 'Lac 09' (SCP8): Footpath Users	Medium	High	High
Lane to Corsham (SCP9): Road Users	Low	Medium	Medium
Rowden Mile, Patterdown (SCP10): Open space and Footpath users	Medium	High	High
Forest Lane/Bridleway 'Chip 40' (SCP11): Road and Bridleway Users	Medium	High	High
Naish Hill (SCP12): Road Users	Medium	High	High

Figure 12: Visual Receptors Sensitivity Table

Near Distance Views (0-150m)

At the entrance to the Southpoint Business Park development (SCP1) and from the site entrance point off the business estate access road (SCP2) there are transient open views into the site. The open grassland is visible as well as the offsite vegetation immediately adjacent to the western and northern boundaries.

Middle Distance Views (150m-1km)

From within the Southpoint Business Park that is currently being built, there are transient filtered views of the site when heading south on the access road (SCP 3). The eastern boundary of the site is visible along with the grassland on the eastern half of the site. The southern boundary with the A350 is also visible.

When on the roundabout on the B4528 to the north of the site, there are transient views towards the site (SCP 4). Due to the intervening gently rising topography and vegetation the site is not visible.

Heading east/west on the B4643 (SPC 5) there are transient, filtered oblique views towards the site through the roadside hedgerow. Due to the undulating topography no part of the site or adjacent vegetation is visible.

Travelling north/south on the B4528 (SCP 6) there are transient, filtered oblique views towards the site from a limited section of road. The intervening topography, vegetation and buildings screen any views of the site.

Walking on re-routed footpath 'Chip 1' (SCP 7) there are transient open views towards the site. The intervening housing development and Siemens unit within the Southpoint Business Park screen any views of the site.

Walking on footpath 'LAC 09' (SCP 8) there are transient open views at an oblique angle towards the site. The intervening vegetation, buildings (Showell Farm & Siemens unit) screen any views of the site.

Road users heading east/west on the lane to Corsham (SCP 9) have transient, heavily filtered views at an oblique angle towards the site from a very limited section of road as it passes over an elevated bridge. The site is heavily filtered through intervening tree canopies and forms a very small part of the overall view, with the residential areas of Chippenham and the Siemens unit prominent in the panorama.

Long Distance (1km+)

Looking south-west from the open space at Rowden Mile (SP10) there are open views towards the site from an elevated position. The site is heavily filtered through intervening vegetation and not discernible from the surrounding fields.

Travelling south on Forest Lane/Bridleway 'Chip 40' (SCP11) there is a transient, glimpsed view towards the site at an oblique angle from a very limited section of road. The intervening vegetation coupled with the viewing distance mean the site is not discernible from the surroundings.

Heading west on Naish Hill (SCP 12) there is a open view towards the site from a limited section of road. The southern half of the site is only just visible, but hard to discern from the surrounding landscape. The northern half of the site is screened by the Siemens Unit within the Southpoint Business Park.

7.3 Section Summary

The Visual Appraisal Plan and Site Context Photos 1 to 12 demonstrate that due to the surrounding vegetation, topography and buildings, the site is visible from a small number of nearby roads. These views are typically open views of the site from east and north within the Southpoint Business Park.

Wider views are curtailed by the surrounding vegetation, buildings and topography.

8 DEVELOPMENT PROPOSALS

The proposed development seeks to implement the development of a new leisure club, a tennis court enclosure, external pool, terrace areas, external sports facilities, associated parking and landscaping. The leisure club building has a curved roof with the top of eaves at a maximum of 8.6m height. The tennis court dome enclosure has a maximum 11m height.

The scheme would be supported by a robust landscape framework, which would incorporate retention and management of part of the grassland, additional native tree, hedgerow and scrub planting to the boundaries, meadow grassland and ornamental planting.

The landscape proposal is detailed on Weddle's drawings 2078-001 and 2078-002 (refer to Appendix 4)



Figure 13: Proposed site layout (HCD Architects)

8.1 Section Summary

The proposed development seeks to implement the development of a new leisure club, a tennis court enclosure, external pool, terrace areas, external sports facilities, associated parking and landscaping. The scheme would be supported by a robust landscape framework, which would incorporate retention and management of part of the grassland, additional native tree, hedgerow and scrub planting to the boundaries, meadow grassland and ornamental planting.

9 LANDSCAPE AND VISUAL EFFECTS

This section summarises the likely effects of the proposed development on the identified landscape features, published landscape character types, visual receptors, and relevant policies. The assessment is undertaken for the following operational stages of the development:

- Year 1 (this refers to year 1 of the completed scheme) during winter.
- Year 15 (this refers to year 15 of the completed scheme) during summer.

9.1 Effects on Landscape Features

The effects on landscape features are summarised below:

Landscape Receptor	Sensitivity	Year 1		Year 15	
		Magnitude	Significance / Effect	Magnitude	Significance / Effect
Trees	Medium/High	Medium	Moderate Beneficial	Large	Major Beneficial
Scrub	Medium	Small	Minor Beneficial	medium	Moderate Beneficial
Hedgerow	Medium/High	Small	Minor Beneficial	medium	Moderate Beneficial
Grassland	Medium/High	Large	Major Adverse	Large	Moderate Adverse
Field Pattern	Medium	Small	Negligible beneficial	Small	Minor beneficial
Topography	Low	None	Neutral	None	Neutral

Figure 14: Landscape receptors effects table summary

- **Trees:** 2 small trees near the south-west corner of the site would be removed to facilitate the proposals. Additional tree planting would be introduced across the whole site as part of the development, including a woodland belt along the southern and eastern boundaries. This additional tree planting would mature to provide boundary screening and increase the tree coverage within the local area. Overall, there would be a moderate beneficial effect at year one, improving to major beneficial at year 15 once the proposed trees have established.
- **Scrub:** A section of bramble scrub in the south-west corner would be removed to facilitate the development. Additional native scrub belt would be planted along the western and northern boundaries. The remaining existing scrub that continues off site to the west and north would remain unaffected by the development. Overall, there would be a minor beneficial effect at year one, improving to moderate beneficial at year 15 once the proposed native scrub has established.
- **Hedgerow:** The existing offsite hedgerows to the north of the site would not be impacted by the proposals. Additional native hedgerows would be planted within the site along the car park boundaries and at the entrance to the development. Overall there would be a minor beneficial effect at year one, improving to moderate beneficial at year 15 once the proposed hedgerows have established.
- **Grassland:** Nearly all of grassland would be removed from the site to facilitate development, with only a small area immediately to the north of the site entrance retained. As part of the landscape proposals, species rich meadow grassland is to be reinstated with the open space along the western site boundary and along the northern

site boundary. A wet meadow would also be proposed within the attenuation basin near the northern boundary. There would be a major adverse effect at year 1, reducing to moderate adverse in the long term once the proposed meadow grasslands have established.

- **Field Pattern:** The sites boundaries will be enhanced by the proposals, with native scrub, woodland blocks and trees added. The existing vegetation immediately offsite to the west and north will remain unaffected. The enhancement of the existing boundaries and introduction of a new site boundary within the context of the wider field pattern would result in a negligible beneficial effect at year 1, improving to minor beneficial at year 15.
- **Topography:** The proposed scheme would not affect the sites existing site topography, resulting in a neutral effect at year 1 and 15.

Regarding landscape features, the proposed development would have a long-term moderate adverse on grassland due to it being predominantly being replaced. There would be a major beneficial effect on the visually apparent trees, moderate beneficial effects on scrub and hedgerows and minor beneficial impact on field pattern. There would be a neutral effect on topography.

9.2 Effects on Landscape Character

The landscape character effects are summarised below:

Landscape Character Receptor	Sensitivity	Year 1		Year 15	
		Magnitude	Significance / Effect	Magnitude	Significance / Effect
National: NCA 117: Avon Vales	High	Very Small	Neutral	Very Small	Neutral
County: LCA 12B Avon Open Clay Vale	High	Small	Negligible adverse	Small	Negligible adverse
Localised Landscape Character	Medium	Medium	Major Adverse	Small	Moderate Adverse
The Site	Low/Medium	Medium	Major Adverse	Small	Moderate Adverse

Figure 15: Landscape character effects table summary

- **National NCA:** Due to the scale and low intervisibility the proposal would only have a very small magnitude of effect and not affect any of the key characteristics of the NCA, resulting in a neutral effect at year 1 and year 15.
- **County LCA:** The proposals would introduce new built form into the landscape, along with significant tree planting. Whilst the LCA is described as land with predominantly intensively managed permanent pasture, it is noted that there is urbanising influence of major routes (A350) plus railway line embankments and the visual influence of modern large scale development on the edges of Chippenham. The proposed built form would be contained by existing and proposed vegetation, providing dense visual containment of the site within the LCA. Whilst the site lies on the very fringe of existing farmland, the proposed built form would be screened and have a very limited impact on the open farmland further south and north. There would be beneficial impact from the landscape

framework, in particular the boundary treatments and hedgerows that form part of the proposals that will help screen the site and further reduce its impact on the open farmland and tranquil nature of the surrounding area to the south. Overall, there would be a negligible adverse effect, with the slight loss of open pasture and an apparent change from grassland to built form. This would be visually contained and only effect a small area of the LCA.

- **Localised Landscape Character:** The presence of a sports leisure facility would not be completely at odds to the area, which has a developing urban fringe character and is influenced by the neighboring urban features to the north (residential development), east (Business park under construction) and south (A350). Once the proposed landscape framework has established, the proposals would be largely contained within the site and the impact of built form on the local landscape would be reduced. However the loss of open grassland pasture and the initial increase in visible built form would have a major adverse effect at year 1. By year 15 there this would reduce to a moderate adverse effect once the landscape framework establishes and the proposals are contained and heavily screened.
- **The Site:** The vast majority of the existing pasture grassland would be removed, and partially replaced by woodland, scrub and meadow planting. The built form would introduce new height, massing and hard surfacing. With introduction of further internal and boundary planting, the built proposals would be heavily screened from the surrounding area. Overall, there would be a major adverse effect at year 1 due to the removal of grassland and introduction of built form, reducing to moderate adverse effect at year 15 once the tree, hedgerow, scrub and meadow planting establishes

Regarding landscape character, the proposed development would not adversely affect key characteristics of the published National level character areas, with a neutral effect in the long-term. There would be a negligible adverse effect on the County LCA and moderate adverse effect on the Local Landscape Character and Site due to the removal of open grassland pasture and the increase in built form.

9.3 Visual Effects

The visual effects are summarised below:

Visual Receptor	Sensitivity	Year 1		Year 15	
		Magnitude	Significance / Effect	Magnitude	Significance / Effect
Showell Roundabout (SCP1): Road Users	Low	Large	Major/moderate	Large	Negligible
Southpoint Business Park Access Road (SCP2): Road users	Low	Large	Major Adverse	Large	Moderate Adverse
Southpoint Business Park Access Road (SCP3): Road Users	Low	Large	Moderate Adverse	Medium	Negligible Adverse
Residential Road off B4528 Roundabout (SCP4): Road Users/Residents	Medium	Small	Minor Adverse	Small	Negligible Adverse
B4643 (SCP5): Road Users	Medium	Small	Negligible Adverse	None	Neutral
B4528 (SCP6): Road Users	Medium	Small	Negligible Adverse	None	Neutral

Footpath 'Chip 1' (SCP7): Footpath Users	High	Small	Negligible Adverse	None	Neutral
Footpath 'Lac 09' (SCP8): Footpath Users	High	Very Small	Negligible Adverse	None	Neutral
Lane to Corsham (SCP9): Road Users	Medium	Very Small	Negligible Adverse	None	Neutral
Rowden Mile, Patterdown (SCP10): Open space and Footpath users	High	Small	Minor Adverse	Small	Negligible Adverse
Forest Lane/Bridleway 'Chip 40' (SCP11): Road and Bridleway Users	High	Very Small	Negligible Adverse	None	Neutral
Naish Hill (SCP12): Road Users	High	Very Small	Negligible Adverse	None	Neutral

Figure 16: Visual effects table summary

- SCP1 – Looking west from the entrance of the Southpoint Business Park estate road there would initially be transient open views of the proposals, with the carpark, club building and tennis dome visible. The proposals include tree planting along the eastern boundary of the site and hedgerow planting along the boundary of the carpark. As this matures over time the views into the site would become heavily filtered. Overall, there would be major adverse change in view, significantly reducing to negligible adverse at year 15 due to the screening impact of the proposed boundary trees and hedgerow.
- SCP2 – Looking west from the proposals site entrance off the business park's estate road, there would be transient open views into the site from a limited section of road. The proposed club building, tennis dome and carparking would be visible. The proposed tree planting on the eastern boundary, along with internal tree and hedgerow planting alongside the tennis dome and carpark would reduce views over time, reducing the length of road that internal views of the site are possible from, and also filtering views of the club building, tennis dome and car park when they are possible. Overall there would be an initial major adverse effect, reducing to moderate adverse at year 15. The open nature of the entrance means that the impact cannot be significantly reduced further.
- SCP3 – Looking south-west from the business park access road, there would be transient filtered view of the proposals. The existing vegetation to the north of the site would filter views of the club building, tennis dome and carpark in part, and the proposed carparking near the eastern boundary would be partially visible. This would be seen in context with the surrounding business park development, with the Siemens unit opposite the site already a prominent feature. The landscape proposals include significant tree planting to the eastern boundary and scattered individual trees and scrub along the northern boundary. This landscape framework would heavily filter views of the proposed development. Overall, at year 1 there would be a moderate adverse effect, reducing to negligible adverse at year 15 once the landscape framework has established.
- SCP4 – Looking south-west from the roundabout of the B4528, there would be transient filtered views towards the site. The intervening vegetation would filter views of the club building and tennis dome, which would be seen in context of the business park surroundings with prominent buildings such as the Siemens unit more visible. The proposed landscape framework of tree and scrub planting will increase the screening over time, and views into the site and of the proposed buildings would be heavily filtered. Overall there would be a minor adverse effect at year one, reducing to negligible adverse at year 15 once the landscape framework has matured.
- SCP5 - Heading east/west on the B4643 there would be transient, filtered oblique view towards the site. There would be no views of the ground level of the site, with only the upper most part of the tennis dome potentially visible. This would only form a very small part of the view and would be heavily filtered through the roadside hedgerow. The

proposed landscape framework of native scrub and scattered trees along and near the northern boundary would mature to filter views of the tennis dome further. Overall, at year 1 there would be a negligible adverse effect, reducing to neutral at year 15 once proposed trees and scrub has matured.

- SCP6 – Heading north/south on the B4528 there would be transient filtered oblique views towards the site. The intervening vegetation would heavily filter views of the proposed club building and the prominent Siemens unit would screen any views of the tennis dome. The proposed landscaping framework, in particular the tree planting on the eastern boundary of the site, would further screen views of the club building. Overall there would be a negligible adverse views at year one, reducing to neutral at year 15.
- SCP7 – Looking west from footpath 'Chip 1' there would be transient open views towards the site. The majority of the proposals would be screened by the intervening built form, with only the top of the tennis dome potentially visible, albeit viewed within the existing panorama of roofs. The proposed landscaping framework, in particular the tree planting on the eastern boundary of the site, would further screen any potential views of the tennis dome. Overall there would be a negligible adverse views at year one, reducing to neutral at year 15 once the landscape framework has matured.
- SCP8 – Looking west from footpath 'LAC09' there would be heavily filtered views of the uppermost parts of the site's club building and tennis dome, glimpsed between the roofs of Showell farm and the Siemens Unit within the Southpoint Business Park. The proposed landscaping framework, in particular the tree planting on the eastern boundary of the site, would further screen the proposed development. Overall there would be a negligible adverse effect at year 1, reducing to neutral at year 15 once the landscape framework has matured.
- SCP9 – Looking north at an oblique angle, road users would have a heavily filtered view of the site from a limited section of road. The proposed club building and tennis dome would be heavily filtered by the intervening vegetation, only forming a small part of the overall view. The proposed landscape framework, in particular the tree planting on the southern boundary, would further screen views of the proposed building. Overall there would be a negligible adverse effect at year 1, reducing to neutral at year 15 once the landscape framework has matured.
- SCP10 – Looking south from the open space at Rowden Mile the roofs of the proposed club building and tennis dome would potentially be visible above the intervening vegetation to the north of the site. This would form a small part of the overall view, and be seen in context with the roofs of the housing estate in the foreground and the Siemens unit within the Southpoint Business Park development. The proposed landscape framework includes tree and native scrub planting along the northern boundary of the site. Once matured this would break up and heavily filter the proposed building's roof lines. Overall, at year 1 there would be a minor adverse effect, reducing to a negligible adverse effect at year 15 once the landscape framework has matured.
- SCP11 – Looking west from Forest Lane/Bridleway 'Chip 40' there would be heavily filtered and screened views of the proposals. The intervening vegetation and Siemens Unit would screen the majority of the proposals, with only the tops of the proposed club building and tennis dome potentially visible. At this viewing distance the proposals would be hard to discern from the surroundings and would form a very small part of the overall view. The proposed landscape framework on the eastern site boundary would mature to screen views further. Overall there would be a negligible adverse effect at year 1, reducing to neutral at year 15 once the landscape framework has matured.
- SCP12 – From Naish Hill there would be a limited open view towards the proposals. At this viewing distance the proposals would be hard to discern from the surrounding landscape. The carparking area and terraces within the southern half of the site would be visible, whilst the club building and tennis dome would be for the most part screened by the Siemens Unit to the east of the site, with only the top of the tennis dome visible. The proposals would be hard to distinguish and would only for a very small part of the

overall panorama. The proposed landscape framework, in particular the significant tree planting along the eastern site boundary, would heavily screen the proposals. Overall, at year 1 there would be a negligible adverse effect, reducing to neutral at year 15 once the landscape framework has matured.

Regarding visual effects, due to the surrounding vegetation, built form and undulating topography, the proposal would only be visible from a small number of nearby sections of business park access road and a single mid-distance elevated open space. At year 1 there are a small number of major, moderate and minor adverse visual effects within the immediate surroundings of the Southpoint Business Park and negligible adverse effects to mid to long range views towards the site from the surround secondary road and footpath network. In the long-term, when the extensive proposed tree planting on the southern and eastern site boundaries would have become established, the effects would in the worst case would be moderate adverse and negligible adverse from close proximity to the site, negligible adverse from a single receptor to the north, whilst all other receptors would have the effects reduced to neutral.

9.4 Response to Policy

9.4.1 National Policy

The proposed Landscape Framework would provide landscape and biodiversity enhancements in accordance with the NPPF, and the green infrastructure enhancements as set out within Planning Practice Guidance.

The proposal would not have a long-term adverse effect on important landscape features, national landscape character, historical features, ecologically designated sites, conservation areas.

9.4.2 Local Policies

The long-term beneficial impacts on the vegetation and biodiversity through the strengthening of the site boundaries would directly support The Wilshire Core Strategy Policy CP50, along with the biodiversity net gain achieved on site via the landscape proposals.

Policy CP51 would be supported by the landscape proposals mitigating the impacts of the development by creating habitats onsite in keeping with the Local Landscape Character Area, including hedgerows, tree planting and meadow grassland (wet and dry).

Policy CP52 would be supported by the creation of the woodland corridor along the south and eastern site boundaries, the proposed native scrub on the western and northern boundaries and the creation of an attenuation pond. These would link to the adjacent green corridor along the railway line to the west and the surrounding hedgerow boundaries.

Policy CP57 will be supported through the creation of a landscape that is in keeping with the local landscape character area, delivering habitats that are locally distinctive.

Chippenham Site Allocations Plan Policy CH1 will be supported through the sites surface water management and creation of attenuation basin.

The Chippenham Neighbourhood Plan 203-2038 Policy GI3 will be supported through additional tree planting on site, retaining grassland and creating new wildflower meadows. The landscape proposals would also secure a 10% Biodiversity Net Gain on site. The woodland creation on the eastern and southern boundaries would also ensure an appropriate interface with the rural habitats to the south.

Policy GI4 would be supported by the creation of native scrub, hedgerow and woodland habitat adjacent to the Railway Line Corridor, creating a connection and allowing for the movement of wildlife.

Policy GI5 would be supported by ensuring the offsite adjacent trees and hedgerows are protected, whilst the landscape proposals will include significant tree and woodland planting, increasing the tree canopy cover on site.

The North Wiltshire Local Plan Policy NE12 would be supported by the creation of woodland along the eastern and southern boundaries of the site.

NE14 will be supported by ensuring the immediately offsite trees and hedgerow are protected.

9.4.3 Section Summary

The proposed development would respond positively to landscape related policies at National and Local levels. The proposal would not have a long-term adverse effect on important landscape features, national landscape character, historical features, ecologically designated sites, conservation areas and would therefore be in accordance with planning policy related to landscape and visual impacts.

10 CONCLUSION

Site Context

The site is to the north of the A350 in the Southpoint Business Park development, 2.6km south of Chippenham centre. The dominant vegetation in the surrounding area is agricultural pasture and crops. There are scattered woodland blocks and hedgerow boundaries to the fields and along roadsides. The surrounding topography of the area is relatively flat, with no prominent landform features. The River Avon runs 1.2km to the east of the site, continuing south. Chippenham is the major settlement in the surrounding area, with its southern most residential areas under construction just to the north of the site. There are several small hamlets to the south-west, including Easton and Thingley. There are two transport corridors running in close proximity to the site. The A350 runs north-west/south-east and forms the south-western boundary of the site, while the Great Western Mainline railway runs north-east/south-west approximately 50m to the west of the site.

Regarding nearby designations; Within a 3km of the site there is one Local Nature Reserve (LNR). 'Mortimore's Wood' is located approximately 1.2km north-east of the site at its closest point; There is a cluster of 3 grade II listed buildings within approximately 400m east of the site, and within the 3km search area there are 3 Grade I, 414 Grade II and 27 Grade II* listed buildings; The closest scheduled monument is 'Moated Site and Fishponds east of Rowden Manor', located 1.5km to the north-east of the site; The closest conservation area to the site is on the southern edge of Chippenham. 'Rowden' conservation area is approximately 925m to the north-east; The Public Rights of Way (PRoW) in the local area are mainly footpaths, with a few bridleways and byways open to all traffic located to the north of the site. The closest footpaths to the site footpath 'LACO 9', approximately 825m to the east, and footpath 'CHIP 109', approx. 775m to the north.

Landscape Character

At a national level, the NCA 117: Avon Vales describes an undulating clay vale with a mix of arable and pasture. There are small and medium sized fields with mostly hedgerow boundaries with few hedgerow trees. The wide River Avon corridor has an ancient pattern of flood meadows and closely associated settlements and more recent developments. There are numerous low ridges with local views over towns and villages. Transport corridors along roads and watercourses, heavily influence all development in the NCA.

At a county level, 'Avon Open Clay Vale' LCA is described as a level, open area with views to the higher ground of the Limestone Ridge to the east. Land is predominantly intensively managed permanent pasture with some arable and small isolated pockets of meadow (such as Sutton Lane Meadow SSSI). Hedgerows, gappy or low flailed in places, enclose fields of varying size. There are sparse hedgerow trees plus willows lines (some pollarded) marking the waterways and poplar shelter belts. Sections of the area remain rural and tranquil despite major routes travelling through (the M4, A350, A342) plus railway lines in cuttings and embankments and the visual influence of modern large scale development on the edges of Chippenham, Trowbridge and Melksham. This urbanising influence is particularly prevalent to the south of the area. The LCA's sensitivities are rural tranquillity, hedgerow pattern, water bodies and water ways of varied character and ecological value, streamside willows and other riparian vegetation, remnant hay meadows and wide open views.

The localised landscape is one of transition between urban and rural landscapes, with the urban features detracting and reducing the scenic quality and rural characteristics.

The Site

The site is approximately 3.3ha and comprises of predominantly grassland. The site is relatively flat, with a high point 56m AOD near the south-west corner of the site and a low point of 52m AOD at the

north-east corner of the site. The site is mainly grassland, with a low to medium sward height, with a strip of tall ruderal ephemeral species along the northern boundary. There is a small area of bramble scrub containing two small trees on the south-west boundary.

Using historic aerial photos and maps the site has historically been pasture and agricultural land, with the field boundaries on the eastern and southern side slightly altering over time. Circa 2020 the southern and eastern boundary hedgerows were removed and circa 2023 the A350 was amended immediately adjacent to the southern boundary.

The site is accessed off the A350, via a new access road for the Southpoint Business Park development. There are no PRow on the site or adjacent to its boundaries. There is no other public access to the site. Due to the surrounding flat topography, surrounding vegetation and built form, inter-visibility is limited to short views to the north, east and south.

Analysis of the main site as a landscape receptor concludes that it is of low/medium sensitivity.

Visibility of the Site

The Visual Appraisal Plan and Site Context Photos 1 to 12 demonstrate that due to the surrounding vegetation, topography and buildings, the site is visible from a small number of nearby roads. These views are typically open views of the site from east and north within the Southpoint Business Park.

Wider views are curtailed by the surrounding vegetation, buildings and topography.

The Proposed Development

The proposed development seeks to implement the development of a new leisure club, a tennis court enclosure, external pool, terrace areas, external sports facilities, associated parking and landscaping. The scheme would be supported by a robust landscape framework, which would incorporate retention and management of part of the grassland, additional native tree, hedgerow and scrub planting to the boundaries, meadow grassland and ornamental planting.

Landscape and Visual Effects

Regarding landscape features, the proposed development would have a long-term moderate adverse on grassland due to it being predominantly being replaced. There would be a major beneficial effect on the visually apparent trees, moderate beneficial effects on scrub and hedgerows and minor beneficial impact on field pattern. There would be a neutral effect on topography.

Regarding landscape character, the proposed development would not adversely affect key characteristics of the published National level character areas, with a neutral effect in the long-term. There would be a negligible adverse effect on the County LCA and moderate adverse effect on the Local Landscape Character and Site due to the removal of open grassland pasture and the increase in built form.

Regarding visual effects, due to the surrounding vegetation, built form and undulating topography, the proposal would only be visible from a small number of nearby sections of business park access road and a single mid-distance elevated open space. At year 1 there are a small number of major, moderate and minor adverse visual effects within the immediate surroundings of the Southpoint Business Park and negligible adverse effects to mid to long range views towards the site from the surround secondary road and footpath network. In the long-term, when the extensive proposed tree planting on the southern and eastern site boundaries would have become established, the effects would in the worst case would be moderate adverse and negligible adverse from close proximity to the site, negligible adverse from a single receptor to the north, whilst all other receptors would have the effects reduced to neutral.

Response to Landscape Related Planning Policy

The proposed development would respond positively to landscape related policies at National and Local levels. The proposal would not have a long-term adverse effect on important landscape features, national landscape character, historical features, ecologically designated sites, conservation areas and would therefore be in accordance with planning policy related to landscape and visual impacts.

Overall Summary

The proposed David Lloyd leisure facility is considered to be sited suitably within the landscape and in the long-term would have a limited impact on the character of the surrounding landscape. Due to the relatively limited visibility of the site due to the surrounding vegetation, elevated railway line and embankment, buildings and topography, combined with additional proposed boundary planting, the small number of adverse effects would be very localised. Adverse visual effects would be experienced from within the Southpoint Business Park immediately adjacent to the site on the access road and from a single mid-distance elevated open space over 1km from the site.

The slight harm on the immediate visual character would need to be balanced against the benefits of the providing a leisure facility for the local area and the enhancement of local landscape features through the implementation of the landscape proposals.

APPENDICIES

Appendix 1: LVA Methodology

Appendix 2: Visual Appraisal Plan and Site Context Photographs

Appendix 3: Published Landscape Character Extracts

Appendix 4: Drawing 2078-001 and 2078-002 Planting Details

APPENDIX 1: LVA METHODOLOGY

1.0 Introduction

Landscape and Visual Impact Assessment methodology is based on 'Guidelines for Landscape and Visual Impact Assessment (Third Edition, 2013), published by the Landscape Institute and the Institute of Environmental Management and Assessment. Impacts examined as part of the assessment process fall into the following two categories:

- Landscape impacts. This part of the assessment deals with impacts on the landscape resource. The landscape resource is examined in terms of features, character, quality, value and resulting sensitivity to change. Impacts are then analysed in relation to these factors.
- Visual impacts. This part of the assessment deals with impacts on views of the landscape and examines public perception of landscape change. Potential visual receptors with views of the proposed development are identified and their sensitivity examined. Impacts are then analysed in relation to the nature and sensitivity of these views.

The existing landscape and visual circumstances at the development site are examined, to establish baseline conditions. Impacts of the proposed development can then be examined against this baseline. After potential impacts are identified, these are addressed through alterations to the development proposals to avoid, reduce or mitigate against and adverse impacts can then be addressed.

This methodology is adapted to the specific nature and landscape context of different development projects, with different elements of the various areas of analysis being more or less important.

2.0 Baseline Studies

The purpose of baseline studies are to identify the existing landscape features, characteristics, potential visual receptors and the way in which the landscape is experienced. The following are typically undertaken as part of the baseline studies:

- Identification of the extents of the study area. The extent of this is based on professional judgement and may vary depending on the type of development proposed.
- A desktop study of patterns and scale of landform, land use and built development, relevant current planning policy (including landscape designations) and landscape character publications. This provides guidance on the general landscape character of the surrounding area.
- Zone of Theoretical Visibility (ZTV).
- Identification of potential representative viewpoints within the study area. The viewpoints chosen are not intended to be exhaustive but rather to build up a picture of the areas from which the proposed development is potentially visible.
- Site visits to public viewpoints to determine the likely visibility of the development.

3.0 Assessment of Landscape Effects

The GLVIA 3 in Paragraph 5.1 states that:

“An assessment of landscape effects deals with the effects of change and development on landscape as a resource.”

In order to assess the landscape effects, the sensitivity of the landscape receptor and the magnitude of effect experienced as a result of the Proposed Development is assessed.

Sensitivity of Landscape Receptors

The sensitivity of a landscape receptor is a combination of the value of the landscape receptor and the susceptibility of the landscape receptor to the type of change proposed, using professional judgement.

Landscape Value

The GLVIA 3 Glossary defines landscape value as:

"The relevant value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a variety of reasons"

Landscapes, including their character and features, may be designated at a range of levels (international, national, county and local level), examples of which are set out in Table A1.

Level	Description
High	Features or areas likely to be of international or national importance, designated at national or international level
Medium	Features or areas likely to be of county or borough importance, designated at county or borough level
Low	Features likely to be of importance to the local community but have little or no wider recognition of their value, and are not designated
Very Low	Features or areas with little or no evidence of being valued by the community, and are not designated.

Table A1: Landscape Value - Designations

The assessment of value is based on a combination of the importance of landscape-related planning designations and the following attributes:

- Landscape quality (condition): the measure of the physical state of the landscape. It may include the extent to which typical landscape character is represented in individual areas, the intactness of the landscape and the condition of individual elements.
- Scenic quality: the extent that the landscape receptor appeals to the visual senses.
- Perceptual aspects: the extent that the landscape receptor is recognised for its perceptual qualities (e.g. remoteness or tranquillity).
- Rarity: the presence of unusual elements or features.
- Representativeness: the presence of particularly characteristic features.
- Recreation: the extent that recreational activities contribute to the landscape receptor; and
- Association: the extent that cultural or historical associations contribute to the landscape receptor.

The overall value for each landscape receptor is categorised as High, Medium, Low or Very Low.

Landscape Susceptibility

The GLVIA 3 Glossary defines landscape susceptibility as:

"The ability of a defined landscape...receptor to accommodate the specific proposed development without undue negative consequences"

The following criteria is taken into consideration in the assessment of landscape susceptibility, although not all criteria are equally applicable or important within a given landscape / type of development proposed:

- Landform;
- Pattern/Complexity;
- Composition;

- Landcover; and
- Relationship of a given landscape area to any existing settlements or developments.

Landscape susceptibility of the character of the landscape / of the features is categorised as High, Medium or Low, as set out in Table A2. Landscape susceptibility can also be considered in the context of the capacity of landscape / landscape features to accommodate change. A landscape / landscape feature of low susceptibility would have a high capacity to accommodate change, and a landscape / landscape feature of high susceptibility would have a low capacity to accommodate change.

Susceptibility	Criteria
High	The receptor is likely to have little scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Medium	The receptor is likely to have some scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Low	The receptor is likely to be able to accommodate the type of change proposed with little or no effect upon its overall integrity.

Table A2: Landscape Susceptibility

Based on the combination of value and susceptibility, an assessment of landscape sensitivity is reached, defined as High, Medium and Low as shown in Table A3.

Sensitivity	Criteria
High	A landscape receptor of potentially international or national importance. The landscape features and character are the basis for designation and are likely to be largely intact and in a good condition with little scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Medium	A landscape receptor that is potentially valued at a county level. The landscape may be in reasonably good condition with some scope to accommodate the type of change proposed without undue effects upon its overall integrity.
Low	A landscape receptor that may or may not be valued at a local level and may comprise a number of detracting elements. The landscape may be in a poor condition and can accommodate the type of change proposed with little or no effect upon its overall integrity.

Table A3: Landscape Sensitivity (Value + Susceptibility)

Landscape Magnitude of Effect

The landscape magnitude of effect is informed by judgements about the size and extent of the change brought about by the Proposed Development both in terms of the existing landscape character and landscape elements / features and the addition of new landscape elements / features, and its duration and reversibility as shown in Table A4.

Magnitude	Criteria
Large	Total alteration to the existing landscape receptor; may affect an extensive area.
Medium	Partial alteration to the existing landscape receptor; may affect a wide area.
Small	Slight alteration to the existing landscape receptor; may affect a restricted area.
Very Small	Very slight alteration to the existing landscape receptor; may affect a limited area.

Magnitude	Criteria
None	No change to the existing landscape receptor.

Table A4: Landscape Magnitude of Effect

4.0 Assessment of Visual Effects

The GLVIA 3 Paragraph 6.1 states that:

“An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity.”

In order to assess the visual effects, the sensitivity of the visual receptor and the magnitude of effect experienced as a result of the Proposed Development is assessed.

Viewpoint Selection

In order to assess the effects on visual receptors, a selection of publicly accessible viewpoints is made, which could include representative viewpoints (e.g. representing views of users of a particular footpath) and specific viewpoints (e.g. a key view from a specific visitor attraction).

Views are categorised as either near distance, medium distance or long distance with the relevant distance's dependant on the size and nature of the development, based on professional judgement. The type of view is typically described firstly as transient (i.e. in passing) or fixed (i.e. from a static location) and then in relation to being filtered (i.e. through intervening vegetation), oblique (i.e. not within the direct field of view), or open (i.e. uninterrupted).

Photographs of representative viewpoints are taken at eye level with a focal length of 35mm (equivalent to 50mm on a conventional 35mm camera), to create the view which is generally accepted as being closest to that seen by the human eye, in accordance with the Landscape Institute Advice Technical Guidance Note 06/19 'Visual Representation of development proposals', September 2019'. The photographs used are intended only to give an indication of the view discussed and are not a substitute for visiting the site in person.

Panoramic views consisting of photographs taken by the criteria outlined above are merged together using computer software. No other photographic manipulation is undertaken.

Due to the infinite number of possible viewpoints to choose from, those chosen are done so on the basis of their location in relation to the site and landform. These are further reduced to concentrate on those receptors that are identified as being of 'high' or 'very high' sensitivity. Beyond the area chosen, the visual impacts of the development are not considered likely to be significant. At these distances, the development is likely to be screened by local features, such as landform, buildings and vegetation or become a recessive element within the landscape.

A brief description of the existing land use of the area is provided and includes reference to existing settlements, transport routes and vegetation cover, as well as local landscape designations, elements of cultural and heritage value and local landmarks or tourist destinations. These factors combine to provide an understanding of landscape value and sensitivity, and an indication of particular key views and viewpoints that are available to visual receptors and therefore are to be included in the visual assessment.

Sensitivity of Visual Receptors

The sensitivity of a visual receptor is a consideration of the value of the view and the susceptibility of the visual receptor to the type of change proposed, using professional judgement, as set out in Table A5 and A6 respectively.

Level	Value
High	View from a location that is likely to be of national importance, either designated or with national cultural associations, where the view obtained forms an important part of the experience.
Medium	View from a location that is likely to be of local importance, either designated or with local cultural associations, where the view obtained forms part of the experience.
Low	View from a location that is not designated, with minimal or no cultural associations.

Table A5: Visual Value

Level	Susceptibility
High	People at their place of residence; People engaged in outdoor recreation, including users of Public Rights of Way (PRoW), whose attention is likely to be focused on the landscape; and People travelling along recognised scenic routes or where their appreciation of the view contributes to the amenity experience of their journey.
Medium	People engaged in outdoor sport and recreation, where their appreciation of their surroundings is incidental to their enjoyment; and People travelling on secondary roads or country lanes, rail or other transport routes.
Low	People travelling on major roads; People at their place of work.

Table A6: Visual Susceptibility

Based on the combination of value and susceptibility, an assessment of visual sensitivity is reached, defined as High, Medium and Low as shown in Table A7.

Sensitivity	Criteria
High	Typically a view from a location that is likely to be of national importance, where the view obtained forms an important part of the experience. The receptor may be a person in their place of residence / engaged in outdoor recreation using local public rights of ways.
Medium	Typically a view from a location that is likely to be of local importance. The receptor may be engaged in outdoor sport or travelling secondary roads or country lanes.
Low	Typically a view from a location that has no cultural associations or designations. The receptor may be travelling a major road or at their place of work.

Table A7: Visual Sensitivity (Value + Susceptibility)

Visual Magnitude of Effect

In the evaluation of the effects on views and the visual amenity of the identified receptors, the magnitude of visual effect is typically described with reference to:

- The scale of change in the view with respect to the loss or addition of features in the view and changes in its composition;
- The duration and nature of the effect, whether temporary or permanent, intermittent or continuous;
- The angle of view in relation to the main activity of the receptor;
- The distance of the viewer from the Proposed Development; and
- The extent of the area over which the changes would be visible.

The magnitude of visual effect classifications are set out in Table A8.

Magnitude	Criteria
Large	The proposals will cause a pronounced or complete change or contrast to the existing view, resulting in the loss or addition of features that will substantially alter the composition of the view.
Medium	The proposals will cause a noticeable change or contrast in the view, resulting from the loss or addition of features in the view and will noticeably alter the composition of the view.
Small	The proposals will cause an unobtrusive change or contrast in the view, which would not materially alter the composition of the view.
Very Small	The proposals will cause a barely perceptible change or contrast in the view, which would not materially alter the composition of the view.
None	No change discernible in the view.

Table A8: Visual Magnitude of Effect

5.0 Significance of Effects

In order to draw conclusions about the significance of landscape or visual effects, the combination of the sensitivity of the receptors and the magnitude of effects are considered for the Proposed Development at Year 1 and Year 15.

Significance is a combination of the magnitude and the sensitivity of the receptor. Impacts of greater magnitude are likely to be more significant. Significance will also depend on the sensitivity of the landscape to change, assessed in the baseline analysis.

Effect	Landscape
Major Beneficial	Alterations that result in a considerable / total and distinct improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced as part of the Proposed Development.
Moderate Beneficial	Alterations that result in a partial improvement of the existing landscape resource. Valued characteristic features would be largely restored or reintroduced.
Minor Beneficial	Alterations that result in a slight improvement of the existing landscape resource. Characteristic features would be partially restored.
Negligible Beneficial	Alterations that result in a very slight improvement to the existing landscape resource, not uncharacteristic within the receiving landscape.
Neutral	No alteration to any of the components that contribute to the existing landscape resource.
Negligible Adverse	Alterations that result in a very slight deterioration to the existing landscape resource, not uncharacteristic within the receiving landscape.
Minor Adverse	Alterations that result in a slight deterioration of the existing landscape resource. Characteristic features would be partially lost.

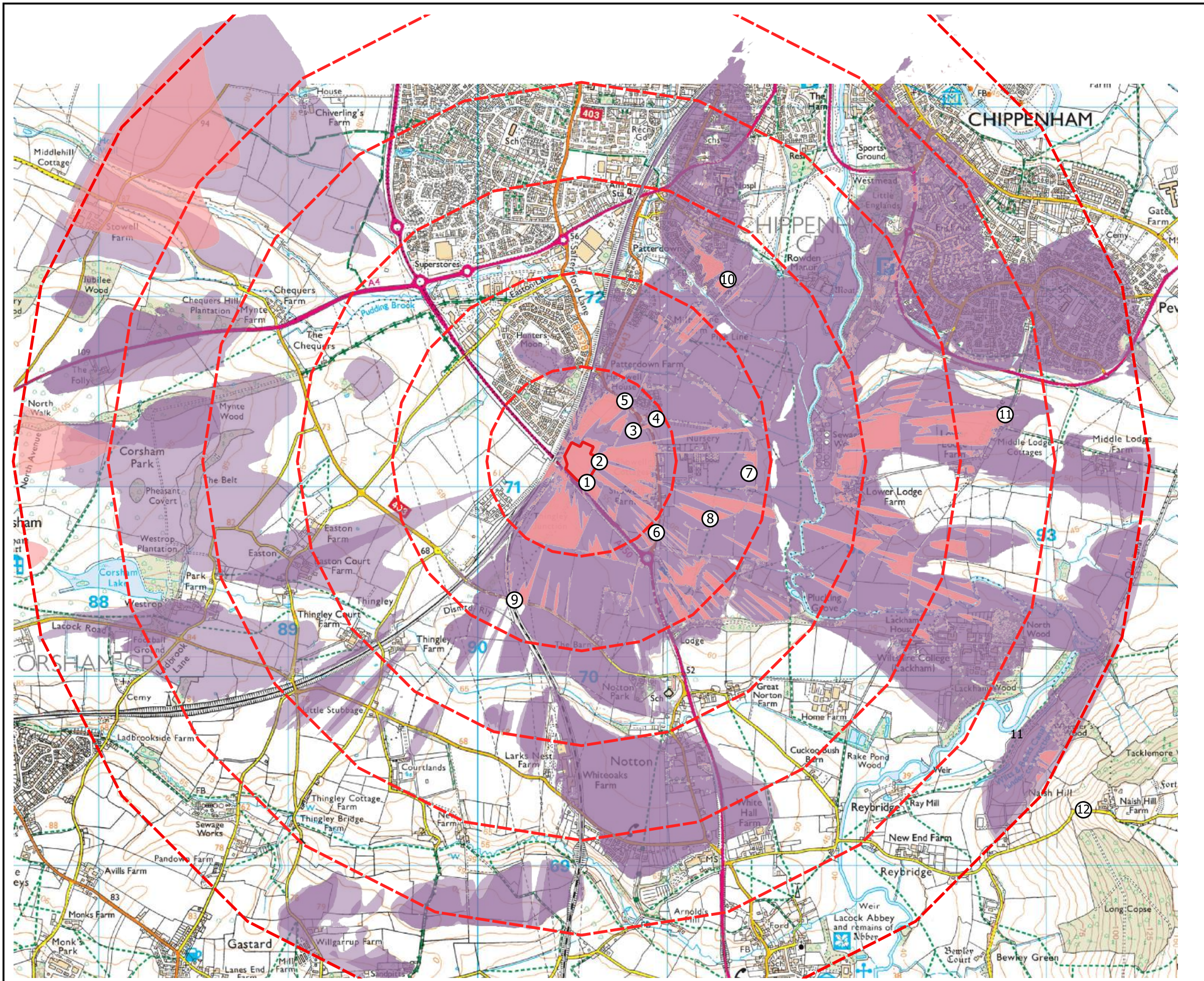
Effect	Landscape
Moderate Adverse	Alterations that result in a partial deterioration of the existing landscape resource. Valued characteristic features would be largely lost.
Major Adverse	Alterations that result in a considerable / total and distinct deterioration of the existing landscape resource. Valued characteristic features would be wholly lost.

Table A9: Landscape Effects Criteria

Effect	Visual
Major Beneficial	Alterations that typically result in a pronounced improvement in the existing view.
Moderate Beneficial	Alterations that typically result in a noticeable improvement in the existing view.
Minor Beneficial	Alterations that typically result in a limited improvement in the existing view.
Negligible Beneficial	Alterations that typically result in a barely perceptible improvement in the existing view.
Neutral	No change to the existing view.
Negligible Adverse	Alterations that typically result in a barely perceptible deterioration in the existing view.
Minor Adverse	Alterations that typically result in a limited deterioration in the existing view.
Moderate Adverse	Alterations that typically result in a noticeable deterioration in the existing view.
Major Adverse	Alterations that typically result in a pronounced deterioration in the existing view.

Table A101: Visual Effects Criteria

APPENDIX 2: VISUAL APPRAISAL PLAN AND SITE CONTEXT PHOTOGRAPHS



KEY:

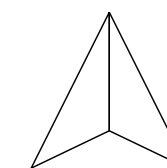
- Site Boundary
- 0.5km Distance Radii
- Photographic Viewpoints (Site Context Photograph)
- 'Bare Earth' Zone of Theoretical Visibility (ZTV)
- 'Surface Model' Zone of Theoretical Visibility (ZTV) - Including trees/built form

Note: Bare Earth ZTV has been generated using Lidar 2m Digital Terrain Model (DTM) bare earth terrain data. The ZTV is based on visibility from 1.6m height observer to a single point positioned 12m above ground level at the centre of the site development area.

The Surface Model ZTV has been generated using 2022 Lidar 2m Digital Surface Model (DTM) data. The ZTV is based on visibility from 1.6m height observer to a single point positioned 12m above ground level at the centre of the site development area. DTM data assumes all objects are solid.

© Crown copyright and database rights 2022
Ordnance Survey 0100031673

0 500 1,000 m



WEDDLES

MAIL@WEDDLES.CO.UK
WEDDLES.CO.UK
0114 250 1181
UNIT 4 WESTBROOK COURT
SHEFFIELD, S11 8YZ

LANDSCAPE
ARBORICULTURE
GARDEN DESIGN
ECOLOGY

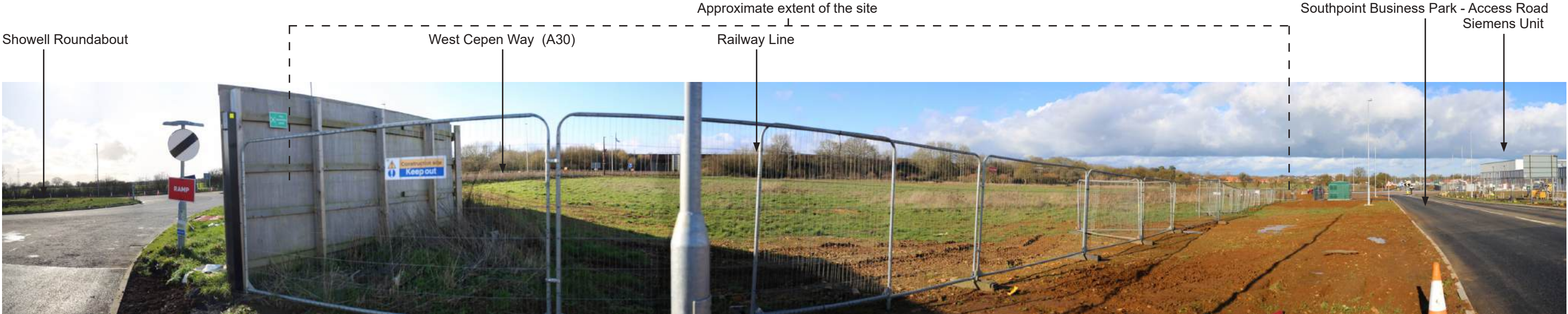
Job:
DAVID LLOYD, CHIPPENHAM

Title:
VISUAL APPRAISAL PLAN

Scale@A3: 1:20,000	Drawn: EH	Date: 25/02/26	Drawing no. 2078-001
-----------------------	--------------	-------------------	----------------------------

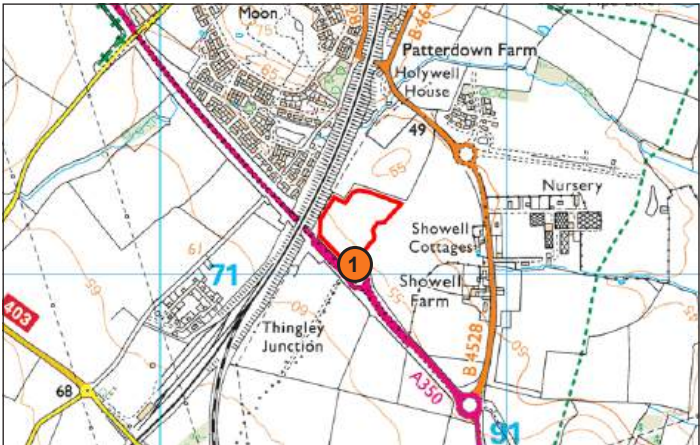


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 1: VIEW NORTH-WEST FROM SHOWELL ROUNDABOUT

DISTANCE FROM SITE: 8M
ELEVATION: 55M AOD
OS GRID REFERENCE: ST 90583 71034
PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
WEATHER CONDITIONS: SCATTERED CLOUD
CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



WEDDLES

DAVID LLOYD, CHIPPENHAM

SITE CONTEXT PHOTO 1



ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 2: VIEW WEST FROM SITE ACCESS OFF SOUTHPOINT BUSINESS PARK ACCESS ROAD

DISTANCE FROM SITE: 2M
 ELEVATION: 54M AOD
 OS GRID REFERENCE: ST 90629 71130
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



WEDDLES

DAVID LLOYD, CHIPPENHAM

SITE CONTEXT PHOTO 2

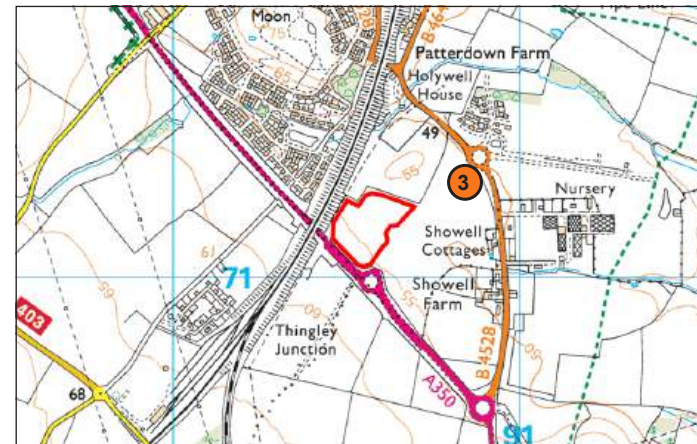


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 3: VIEW SOUTH-WEST FROM SOUTHPOINT BUSINESS PARK ACCESS ROAD

DISTANCE FROM SITE: 290M
 ELEVATION: 50M AOD
 OS GRID REFERENCE: ST 908713
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



WEDDLES

DAVID LLOYD, CHIPPENHAM

SITE CONTEXT PHOTO 3

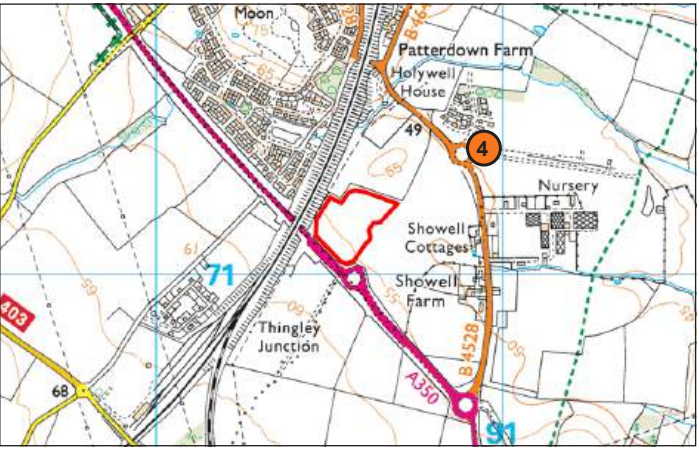


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 4: VIEW SOUTH-WEST FROM RESIDENTIAL ROAD OFF B4528 ROUNDABOUT

DISTANCE FROM SITE: 355M
 ELEVATION: 49M AOD
 OS GRID REFERENCE: ST 90927 71353
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS





ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 5: VIEW SOUTH FROM B4643

DISTANCE FROM SITE: 290M
 ELEVATION: 50M AOD
 OS GRID REFERENCE: ST 90776 71453
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



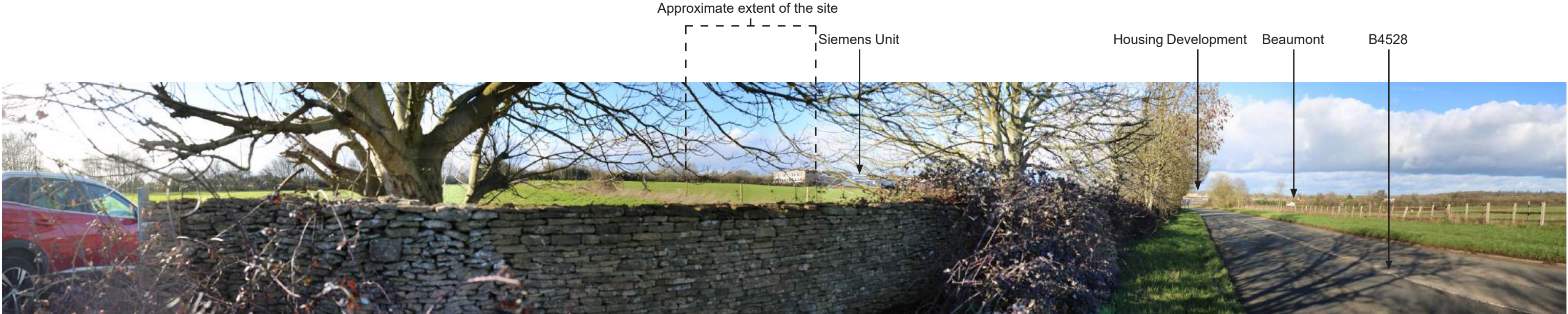
WEDDLES

DAVID LLOYD, CHIPPENHAM

SITE CONTEXT PHOTO 5

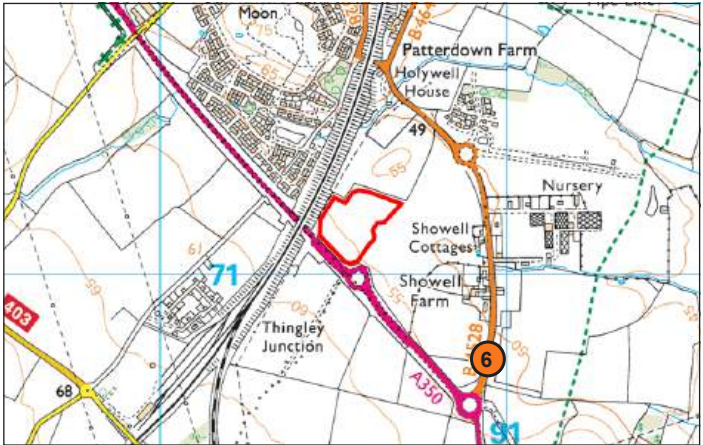


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 6: VIEW NORTH-WEST FROM B4528

DISTANCE FROM SITE: 480M
 ELEVATION: 53M AOD
 OS GRID REFERENCE: ST 90938 70727
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



WEDDLES

DAVID LLOYD, CHIPPENHAM

SITE CONTEXT PHOTO 6

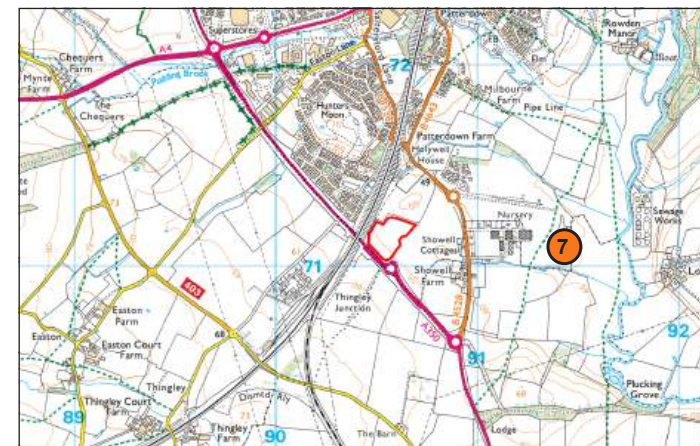


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



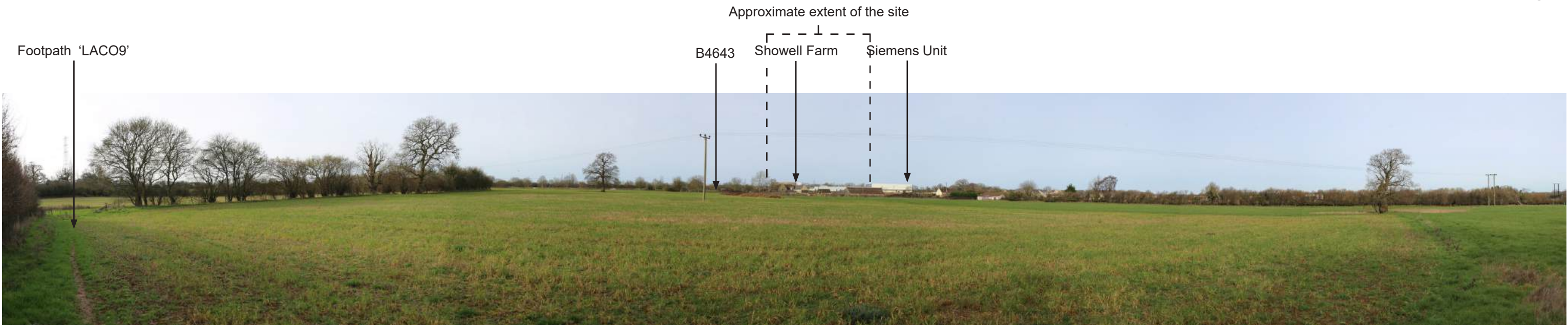
SITE CONTEXT PHOTO 7: VIEW SOUTH-WEST FROM RE-ROUTED FOOTPATH 'CHIP1'

DISTANCE FROM SITE: 786M
 ELEVATION: 45M AOD
 OS GRID REFERENCE: ST 91423 71079
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



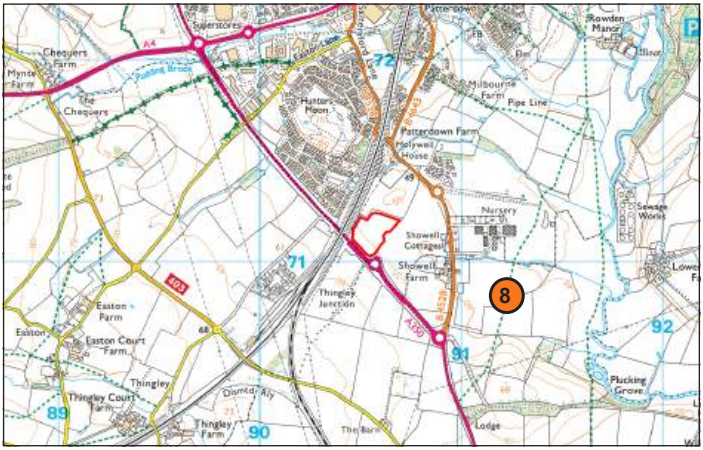


ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 8: VIEW NORTH-WEST FROM FOOTPATH 'LACO9'

DISTANCE FROM SITE: 662M
 ELEVATION: 46M AOD
 OS GRID REFERENCE: ST 91236 70825
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



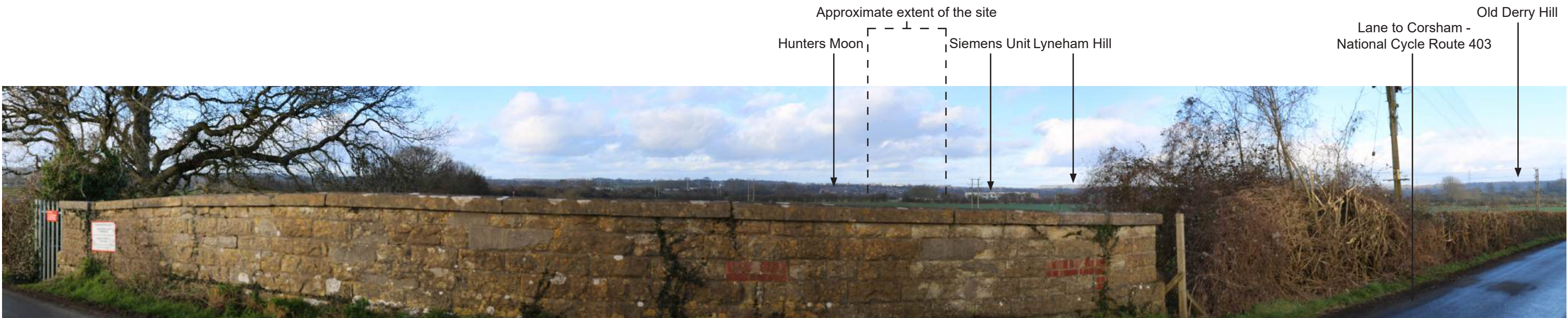
WEDDLES

DAVID LLOYD, CHIPPENHAM

SITE CONTEXT PHOTO 8



ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 9: VIEW NORTH FROM RAILWAY BRIDGE ON LANE TO CORSHAM - NATIONAL CYCLE ROUTE 403

DISTANCE FROM SITE: 732M
 ELEVATION: 68M AOD
 OS GRID REFERENCE: ST 90184 70405
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



WEDDLES

DAVID LLOYD, CHIPPENHAM

SITE CONTEXT PHOTO 9



ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 10: VIEW SOUTH-WEST FROM ROWDEN MILE, PATTERNDOWN

DISTANCE FROM SITE: 1.16KM
 ELEVATION: 57M AOD
 OS GRID REFERENCE: ST 91326 72112
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



WEDDLES

DAVID LLOYD, CHIPPENHAM

SITE CONTEXT PHOTO 10



ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3

Middle Lane Cottages
Forest Lane -
Bridleway 'CHIP40'

Approximate extent of the site

Siemens Unit



SITE CONTEXT PHOTO 11: VIEW SOUTH-WEST FROM FOREST LANE (BRIDLEWAY 'CHIP40')

DISTANCE FROM SITE: 2.15KM

ELEVATION: 59M AOD

OS GRID REFERENCE: ST 92771 71362

PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026

WEATHER CONDITIONS: SCATTERED CLOUD

CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



WEDDLES

DAVID LLOYD, CHIPPENHAM

SITE CONTEXT PHOTO 11



ACTUAL SIZE EXTRACT: RECOMMENDED VIEWING DISTANCE APPROXIMATELY 300MM @ A3



SITE CONTEXT PHOTO 12: VIEW NORTH-EAST FROM NAISH HILL

DISTANCE FROM SITE: 3.3M
 ELEVATION: 134M AOD
 OS GRID REFERENCE: ST 93185 69291
 PHOTOGRAPH TAKEN: 16TH FEBRUARY 2026
 WEATHER CONDITIONS: SCATTERED CLOUD
 CAMERA: CANON EOS 5D MARK III, 50MM F1.8 STM LENS



APPENDIX 3: PUBLISHED LANDSCAPE CHARACTER EXTRACTS

Introduction & Summary

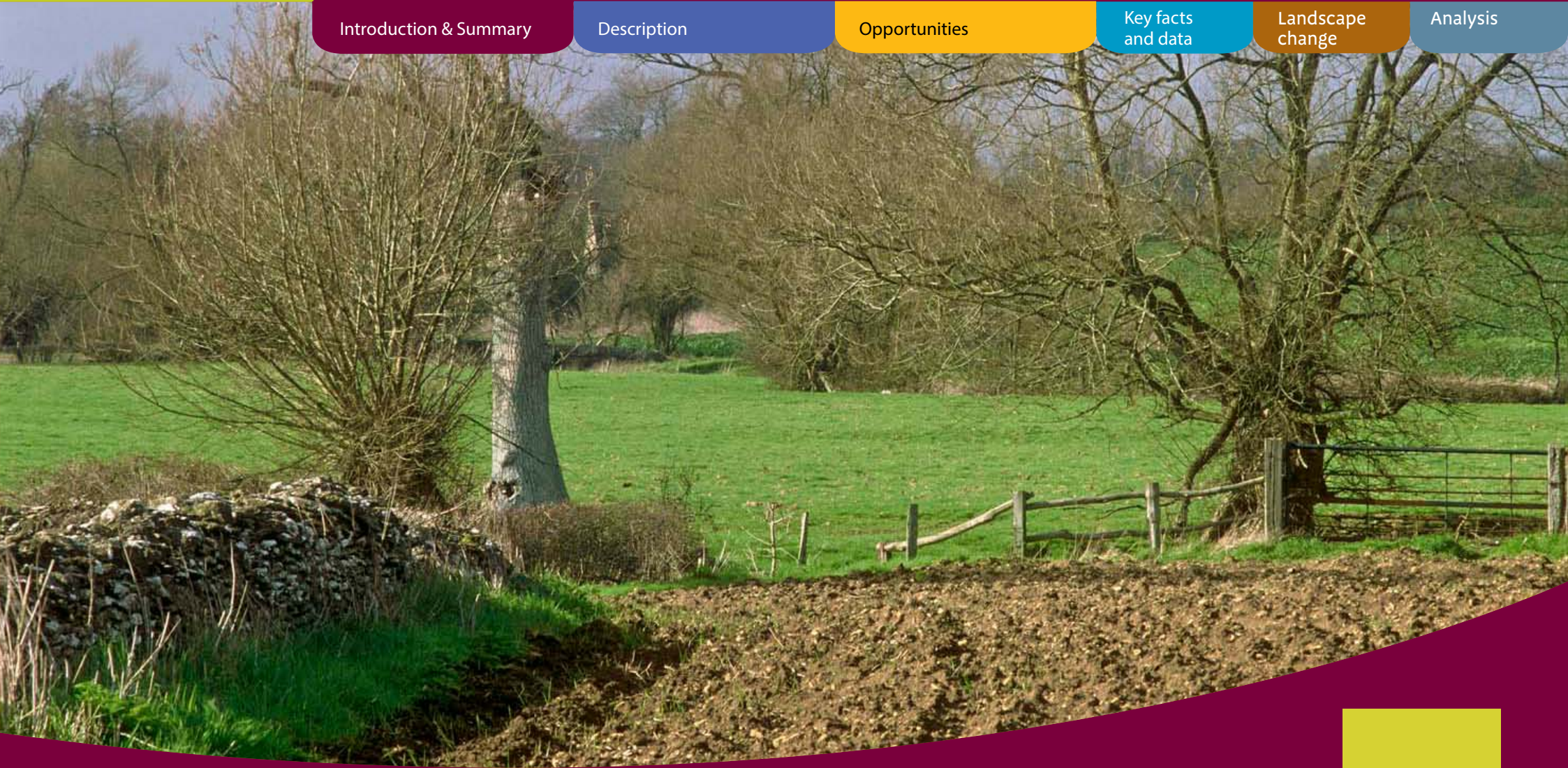
Description

Opportunities

Key facts
and data

Landscape
change

Analysis



Description

Physical and functional links to other National Character Areas

The Avon Vales form a low-lying, clay-dominated open landscape, with the higher ground of the Salisbury Plain and West Wiltshire Downs National Character Area (NCA) to the south, Berkshire and Marlborough Downs NCA to the east, and the Cotswolds NCA to the west. In the south and north there is a gradual merging with the clay of the Blackmore Vale and Vale of Wardour NCA and the Upper Thames Clay Vales NCA respectively. The town of Frome forms a 'gateway' to the eastern tip of the Mendip Hills NCA.

There are wide views over the Vales from these adjoining, more elevated areas, to the west and south.

There is an extensive road network within the NCA, with links generally to all directions, but the historic links east-west between Bristol and London remain strong. The main rail connections are still on this route, although connections to Warminster and Weymouth to the south also pass through the area.

The main river connection is the (Bristol) Avon, meandering somewhat from its source north of Malmesbury and flowing generally south to Trowbridge, where it heads west towards the Bristol, Avon Valleys and Ridges NCA. The (Somerset) Frome rises in the NCA and flows through the town of Frome to the north, joining the Avon near Bath in the Cotswolds NCA.

The NCA is largely underlain by hard rock aquifers, with little scope for greater water extraction; it also benefits from access to water from the adjoining chalk of the Salisbury Plain and West Wiltshire Downs NCA to the south.



Lock at Seend on the Kennet and Avon Canal.

Key characteristics



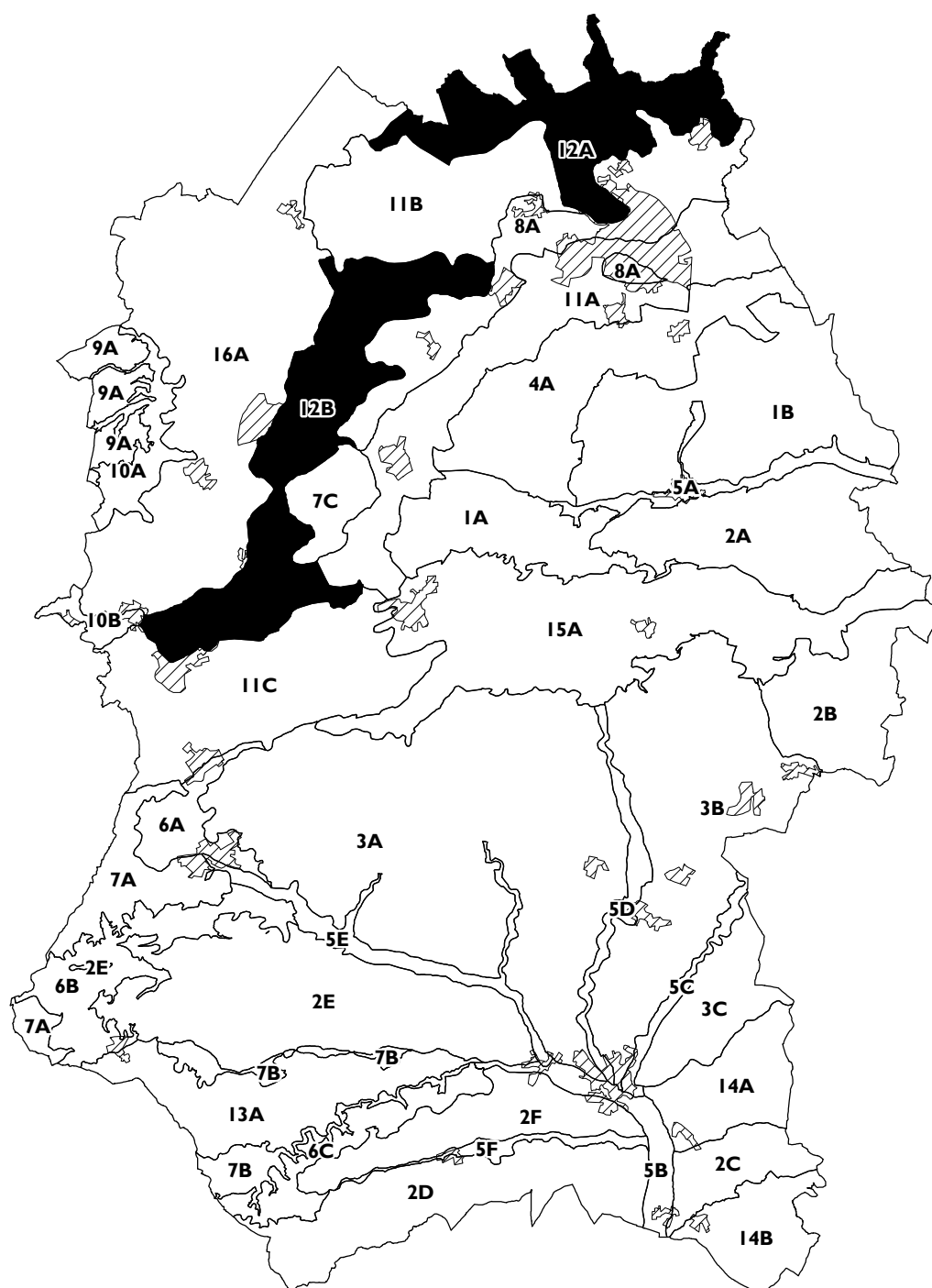
Looking east towards Horsingsham, Wiltshire.

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

LANDSCAPE TYPE 12: OPEN CLAY VALE



I2: OPEN CLAY VALE



LANDSCAPE CHARACTER AREAS

I2A Thames Open Clay Vale

I2B Avon Open Clay Vale

 **Urban Area**

TYPE 12: OPEN CLAY VALES

DESCRIPTION

Location and boundaries

The *Open Clay Vales* Landscape Type contains the open lowland centred on the floodplains of the Rivers Thames and Avon. Area 12A: *Thames Open Clay Vale* is situated at the far north of the county and area 12B: *Avon Open Clay Vale* runs through the north western section of the county. Boundaries are defined by topography and usually follow a physical feature, often a road that runs along the first contour above winter flooding level.

Key characteristics

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

Physical influences

The *Open Clay Vales* have a varied geology with Alluvium and River Terrace Gravels around the watercourses to Oxford and Kellaway Clays in the slightly higher marginal areas and tracts of Sand throughout the vales. Soils vary from loam over gravel to seasonally wet deep clay and land use reflects this in a concentration of arable in the free draining soil over sand and gravel and of pasture on the wet Alluvium and Clay. During the 20th century there was extensive quarrying of Sand, Gravel and some Clay (deriving from the Jurassic Limestone of the Cotswolds Hills) in area 12A: *Thames Open Clay Vale*. These pits flooded and the lime rich waters have formed the Marl lakes of the Cotswold Water Park.

Landform is level or very gently shelving with area *12A: Thames Open Clay Vale* ranging from 70m to 100m AOD and *12B: Avon Open Clay Vale* ranging from 30m to 70m AOD.

Biodiversity

The *Open Clay Vale* landscape type is predominantly intensively farmed pasture and arable however there are some unimproved hay that are nationally significant for their diversity of grassland plants. These include Clattinger Farm SAC, the only lowland farm in Britain known to have received no agricultural chemicals, plus Pike Corner SSSI, Sutton Lane Meadows SSSI, Upper Waterhay Meadow SSSI, Haydon Meadow SSSI, Acres Farm Meadow SSSI and North Meadow SAC, Cricklade SSSI.

Another site of ecological importance is the Cotswold Water Park SSSI, located in area *12A*. Here quarrying has created over a hundred lakes with nationally scarce marl waters caused by the lime rich geology. The series of lakes that form the SSSI include a range of the varied plant communities including open water (including those associated with marl waters), reed beds and surrounding grassland habitats. The area supports a wide range notable species including wintering and breeding birds such as pochard and gadwall, as well as water vole, otter, bittern, freshwater white clawed crayfish, and the lesser bearded stonewort *Chara curta* all of which are targets of the Cotswold Water Park BAP.

County Wildlife Sites include: Swillbrook Lakes Reserve, former gravel pits within the Cotswold Water Park which are rich in bird and dragonfly diversity, including reed warbler, nightingale, hobby and four-spotted chaser and downy emerald dragonflies; and Grove Farm Meadows, high quality unimproved neutral grassland which is mostly cut for hay. Species indicative of old hay meadows present here include betony and pignut.

Historic environment

Although the lowlands do not have the outstanding archaeological sites of the nearby Chalk uplands there is evidence of continuity of settlement on the gravel spreads of the vales from the Iron Age through the Saxon and Roman periods and beyond. Place names of the Saxon period indicate that much of the land had been cleared. Development during the Romano-British period included the major communication route of the Ermine Way built on a raised embankment above the floodplain of the Thames. Other major roads followed, along with canals (the Kennet and Avon Canal is still a prominent feature) and railways. The surviving pattern of scattered nucleated villages is largely medieval.

In the post-medieval period the process and sale of woollen cloth became concentrated along the Avon Valley leading to the growth of towns along the river. These continued to expand in the 20th century and modern developments at the edges of Chippenham, Melksham and Trowbridge making the southern section of area *12B: Avon Open Clay Vale* more settled and urbanised in character.

The long history of water meadows in the *Open Clay Vale* landscape type is shown by the inclusion of grazed meadows at Cricklade in the Domesday Book. Ancient field systems are evident as crop marks on gravel areas. Ridge and furrow is evident for instance at Haydon Meadow SSSI where it has been protected from damage by ploughing. Field patterns vary with the topography and geology with small scale irregular water meadows and pasture on alluvial areas and large regular arable fields on free draining gravels.

Settlement and built character

Throughout the type are small, nucleated villages and 19th century isolated farmsteads, usually sited on slightly elevated gravels to avoid flooding. Area 12A: *Thames Open Clay Vale* is sparsely settled while 12B: *Avon Open Clay Vale* is more settled to the south with the large towns of Chippenham, Melksham and Trowbridge. The widespread use of brick and tile reflects the use of local clay, but there is also render and Oolitic Limestone, a mixture of the latter and the local brick characterising the historic centres of settlements. The expansion of the towns in area 12B during the 20th century has led to large scale developments which are prominent in the level vale landscape. This is combined with major trunk roads throughout the area.

CHARACTER AREAS

12A: Thames Open Clay Vale

Area 12A: *Thames Open Clay Vale* is a low lying area centred on the River Thames and its floodplain. It is a largely tranquil, rural landscape, predominantly level, with vertical elements of lines of willow and other wetland trees. The agricultural use of the area combines arable and wet pasture, with open water ditches as well as hedgerows defining boundaries. Field patterns vary from small and irregular to larger, geometric fields often in arable use on dryer or drained gravel areas. A major feature of the area is the large extent of open water resulting from gravel extraction and afterwards put to leisure use as the Cotswold Water Park. The many water bodies with their varied vegetation are of national significance as scarce marl waters (Cotswold Water Park SSSI). There are also a number of hay meadows of high ecological interest. The presence of water is felt throughout this area in the rivers, tributaries, drainage ditches with frequent lines of willows and other wetland vegetation. Settlement is sparse in the *Thames Open Clay Vale* with a few small settlements such as the village of Ashton Keynes and the town of Cricklade, but mainly scattered isolated farmsteads. Vernacular building materials are brick and stone. Although the Roman Ermine Way, now the busy trunk road of the A419, runs through the area, most of the roads are minor rural routes with small bridges crossing the waterways and ditches.

12B: Avon Open Clay Vale

Area 12B: *Avon Open Clay Vale* is an extended area following the course of the River Avon from Great Somerford in the north to Bradford on Avon in the south. As well as the Avon the area is characterised by the presence of other rivers, tributary streams, lakes, and, to the south, the Kennet and Avon Canal. The *Avon Open Clay Vale* is a level, open area with views to the higher ground of the *Limestone Ridge* to the east. Land is predominantly intensively managed permanent pasture with some arable and small isolated pockets of meadow (such as Sutton Lane Meadow SSSI). Hedgerows, gappy or low flailed in places, enclose fields of varying size. There are sparse hedgerow trees plus willows lines (some pollarded) marking the waterways and poplar shelter belts. Sections of the area remain rural and tranquil despite major routes travelling through (the M4, A350, A342) plus railway lines in cuttings and embankments and the visual influence of modern large scale development on the edges of Chippenham, Trowbridge and Melksham. This urbanising influence is particularly prevalent to the south of the area while the northern section is more akin to area 12A with scattered settlement of small brick and stone built villages and farmsteads.

EVALUATION

Positive landscape features of significance

- Wide open skies and views to ridges and downs.
- Rich variety of rivers, tributaries, drainage channels and open water bodies, including scarce marl water habitats.
- Watercourses lined with riparian vegetation with prominent lines of willows (some pollarded).
- Hay meadows with unimproved grassland of ecological interest.
- Villages and farmsteads with vernacular mix of local stone and brick.
- Visible archaeology in Roman roads, pattern of medieval villages, long established grazing meadows, and the Kennet and Avon Canal corridor.

Forces for change

- Agricultural intensification threatens the remaining small scale field patterns and traditional pastoral landscape.
- Loss of hedgerows boundaries and particularly mature hedgerow trees, plus poor management of remaining hedgerows.
- Elm loss of the 1970s.
- Intensification in farming leading to drainage and improvement of permanent pasture and water meadows on the floodplain and loss of riparian vegetation.
- Pressure for further expansion of settlement and new development threatening the character of the small villages and scattered farmsteads.
- The presence of major transport corridors particularly the trunk roads has brought pressures for development and associated amenity planting and signage.
- Increasing road use which will further diminish the rural tranquillity of the vale landscape.
- Pressure to upgrade roads through additional kerbing and signage to accommodate an increase in traffic volume.

Condition

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

Strength of character

There are still some highly rural, tranquil areas within the *Open Clay Vales* which are dominated by the varied waterways with their lush vegetation, with small scattered villages and farmsteads of vernacular materials. However elsewhere in the type the influence of the busy transport corridors and the large urban areas is pervasive making the type as a whole **moderate** in strength of character.

Inherent landscape sensitivities

- Rural tranquillity.
- Hedgerow pattern.
- Water bodies and water ways of varied character and ecological value.
- Streamside willows and other riparian vegetation.
- Remnant hay meadows.
- Wide open views.
- Settlement pattern of nucleated villages with variety of vernacular building materials.

STRATEGY

The strategy for the *Open Clay Vales* Landscape Type is to **conserve** the elements that contribute to the rural, tranquil landscape; the rivers, streams and open water, the meadows and riverside tree lines, the brick and stone villages and farmsteads and to **improve** elements in decline such as the hedgerows and hedgerow trees, and the visual influence of the large settlement edges and major transport corridors.

Broad management objectives

- Retain and manage the hedgerow network and nurture new hedgerow trees.
- Promote appropriate management of arable land including retaining areas of fallow land and maintaining an unploughed margin around fields to encourage wildlife, particularly farmland birds.
- Retain and manage hay meadows.
- Introduce new tree planting along watercourses using typical riparian species such as alder and willow.
- Take opportunities to extend and enhance the varied wetland habitats (reedbeds, wet grassland and wet woodland) of the Cotswold Water Park through appropriate restoration of mineral workings.
- Minimise small scale incremental change such as signage, fencing or improvements to the road network which could change the rural peaceful character of the landscape.

- Consider developing guidance for built development to ensure both future construction and changes to existing buildings are designed to integrate with the existing character and structure of settlements.
- Consider screening views to intrusive urban edges through planting new woodland.

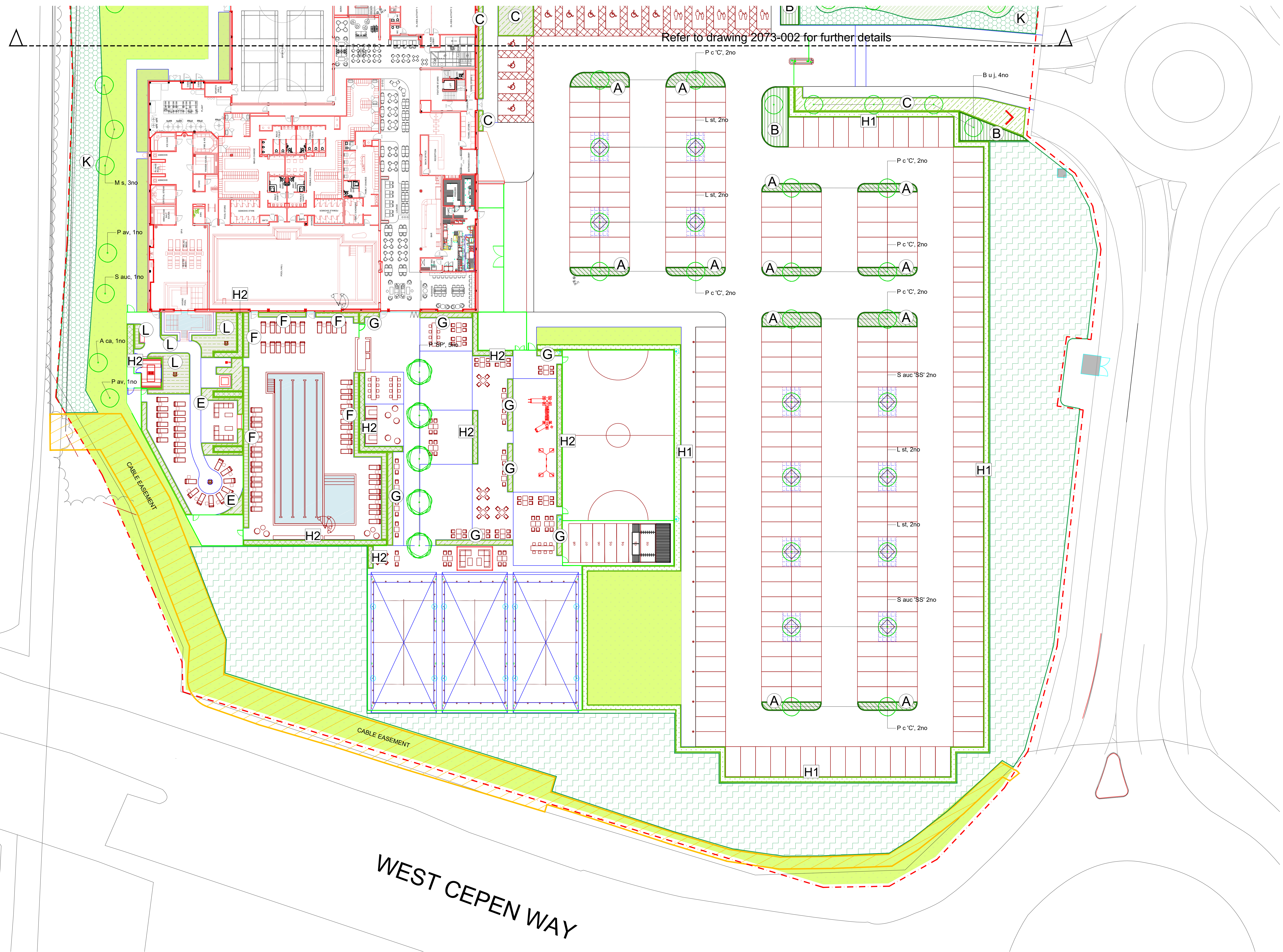
THE LANDSCAPE CHARACTER CONTEXT

The character of the Wiltshire landscape has already been investigated in a number of studies as detailed in Appendices 1 and 2. The *Open Clay Vales* Landscape Type is covered in the Swindon Landscape Character Assessment and the North Wiltshire District Landscape Character Assessment.

Area 12A: Thames Open Clay Vale is partially within Area 2D: Thames Vale, within the Clay Vales type of the Swindon assessment and also includes areas of the North Wiltshire types Alluvium River Terrace Farmland (Area 1: Thames Valley Floor) and Lowland Clay Farmland (Area 2: Thames Valley Lowland).

Area 12B: Avon Open Clay Vale is, apart from its southern end which is outside the district, largely contiguous with the North Wiltshire character area Avon Valley Lowland of the Lowland River Farmland type.

APPENDIX 4: DRAWING 2078-001 & 2078-002



- KEY:**
- Existing Vegetation Retained (Modified grassland)
 - Proposed Extra Heavy Standard Tree
 - Proposed Light Standard Tree
 - Bluegreen Urban's 'Rootspace', 9m² rooting volume - Refer to dwg 2078-003 for details
 - Proposed Tree Planting
 - Ornamental Shrub Planting (A/H)
 - Ornamental Shrub Planting (B)
 - Ornamental Shrub Planting (C/E/G)
 - Ornamental Shrub Planting (F/L)
 - Native Shrub Planting (K)
 - Cable Easement Planting (H)
 - Meadow
 - Wet Meadow
 - Native Hedge (H1)
 - Evergreen Hedge (H2)
 - Site Boundary



Trees						
Abbrev.	Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Number
Asa	Acer campestre	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	6
Agl	Alnus glutinosa	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	6
B pe	Betula pendula	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	6
B uj	Betula utilis jacquemontii	6-8	250-300	RB	3x Multi stem; bushy; 2 stems	4
Fs	Fagus sylvatica	6-8	250-300	RB	2x L.S. clear stem 150-175cm; 3 brks	1
L st	Liquidambar styraciflua	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	8
M sy	Malus sylvestris	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	6
P av	Prunus avium	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	12
P sp	Prunus 'Spire'	14-16	400-450	RB	3x EHS; clear stem 175-200cm; 5 brks	5
P c 'Ch'	Prunus cerasifera 'Chanticleer'	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	12
Q r	Quercus robur	6-8	250-300	RB	2x L.S. clear stem 150-175cm; 3 brks	1
S c	Salix caprea	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	3
S auc	Sorbus aucuparia	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	8
S auc 'S'	Sorbus aucuparia 'Sheenwater Seeding'	6-8	250-300	B	2x L.S. clear stem 150-175cm; 3 brks	4
Sub-totals						82

Mix A - 217m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²
Calamagrostis x acutiflora 'Karl Foerster'	30-40D	3L	Full pot		10	4
Ceanothus thyrsiflorus repens		3L	Bushy; 5 brks		15	3
Hebe x franciscana 'Blue Gem'	20-30	3L	Bushy; 5 brks		10	3
Hebe 'White Gem'	30-40	3L	Bushy; 5 brks		15	3
Lavandula angustifolia 'Hidcote'	20-30	3L	Bushy; 5 brks		15	3
Spiraea japonica 'Goldflame'	20-30	2L	Bushy; 5 brks		15	3
Viburnum davidii	20-30	3L	Bushy; 3 brks		20	3

Mix B - 235m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²
Aucuba japonica 'Crotinolia'	30-40	3L	Bushy; 3 brks		10	3
Ceanothus 'Blue Mound'	20-30D	2L	Bushy; 4 brks		10	3
Choisya ternata	40-60	5L	Bushy; 5 brks		20	2
Cornus alba 'Sibirica'	40-60	3L	Bushy; 5 brks		20	2
Cornus stolonifera 'Flavicomae'	60-80	3L	Bushy; 4 brks		20	2
Photinia x fraseri 'Red Robin'	30-40	3L	Bushy; 5 brks		10	3
Potentilla fruticosa 'Abbotswood'	20-30D	3L	Bushy; 4 brks		15	3

Mix C - 167m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²
Berberis 'Thunbergii' 'Atropurpurea Nana'	25-30	5L	Bushy; 5 brks		5	3
Calamagrostis x acutiflora 'Karl Foerster'		3L	Full pot		5	4
Echinacea purpurea 'Magnus'		2L	Full pot		15	5
Euonymus fortunei 'Emerald Gaiety'	30-40D	5-7.5L	Bushy; 9 brks		10	2
Geranium x oxonianum 'Vargrave Pink'		Full pot			10	4
Lonicera nidica 'Magnus'	30-40D	5-7.5L	Bushy; 5 brks		5	2
Potentilla fruticosa 'Abbotswood'	30-40D	5-7.5L	Bushy; 5 brks		10	2
Rudbeckia hirta 'Goldsturm'		2L	Full pot		15	4
Spiraea japonica 'Firelight'	20-30	2L	Bushy; 5 brks		10	3
Stipa tenuifolia		Full pot			5	3
Viburnum davidii	30-40	5-7.5L	Bushy; 4 brks		10	2

Mix D - 338m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²
Euonymus fortunei 'Emerald Gaiety'	20-30D	20-30	3L	Bushy; 7 brks	10	3
Geranium macrorrhizum 'Abum'		Full pot			15	4
Hebe 'Mrs Winder'		3L	Bushy; 5 brks		15	3
Lonicera nidica 'Magnus'	30-40D	30-40	3L	Bushy; 6 brks	10	3
Philadelphus 'Montauk d'Hermine'		30-40	3L	Bushy; 4 brks	10	3
Potentilla fruticosa 'Abbotswood'	20-30D	30-40	3L	Bushy; 4 brks	10	3
Spiraea japonica 'Anthony Waterer'		30-40	3L	Bushy; 6 brks	10	3
Stipa tenuifolia		2L	Full pot		10	3
Viburnum davidii	20-30	3L	Bushy; 3 brks		10	3

Mix E - 65m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²
Achillea millefolium 'Summer Pastels'		2L	Full pot		5	4
Allium 'Purple Sensation'		Full pot			5	1
Buxus sempervirens	50-60D	20-25L	Ball shape; neatly clipped		10	1
Geranium x oxonianum 'Vargrave Pink'		Full pot			5	3
Hebe 'White Gem'	30-40	3L	Bushy; 5 brks		15	3
Nepeta 'Six Hills Giant'		2L	Full pot		5	5
Panicum virgatum 'Shenandoah'		5-7.5L	Full pot		10	2
Persicaria affinis 'Superta'		3L	Full pot		10	5
Photinia x fraseri 'Little Red Robin'	30-40	2L	Bushy; 5 brks		10	4
Salvia officinalis		3L	Full pot		5	5
Stipa tenuifolia		2L	Full pot		5	3
Viburnum davidii	30-40	5-7.5L	Bushy; 4 brks		15	2

Mix F - 57m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²
Calamagrostis x acutiflora 'Karl Foerster'		3L	Full pot		10	4
Hebe 'White Gem'		3L	Bushy; 5 brks		25	3
Lavandula angustifolia 'Hidcote'	20-30	3L	Bushy; 5 brks		30	3
Rosmarinus officinalis 'Miss Jessopp's Upright'	30-40	3L	Bushy; 4 brks		25	3
Veronica bonariensis		2L	Full pot		10	5

Mix G - 73m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²
Achillea millefolium 'Summer Pastels'		2L	Full pot		10	4
Allium sphaerocephalon		Grade 5+			5	1
Calamagrostis x acutiflora 'Karl Foerster'		3L	Full pot		5	4
Echinacea purpurea 'Magnus'		2L	Full pot		10	5
Hebe 'White Gem'		3L	Bushy; 5 brks		10	3
Lythris coronaria	30-40	2L	Full pot		10	5
Nepeta racemosa 'Walker's Low'		2L	Full pot		10	5
Rosmarinus officinalis 'Miss Jessopp's Upright'	30-40	3L	Bushy; 4 brks		5	3
Salvia officinalis		3L	Full pot		10	5
Sarcococca confusa	30-40	5L	Bushy; 6 brks		10	3
Skimmia x confusa 'Kew Green'	30-40	5L	Bushy; 4 brks		10	3
Stipa tenuissima		2L	Full pot		5	5

H2 - 95m						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	No./m²	Length m
Griselinia littoralis	60-80	10L		Bushy; 7 brks	1	95
Sub-totals					1	95
No. of rows : Offset m					1	0.5

Mix K - 1,835m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²
Cornus sanguinea	40-60	B	1+1; Transplant - seed raised; branched; 2 brks		10	3
Crataegus monogyna	60-80	B	1+1; Transplant - seed raised		15	1
Ilex aquifolium	40-60	2L	Leader with laterals		10	3
Ligustrum vulgare	40-60	B	0/1; Cutting; branched; 2 brks		10	3
Prunus spinosa	60-80	B	1+1; Transplant - seed raised; branched; 2 brks		15	3
Rosa arvensis	60-80	B	1+1; Transplant - seed raised; branched; 2 brks		10	2
Rosa canina	60-80	B	1+1; Transplant - seed raised; branched; 3 brks		15	2
Viburnum opulus	40-60	B	1+1; Transplant - seed raised; branched; 2 brks		15	2

Mix L - 84m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	No./m²
Achillea millefolium 'Summer Pastels'		2L	Full pot		10	4
Allium 'Purple Sensation'		2L	Full pot		5	1
Anemone hepatica 'September Charm'		5L	Full pot		5	3
Anemone x hybrida 'Honoree Jobert'		5L	Full pot		5	3
Echinacea purpurea		2L	Full pot		10	5
Hebe 'White Gem'	30-40	3L	Bushy; 5 brks		10	3
Helenium 'Moonheim Beauty'		2L	Full pot		10	4
Lavandula angustifolia	20-30	3L	Bushy; 5 brks		10	3
Panicum virgatum 'Shenandoah'		5-7.5L	Full pot		5	2
Salvia officinalis		3L	Full pot		5	5
Salvia x sylvestris 'Mainacht'		2L	Full pot		5	5
Sesleria autumnalis		5-7.5L	Full pot		5	3
Stipa tenuissima		5-7.5L	Full pot		5	4
Veronica bonariensis		2L	Full pot		10	5

Woodland Block - 4,166m²						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	m Ctrs
Alnus glutinosa	80-100	B	1+1; Transplant - seed raised		10	2
Betula pendula	80-100	B	1+1; Transplant - seed raised		15	2
Cornus avellana	60-80	B	1+2; Transplant - seed raised; branched; 3 brks		10	2
Crataegus monogyna	40-60	B	1+1; Transplant - seed raised		15	2
Malus sylvestris	60-80	B	1+1; Transplant - seed raised		10	2
Prunus avium	80-100	B	1+1; Transplant - seed raised		10	2
Quercus robur	80-100	B	1+2; Transplant - seed raised		10	2
Salix caprea	60-80	B	0/1; Cutting; branched; 2 brks		10	2
Sorbus aucuparia	40-60	B	1+1; Transplant - seed raised		10	2

H1 - 327m						
Name	Girth/Dia. cm	Height cm	Root Zone	Specification	Mix %	m Ctrs
Acer campestre	40-60	B	1+1; Transplant - seed raised		6	78
Cornus avellana	60-80	B	1+2; Transplant - seed raised; branched; 3 brks		6	78
Crataegus monogyna	60-80	B	1+1; Transplant - seed raised		70	916
Ilex aquifolium	40-60	2L	Leader with laterals		6	78
Prunus spinosa	60-80	B	1+1; Transplant - seed raised; branched; 2 brks		6	78
Rhamnus frangula	60-80	B	1+1; Transplant - seed raised; leader with laterals; 2 brks		2	28
Rosa canina	60-80	B	1+1; Transplant - seed raised; branched; 3 brks		2	28
Viburnum opulus	40-60	B	1+1; Transplant - seed raised; branched; 2 brks		2	28
Length m : No. of rows : Offset m					327	2
Sub-totals					100%	0.5

KEY:

Existing Vegetation Retained (Modified grassland)

Proposed Extra Heavy Standard Tree

Proposed Light Standard Tree

Bluegreen Urban's 'Rootspace' 9m² roofing volume - Refer to dwg 2078-003 for details

Proposed Tree Planting

Ornamental Shrub Planting A H

Ornamental Shrub Planting B

Ornamental Shrub Planting C E G

Ornamental Shrub Planting F L

Native Shrub Planting K

Cable Easement Planting H

Meadow

Wet Meadow

Native Hedge H1

Evergreen Hedge H2

Site Boundary

OUTLINE SPECIFICATION:

GENERAL
All works to be in accordance all relevant British Standards and the Landscape Consultant's planting plans and specification (to be issued) and in compliance with the National Landscape Specification (NBS) 1998, latest revision.

SETTING OUT
All dimensions and levels should be checked and adjusted on site. Contractor responsible for care around all services. Do not scale from this drawing.

SITE PREPARATION
Building rubble in excess of 50mm dimension to be removed, compaction ripped 150mm deep or broken out by JCB back-actor leaving surface rough. Ensure free drainage.

TOPSOIL
Multipurpose topsoil BS3882 medium loam, not more than slightly stoney, pH 5.7-7.5.
Depth 450mm all planting areas. 150mm to all other areas. Provide Declaration of Analysis of topsoil to Employer's Agent.

TOPSOIL - MEADOW
Specific purpose topsoil to BS3882, low fertility, 150mm depth to be used. Supplier to provide certification of testing.

TREE PIT
Transplants 300mmØ x 300mm depth
Light Standard 900mmØ x 600mm depth
Extra Heavy Standard 1200mmØ x 750mm depth

PREPARATORY HERBICIDE
Weed allowed to grow and treated with up to three applications of weed killer prior to cultivation or planting during the fallow period.

GRASSING
Grassing between April-October.
Cultivate to prepare seed bed. Finished seed bed levels 25mm above pavings and kerb edges. Stones pick to 25mm.
Pre-seeding fertiliser 50g/m². Grass mix chosen for low maintenance requirements.
GRASS SEED MIX from DLF Trifolium Tel: 01386 791102.
MEADOW: Pro flora 8 'Legacy Country Meadow' (General Purpose)
WET MEADOW: Pro Flora 17 'SUDS OneMix'

PLANTS
General
Plant material in accordance with the HTA's National Plant Specification 1997. All plants container grown, well formed and free from disease. Plant handling to CPSE Plant Handling Code.

Quality as supplied by:
Johnsons of Whitley Ltd, York YO26 8AQ. Tel: 01423 330234.
Or other nursery listed in the Horticultural Trades Association Nursery Certification Scheme.

Planting			
Plant November to March.			
Planting areas cultivated 150 mm deep and stone picked of material greater than 50mm. Plant material pit planted 300 x 300 x 200 minimum. Approved planting compost incorporated into the soil during planting.			
Backfill mix	Emmag	P4	Compost
Shrubs	35g	5g	10 litres
Transplants	35g	5g	10 litres
Light Standard	50g	25g	50 litres
Extra Heavy Standard	75g	50g	75 litres

Backfill mix (30%) incorporated into topsoil (70%) during planting.

TRANSPLANT / HEDGE STAKING AND SPIRAL GUARDS
60cm x 38mm Biodegradable Spiral Guard. Secured with 100cm Bamboo cane driven at least 30cm into the ground.

TRANSPLANT STAKING AND SHELTERS
75cm Biodegradable Standard Tree shelters. Secured with 100cm x 125mm square softwood stake driven at least 30cm into the ground.

TREE STAKING
Light Standard-Short Single Staking
Short staked using Unilog painted black 75mm min diameter. Driven vertically 450mm on windward side into base of pit. Secured with rubber J Tom's 37.5mm wide standard nylon reinforced rubberbelt ref L2 ties including rubber spacer pads ref L1. Tie within 25mm of top of stake.

Extra Heavy Standard -Short Double Staking
Preserved softwood 100mm min diameter. Driven vertically 450mm into base of pit on either side. Cross bar - timber, as stake. Secured with rubber J Tom's 37.5mm wide standard nylon reinforced rubberbelt ref L2 ties including rubber spacer pads ref L1.

Light Standard - Underground anchoring
As supplied by www.platypus-anchoring.co.uk Tel: 01737 762300
installation as recommended by manufacturer.
Size: REF1 - HS 7.22mØ 2-4.5mH

MULCH
Total cover coarse bark mulch to shrub areas, Melcourt Bark Nuggets 75mm deep.

AFTERCARE
24 months aftercare by planting contractor. Including grass and meadow cutting, weed, pest and disease control, pruning and watering. Weed control by residual herbicide or hand weeding as necessary to achieve a weed free condition. Watering in periods of drought to ensure establishment and continued thriving of planting.

DEFECTS LIABILITY
Twenty-four months on plant material and grass. Replacements in November in year of loss.

ONGOING MAINTENANCE
Plants to maintain for five years from completion of planting by hand weeding and spot treatment of weed killer to any weed in planted areas until plants close canopies. Replace failures for 5 years.

IMPLEMENTATION PROGRAMME:
First planting season following construction

LANDSCAPE MANAGEMENT:
Site Owner to implement 5-year management plan to cover the following regular, seasonal and annual maintenance operations:

Trees:
Water monthly April to September in periods of drought
Inspect trees annually in winter
Undertake formative pruning of young trees to encourage good growth and shape - As required
Following strong winds, re-form base and check tree stakes for stability - As required
Check tree ties on new tree planting and replace/focus/remove as necessary
Apply slow release fertiliser to base of each tree; 50g per new tree - Annual, Mar-Apr

Shrubs:
Remove litter
Water monthly April to September in periods of drought
Maintain plant beds weed free
Remove dead plants
Trim planting to prevent encroachment onto paths
Prune planting clear of all signage and sightlines
Prune hedges once annually
Firm up rocky plants
Eradicate any occurrence of Japanese Knotweed

Meadow Grass
Cut twice annually in spring and autumn
Remove litter

Plant failures
Replace any dead plants in following planting season (Nov - Mar).

WEDDLES

MAIL@WEDDLES.CO.UK
WEDDLES.CO.UK
0114 250 1181
UNIT 4 WESTBROOK COURT
SHEFFIELD, S11 8YZ

LANDSCAPE
ARBORICULTURE
GARDEN DESIGN
ECOLOGY

Job

DAVID LLOYD CHIPPENHAM