

PROPOSED LIDL STORE EASTERN WAY MELKSHAM

LANDSCAPE VISUAL APPRAISAL



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- CA 2026-MLK-01 Viewpoint Locations
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- CA 2026-MLK-08 Panoramas 1 & 2
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- CA 2026-MLK-14 Panoramas 13 & Site Internal North
- CA 2026-MLK-15 Site Internal South and East
- CA 2026-MLK-16 Site Internal west
- CA 2026-MLK-17 Landscape Strategy
- CA 2026-MLK-18 Elevations

Documents to refer to submitted for the planning application but included in the LVA document

- CA 2025-MLK-01 Melksham Landscape Tree Survey and Existing Features
- CA 2025-MLK-02 Rev A Melksham Landscape Existing Features & Overlay
- CA 2025-MLK-03 Rev A Melksham Landscape Existing Features & Overlay Store
- CA 2025-MLK-04 Rev B Melksham Landscape Proposals Overall
- CA 2025-MLK-05 Rev A Melksham Landscape Proposals Detail-Trees-Hedgerows
- CA 2025-MLK-06 Rev A Melksham Landscape Tree Canopy
- CA 2025-MLK-07 Rev A Melksham Landscape Planting Beds
- CA 2025-MLK-08 Rev A Melksham Landscape Native Block and Grass
- CA 2025-MLK-09 Melksham Landscape Section
- CA 2025-MLK-LIDL Melksham Planting Schedule rev6Jan2026
- CA 2025-MLK-LIDL Melksham Planting Methodology and Landscape Management Plan

Refer to the following documents by others

- 3074-BNG-AG Biodiversity Net Gain Statement and Assessment- Land at Eastern Way Melksham
- 3074-EcIA-AG Ecological Impact Assessment- Land at Eastern Way Melksham
- Arboricultural Constraint and Opportunity Plan – Land at Eastern Way by GE
- Utility Search Report – Eastern Way Melksham
- 4034-P403 Proposed GA Site Plan
- 4034-P405 Proposed Boundary Treatments Plan
- Blackmore Farm East Melksham Development Outline Planning Permission PL/2023/11188 12 May 2025.

1.0 Introduction

1.1 Context and Objectives

Corscadden Associates have been commissioned to provide a Landscape Visual Appraisal (LVA) for a full planning application for a food store and associated parking and landscaping and a section of the Eastern Way east verge.

The purpose of the LVA is to support the development proposals, considering Site conditions, opportunities and constraints of the Site, the landscape character and planning context. The appraisal should help inform the landscape strategy plan for the development. The purpose is to inform and enhance the design of the proposed development and assist the Local Authority in its consideration of the proposal.

Landscape Appraisal also considers the effects of development on green infrastructure and contributes to sustainable development including mitigation and adaption to climate change through management recommendations.

The proposed development is on the north-eastern edge of Melksham close to its current north-eastern apparent settlement boundary and at a gateway location to Melksham from the east.

1.2 Proposed Development

The development proposal is a Lidl Store (Class E), with access, parking and landscaping and a section of the Eastern Way east verge and is referred to as the Site. The Site Field Area has a designation of *Land promoted as available for Development SHELAA (Strategic Housing and Employment Land Availability Assessment)* which indicates the site is available for development.

Abutting the Site to the east and extending southwards is Blackmore Farm East Melksham Development Outline Planning Permission PL/2023/11188 12 May 2025. It consists of the demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) & class E(g)(ii)); land for primary school (class F1); land for mixed-use hub (class E /class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site.

Detailed landscape assessments were prepared for the outline planning submission and these and the proposed outline development have significant relevance to the proposed Site and its assessment.

1.3 The Location and Existing Site

Refer to Graphics CA 2026-MLK-02 Topography and CA 2026-MLK-04 Existing Features.

The Site is to be considered in two parts

- existing field
- a section of Eastern Way east verge from Sandridge Common roundabout south to where PRoW MELW27 crosses the verge.

The Site field and verge of 1.89 hectares (4.67 acres) with a postcode of SN12 7QT and a grid reference of ST 922 642.

The Site is an irregular shape. The verge section starts at 0m width by the first houses on Sandridge Common curving round by the roundabout and widening to 28m width which continues as the verge goes southwards along Eastern Way to the MELW 27 PRoW crossing point giving a length of approximately 300 metres. The levels are 43.75 metres AOD by Sandridge Common and 45.70 metres

AOD by PRoW MelW 27. The verge is slightly mounded along its length about 750mm higher than west side of road and slopes down to field areas which about 1.50m lower than the mound except by the

roundabout where field and verge levels are similar. The verge has services and is a neutral grass verge with a track access to the Site field by the roundabout and a kissing gate to lower fields by the PRow MELW27 point.

There is a native hedge of blackthorn, dogwood, hawthorn and post and rail fence alongside the whole east side of the verge. This hedge is supplemented by maturing tree blocks against hedgerow by the roundabout and spaced along Eastern Way with a mix of Field Maple, Ash, Willow, Cherry, Hawthorn and Hazel. The gaps between the tree blocks have lines of individual trees which are maturing trees which open out views along Eastern Way. The west side of Eastern Way is different it has an existing footpath cycleway along its length it has a continuous native tall 'hedgerow' type strip with gaps only by paths and road accesses. Tree blocks and individual tree planting mirroring the east side.

The only losses to tree blocks and the hedgerow are where footpath/ cycleway and road accesses will be made to facilitate the development layout.

The application boundary of the field area of the Site ends within the field boundary to the south with a field hedgerow 26.5m further south. To the east is a hedgerow with no trees until it comes close to the boundary of the first houses of Sandridge Common where there is a fine Oak T16 and an open access gap to adjacent field to the east. There is then an 'dog leg' boundary to these houses with a tall, unmanaged hedge with some failing elms and another Oak some of which are off-site.

The north and western boundary is the fence behind the hedgerow and tree blocks on Eastern Way east side of verge. The internal field area is a modified grassland.

The proximity of the Blackmore Farm East Melksham Development Outline Planning Permission PL/2023/11188 12 May 2025 abuts the eastern boundary of the Site and there is no access to the Site from the Development Outline. A widened footpath is proposed as part of the infrastructure from the Blackmore Farm access point to the Sandridge Common roundabout.



2.0 Appraisal Methodology

The assessment has been based on current best practice as set out in the following documents:

“Guidelines for Landscape and Visual Impact Assessment” (3rd Edition, 2013), published by the Landscape Institute and the Institute of Environmental Assessment.

Photography and photomontage in landscape and visual impact assessment. Advice note 01/11 published by the Landscape Institute (2011)

2.1 Study Area

The study area for the assessment has been defined in accordance with the following:

The Town and Country Planning (Environmental Impact Assessment) Regulations 2016 – which require ‘**a description of the aspects of the environment likely to be significantly affected by the development**’ (Schedule 4, Part 1, Clause 3);

Guidance provided in the GLVIA 3rd edition, which advises that the study area for a landscape assessment needs to cover, ***‘the Site itself and its wider landscape context, within which the proposed development may influence landscape character’***.

The study area is therefore a 4 Kilometre radius from the Site to extending well into Special Landscape Area SLA5 with a 1-2 Kilometre radius for visual assessment.

2.2 Desk Study

The appraisal has been carried out through a desk study of relevant information and by field work in December 2025 and February 2026.

The desk study includes an overview of statutory plans and other data regarding landscape designations and planning policies for landscape with information sourced from the following sources:

- *National Planning Policy Framework (NPPF)* Revised December 2024 ended February 2025
- Council ‘Adopted Core Strategy 2011-2031’ Adopted January 2015
 - Core Policy 15: Spatial Strategy for Melksham Community Area
 - Core Policy 50: Biodiversity & Geodiversity
 - Core Policy 51: Landscape
 - Core Policy 52: Green Infrastructure
 - NR9- Special Landscape Areas
- *Melksham Neighbourhood Plan 2 Mini-Guide June 2025*
- Melksham Design Guidelines and Codes July 2023 by Aecom
- Wiltshire County Council interactive administrative maps for Highways & Public Rights of Way (PROW)
- Multi-Agency Geographic Information for the Countryside (MAGIC)/ Ordnance Survey Maps
- Natural England’s National Character Areas
- Ordnance Survey mapping online.

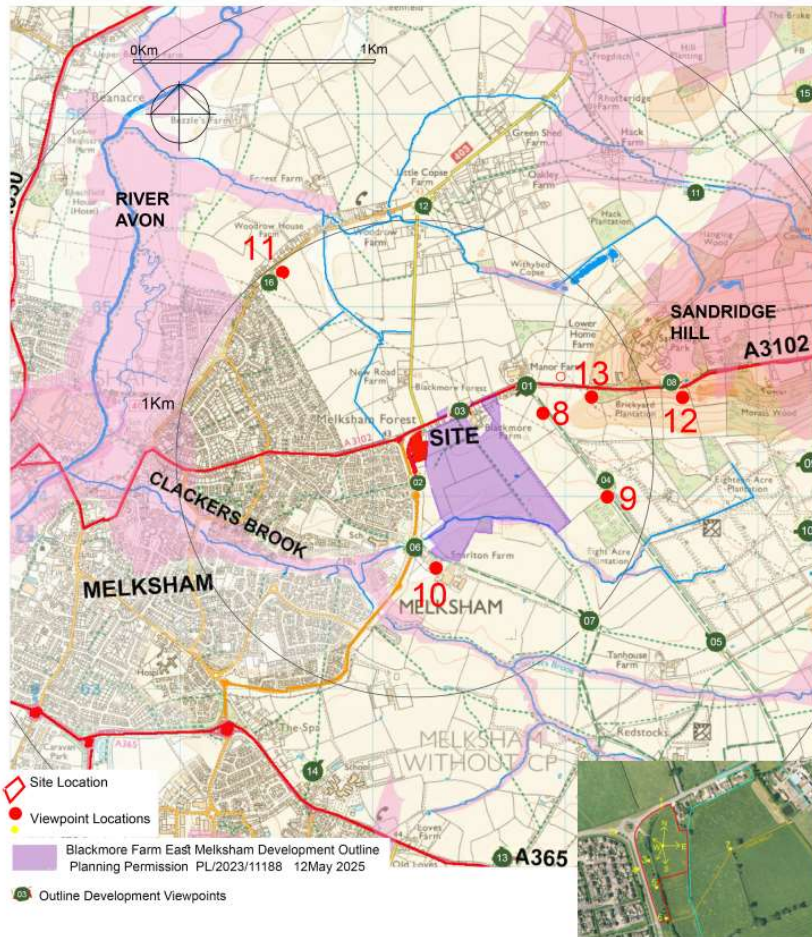
2.3 Field Study

Due to the importance of the Site’s location adjacent to the northwest side of the Outline Development which has recently been submitted and given permission in 2025 the Viewpoints they used were reviewed.

All visual assessment field survey work has been undertaken from within publicly accessible areas. Outline Development Viewpoints 9-16 had no views of the larger Outline Development therefore no views of the proposed Site. The Outline Development (OD) Viewpoints 13, 14 15 and 16 were all visited

and it was confirmed no Site view was available. A panorama was taken from (OD)Viewpoint 16 – Site Panorama 11 as it demonstrates how generally flat the landscape is in that northern area and how views are impeded by hedgerows and roofs of farms and trees towards the Site.

OD Viewpoint 03 is not applicable to the Site and it is obscured in OD Viewpoints 05 and 07.



Other (OD) Viewpoint locations 01, 02, 04, 06 and 08 are reviewed and adjusted locations are made to suit the Site in Site Panoramas 8, 9, 10, 12 and 13.

Site Panoramas 1-7 are all close to the Site and emphasis areas where Residential Visual Amenity is important due to the proximity of the existing houses alongside Eastern Way, the new houses likely in the Outline Development area on the east Site boundary, the first houses in Sandridge Common in the 'dogleg' northeast boundary location and the rear views from houses along Sandridge Common.

The Site Panoramas 7, 9, 10 and 13 which include fields in the Outline Development area are shaded so the impact of the Outline Development can be demonstrated more clearly in these views of the Site.

A walkover of the Site and adjacent areas was undertaken to gain a detailed understanding of the Site and its immediate surroundings.

2.4 Study Objectives

The study is to establish the following

- The existing character of the Site landform, use, and existing vegetation.
- Confirm how visible the site is from the wider landscape especially the Special Landscape Area SLA5 where Panoramas 8, 12 and 13 are taken from.

- Give an indication of actions which could mitigate or compensate for potential adverse landscape and visual effects.
- Inform the type of landscape management which can enable the development design to establish successfully in the long term and meet visual and landscape objectives.

3.0 Landscape Planning Context

The below provides further information from policies which relate to the project and inform the design strategy.

National Planning Policy Framework (NPPF) Revised December 2024 ended February 2025

The National Planning Policy Framework February 2025(NPPF) states that *“The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”*

Para 8 “*. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)*

an environmental objective – *to protect and enhance our natural, built and historic environment: including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.*

Para 11

2Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects’

Paragraph 135 of the NPPF states “

Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁵¹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Para 136

Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new

streets are tree-lined⁵², that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.

Para 162

Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating and drought from rising temperatures⁶¹. Policies should support appropriate measures to ensure the future health and resilience of communities and infrastructure to climate-change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

Para 187

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

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs
- e) 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, take into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Wiltshire Local Plan Core Strategy (Adopted 2015)

- **Core Policy 50 : Biodiversity & Geodiversity**

2.1.5 It is vital that all stages of sustainable development are informed by relevant ecological information, from site selection and design to planning decisions and long-term management.

All effects should be considered, including positive and negative, direct and indirect, cumulative, and on and offsite impacts over the lifetime of the development (including construction, operational and restoration phases), also giving consideration to disturbance effects such as noise, lighting, recreational pressures, trampling, traffic, domestic pets, vandalism etc.

- **Core Policy 51: Landscape**

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

- **Core Policy 52: Green Infrastructure**

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 identify and provide opportunities to enhance and improve linkages v.*
- v. between the natural and historic landscapes of Wiltshire.*

- **NR9- Special Landscape Areas**

- **SLA5 is Bowood Greensand Hills**

The character area is less dramatic in topography than the other areas in the type, although still rising from 40 to 180m AOD with a central level area, a gentle slope down to the east and a steeper slope with wide views out over the lowland to the west. The landform is varied by the many small valleys of tributaries of the River Avon and Marden. Historic houses with parklands and wooded estates dominate the area. The slopes of the hills are pastoral with an intact hedgerow network, while the more level high ground has some large-scale arable fields sometimes with fences. Here deciduous and coniferous shelter belts as well as the large blocks of woodland provide enclosure. Small linear villages are strung along the roads and there is a mix of estate buildings, vernacular (of stone or brick) and more modern. Two major roads cross the area and there is a sparse network of minor roads.

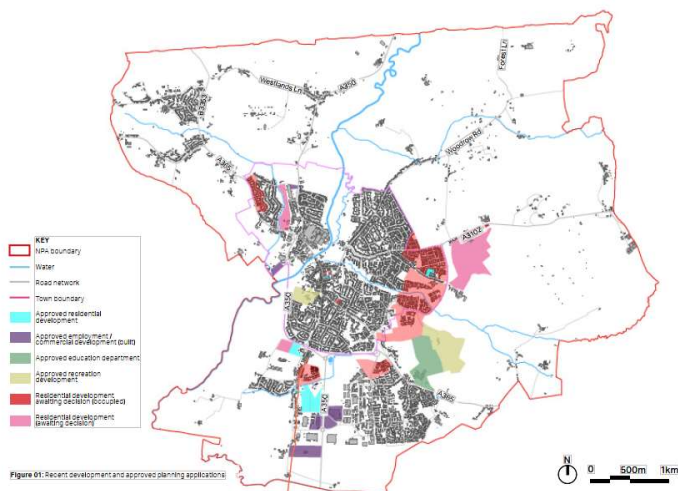
- **Melksham Neighbourhood Plan 2 Mini-Guide June 2025**

The Site falls within the Melksham Neighbourhood Plan area and the Joint Melksham Neighbourhood Plan2 was adopted in August 2025.

- **Melksham Design Guidelines and Codes July 2023 by Aecom**

'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.'

The document Figure 01 Recent developments and approved planning applications shows the location of a residential development awaiting decision which is now a Outline Development with planning permission.



NOTE Emerging Local Plan Wiltshire Council are in the process of producing a new Local Plan with Stage 2 hearings commenced in November 2025. Policies 17 and 18 identify allocations for 425 homes and 5Ha of employment land to the east of Melksham of which the Site forms part of.

4.0 Baseline Conditions

The following Drawings from the Graphics Appendix should be referred to :

- CA 2026-MLK-02 Topography
- CA 2026-MLK-04 Existing Features and Tree Survey
- CA 2026-MLK-05 Existing Features & Overlay
- CA 2026-MLK-06 Opportunities & Constraints
- CA 2026-MLK-07 Green Infrastructure

Reference to “the Site” should be considered as the area identified on the plans.

In this landscape and visual appraisal, landscape and visual receptors need to be identified:

- Landscape receptors include the elements that physically form that landscape, its perceptual qualities and character.
- Visual receptors are the people who will be affected by changes in views or visual amenity at different places.

5.0 Landscape Character

In the current *Guidelines for Landscape & Visual Impact Assessment (GLVIA)*, *Landscape character* is defined as 'a distinct, recognisable and consistent pattern of elements in the landscape makes one landscape different from another, rather than better or worse'. It reflects combinations of geology, landform, soils, vegetation and land use, and human settlement. It creates the sense of place of different areas of the landscape.

The potential impact of proposals on landscape character would arise from:

- The nature and value of any landscape character likely to be displaced by the development:
- The sensitivity of the site to change in terms of its landscape features and character:
- The nature of the proposed development and the magnitude of change it would bring about:
- The potential to mitigate adverse impacts and to introduce landscape improvements which would result in a beneficial effect.

5.1 Landscape Character of the Site

Refer to Graphics Appendix

- CA 2026-MLK-03 LDP Landscape Designations
- CA 2026-MLK-07 Green Infrastructure

It consists of an assessment at a macro and site-specific level.

The Site lies on the current Melksham north-east settlement edge and a gateway location of Melksham from the east via the A 3102. The main road into and through Melksham is the A350 from Chippenham going towards Trowbridge and Westbury. The Site is an urban fringe location in the National Character Area 117 Avon Vales.

Melksham's prosperity grew from the woollen cloth industry, active since at least the 14th century and thriving in the 16th–17th centuries. Fulling mills and weaving shaped the town's early economy. From the late 19th century, Melksham became nationally known for the Avon India Rubber Company (later Avon Tyres/Cooper Tires). The factory dominated local employment and identity for over a century, and its distinctive buildings and ironwork archway remain local landmarks.

Melksham's location gives it a natural role as a connector between Bath, Chippenham, Devizes, and Trowbridge. Property experts describe it as offering "the perfect balance of historic charm and modern convenience," with good access to major towns and cities. Melksham is 21 kilometres from Calne, 16 kilometres south-west of Chippenham 13 kilometres west of Devizes and 21 kilometres south-east of Bath and 10 kilometres north-east of Trowbridge.

5.2. Landscape Designations

The Site itself is and adjacent areas are subject to multiple national, local or other landscape designations.

NCA 117 Avon Vales

Melksham an important settlement in NCA 117

River Avon

Kennet and Avon Canal

Important footpath trails Kennet and Avon towpath (Mid Wilts Way)

Land promoted as available for Development SHELAA

SLA5 Special Landscape Area Bowood Greensands Hills

5.3 ECOLOGICAL DESIGNATIONS

The following are designated areas lying within a 2km radius of the Site:

- Bath & Bradford-on-Avon Bats SAC 9.4Km northwest

Local Wildlife Sites

- Eighteen Acre Plantation Priority Habitat Deciduous Woodland 1.1Km east
- Morass Wood Ancient and Semi Natural Woodland 1.6Km east
- Bristol River Avon 1.6Km west
- Hanging Wood Priority Habitat Deciduous Woodland 1.7Km

There are no records of Priority Habitats within or bordering the Site.

5.4 LISTED BUILDINGS AND SCHEDULED MONUMENTS

The Melksham and particularly the Town Centre has numerous listed buildings within it and very few scheduled monuments.

The only listed building close to the Site

- Blackmore Farm Grade II listed building.

5.5 TREE PRESERVATION ORDERS

There are no trees with Tree Preservation Orders (TPOs) within or immediately adjacent the Site.

5.6 ACCESS

There are good road links to the Site as there is a A3102 which crosses the Sandridge Common roundabout continues up Sandridge Hill towards Calne. The A3102 links back to the A350 the major road connecting Chippenham – Melksham – Trowbridge and Westbury. Eastern Way connects the A3102 to the A365 which connects back to the A350. The A365 goes towards Devizes.

The Site does not have direct access to a National Cycle Route (NCR 403) locally. Just within 2 kilometres of the Site the NCR 403 goes through the western edge of Melksham. There is an existing Footpath cycleway along the west side of Eastern Way. There are no other separate footpath/cycleways connecting to NCR 403.

There is an extensive network Public Rights of Way and Bridle Ways accessible within 2km of the site, The Kennet and Avon Towpath (West Wilts Way) is 3 kilometres to the south of the Site

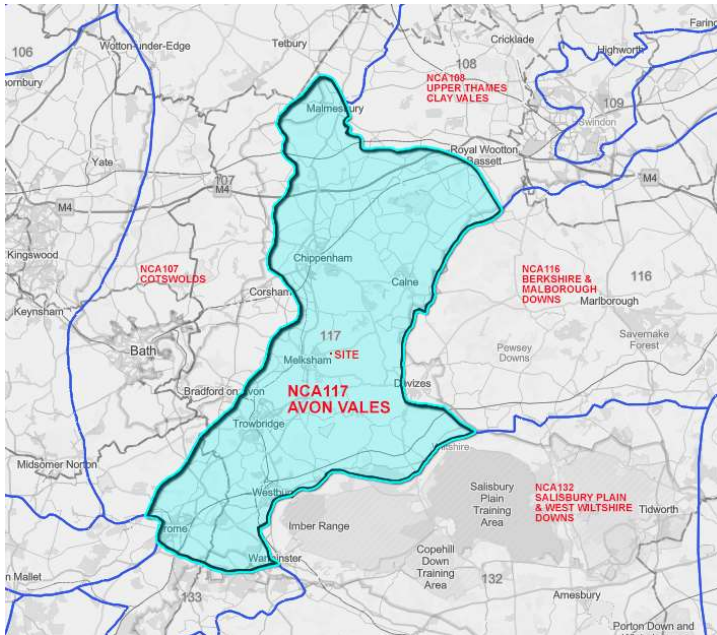
The closest PROW to the Site is the MELW 27 which goes from the Eastern Way south-east verge Site boundary into adjacent fields and goes east/north-east to connect to MELW26 just by Blackmore Farm.

MELW 26 starting at Blackmore Farm goes south-east and connects MELW41 Bridleway from Snarlton Farm with MELW30 which connects to MELW40.

Another Bridleway MELW40 east and running parallel to MelW26 connects to MELW30 thereafter it connects to a network of footpaths.

5.8 Landscape Character Area NCA 117: Avon Vales

Natural England carried out an assessment to all of England's landscapes and group their characters at a macro level. The Site falls within the central area of Landscape Character Area.



This is an undulating, low-lying landscape of mixed, predominantly pastoral agriculture and small limestone-built towns, cut by the (Bristol) River Avon and its tributaries, and surrounded to the west, south and east by higher land. Woodlands lie on the steeper slopes and by watercourses, and in a few other areas within a structured farmland of medium to large fields and now straggly hedgerows. It is more than 80 per cent agricultural (both arable and pasture, with some localised nurseries and market gardening) and less than 10 per cent urban, but from the late 20th century onwards it has been subject to much development. Melksham is an example of the late 20th century development particularly housing.

The Site is centre of the Avon Vales with the following key characteristics

- 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.

Drivers for Change

- Predicted drier summers will lead to changes in the ground flora found in wet woodlands, as the water levels drop.
- Drought and storms pose a threat to veteran trees within parkland and woodland.
- Continued pressure to expand housing provision and the growth of the M4 corridor may lead to encroachment of the open countryside.

Monitoring Change for the Landscape Characteristics within this NCA

The overall change is mixed change generally improving. The Site development has a mixed change on the landscape characteristics being an urban fringe location and further urbanized by the proposed adjacent Outline Development. It does not conserve the tranquility of the landscape and dark skies and does conserve the field boundaries though access does break some hedgerow lines.

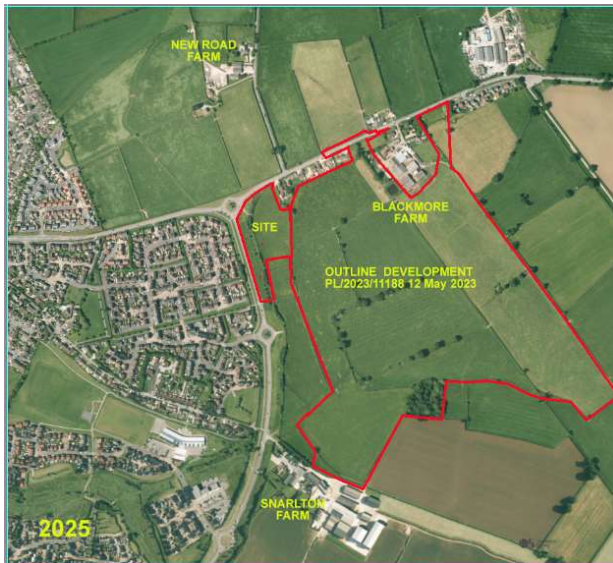
Looking at the aerial photographs from 2002 up to 2025 the land has changed significantly in character up to the present day where Site will become part of an isolated development strip between Eastern Way and the proposed Outline Development. This Outline Development will dominate views from elevated positions in east and south-east.



In 2002 the Site is part of an agricultural field related to Blackmore Farm this remains the case until 2014. Then Eastern Way and the associated roundabouts are completed and new development occurring over the previous agricultural fields. In 2014 there are indications that wide verges along Eastern Way are being planted which clearly are maturing from 2018 onwards.



This gives a rural planted settlement edge to the fields to the east. In 2018 a triangle field northwest of the Site starts developing for housing which looks completed in 2020. In 2020 there appears to be increase development by Snarlton Farm. The Site remains in agricultural use up to the present day where is now considered as a site available for development.



In 2025 the Site and Outline Development will introduce a large built and modified landscape feature inconsistent with the general key characteristics of the NCA of mainly agricultural use.

The Site is an isolated field has only its fields area eastern boundary and a few oak trees as characteristics of its farmland origins. It is now a strongly urban fringe area influenced by recent land uses changes. The Melksham settlement boundary will be considered as going as far as Blackmore Farm and its fields down to Snarlton Farm. The Site will then be sandwiched between two large residential areas.

5.9 Site Constraints and Opportunities

In considering the Site's specific character the constraints and opportunities guide the design proposals

The constraints are:

PHYSICAL

- Site is an agricultural field with hedgerows and trees on three boundaries with a open boundary to the south.
- Large section of the eastern verge of Eastern Way is part of Site and extends beyond
- Site field area up to public right of way MELW27
- Gateway location into Melksham from the east.
- Limited provision for pedestrians and cyclists.
- Proximity of existing large residential to west of Eastern Way the upper section of
- Eastern Way have properties overlooking the Site.
- First houses on Sandridge Common abut north-east boundary of the Site with a gapped narrow and poor treed hedgerow in places.
- Further Sandridge Common houses view across Site from upper windows.
- Proposed Outline Planning permission will introduce houses and proposed landscaping to the whole east Site boundary.

VEGETATION

- Flail managed hedgerows
- Sections of tree block and hedgerows to facilitate access for proposed Site development
- Limited maturing oak trees in section of east boundary
- Root Protection Areas (RPAs) of existing trees and hedgerows.

SERVICES

- Service and service boxes in verge area only, none within field area.

ECOLOGICAL

- Potential for dormouse presence.
- Bat flight lines and foraging
- Bird habitat for nesting and foraging.
- Limited potential for reptiles and invertebrates.
- Site unlikely to achieve Biodiversity Net Gain when developed.

The opportunities are:

PHYSICAL

- Retain and enhance the hedgerows on three side of the Site.
- New hedgerow and tree planting on open south boundary and internally in north of Site.
- The new Site access will provide highway improvements for traffic, cyclists and pedestrians in a key gateway location into Melksham including a new footpath/cycleway on east verge of Eastern Way.

VEGETATION

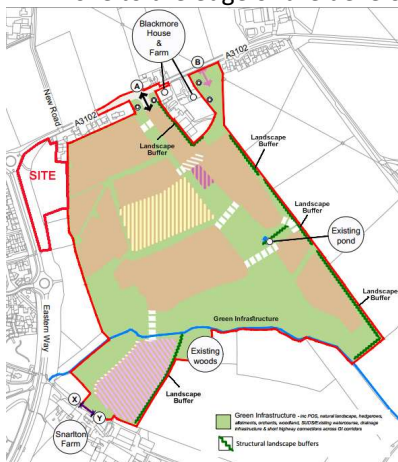
- Planting predominantly native to reflect the rural edge location of the Site.
- Existing verge grassland and Site proposed grass areas to be managed to encourage wildflowers.
- New tree planting to include oak and increase diversity of tree species.
- Introduce native blocks and planting beds to introduce native species and pollinators
- Increased tree and hedgerow enhancement planting including native blocks on NE boundary with first house of Sandridge Common houses.
- East boundary tree planting to mitigate impact of proposed outline development
- Introduction of management for increasing biodiversity of existing hedgerows.
- Retain and enhance the site as a link in a chain of green infrastructure along Eastern Way.

ECOLOGICAL

- Provision of bird and bat boxes
- Introduce habitat features to encourage dormouse potential.
- Retain and enhance the importance of the Site as a link in a green infrastructure chain along Eastern Way and toward existing agricultural areas
- Links to potential green infrastructure of proposed outline development to the east.

5.10 Landscape Character Summary

The Site lies at an urban/rural edge at a north-east edge of Melksham and urban features will start to dominant the area to the east due the permission granted for the Blackmore Farm Outline Development as it is implemented and agricultural land is lost adjacent to the Site area and the settlement boundary will move to the edge of the development.



This is recognised in the Outline Development as it has landscape buffers or green infrastructure on its boundary with agricultural areas and Clackers Brook.

The Site is no longer a gateway location to entry from the east though the roundabout does still have some gateway features being the first major roundabout in this entry direction.

The land to the north of the Site has remained as agricultural apart from the triangle field development as housing in 2018. The fields to the north have hedgerows but limited tree planting. The north side of Sandridge Common has a hedgerow and the Site has a hedgerow boundary with tree blocks facing the north which reflects the rural edge.

The Site retains its hedgerow and tree planting boundaries on northwest and west boundary as part of Eastern Way planting scheme for the new road. The east hedgerow and trees are the original farm boundary and of historic value. The south boundary is within the field and open and will a new hedge planting with associated trees and include an access point. The boundaries retain a native rural aspect.

6.0 Proposed Development

The proposed Lidl Store and associated parking is the subject of a planning application.

- CA 2026-MLK-05 Existing Features & Overlay
- CA 2026-MLK-06 Constraints and Opportunities
- CA 2026-MLK-07 Green Infrastructure
- CA 2026-MLK-17 Landscape Strategy
- CA 2026-MLK-18 Elevations

The application is detailed in the following drawings and documents in this LVA

Documents to refer to submitted for the planning application but included in the LVA document

- CA 2025-MLK-04 Rev B Melksham Landscape Proposals Overall
- CA 2025-MLK-05 Rev A Melksham Landscape Proposals Detail-Trees-Hedgerows
- CA 2025-MLK-06 Rev A Melksham Landscape Tree Canopy
- CA 2025-MLK-07 Rev A Melksham Landscape Planting Beds
- CA 2025-MLK-08 Rev A Melksham Landscape Native Block and Grass
- CA 2025-MLK-09 Melksham Landscape Section
- CA 2025-MLK-LIDL Melksham Planting Schedule rev6Jan2026
- CA 2025-MLK-LIDL Melksham Planting Methodology and Landscape Management Plan

This section of the report should be read in conjunction with the Design & Access Statement and drawings prepared by HTA Architects, the Arboricultural Impact Assessment undertaken by Arboricultural Report undertaken by GE Consulting Services Ltd, Preliminary Ecological Assessments undertaken by GE Consulting Services Ltd, and wider information supporting the planning application.

The developed Site character will include urban features these would be balanced by having boundaries and internal plantings with rural characteristics and increased opportunities for biodiversity and using oak and field maple as important trees in the proposed tree planting species to be used.

The Site will retain the following existing vegetation

Eastern Way Verge

- G1 3No Field Maple
- G2 Ash Field Maple – tree block
- G3 3No Lime
- G4 Field Maple, Ash, Hazel, Grey Willow – tree block
- G5 2No Ash
- G6 2No Ash

- G7 2No Cherry
- G9 Blackthorn, Hawthorn Ash - tree block
- H10 Blackthorn, Elm and Hawthorn
- H11 Blackthorn, Dogwood, Elm and Hawthorn
- T12 Oak in Hedgerow 11
- H13 Elm southern off-Site hedge

Eastern Hedgerow

- T14 Elm U partly off-Site
- H15 Field Maple, Hawthorn Elm
- T16 Oak Eastern Hedgerow

East Boundary around first houses in Sandridge Common

- G17 Elm U partly off-Site
- T18 Oak partly off-Site
- G19 Blackthorn partly off-Site
- H20 Elm Blackthorn, Hawthorn partially Off-Site
- T21 Elm U off-Site

The Site development store will involve the removal of the following tree due to declining health

- G8 Grey Willow, Ash, Hawthorn, Field Maple – tree block – for main Site access.
- Section of H11 by G8 for main Site access
- Small section in north part of H11 for footpath access

The Site will have the following tree works

- Thinning part of G2 tree block
- Thinning part of G4 tree block

The Lidl Store, delivery area and external plant compound will be in the lower section of the Site towards the east boundary. The main site access across through Eastern Way verge and through the west field G8 tree block and H11 hedgerow boundary. There is a northern footpath access through H11 hedgerow by Sandridge Common. The south boundary is open within the field. The east boundary is a H15 hedgerow with a poor T21 Elm of Site in southeast corner and a T18 Oak tree at northeast end. The 'dog leg' boundary in the northeast of the Site by the first house in Sandridge Common is in variable condition with some failing Elms and is partially off-Site.

The proposed carparking is on the west side of the Site and north of the store.

The proposed tree planting is 30No trees mainly native to compensate for the removed G8 Tree Block and the new hedgerows to the south boundary and to the rear of north carpark and to enhancement to all existing hedgerows to compensate for the H11 hedgerow losses for the main Site access and northern footpath.

The tree mix will consist of

- Field maple
- Downy and Silver Birch
- Hornbeam
- Hawthorn
- Oak
- Crab Apple
- Wild Cherry
- Rowan
- Checker tree
- Small leafed Lime

to provide a variety for biodiversity and resilience. The extent of infected oaks is increasing from its initial establishment in greater London and to some of the surrounding counties. Regulations are strict to due to Oak Processionary Moth which is also a hazard to human and animal health. Wiltshire and the rest of the UK are within a Protected Zone. In terms of procurement stock must be sought from local tree nurseries that are clear of the Oak Processionary Moth, adhering to Government regulations current at the time of procurement with proof of origin. Ash trees though locally present are not included in the proposals due to the prevalence of ash dieback.

The proposed trees are located to enhance all boundaries particularly north, east and south which have currently weak tree cover and enhancing the west boundary and verge where existing tree blocks and individual trees occur. The planting size of the trees are Extra Heavy Standards 14-16cm 3.50-4.00m girth to give have immediate impact

The range of hedge species for the new hedges and hedge enhancement are:

- Field Maple
- Hawthorn
- Hazel
- Dogwood
- Holly
- Blackthorn
- Elder
- Guelder Rose

The hedges will be managed to different heights. Most of hedges are enhancements to existing Hedges and new plantings are maintained together with the existing hedges. The hedges facing Eastern Way are lower than the general verge level and are to be maintained to a height of 2.00m. The proposed hedgerows to enhance existing hedgerows on the east boundary which are 3.00m high and these hedges are to be maintained at 3.00m. New internal freestanding hedges to be maintained and allowed to grow to 2.00m

Native blocks are used to provide a buffer to the north-east 'dog leg' boundary hedge and tree planting to reduce the visual impact of the Site to the first houses of Sandridge Common. They are also used to extend Eastern Way tree block at south of the verge area and extend the northern tree block by internal planting behind the hedgerow and finally to screen the service bay.

The grass areas associated with the Site are

- the large Eastern Way verge from Sandridge Common in the north to the MelW27 PRoW in the south.
- Wildflower grass areas within the Site 'field area' in the north, east and south. grass area in the south section.

All grass areas to have future management to favour wildflowers.

Ornamental beds are limited to the carpark edges and species selected are predominantly pollinators.

Lighting within the landscape will be kept to a minimum requirement to provide safe access to the food store and the lighting scheme will be designed to minimise disturbance to ensure nocturnal wildlife is not adversely affected by illumination.

The Site character will have urban features when developed and these will be balanced by having boundaries and internal plantings with native-rural characteristics and increased opportunities for biodiversity.

7.0 Green Infrastructure

Refer to CA 2026-MLK-07 Green Infrastructure

Green infrastructure is a network of multi-functional green space and other green features, urban and rural, which can deliver quality of life and environmental benefits for communities.

The Site has retained existing hedgerows and trees with only losses to facilitate footpath, cycleway and road access. Existing hedgerows will be enhanced and gaps planted and managed to allow growth to 2.00m or 3.00m in height according to location. Additional tree, hedgerow, native planting, limited planting beds and wildflower grass areas included in the field Site area. The Eastern Way east verge is to have an additional footpath, cycleway added, the grass managed for wildflowers with additional tree and native planting.

The Site links directly to the existing hedgerows, tree blocks, individual trees and verges on Eastern Way, Sandridge Common and roundabout and then on toward to the northern fields and farms. It links southwards to Snarlton Farm Units and associated farmland. The eastern Site boundary treatment will link to the adjacent Outline Development boundary treatments. The notional layout indicates hedgerow retention and enhancement across the development with open space and sustainable drainage.

The Site will lose most of the modified grassland in the field area with the store, parking and other associated works and the Eastern Way verge will lose grass area for the proposed footpath/cycleway which means that biodiversity net gain cannot be achieved. The landscaping will manage verge and proposed grass areas to encourage wildflowers. The existing vegetation will have minimal removals and existing hedges will be enhanced. New tree, hedgerow, native block and limited ornamental plantings will be undertaken in soft landscaping areas.

8.0 Visual Amenity

refer to the following

- CA 2026-MLK-01 Viewpoint Locations
- CA 2026-MLK-08 Panoramas 1 & 2
- CA 2026-MLK-09 Panoramas 3 & 4
- CA 2026-MLK-10 Panoramas 5 & 6
- CA 2026-MLK-11 Panoramas 7 & 8
- CA 2026-MLK-12 Panoramas 9 & 10
- CA 2026-MLK-13 Panoramas 11 & 12
- CA 2026-ROW-14 Panoramas 13 & Site Internal North
- CA 2026-MLK-15 Site Internal South and East
- CA 2026-MLK-16 Site Internal west
- CA 2026-MLK-17 Landscape Strategy
- CA 2026-MLK-18 Elevations

Referring to Para 2.3 Field Study: The Viewpoint selection by the Outline Development is important and relevant to the Site which is adjacent to the northwest side of the Outline Development. The viewpoints were reviewed and many locations were visited in the field to confirm their impact on viewpoints for the Site.

The result is the Site Viewpoints 1-13 are being used for the Site visual assessment. This includes a few locations from the Outline Development viewpoints, adjusted Outline Development viewpoint locations which better serve the Site and additional close-up viewpoints for the Site around Eastern Way and Sandridge Common.

Internal viewpoints taken north, south, east and west from the centre of the field section of the Site which also help to define potential view locations into the Site.

The importance of considering Residential Visual Amenity was also highlighted four locations:

- Proximity of the existing houses alongside Eastern Way,
- New houses likely in the Outline Development area on the east Site boundary
- First houses in Sandridge Common in the 'dogleg' northeast boundary location.
- Views from rear of properties along Sandridge Common.

The Outline Development parameter details of the proposed roof ridge heights for housing is below

Maximum Development Height Parameters

	Development up to 2 storey or lower acceptable with occasional key 2.5 storey use 2 storey = FFL to Ridge Height of 9.5m where FFL may be up to 0.4m above existing ground levels
	Development up to 2.5 storeys or lower acceptable with occasional key 3 storey use 2.5 storey = FFL to Ridge Height of 11m where FFL may be up to 0.4m above existing ground levels
	Development up to 3 storeys or lower acceptable 3 storey = FFL to Ridge Height of 12.50m where FFL may be up to 0.4m above existing ground levels

The height mono- pitch roof for the Lidl store is 7.20m with a Finished Floor Level (FFL) of 44.00m AOD. Refer to CA 2026-MLK-18 Elevations which show the store elevations set in the adjacent landscape including the above 3 residential locations together with the proposed landscaping.

Long distance views are not available from the west or north.

8.1 The significance of the development's impact on visual receptors may depend upon:

- The degree to which the proposals may obstruct the view from a receptor
- The degree to which the proposals may intrude into the view
- The qualitative change to the landscape in the view
- The number of people affected
- The presence of the new buildings and structures, hard standing and services
- Proposed lighting, both temporary and permanent
- Permanent loss of landscape features
- Introduction of new landscape features
- Landscape management regime.

This is not a formal LVIA and the Viewpoint panoramas are to indicate the effects of the development on the landscape and likely receptors.

The photographs were taken with a 50mm lens and Canon Camera 500D in February 2026 with the frames merged using Canon Photostitch software.

8.2 Visual Appraisal

Visual Receptors:-

People who are likely to be receptors and may currently have views of the site include:

- walkers using the footpaths, bridleways and Public Right of Ways around the Site.
- walkers, drivers/passengers, cyclists using the Eastern Way, Sandridge Common and A3102 roads joining the roundabout near the Site from south-east and west directions.
- residents or walkers in elevated positions could potentially view the Site and may hold attention longer than others when viewing the wider landscape.
- residents of first houses of Sandridge Common, Rear of other properties along Sandridge Common, Eastern way housing that overlook the Site. The proposed housing along the east boundary from the Outline Development when implemented will also overlook the Site. These are important views though from a private area and are to be considered in terms of Residential Visual Amenity.

Nature of Receptor (Sensitivity)

- High: Viewers with opportunities for prolonged views of the site e.g. neighbouring properties, visitors to adjacent destinations
- Medium: Viewers with a moderate interest in their visual environment, users of the wider public realm
- Low: Viewers with passing interest in their visual environment such as motorists, cyclists, runners where their main focus may not be on the Site

Nature of Effect (Magnitude)

- High: Major or considerable changes to characteristics or features of the view
- Medium: Moderate change to characteristics or features of the view
- Low: Minor change to characteristics or features of the view
- Negligible: Imperceptible change to the view

In order to appraise overall visual effect of the development the following table of the combination of the nature of the receptor and the nature of the effect will be used.

	Nature of Receptor		
	High	Medium	Low
Nature of Effect			
High	Major Adverse	Major/Moderate Adverse	Moderate Adverse
Medium	Major/Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse
Low	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse
Negligible	Neutral	Neutral	Neutral

8.3 Direct Views : Major/Moderate Adverse Effect : Panoramas 1, 3 and 4**8.4 PANORAMA 1**

Looking south-west from the verge of Sandridge Common towards Eastern Way (OSG R SO 922 643) at an elevation of 43.6m AOD approximately 110metres from the centre of the proposed development site. The nearest postal code is SN12 7QT.

EXISTING VIEW

The view from the north verge is over the recently flailed hedgerow and across the field Site area. An open view of most of the field. The view includes a section of tall hedge by the first houses of Sandridge Common then the east boundary hedge which merges into the south off-Site hedgerow. The west hedge with the tree blocks partially screens the Eastern Way housing area. The grass strip between the west hedge and the housing is the slight mound in the Eastern Way east verge. The receptors are the public using the footpath and vehicle using the A3102 Sandridge Common who see directly into the Site.

PROPOSED VIEW

The north elevation of the store is mainly the glazed entrance area. It extends from the east side of the view into the central field area. In front of the store is the northern carpark which has an additional hedge, with grass area and trees up to the existing northern boundary hedge. There is a native block and trees next to the tall hedge section by the first houses of Sandridge Common. A further native block behind the boundary hedge extends an existing tree block. The existing and proposed hedges are allowed to grow to 2.00m height and the proposed tree and native planting will break up views into the of the Site. The elevation drawing shows height at planting and maturing heights.

*The Overall Visual Effect for the Panorama is Major/Moderate Adverse for the Site
Outline Development no effect*

8.5 PANORAMA 3

Looking north-east from proposed footpath/cycleway on eastern side of Eastern Way towards Sandridge Common (OSGR ST 921 642) at an elevation of 44.50m AOD and at approximately 52metres from the centre of the proposed development site. The nearest postal code is SN12 7FU

EXISTING VIEW

The elevated view from the low mound on the Eastern Way verge looking east over the recently flailed boundary hedgerow across the central and northern section of the Site field. It is through the gap between the tree blocks on Eastern Way by one tree in the line of maturing trees on that section of Eastern Way. The first houses of Sandridge and the rear gardens of further houses along Sandridge Common are in the view.

PROPOSED VIEW

The proposed footpath/cycleway receptors are in an elevated position looking into the Site. The west elevation of the store frontage will take up southern section of the view across the proposed carpark. The northern section of the view will be across the northern carpark with proposed tree planting, proposed hedgerow and proposed native blocks in the background give some screening to the first houses of Sandridge Common. The tree and native block planting in this north-east boundary area is to reduce the visual impact of the Site development on the first houses on Sandridge Common as consideration for Residential Visual Amenity. The view has a limited period of view as the tree blocks come within the view for proposed footpath/cycleway receptors. The road vehicle users of the road and pedestrian and cyclists of the existing footpath/cycleway on west side of Eastern Way have a lesser view (Refer to Panorama 4)

*The Overall Visual Effect for the Panorama is Major/Moderate Adverse for the Site
Outline Development no effect*

8.6 PANORAMA 4

Looking east from existing footpath/cycleway on western side of Eastern Way towards Sandridge Hill (OSGR ST 921 642) at an elevation of 44.20m AOD and at approximately 94metres from the centre of the proposed development site. The nearest postal code is SN12 7FU

EXISTING VIEW

Similar view to Panorama 3 but the view from the lower existing footpath/cycleway and road with the low mound on the east side of the road forming a significant part of the view. The line of maturing trees is along the mound top between the tree blocks. The west boundary hedge is partially obscured by the low mound. The east boundary hedge is seen with the Blackmore Farm fields and Sandridge Hill in the background.

PROPOSED VIEW

The Site verge has the continuing footpath/cycleway along the top of the low mound. The proposed view will be of the mid and upper section of the store elevation with the roof ridges of the Outline Development houses above and behind the store roof line. Proposed trees behind the store will break the store roof line as they mature. The proposed planting to north and south of the Store will partially screen the first houses of Sandridge Common to the north and partially screen the Outline Development houses to the south. The Sandridge hill will still be an important part of the view. The summer foliage of the line maturing trees will contribute to screening. The Outline Development will have some visual impact on the view. The houses on the west side of Eastern Way which view through the gap will see the mid and upper frontage of the store and the Outline Development in parts of the backdrop. Proposed landscaping may have a minor mitigating effect on the impact of both developments to the Residential Visual Amenity for this housing.

*The Overall Visual Effect for the Panorama is Major/Moderate Adverse for the Site
Overall Visual Effect Outline Development Moderate Adverse*

8.7 Direct Views : Moderate Adverse Effect : Panoramas 5 and 7

8.8 PANORAMA 5

Looking north-east from proposed footpath/cycleway on eastern side of Eastern Way towards Sandridge Common (OSGR ST 920 641) at an elevation of 44.50m AOD and at approximately 101metres from the centre of the proposed development site. The nearest postal code is SN12 7FU. Site continues along Eastern Way eastern verge which includes a proposed footpath/cycleway which has a more elevated view into the Site than the existing footpath on the western Eastern Way verge. Photograph taken in January 2026 after the hedgerows have been cut across the fields.

EXISTING VIEW

The elevated view from the low mound on the Eastern Way verge looking north-east over the recently flailed boundary hedgerow across the central and southern section of the Site field with boundary line within the open field. It is through the gap between tree blocks on Eastern Way but there is no line of maturing trees on that verge section of Eastern Way. The first houses of Sandridge Common and the rear gardens of further houses along Sandridge Common, Blackmore Farm and Sandridge Hill are in the view.

PROPOSED VIEW

The proposed footpath/cycleway receptors are in an elevated position looking into the Site. The west elevation of the store frontage and south elevation with the service bay will take up northern section of the view. The tree block in the north of the view will be removed to facilitate the proposed Site access. The southern field section below the Site entrance is a proposed hedgerow across the open boundary fronted by grassland, tree planting and a native block breaking up views of the southern store elevation. There is proposed tree planting on low mound verge in this area. The proposed southern landscaping will restrict the Site visual impact to the northern section of the view. Broken views of the Outline Development around Blackmore Farm may be seen through the proposed southern landscaping in winter.

The Overall Visual Effect for the Panorama is Moderate Adverse for the Site

Overall Visual Effect Outline Development Moderate Adverse

8.9 PANORAMA 7

Looking west from PRoW MEL27 west of Blackmore Farm (OSGR ST 923 642) at an elevation of 45.4m AOD and at approximately 163metres from the centre of the proposed Lidl development site. The nearest postal code is SN12 7QT.

EXISTING VIEW

This view from the PRoW MELw27 at a hedgerow junction on the route to Blackmore Farm looking towards the east hedgerow boundary of the Site field. The first houses of Sandridge Common are clearly seen. The Eastern Way housing area is the backdrop to the view partially screen by tree blocks and a native planting on the west side of Eastern Way in front of the housing. A narrow strip of low mound on Eastern Way is clearly seen. Panorama 7 location is within the Outline Development.

PROPOSED VIEW

The first houses on Sandridge Common screen the northern carpark. The east elevation of rear of the store will be facing the east boundary behind the existing oak tree and east boundary hedgerow with a backdrop of the existing tree blocks of east verge of Eastern Way for most of its length. The remainder of the Site field will be the Site entrance behind the east boundary hedgerow. The existing east boundary hedgerow is to be managed to a height of 3.00m. with proposed tree planting along the boundary will reduce the visual impact of the store from the east. From the Panorama location point once the Outline Development is implemented it will screen all views of the Site.

The proposed Site planting will provide some mitigation for the Residential Visual Amenity of houses built towards the rear of the store as part of the Outline Development. Also planting as part of the Outline Development may reinforce planting along the east boundary close to the store.

The Overall Visual Effect for the Panorama is Moderate Adverse for the Site
Overall Visual Effect Outline Development Major Adverse

8.10 Direct View : Minor Adverse Effect : Panorama 2

8.11 PANORAMA 2

Looking east from Sandridge Common Roundabout at Eastern Way junction with roundabout (OSGR 921 642) at an elevation at 44m AOD and at approximately 110m from the centre of the proposed development Site. The nearest postal Code is SN12 7QT.

EXISTING VIEW

The view from the roundabout footpath in the verge is towards the north-west boundary of the Site with the field gate creating a gap in the boundary hedge and the boundary tree blocks which dominate the view.

PROPOSED VIEW

The views into the Site are screened by the existing vegetation and the Store lies behind the south-western tree block section and will be partly visible in winter and screened by summer foliage. The gate space will decrease in size to accommodate a footpath cycleway. The Site verge has a minor change with the start of proposed footpath/cycleway commencing in this location.

The Overall Visual Effect for the Panorama is Minor Adverse for the Site
Outline Development no effect

8.12 Neutral Effect : Panoramas 6, 8,9,10, 11,12 and 13

8.13 PANORAMA 6

Looking east from proposed footpath/cycleway on eastern side of Eastern Way by the kissing gate at the start of PRow MEL27 looking towards Sandridge Hill (OSGR ST 922 640) at an elevation of 44.50m AOD and at approximately 163metres from the centre of the proposed development site. The nearest postal code is SN12 7FU. Photograph taken December 2025 before hedgerow cut.

EXISTING VIEW

The Eastern Way verge is part of the Site and the adjacent field not within the Site. The end of the Site verge is at the point where the PRow MelW27 crosses the verge. The PRow continues along the hedgeline which is too high for walkers to see northwards. The hedgerow across the field to the north and height of the unflailed hedge screen views of the first houses of Sandridge Common. The rear of other Sandridge Common housing, Blackmore Farm and Sandridge Hill are in the view.

PROPOSED VIEW

There is no view of the Site field development in this view and the Site verge area unchanged in this viewpoint. The Outline Development when implemented will be seen in adjacent eastern fields.

The Overall Visual Effect for the Panorama is Neutral for the Site
Overall Visual Effect Outline Development Moderate Adverse

8.14 PANORAMA 8

Looking west from the Bridleway MELW41 (OSGR ST 929 644) at an elevation of 51.8m AOD and at approximately 700metres. The nearest postal code is SN12 7GU. This viewpoint is on the boundary of the Special Landscape Area SLA5.

EXISTING VIEW

This view from the Bridleway MELW41 hedgerow in the foreground and then lines of hedgerows and trees from the middle area to the backdrop of the Eastern Way. Blackmore Farm is in mid view behind a hedgerow line. The Farm screens the whole of the Site field. The Site verge area is behind hedgerows and trees in the distance.

PROPOSED VIEW

The Site verge is obscured by the intervening hedgerows and trees. The Site field area is screened by Blackmore Farm. It will be no noticeable change in the proposed view due to the Site field or verge. The Outline Development will add housing in the fields south of Blackmore Farm.

The Overall Visual Effect for the Panorama is Neutral for the Site
Overall Visual Effect Outline Development Moderate Adverse

8.15 PANORAMA 9

Looking north-west from Public Bridleway MELW40 just by the edge of Eight Acre Plantation (OSGR ST 932 640) at an elevation of 44m AOD and at approximately 1.0kms from the centre of the proposed development site. The nearest postal code is SN12 7QU.

EXISTING VIEW

Looking north-west from the Bridleway just north of Eight Acre Wood across the fields across lines of trees and hedgerows a mid-distance viewpoint. The backdrop of the view is Eastern Way housing area partially screened by the intervening trees and hedgerows. Blackmore Farm is dominant in the northern mid-section of the view.

PROPOSED VIEW

The verge section of the Site is obscured by intervening hedgerows and trees. The store roof may be partially visible at a distance due to intervening hedgerows and trees. Proposed planting south and east of the store will further reduce visibility. The overall visibility will be insignificant. The Outline Development once implemented will screen all views of the Site in this direction.

The Overall Visual Effect for the Panorama is Neutral for the Site
Overall Visual Effect Outline Development Major/Moderate Adverse

8.16 PANORAMA 10

Looking north from bridleway from Snarlton Farm (OSGR ST 923 637) at an elevation of 40.26m AOD and at approximately 562metres from the centre of the proposed development site. The nearest postal code is SN12 7PP

EXISTING VIEW

The view looking northwards has the hedgerows and tree blocks on the west side screening the Eastern Way verges and housing. Directly north the hedgerow which crosses the field west to east on the skyline is the hedgerow at the rear of the PRow MELW27. This screen Site from view.

PROPOSED VIEW

There is no change due to view with the Site proposals. Outline Development occurs in foreground and up to Sandridge Common in the eastern fields.

The Overall Visual Effect for the Panorama is Neutral for the Site
Overall Visual Effect Outline Development Major Adverse

8.17 PANORAMA 11

Looking south towards Sandridge Common from Woodrow Road (OSGR SO 915 652) at an elevation of 42.7m AOD and at 1.23kms from the centre of the proposed development site. The nearest postal code is SN12 7RD.

EXISTING VIEW

This long distance emphasizes that viewing directly south the general land is mainly flat in this area and the two farms in this view Kites Stile Farm and New Road Farm and with intervening hedgerow lines screen the A3102 with only a few roof tops of Sandridge Common and the upper end of Eastern Way houses are visible. The Site field area is line behind the tree group west of the New Road Farm.

PROPOSED VIEW

There is no change due to view with the Site proposals or the Outline Development

The Overall Visual Effect for the Panorama is Neutral for the Site

Outline Development no effect.

8.18 PANORAMA 12

Looking north-west from A3102 Sandridge Hill Road (OSGR ST 936 645) at an elevation of 89.60m AOD and at approximately 1.45Km from the centre of the proposed development site. The Viewpoint is within the Special Landscape Area SLA5 The nearest postal code is SN12 7QU

EXISTING VIEW

The location has an open view across countryside towards the east of Melksham and the housing development of Eastern Way dominates the centre of the view. The view looks across the solar farm and towards the Snarlton Farm Units. The Site is at edge eastern edge of the view behind a pylon and with intervening hedgerows and trees and houses in the background

PROPOSED VIEW

The Site proposals will have no significant change to this view due to distance and intervening elements. The Outline Development will increase the built environment in the narrow strips of field seen east of the Snarlton Farm units.

The Overall Visual Effect for the Panorama is Neutral for the Site

Overall Visual Effect Outline Development Minor Adverse

8.19 PANORAMA 13

Looking west by north-west from A3102 Sandridge Hill Road (OSGR ST 931 645) at an elevation of 65m AOD and at approximately 945metres from the centre of the proposed development site.

The Viewpoint is within the Special Landscape Area SLA5 The nearest postal code is SN12 7GU.

EXISTING VIEW

The existing view is lower than Panorama 12 has a closer view across a bridleway and fields towards Blackmore Farm and Eastern Way. Just past the edge of Blackmore Farm building there is a gap between the tree blocks with the maturing individual trees on the Eastern Way east verge with the houses with their native planting strip as the backdrop.

PROPOSED VIEW

Most of the store building will be obscured by Blackmore Farm. The visible section will be partly obscured by existing hedgerows. The proposed tree and native planting at the rear of the store will further reduce the visibility of the store. The Site field area away from the store is proposed landscape around the site entrance and Site boundaries and with existing hedgerows will screen vehicle traffic.

The Site verge area is obscured by the existing Eastern Way tree blocks and hedgerow. The overall effect of the Site proposals is how much of the rear of the building can easily be seen after the proposed planting. In the overall view the Site will be visually insignificant.

The Outline Development will be in the fields south of Blackmore Farm and will completely screen the Site proposals and increase built form in the landscape.

The Overall Visual Effect for the Panorama is Neutral for the Site

Overall Visual Effect Outline Development Moderate Adverse

8.20 INTERNAL VIEWS

The internal views are taken from the centre of the Site field where the Store building and associated carparks and where new Site access and footpath/cycleways will be located. These Views will also highlight properties likely to be impacted by the development and directions in which hills and local higher topography will have views into the Site.

SITE INTERNAL VIEWPOINT NORTH

A post and rail fence determines the north-west boundary behind which are hedgerows and tree blocks the maturing landscape works associated with roundabouts and roadway of the Eastern Way built in 2013-2014. The Eastern Way and Sandridge Common roundabout are screened by this planting. Looking directly northwards only the roof of New Road Farm can be seen. Oak trees on New Road can be seen

looking north. The north-east boundary has a tall but fragmented hedgerow with several oak and some poor elms. There are the first houses of Sandridge Common behind this northeast boundary. There will be a footpath/cycleway access through the north boundary close to the north-east corner.

SITE INTERNAL VIEWPOINT SOUTH

The south view directly south ends in a hedgerow going from east to west. The Site southern boundary is a location within the field in front of this hedgerow. The south-east hedgerow has distant trees behind it. There are no buildings or raised topography beyond the south-east and direct south view. The south-west section of the view has the hedgerow and tree block planting edging the Eastern Way with the raised verge and houses behind. The tree block to be removed to facilitate the proposed Site access is indicated. Next to this Site entrance is the gap between the tree blocks with clear views into the Site from the adjacent houses on the west side of Eastern Way.

SITE INTERNAL VIEWPOINT EAST

This boundary has a hedgerow with an individual oak next to an access gap. Further individual oaks can be seen in fields to the east. The roofs of and upper parts of Blackmore farm can be seen as well as first houses of Sandridge Common and the rear gardens of the linear housing along Sandridge Common. This view is the only one with a hill – Sandridge Hill where elevated views of the Site are possible.

SITE INTERNAL VIEWPOINT WEST

The views are taken in winter with maximum visibility of the housing area on the west side of Eastern Way. The Site field west boundary hedge and tree blocks combined with the native planting strip edging the houses tend to restrict views into the Site from upper windows. The tree blocks where retained have a significant screening effect in winter. Conversely the removal of the one tree block for the Site access opens views up into the Site. The impact of the view is dependent mainly on the location of the store. The low mound on the east verge of Eastern Way with proposed footpath/cycleway gives the pedestrian and cyclists an elevated position for views into the site in the gaps between tree blocks.

8.9 Visual Appraisal Summary

The Site is in two parts

- The Field area with Store, carpark and associated works
- Eastern Way section of east verge with a proposed Site access and footpath/cycleway

VISUAL ASSESSMENT SUMMARY

The visual assessment has been assessed separately for The Site and the Outline Development due to their interconnection in some views.

Panorama Nos	Locations	Overall Effect Site Only	Overall Effect Outline Development (OD)	Comments
Panorama 1	N close distance	Major/Moderate	Neutral	Planting mitigation & existing reinforcement
Panorama 2	NW close distance	Minor	Neutral	Existing tree block screening
Panorama 3	W close distance	Major/Moderate	Neutral	Store important element & planting mitigation
Panorama 4	W close distance	Major/Moderate	Moderate	Store and entrance important & planting mitigation
Panorama 5	W close distance	Moderate	Moderate	Store important element & planting mitigation
Panorama 6	W close distance	Neutral	Major/Moderate	Planting mitigation S of Site. OD backdrop
Panorama 7	E close distance	Major/Moderate	Major	OD causes screening negates Site only effect
Panorama 8	E medium distance	Neutral	Moderate	Site limited visibility. OD visible
Panorama 9	E medium distance	Neutral	Major	Site limited visibility. OD dominant and screens Site
Panorama 10	S medium distance	Neutral	Major	Site not visible. OD dominant
Panorama 11	N long distance	Neutral	Neutral	Site not visible. OD not visible.
Panorama 12	E long distance	Neutral	Minor	Site limited visibility. OD limited visibility
Panorama 13	E medium distance	Neutral	Moderate	Site limited visibility. OD screens Site

KEY

Major Adverse	Major
Major Moderate	Major/Moderate
Moderate	Moderate
Minor	Minor
Neutral	Neutral

VERGE SECTION

The visual impact of changes to the verge is restricted to Eastern Way, existing footpaths/cycleway and housing viewing the gap between tree blocks where the proposed Site access also occurs.

The new footpath cycleway extends along the whole Eastern Way section from the Sandridge Common roundabout to the MELW27 crossing over the verge. It will cross the new Site access which involves the removal of a hedge section and a tree block with some regrading of the low mound on the verge. There is some tree planting and additional planting on the verge. The main compensatory planting is undertaken on the Site field.

FIELD AREA

The Field area retains the existing boundary vegetation except a small section of hedgerow removal on the north hedge for a footpath/cycleway access and the Site access across the verge to the south of the field. Some thinning of the tree blocks by the roundabout will be undertaken to favour the best trees in the group and reduce the ash content.

All boundary existing vegetation is to be reinforced and new boundary planting to the open south boundary. Increased tree planting will be undertaken to the north, east and south of the field. The gap view by the Site access is to be retained to keep the view of Sandridge Hill.

Most of the views with Overall Major Adverse (Panoramas 1,3 and 4), Moderate Adverse (Panorama 5 and 7) and Minor Adverse effect (Panorama 2) are from close-up views from north, east and west into the Site field.

OUTLINE DEVELOPMENT

The Outline Development covers a large area to the east, south-east and south of the Site. A landscape masterplan was submitted with the Application and it has been used as a notional plan to show the development immediately adjacent to the east Site boundary. The Outline Development has a significant effect on Panoramas (7, 8, 9, 10, 12 and 13) from the east and south- east and south.

Panorama 7 has a minor adverse effect on the Site alone from a PRow close to Blackmore Farm. The panorama location is within the Outline Development area, whose effect would be to screen the Site at this location and raise Residential Visual Amenity considerations for the development housing looking towards the Site. This negates a Site alone assessment from this location.

Apart from Panorama 7 the other Panoramas 8, 9, 10, 12 and 13 have an overall neutral visual effect for the proposed Site, though all of them will have the Outline Development to varying effects from major, major moderate, moderate to minor adverse effects in these panoramas.

The Site is initially considered as being at the edge of Melksham settlement boundary with open countryside to the north and east and south-east and settlement to the west. The Site is also at a gateway roundabout to the town with the A3102 from the east. The Outline Development will physically and visually extend the perceived settlement boundary to the east. The Site will be sandwiched between residential areas with countryside only to the north.

DIRECTION OF VIEWS

The direction of views towards the Site is important.

- Land to the north is generally flat with housing at a distance on Woodrow Road and PRow at a distance to the north and hedgerows reduce views of the Site (Panorama 11 with an overall neutral effect) until close to the Site on the footpath by the Site north boundary hedge (Panorama 1) with an overall major adverse effect which is mitigated by hedge reinforcement and height control, proposed tree and native planting.

- Land directly to the south generally flat but over distance slightly lower and restricts views of the Site (Panorama 10). The Outline Development once implemented is likely to dominate this view screen the Site.
- Land to the east is generally flat with the bridleway MELW40 east of Blackmore Farm slightly raised above field levels. The land east of this bridleway rises to Sandridge Hill. Views from east and south-east have restricted views of the Site (Panoramas 8, 9, 12 and 13) apart from the view MELW27 (Panorama 7) within the east field adjacent to the Site. Panorama 7 has All views from this direction including Panorama 7 will have no views of the Site once the Outline Development is implemented.
- The Outline Development has minimal impact to views from the west except as a backdrop to some western Site views (Panoramas 4, 5 and 6). The views from the west are Panoramas 2, 3, 4,5 and 6.
- Panoramas 3, 4 and 5 are in the gap between the existing and removed tree blocks.
 - Panorama 3 at upper end of the gap
 - Panorama 4 at central gap
 - Panorama 5 at the lower end of the gap

The planting to reinforce existing hedgerow and planting to the north and south of the field area will provide some mitigation to the gap area views into the Site.

- Panorama 2 and 6 are above and below the gap
 - Panorama2 looks towards western Site boundary where existing tree blocks and hedgerow screen the view of the Site field.
 - Panorama 6 is located on the proposed footpath/cycleway on low mound of the Site verge looking towards the Site field where a limited view of store roof may be possible and this would be mitigated by proposed tree planting by the south boundary.

8.10 Residential Visual Assessment

The locations with houses overlooking the Site as indicated previously.

- The first houses on Sandridge Common which abut the north-east boundary of the Site where there is a tall fragmentary hedge. The proposed landscaping is a double lined hedgerow to back up the existing hedge to be managed to a height of 3.00m, a native block which managed to mature to 3-4.00m height and trees at 4.00-4.50m at planting. The houses look across the northern carpark and the rear of the store with part of north-east corner of the store. The planting is proposed to reduce the impact of the store which together with existing trees and hedging will be effective with summer foliage and break up views significantly in winter. These houses on their east boundary will also be impacted by the proposed Outline Development where boundary planting again will be important.
- The rear of houses along Sandridge Common these may view the Site at an angle and the existing oak tree will provide some mitigation. The existing hedgerow is to be managed to height of 3m with a double line reinforcement hedge planting along the eastern boundary. Tree planting is proposed along the east boundary at the rear of the store. This will break up views towards the Site in both summer and winter. The Outline Development once implemented will screen this view.
- The Outline Development once implemented will abut the whole Site eastern boundary and the Site proposals at the rear of the Site and landscaped area opposite will break up views in and any boundary planting by the Outline Development will be important.
- There are views into the Site from the houses on the west side of Eastern Way where there is a gap between tree blocks and a tree block to be removed by the proposed Site access. The gap has a line of maturing trees along the top of the east verge low mound. The west verge of Eastern Way has a belt of 3.00m high native planting along the housing edge with gaps at road and pedestrian access points. This planting restricts lower views from the housing edge towards the gap. Views will be from the upper windows and is limited to the housing group with this view.

The Store building will be partly screened or fully visible according to the angle of the view between the existing tree blocks. Proposed planting will have a minor mitigation. The Outline Development once implemented will have roof ridges higher than the store roof as a backdrop to this view. There was a design reason to have gaps in the tree blocks to give views eastwards to Sandridge Hill and this view of the hill will still exist and this is considered desirable to retain despite an element of residential overlooking.

8.11 VISUAL SUMMARY

The verge area of the Site main impact is the proposed Site access which occurs and extends a gap between verge maturing tree blocks and cuts through an existing hedgerow. There is a line of maturing individual trees in the verge gap which break up views.

The Site field has no view or limited views from the east and south and no distant view from the north. There is a close-up view from the north which can be mitigated by proposed reinforcement and new hedgerow, tree and native planting. The west views are either limited due to existing tree blocks and hedgerows, and proposed planting will have a minimal impact or they are associated with the gap by the proposed Site access where existing and proposed planting has a limited mitigation impact to residents and users of Eastern Way for the 66m gap.

The proposed planting of along the east boundary will give mitigation to the first houses of Sandridge Common and the Outline Development houses abutting the east boundary.

The Outline Development will have an impact on the landscape character of a tranquil countryside and a retained line of fields separates the Development from the Special Landscape Area SLA5 boundary by the bridleway MELW40. The Outline Development will have adverse effect to Site views from east, south-east and south and form a backdrop to some Site views from the west. The proposed Site layout and landscaping will give mitigation to all boundaries except for the localised Site access from Eastern Way the strip will have limited mitigation from existing and proposed landscaping.

8.12 Noise

The proposed development and its design will ensure that noise should not be considered a material constraint.

8.13 Lighting

The lighting design will ensure that lighting considers the proximity of existing and proposed housing on the east site boundary. Lighting within the landscape should be kept to the minimum for safe access and to avoid adverse effects to nocturnal fauna such as bats and owls.

8.14 Access

There are good road links to the Site as there is a A3102 which crosses the Sandridge Common roundabout continues up Sandridge Hill towards Calne. The A3102 links back to the A350 the major road through Melksham. The Site does not have direct access to a National Cycle Route (NCR 403) locally but is within 2 kilometres of the Site as it goes through the west Melksham.

The closest PRoW to the Site is the MELW 2 which goes from the Eastern Way south-east verge Site boundary into adjacent fields and goes east/north-east to connect to MELW26 just by Blackmore Farm. MELW 26 then goes southwards to other footpaths and bridleways.

New access will be made from Eastern Way into the Site field. The existing field gate and track by the roundabout will be a footpath/cycleway starting there and going down through the verge to where the MELW27 crosses the verge. A third access point is from the existing northern footpath through the boundary hedge into the Site.

9.0 Residual Impacts

Construction Impacts

The construction of the development will involve the following activities which will result in landscape and visual impacts over the construction period will all be temporary in nature:

- Construction of buildings, infrastructure, Site offices and Site compounds
- Material deliveries and general construction traffic
- Earthwork operations
- Lighting during construction

Development Impacts

Despite mitigation measures the development will still have some permanent adverse Impacts:

- Local change in landscape character.
- Change to landform to accommodate buildings and external circulation areas.
- Visual Impact
- Highway works
- Lighting

10.0 Mitigation Measures

There are very few development schemes that do not require some mitigation measures to help reduce perceived landscape and visual impacts and to help assimilate the built development into the local landscape setting.

Some mitigation measures can also bring landscape and conservation benefits to a Site.

Mitigation varies in scale depending on location and nature of the development. In this case, the scale of development requires primarily mitigation to assist with assimilation into the local and medium setting.

The Site-specific design response and mitigation measures can be summarised as follows:

During Design

- Refer to the Landscape Strategy below.

During construction:

- Ensure Construction Environmental Management Plan is in place prior to construction to mitigate construction actions to include:
 - Protect existing vegetation in accordance with BS: 5837 'Trees in relation to construction'.
 - Ensure construction operations do not conflict with conservation interests such as archaeology, or the seasonal requirements of flora and fauna.
 - Working hours, noise, deliveries.
 - Storage of materials.
 - Undertake the landscape implementation in accordance with the Planting Methodology and Management Plan.
 - Undertake the actions indicated by the Ecological Assessment required during construction
- During Operation:
- Landscape Planting Methodology and Management Plan in place for a period of 5 years.
 - Annual review of landscape and undertake defects replacements as necessary in Year 1.
 - Ecological Monitoring

10.1 Mitigated Development

A mitigated development is provided as part of this LVA and is detailed in the following drawings

- CA 2026-MLK-01 Viewpoint Locations
- CA 2026-MLK-02 Topography
- CA 2026-MLK-03 LDP Landscape Designations
- CA 2026-MLK-04 Existing Features and Tree Survey
- CA 2026-MLK-05 Existing Features & Overlay

- CA 2026-MLK-06 Opportunities & Constraints
- CA 2026-MLK-07 Green Infrastructure
- CA 2026-MLK-17 Landscape Strategy

Documents to refer to submitted for the planning application but included in the LVA document

- CA 2025-MLK-04 Rev B Melksham Landscape Proposals Overall
- CA 2025-MLK-05 Rev A Melksham Landscape Proposals Detail-Trees-Hedgerows
- CA 2025-MLK-06 Rev A Melksham Landscape Tree Canopy
- CA 2025-MLK-07 Rev A Melksham Landscape Planting Beds
- CA 2025-MLK-08 Rev A Melksham Landscape Native Block and Grass
- CA 2025-MLK-09 Melksham Landscape Section
- CA 2025-MLK-LIDL Melksham Planting Schedule rev6Jan2026
- CA 2025-MLK-LIDL Melksham Planting Methodology and Landscape Management Plan.

11.0 Landscape Strategy

Mitigation measures during design and proposed operation is the Landscape Strategy are as follows

ECOLOGY

- Maximise the biodiversity that the Site area can contribute though off-site compensation to reach required Biodiversity Net Gain percentage will be needed.
- Bird Boxes retrospectively to be fixed the store building and Bat box fixed the oak tree.
- Hibernaculum located in native block at rear of store.
- Landscape design planting works to reinforce existing hedgerow lines along north, west and east boundaries and proposed hedgerows on south boundary and at carpark edge in north of Site.
- Proposed wildflower grass areas within the Site field and adjusting the management of the verge to encourage wildflowers.
- Proposed tree planting to increase the species mix and have oak as a dominant species in the mix and compensate for tree losses from the removed tree block.
- Native block planting to compensate for removed tree block understorey losses
- Landscape Planting Methodology and Aftercare Plan in place for a period of 5 years.
- Retain ecological connectivity to the boundaries with hedgerow gap infilling and retain connection to adjacent external hedgerow lines.

TREES

- Tree protection fencing to protect tree roots of retained trees and method statements.
- Minimise damage to Hedgerow 11 to provide access for a pedestrian/cycle access on north and Site access on west boundary.
- 30 trees to be planted to mitigate for the loss of Tree Group 8.
- Oak and field maple are dominant species in the locality of the Site and will be dominant in the species mix for the Site.
- Tree planting to be supplied as Extra Heavy Standards to give a degree of maturity at initial planting.
- New tree planting species to be native trees to increase the range of trees on Site for resilience in climate change.

PLANTING

- Planting predominantly native to reflect the rural edge location north of the Site.
- Increased tree and hedgerow enhancement planting including native blocks on NE boundary with first house of Sandridge Common houses.
- East boundary tree planting to mitigate impact of proposed outline development
- Introduction of management for increasing biodiversity of existing hedgerows.
- Retain and enhance the site as a link in a chain of green infrastructure along Eastern Way.

BUILDING AND LAYOUT

- Improved access for pedestrians and cyclists from north and access along east verge and Site

Entrance.

- Store building, its proposed materials and colours to complement existing buildings and its surrounds.
- Lighting within the landscape should be kept to the minimum for safe access and to avoid adverse effects to nocturnal fauna such as bats and owls.
- A sustainable drainage system is proposed.

12.0 Conclusion

Whilst there would inevitably be some adverse landscape and visual effects at the outset, it is judged that the effects of the proposed development and the consequential effects would be localised and of an appropriate scale for the retail use required for the increasing local community. It is a gateway roundabout location for Melksham and users are made very aware that they are entering a town with extensive existing and proposed housing around. The Site itself would not be a dominant feature at this roundabout.

The Site lies at a top of Eastern Way by the Sandridge Common roundabout at rural/urban/farming interchange at the north-east edge of Melksham with urban features starting to dominant and the permission for the Outline Development for 500 houses, school, green spaces, some commercial and employment areas will only increase this. The Site will become set between two large housing areas. The Site will have urban elements and the landscape will be predominantly native and have a rural aspect.

The proposed landscape for the Site has the majority of the planting as native, retains and enhances hedgerow boundaries as buffer strips and significantly increases the tree cover including the important local tree species of oak and field maple. This is to provide rural characteristics to the Site of a treed area bounded by hedgerows and subdivided with further trees and hedgerows to provide a positive rural/urban landscape with good access connections to all users. Also the use of native plant material and wildflower grass areas is also to maximise biodiversity within the Site area and give resilience to climate change.

The Outline Development will have a significant impact on the landscape character and adverse effect to views from east, south-east and south and form a backdrop to some views from the west. Site will have an anticipated change to the landscape character and visual amenity as the Site is designated as available for development. The proposed Site layout and landscaping will give mitigation to all boundaries except for the localised Site access point from Eastern Way which will have limited mitigation from existing and proposed landscaping. The impact of the Site will be very localised and will not form a dominant feature in its setting.