

Date: 10/06/26

Our Ref: P.1464.21 South Pavenhill Farm, Purton, SN5 4FH

**Addendum LVA letter for Land at South Pavenhill Farm, Purton, Wilts, SN5 4DQ**

**Introduction/Background**

Previous Outline Planning Application: **PL/2022/00395**

Appeal Name: **AP-37139**

Revised Description of Proposed Development: Erection of 60 dwellings, construction of a new vehicular access, landscaping, and associated works.

Ascerta was commissioned by Lovell Homes to review the latest site layout of the proposed residential scheme on land at South Pavenhill Farm, Purton, as part of a reserved matters application. This addendum letter has considered whether the latest site layout (New Sketch Scheme, Dwg No. PURT/26/04/02, dated 10.06.26) (refer to image 1) changes the landscape and visual effects assessed in the previous Landscape and Visual Impact Appraisal (LVA) (Ref: P.1464.21 revision B, dated 13/12/2021) carried out by Ascerta in May 2021 for Castlewood Properties Ventures. The previous LVA was based on the Illustrative Masterplan Dwg No. 0743 -1003 (September 2021) as part of an outline planning application (PL/2022/00395).

**Design changes since the last LVA based on the original application**

There are 60 plots proposed within the same approximate extent of the developable area as the original illustrative masterplan from 2021. The proposed built form remains located within the narrow northern part of the site as indicated on the latest new sketch scheme plan (refer to image 1). The proposed main access off Pavenhill (Road) remains in the same location as indicated in the original illustrative masterplan.

All 60 proposed plots are now detailed within the new sketch scheme. The play area and attenuation pond are located in the same locations as the original illustrative masterplan. The area of perimeter POS around the developable is mostly the same as the original illustrative masterplan apart from a difference along the northern perimeter where there is slightly less POS. This is due to the developable area being a different shape near the eastern side of the northern boundary near the main entrance off Pavenhill (Road).

The housing types selected consist of a range of 2–4-bedroom homes and affordable homes (rented and ownership) including a self-contained one-bedroom maisonette. All homes are to be two-storey and will range from 665sqft to 1,676sqft. The proposed height of the new built form has since reduced from an ultimate height of 9m high as stated in the original LVA to now being an ultimate height of 8.375m.

# SOUTH PAVENHILL FARM PURTON

| Accommodation Schedule   |           |            |             |             |             |             |             |             |             |
|--------------------------|-----------|------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Category                 | Number    | Area (sqm) | Area (sqm)  | Area (sqm)  | Area (sqm)  | Area (sqm)  | Area (sqm)  | Area (sqm)  | Area (sqm)  |
| <b>Open Market</b>       |           |            |             |             |             |             |             |             |             |
| Bedroom                  | 2         | 2          | 165         | 165         | 165         | 165         | 165         | 165         | 165         |
| Living Room              | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| Kitchen                  | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| Bathroom                 | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| W.C.                     | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| Landscaping              | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| <b>Sub Total</b>         | <b>10</b> | <b>10</b>  | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> |
| <b>Affordable Rent</b>   |           |            |             |             |             |             |             |             |             |
| Bedroom                  | 2         | 2          | 165         | 165         | 165         | 165         | 165         | 165         | 165         |
| Living Room              | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| Kitchen                  | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| Bathroom                 | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| W.C.                     | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| Landscaping              | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| <b>Sub Total</b>         | <b>10</b> | <b>10</b>  | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> |
| <b>Shared Ownership</b>  |           |            |             |             |             |             |             |             |             |
| Bedroom                  | 2         | 2          | 165         | 165         | 165         | 165         | 165         | 165         | 165         |
| Living Room              | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| Kitchen                  | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| Bathroom                 | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| W.C.                     | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| Landscaping              | 2         | 2          | 180         | 180         | 180         | 180         | 180         | 180         | 180         |
| <b>Sub Total</b>         | <b>10</b> | <b>10</b>  | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> | <b>1020</b> |
| <b>Site Area Summary</b> |           |            |             |             |             |             |             |             |             |
| Plot Area (sqm)          | 10        | 10         | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        |
| Plot Area (sqm)          | 10        | 10         | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        |
| Plot Area (sqm)          | 10        | 10         | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        |
| Plot Area (sqm)          | 10        | 10         | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        |
| Plot Area (sqm)          | 10        | 10         | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        |
| Plot Area (sqm)          | 10        | 10         | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        | 1020        |



| KEY |                                 |
|-----|---------------------------------|
| 1   | Plot Number                     |
| 2   | Plotting to Ground Slope Number |
| 3   | Plotting to Ground Slope Number |
| 4   | Plotting to Ground Slope Number |
| 5   | Plotting to Ground Slope Number |
| 6   | Plotting to Ground Slope Number |
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| 100 | Plotting to Ground Slope Number |



**LOVELL  
HOMES**

Image 1: New Sketch Scheme (Dwg No. PURT/26/04/02), dated 10.06.26 by Think Urban Design

**Landscape's Comment from Wiltshire Council (Dated: 01/04/2022, Comment Number: WC-22-04-230872)**

On 01 April 2022, the Planning Officer uploaded Landscape's comment that covered landscape and visual impacts of the proposed development. An important point raised regarding the LVA is as follows:

*"Viewpoint 2 - the LVA states that the development will have a negligible impact on viewpoint 2 after 15 years' establishment. I cannot agree with this assessment, as however effective and well established the proposed screen planting along the boundary by the footpath might be after 15 years, this will certainly change the character of PRow PURT95 from one of a footpath alongside an open field to one enclosed by hedging on both sides. I would therefore suggest that the impact on this on the user of the PRow would be Moderate Adverse, as the experience would be more enclosed with glimpses of the development through the vegetation (especially during winter months)."*

The previous LVA was not amended to address the above comment regarding the assessment of the visual receptors of viewpoint 2 and will be considered within this addendum letter.

**Zone of Theoretical Visibility**

The ZTV has been updated (refer to image 2 below) due to the fact that the ultimate height of the proposed built form is reduced to 8.375m compared to the approximate height of 9m that was referenced to generate the ZTV within the original. The ZTV remains based on a 'bare-earth' / worst-case situation where only topography is considered, no intervening surface factors are considered such as trees, hedgerows, woodland, or built-form. It is worth noting that old ZTV from the original LVA was generated using OS Terrain 5m data at 5m resolution, whilst the new ZTV was generated using different topography data of a higher resolution which was LIDAR composite DTM at 1m resolution by the Environment Agency in 2022.

The extent and shape of the new ZTV appears similar to the previous ZTV with small areas of visibility reduced along the edge of the ZTV. Mainly small areas to the south, south-west, and north of the proposed development within the context of the 2.5km study area. This very minor reduction in zone of visibility is likely due to the small reduction of the ultimate height and potentially the higher resolution of topography data used to generate the ZTV.

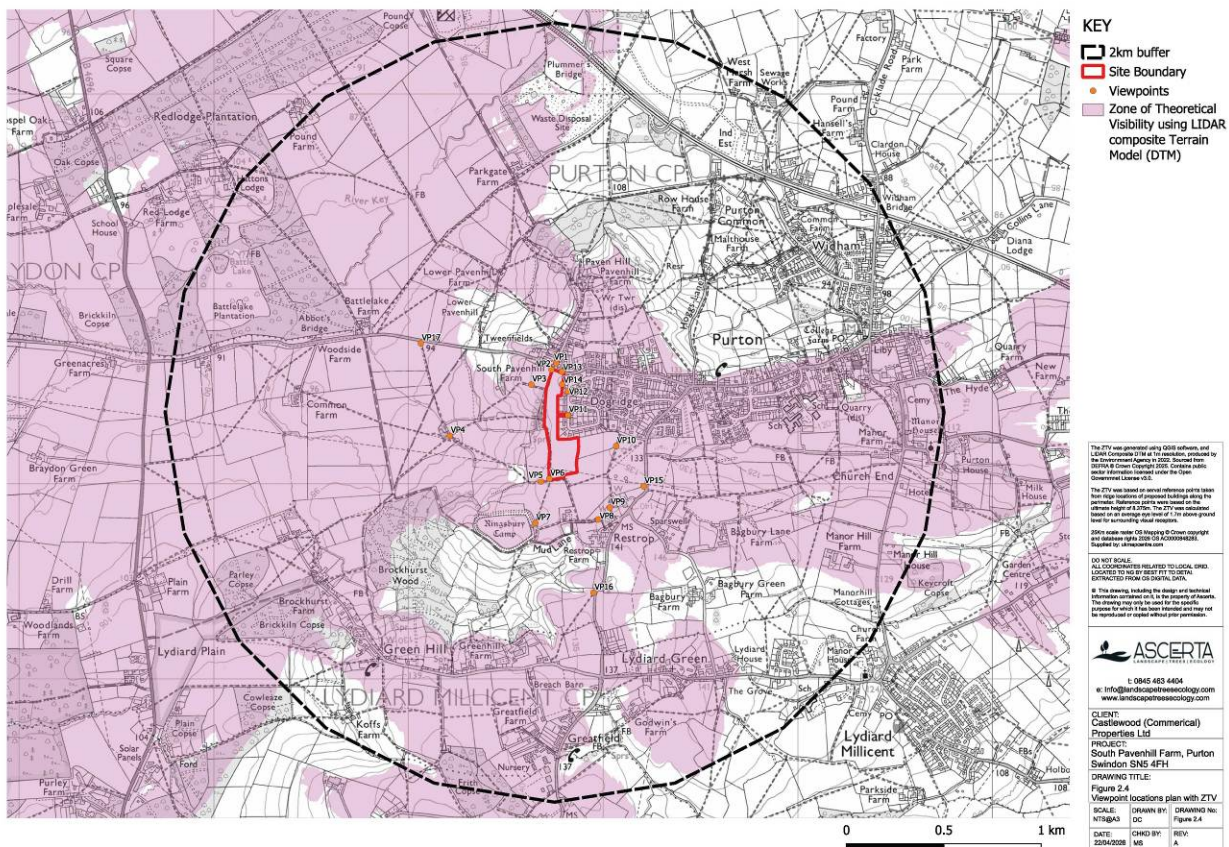


**Image 2: Updated ZTV (April 2026) shown on amended Figure 2.4 Viewpoint locations plan with ZTV**

### Consideration of Previous Landscape and Visual Impact Appraisal

Due to the time duration between the previous LVA (Rev B, in December 2021) and the LVA being revisited in April/May 2026, it was considered necessary that the ZTV be updated, and another site visit be carried out in case the baseline had changed.

The site and all viewpoint locations were revisited on 29 April 2026. The only change to the baseline noted from the site visit was the loss of approximately four trees in the perimeter hedgerow along the northern boundary of the site off Pavenhill (Road) have been removed due to health and safety reasons.

The latest site layout, ZTV, and site analysis was considered against the original LVA findings to decide if any of the predicted landscape of visual effects, and overall conclusion of the LVA had changed.

### Consideration of the Landscape Appraisal

It is considered that the original landscape appraisal that included the predicted overall level of landscape effects of NCA 108 Upper Thames Clay Vales, LCA8A Swindon-Lyneham Limestone Ridge, and LCA11B Minety Rolling Clay Lowland, will not change based on the latest site layout, site visit, and generated ZTV.

### Consideration of the Visual Appraisal

In regard to the original visual appraisal, the majority of the appraisal will not change based on the latest site layout, site visit, and generated ZTV. It is considered only minor changes or clarifications are needed relating visual receptors represented by viewpoints locations 1 and 2.

### Visual receptors of representative Vp1

The residents, pedestrian, and vehicle users represented by Vp 1 (located on Upper Pavenhill Road near South Pavenhill Farm, 36m north of the site) were considered in detail. This was due to the localised change to the baseline with the loss of approximately four trees in the perimeter hedgerow along the northern boundary that were removed due to health and safety reasons. Refer to images 3 and 4 below to help illustrate the loss of the trees via previous and recent photography taken from viewpoint location. It is considered that the visual sensitivity, magnitude, and overall levels of visual effects at Construction and at years 1 and 15 of Operation are as stated in table 1 below.



**Image 3: Cropped image of Original annotated baseline photography from VP1 (April 2021)**



**Image 4: Single shot photograph from a non-DSLR camera from VP1 (April 2026) to help illustrate the removal of trees along the northern boundary of the site off Pavenhill Road**

When reviewing the previous LVA report (Rev B, December 2021) it was identified that the Visual Assessment Table for residents of Upper Pavenhill Road represented by Vp1 in Appendix 3, Figure A3.2, identified a higher level of Magnitude, and Level Effects at Construction and Year 1 of Operation (High-Medium and Substantial-Moderate Adverse) and a higher magnitude at year 15 of Operation (Medium) compared to summary table 5 in section 6.2.5 of the LVA. It is considered that the Summary table and Conclusion is correct and that the Assessment table was never correctly updated to being Medium magnitude and Moderate Adverse level of effects at Construction and year 1 of operation, and the magnitude reducing to Low by year 15 of operation. This anomaly has been corrected in the table below and highlighted in red text for clarity.

It was identified that the summary tables (tables 8 and 9) of the previous LVA contained minor anomalies. The magnitude at year 15 and the level of visual effects at year 1 for pedestrians and vehicle users of South Pavenhill Road (represented by Vp1) were accidentally put in the wrong cells. To rectify this anomaly, the below corrections are highlighted in green text in table 1 and are still in keeping with the assessment table in Appendix 3/ Figure A3.2 Viewpoint 1.

**Table 1: Clarification of Magnitude of Visual Effects and Levels of Visual Effects for the visual receptors of Upper Pavenhill Road represented by Vp1.**

| VIEWPOINT 1: View from Upper Pavenhill Road, outside of South Pavenhill Farm |             | DURING CONSTRUCTION                                                                                                                                   |                                                                                                                                                                              | DURING OPERATION                                                                                                                                      |                                                                                                                                              |                                                                                                                                                                                  |                        |
|------------------------------------------------------------------------------|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Visual Receptor Type                                                         | Sensitivity | Magnitude of Visual Effect                                                                                                                            | Level of Visual Effect                                                                                                                                                       | Magnitude of Visual Effect                                                                                                                            |                                                                                                                                              | Level of Visual Effect                                                                                                                                                           |                        |
|                                                                              |             |                                                                                                                                                       |                                                                                                                                                                              | Year 1                                                                                                                                                | Year 15                                                                                                                                      | Year 1                                                                                                                                                                           | Year 15                |
| Residents of Upper Pavenhill Road                                            | High-Medium | Medium                                                                                                                                                | Moderate Adverse                                                                                                                                                             | Medium                                                                                                                                                | Low                                                                                                                                          | Moderate Adverse                                                                                                                                                                 | Moderate-Minor Adverse |
|                                                                              |             | *Was accidentally noted as High-Medium in Appendix 3 assessment table/ Figure A3.2 Viewpoint 1, however Medium in summary table 5 of the previous LVA | *Was accidentally noted as Substantial-Moderate Adverse in Appendix 3 assessment table/ Figure A3.2 Viewpoint 1 however, Moderate Adverse in summary table 5 of the previous | *Was accidentally noted as High-Medium in Appendix 3 assessment table/ Figure A3.2 Viewpoint 1, however Medium in summary table 5 of the previous LVA | *Was noted as Medium in Appendix 3 assessment table/ Figure A3.2 Viewpoint 1, however Low in summary table 5 of the previous LVA             | *Was accidentally noted as Substantial-Moderate Adverse in Appendix 3 assessment table/ Figure A3.2 Viewpoint 1, however Moderate Adverse in summary table 5 of the previous LVA |                        |
| Pedestrians of Upper Pavenhill Road                                          | Medium      | Medium                                                                                                                                                | Moderate Adverse                                                                                                                                                             | Medium                                                                                                                                                | Low                                                                                                                                          | Moderate-Minor Adverse                                                                                                                                                           | Minor Adverse          |
| *Receptor was previously called sidewalk user receptors in the previous LVA  |             |                                                                                                                                                       |                                                                                                                                                                              |                                                                                                                                                       | *Was accidentally noted as Moderate-Minor in summary table 8 but Low in Appendix 3 assessment table/ Figure A3.2 Viewpoint 1 of previous LVA | *Was accidentally noted as Low in summary table 8 but Moderate-Minor Adverse in Appendix 3 assessment table/ Figure A3.2 Viewpoint 1 of previous LVA                             |                        |

|                                       |            |        |                         |            |                                                                                                                                               |                                                                                                                                                       |                      |
|---------------------------------------|------------|--------|-------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Vehicle Users of Upper Pavenhill Road | Medium-Low | Medium | <b>Moderate Adverse</b> | Medium-Low | Low                                                                                                                                           | <b>Moderate-Minor Adverse</b>                                                                                                                         | <b>Minor Adverse</b> |
|                                       |            |        |                         |            | *Was accidentally noted as Moderate-Minor in summary table 9 but Low in Appendix 3 assessment table/ Figure A3.2 Viewpoint 1 of previous LVA. | *Was accidentally noted as Low in summary table 9 but Moderate-Minor Adverse in Appendix 3 assessment table/ Figure A3.2 Viewpoint 1 of previous LVA. |                      |

### Visual receptors of representative Vp2

In regard to the previous Landscape's comment by Wiltshire Council, it is considered that the proposed woodland belt and hedgerow would be prominent features that will change and enclose the existing view over time for part of the footpath (PURT95) for pedestrians represented by Viewpoint 2. However, this is mitigatory planting characteristic of the setting that would limit visibility of the proposed and existing built form, and would be in keeping with the existing woodland that part of the footpath (PURT95) already runs through. The current view is mainly of a foreground field with the skyline nearby due to existing built form, trees and garden vegetation. The current view is not a key or distinct view of notable value. Pedestrians would experience the enclosed woodland change for a small part of a much longer footpath route. It is considered that the proposed woodland and hedgerow would over time cover approximately 35% of the footpath PURT95. Pedestrians of the remaining section of route would experience Moderate-Minor Beneficial residual effects at year 15 located within the POS area in the south-west corner of the site (Assessed at Viewpoint location 6); and no effects outside of the site to the south near Ringsbury Camp at year 15 (Assessed at Viewpoint location 7). Overall, the residual effects experienced would not be out of character with other wooded views along the route and would be a prominent change for only part of the route whilst not affecting key or highly valued existing views. We would therefore consider that the overall residual visual effects at year 15 for pedestrian users of the whole route of footpath PURT95 (represented by vp2) would be **Low** Magnitude and **Moderate-Minor Adverse** Level of effects instead of being negligible as highlighted in red text in table 2 below.

It was identified that, in the summary table 6 of the previous LVA, that the magnitude of visual effects at year 15 and the level of visual effects at year 1 for pedestrians of footpath PUR95 represented by Vp2 were accidentally put in the wrong cells. To rectify this anomaly, the below corrections are highlighted in green text in table 2 overleaf.

**Table 2: Clarification of Magnitude of Visual Effects and Levels of Visual Effects for the visual receptors of near site entrance or footpath 95 represented by Vp2.**

| VIEWPOINT 2: View from site entrance from Pavenhill Road |             | DURING CONSTRUCTION        |                                     | DURING OPERATION           |                                                                                                                                                                                      |                                                                                                                                                                                |                                                                                              |
|----------------------------------------------------------|-------------|----------------------------|-------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Visual Receptor Type                                     | Sensitivity | Magnitude of Visual Effect | Level of Visual Effect              | Magnitude of Visual Effect |                                                                                                                                                                                      | Level of Visual Effect                                                                                                                                                         |                                                                                              |
|                                                          |             |                            |                                     | Year 1                     | Year 15                                                                                                                                                                              | Year 1                                                                                                                                                                         | Year 15                                                                                      |
| Residents near site entrance                             | High-Medium | High                       | <b>Substantial-Moderate Adverse</b> | High-Medium                | Medium                                                                                                                                                                               | <b>Substantial-Moderate Adverse</b>                                                                                                                                            | <b>Moderate Adverse</b>                                                                      |
| Pedestrians of Footpath 95 near site entrance            | High-Medium | High-Medium                | <b>Substantial-Moderate Adverse</b> | Medium                     | <b>Low</b><br><br>*Was accidentally noted as Moderate Adverse in summary table 6 and assessed as Negligible in Appendix 3 assessment table/ Figure A3.4 Viewpoint 2 of previous LVA. | <b>Moderate Adverse</b><br><br>*Was accidentally noted as Low in summary table 6 but Moderate Adverse in Appendix 3 assessment table/ Figure A3.4 Viewpoint 2 of previous LVA. | <b>Moderate -Minor Adverse</b><br><br>*Was previously considered Negligible in previous LVA. |

## Conclusion

We consider minor changes/corrections to anomalies picked up from the previous LVA regarding the assessment of visual receptors represented by Vp1 and Vp2 do not affect the conclusions of the previous LVA.

The extent, scale, height, and mass of the new sketch layout are roughly in keeping with the principles of the Illustrative Masterplan Dwg No. 0743-1003 (September 2021) that was part of the outline planning application (PL/2022/00395) that was granted permission through appeal. It is considered that even though four trees along the northern perimeter have been removed due to health and safety purposes, this change and the new sketch layout do not affect the conclusions made in the previous LVA as a result.

Addendum letter produced by:

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