

HAWKE RIDGE BUSINESS PARK

Appendix 10.1 Figures 10.1-10.26

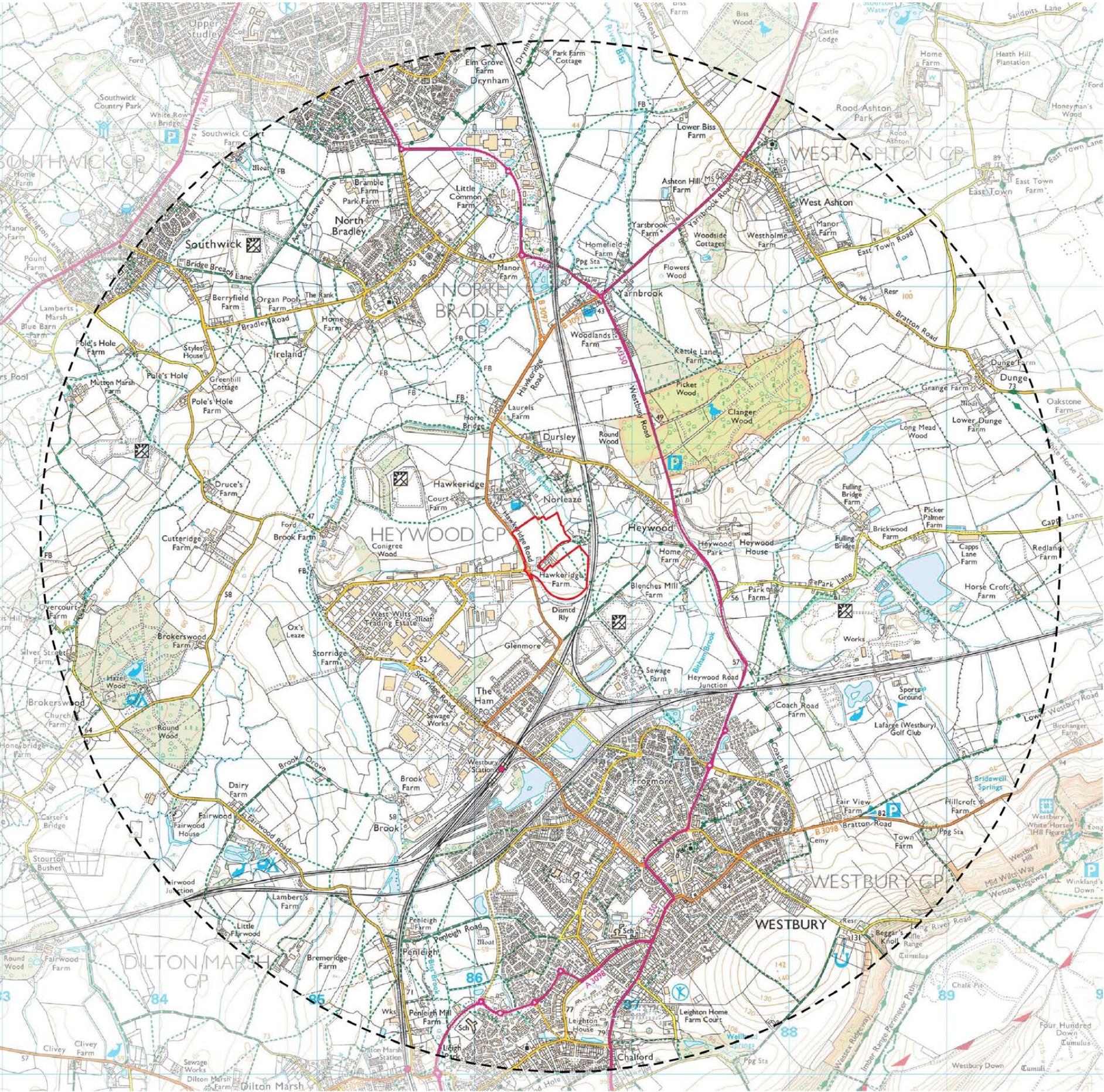
EIA Chapter 10: Landscape and Visual
Amenity

July 2026

GREENHALGH

Landscape Architecture

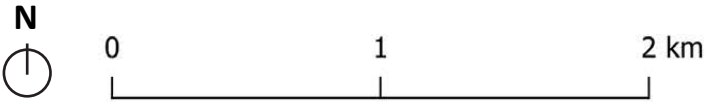


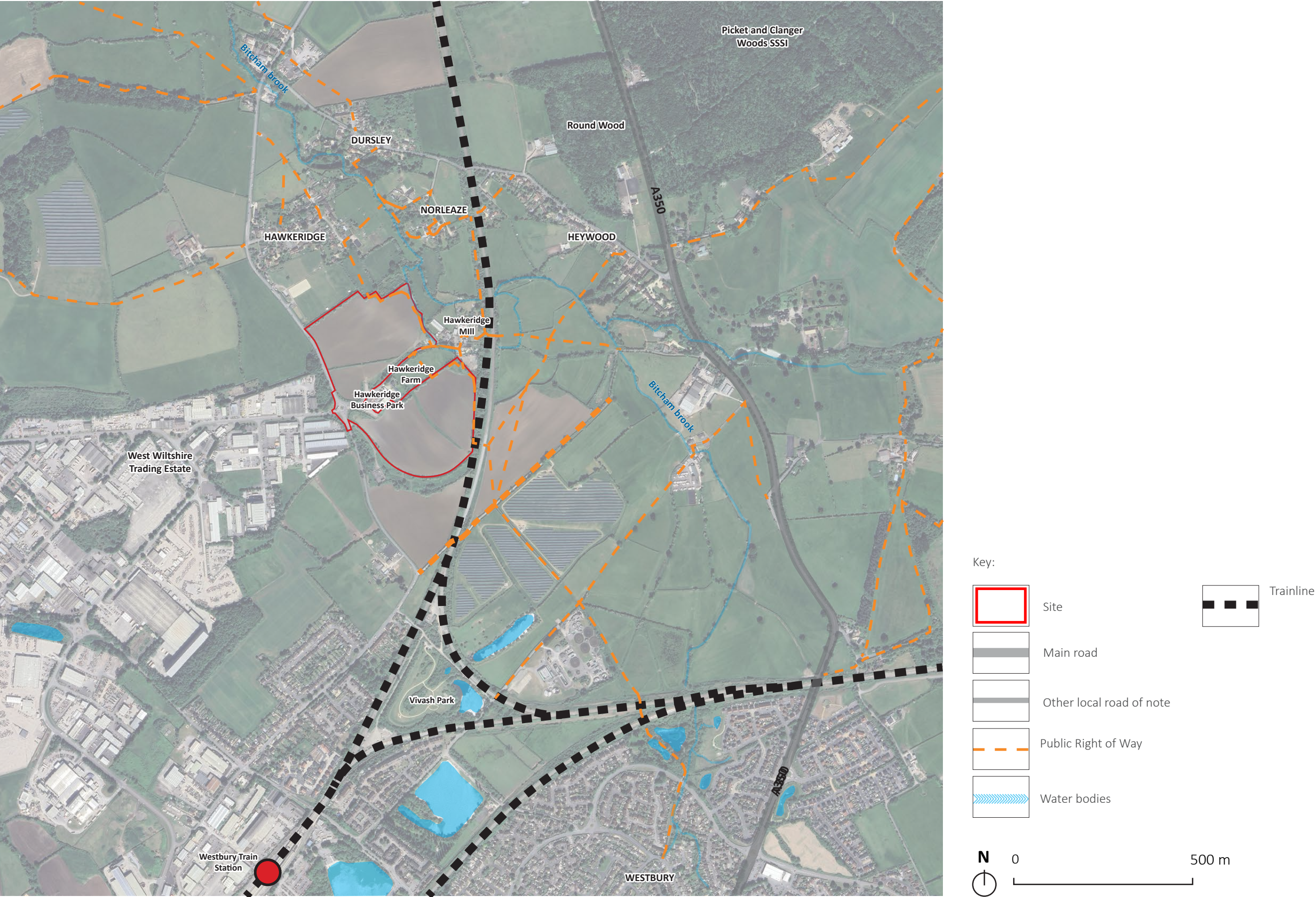


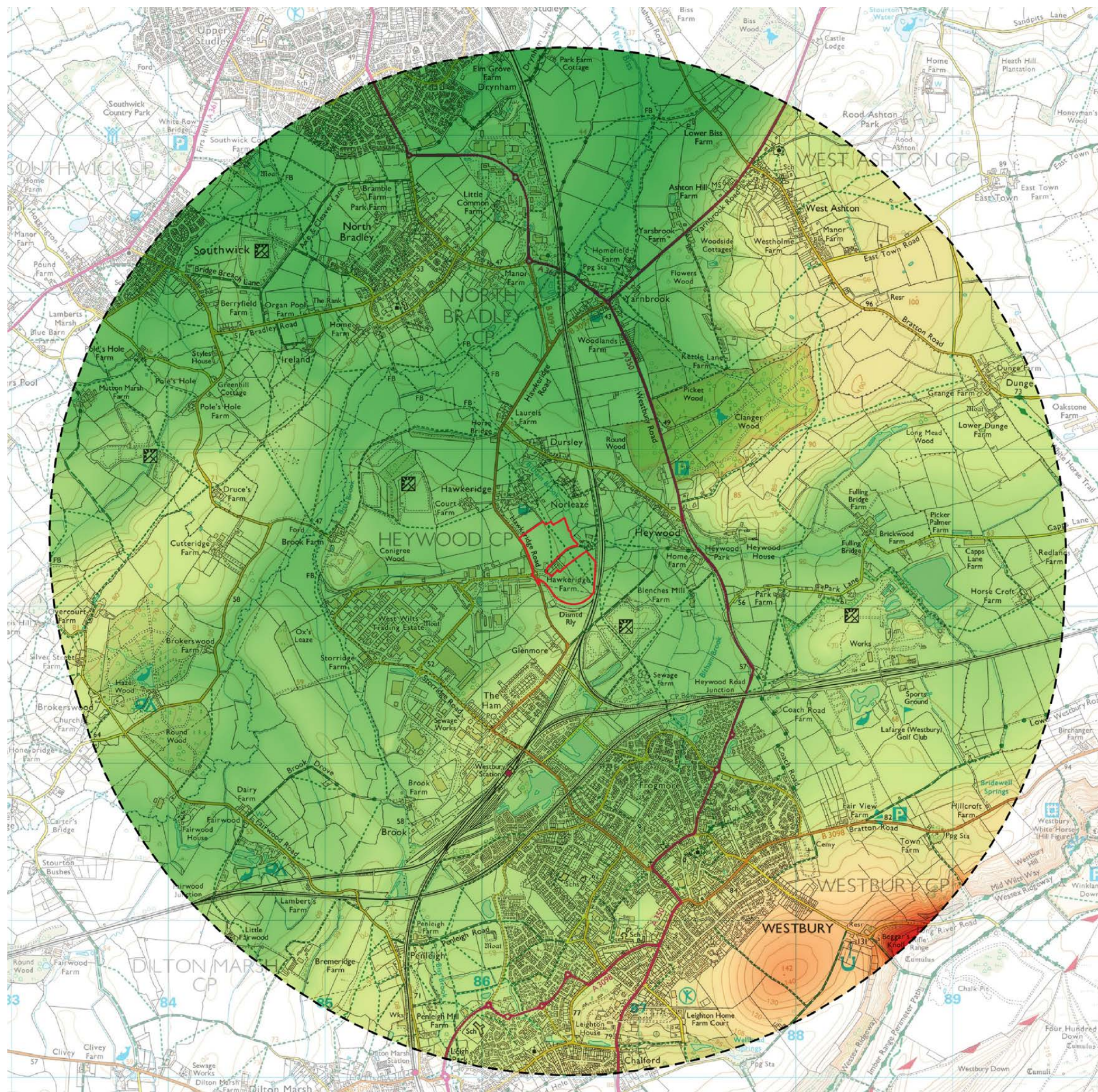
Key:

Application Site

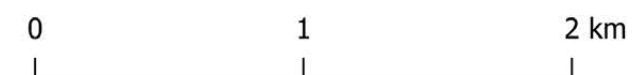
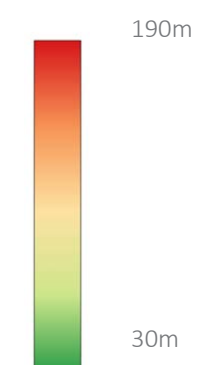
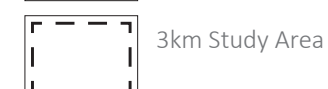
3km Study Area

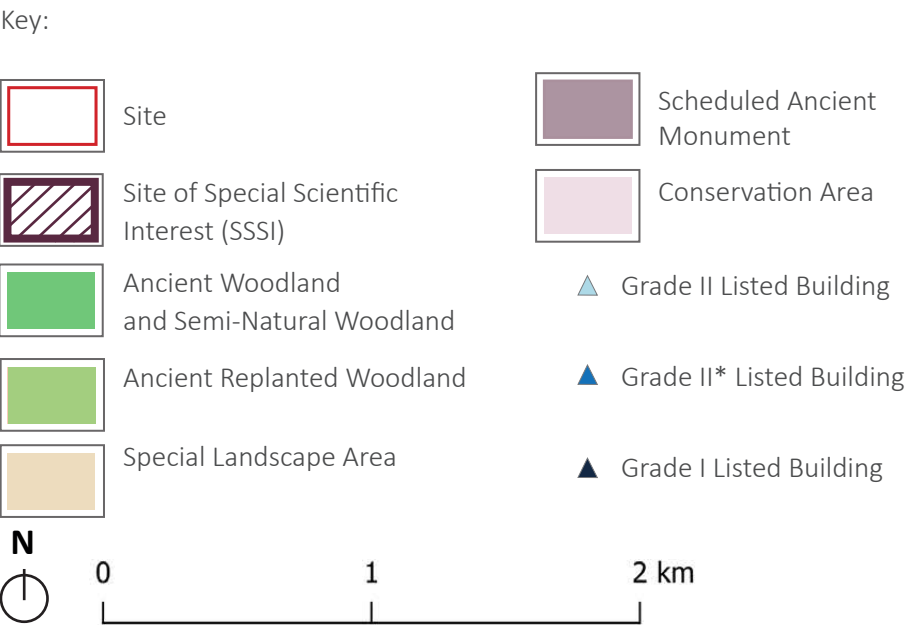
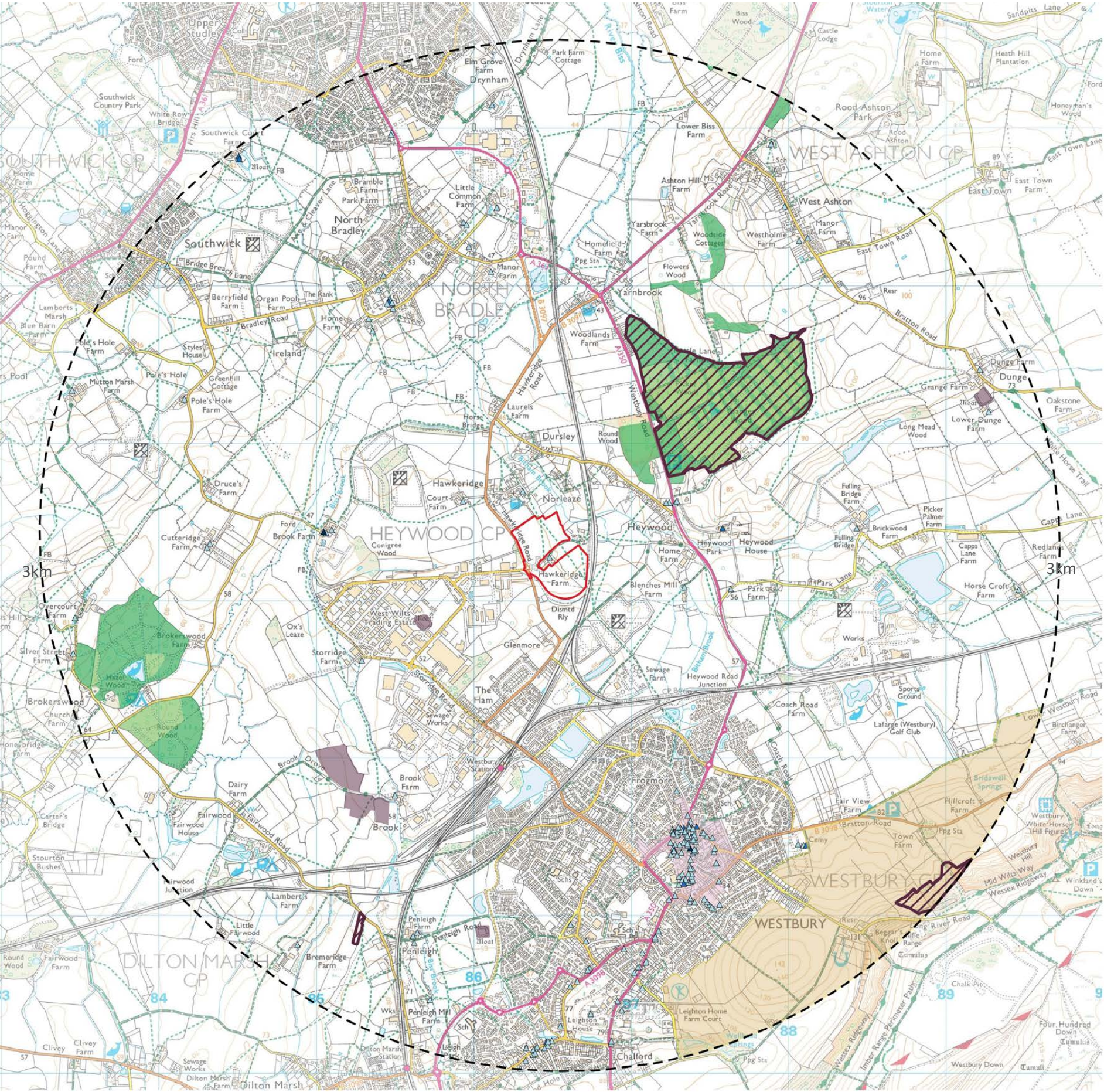


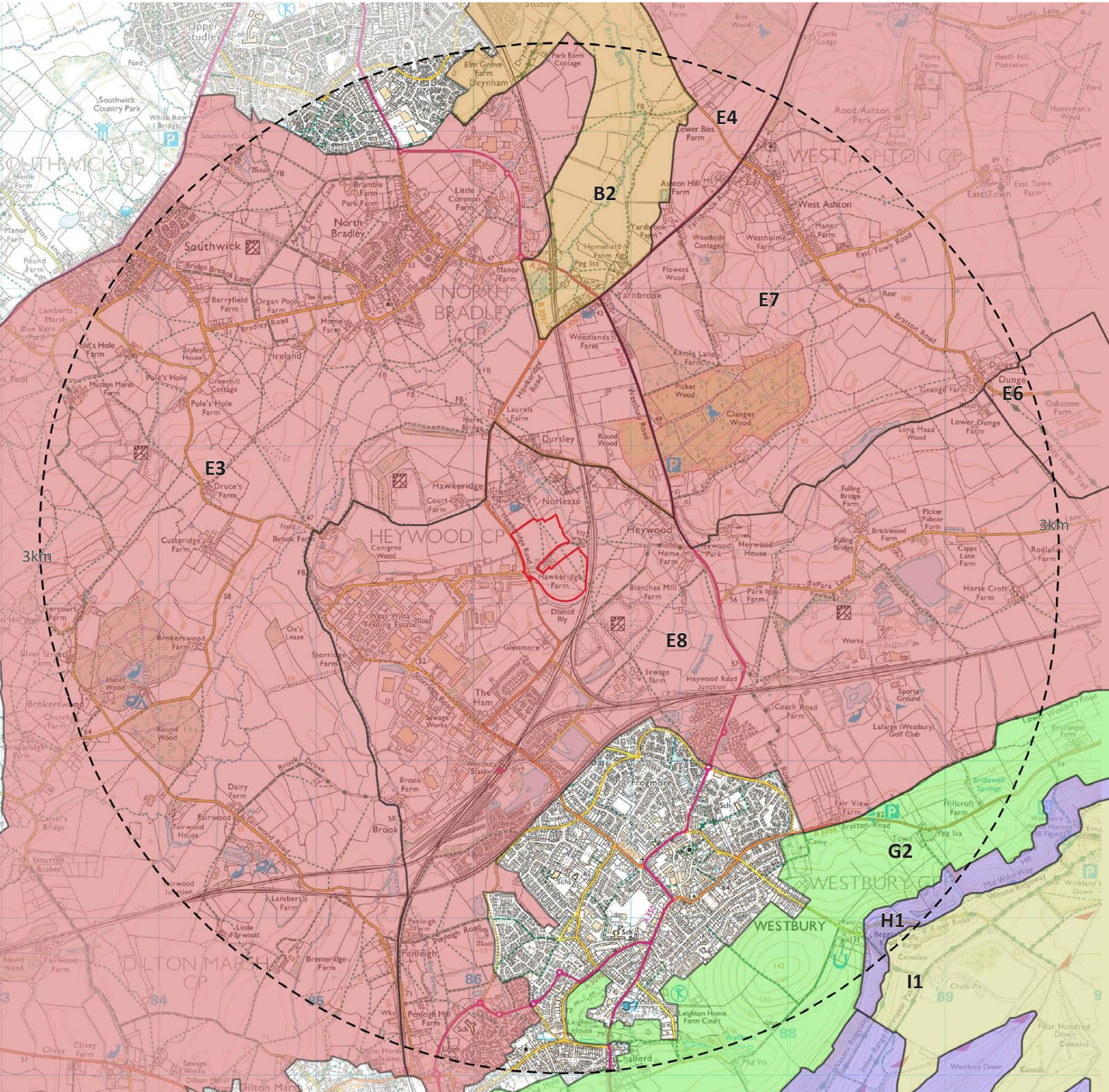




Key:







Key:

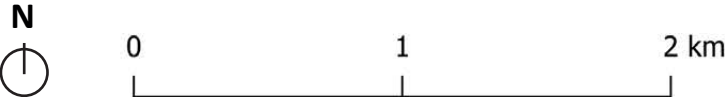


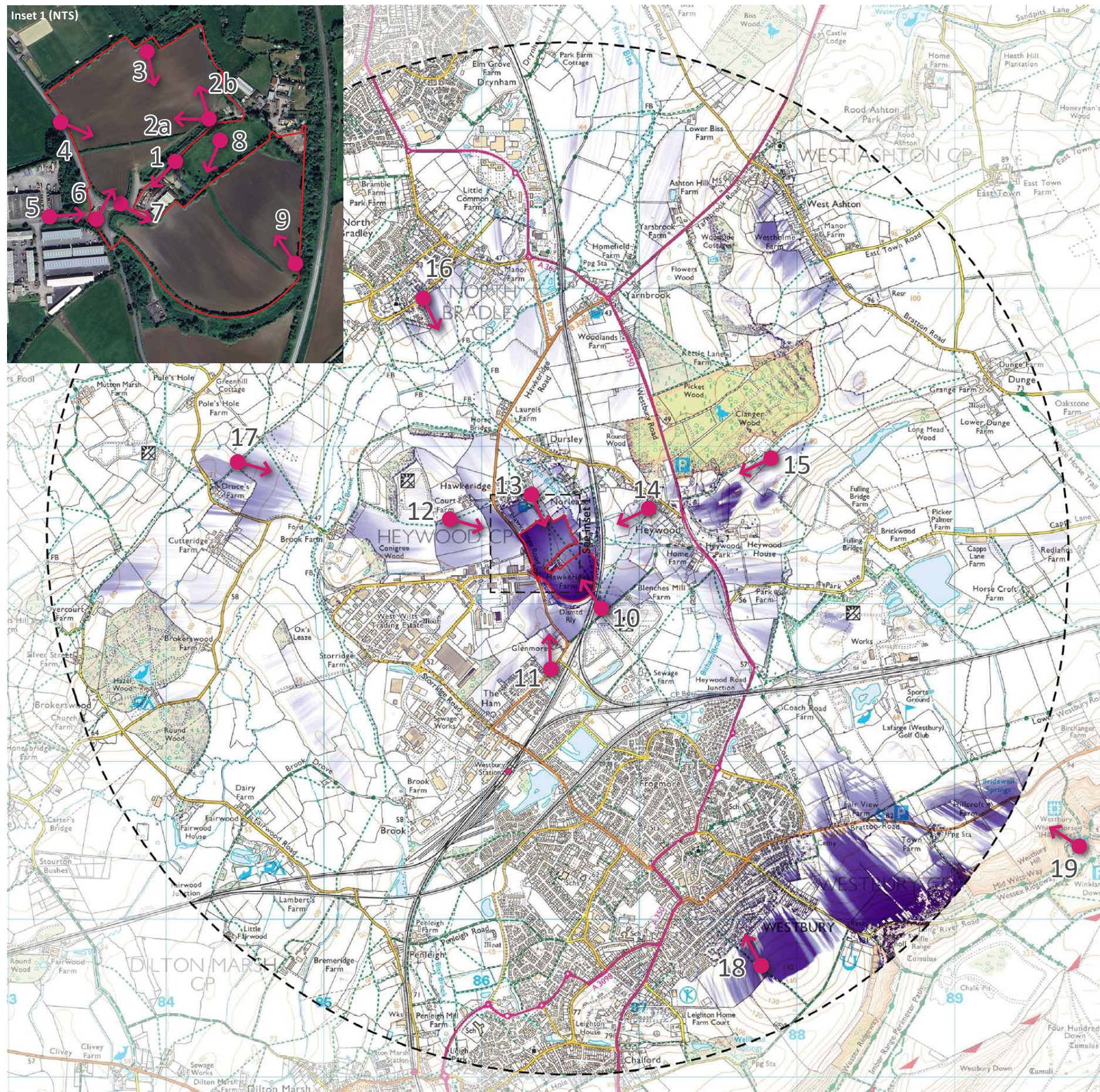
Site

West Wiltshire District Landscape Character Assessment, 2007

Landscape Character Areas:

- B Clay River Floodplain**
B2 Biss Clay River Floodplain
- E Rolling Clay Lowland**
E3 North Bradley Rolling Clay Lowland
E4 Green Lane Rolling Clay Lowland
E6 Bulkington Rolling Clay Lowland
E7 West Ashton Rolling Clay Lowland
E8 Heywood Rolling Clay Lowland
- G Greensand and Chalk Terrace**
G2 Westbury Greensand and Chalk Terrace
- H Chalk Downland Edge**
H1 Bratton Chalk Downland Edge
- I Chalk Downland**
I1 Salisbury Plain West Chalk Downland

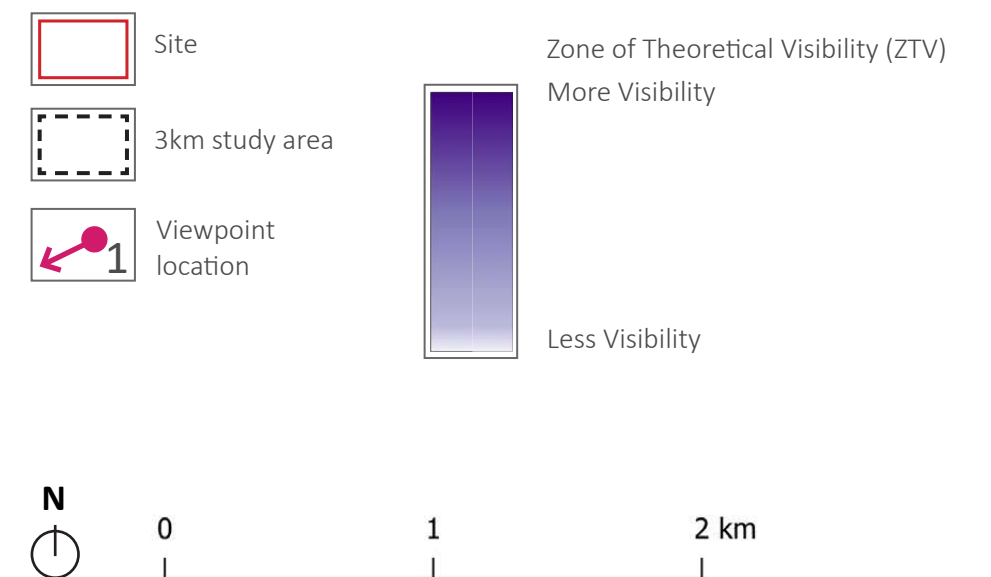




Notes:

The ZTV is generated from a receptor height of 1.6m (approximate average UK adult eye level) and receiver/ target heights of 9m for residential and commercial plots and 13m for the care home to represent an the maximum ridge height for the Proposed Development. Multiple targets were placed within the Site boundary to best represent points that may be visible. The ZTV is based on 1m LiDAR First Return DSM (Digital Surface Model) terrain data which includes intervening features such as existing trees/ vegetation and buildings in the landscape. Some changes within the landscape may have occurred since the DSM data and ZTV was created. Data source: ordnancesurvey.co.uk. This ZTV also includes Earth's curvature.

Key:





Existing view	Receptor and Sensitivity	Description of view
Viewpoint 1: View from outside Hawkeridge Farmhouse on Mill Lane	- Motorists along Mill Lane Low - Medium sensitivity. - Motorists on Pixash Lane or World's End Lane including workers or users of the local businesses and facilities. Low sensitivity.	The view is framed by mature hedgerows, with buildings associated with the West Wilts Trading Estate (WWTE) visible in the distance. Where the hedgerow structure is less dense, or where gateways create breaks in the vegetation, filtered and intermittent views of the northern parcel are possible. Hawkeridge Farmhouse is also visible in these locations; however, owing to its white-rendered exterior and its relationship to the existing built form of the WWTE, it does not constitute a prominent feature within the view.

Photography data			
Date/ Time:	09.02.2026 / 09:57	Weather conditions:	Clear, partly cloudy.
Grid reference Lat, Long (WGS84):	51°16'43.64"N, 2°11'42.25"W	Distance from site:	5m
Direction of view:	SW	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	55m	Camera height:	1.60m



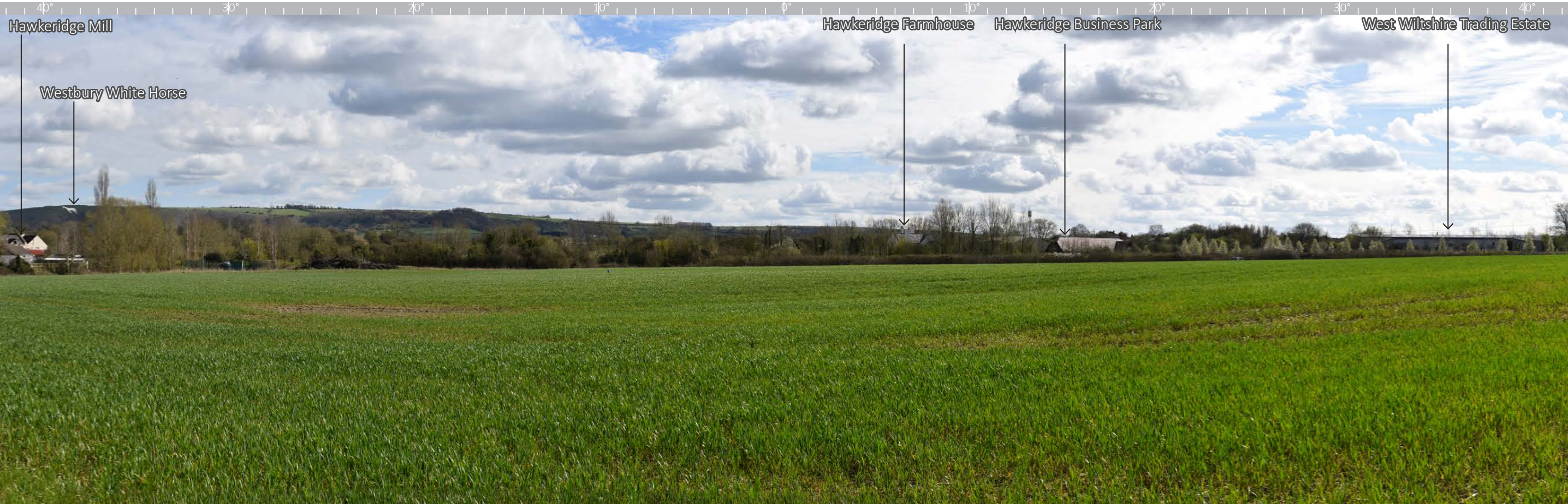
Existing view	Receptor and Sensitivity	Description of view
Viewpoint 2a: View looking west from the historic entrance to HEYW6 as it enters the northern parcel from Mill Lane and is stopped up.	Walkers using the PRoW. Medium Sensitivity [Note- onward travel along the historic alignment of this PRoW has been stopped up due to a footpath diversion order. It was evident on Site users are now diverting down to the new alignment along Bitham Brook]	The foreground comprises an open arable field, with the landform rising gradually in the middle distance. Hedgerow vegetation along the site boundaries provides effective screening of more distant views across the wider landscape. Nevertheless, the rooflines of residential development on the southernmost edge of Hawkeridge are faintly discernible above the vegetation. Development associated with the WWTE is partially screened by intervening vegetation on the left-hand side of the view, although it remains evident and contributes an urbanising influence to this predominantly westerly outlook.

Photography data			
Date/ Time:	09.02.2026 / 10:03	Weather conditions:	Clear, partly cloudy.
Grid reference Lat, Long (WGS84):	51°16'45.80"N 2°11'39.62"W	Distance from site:	On Site
Direction of view:	W	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	59m	Camera height:	1.60m



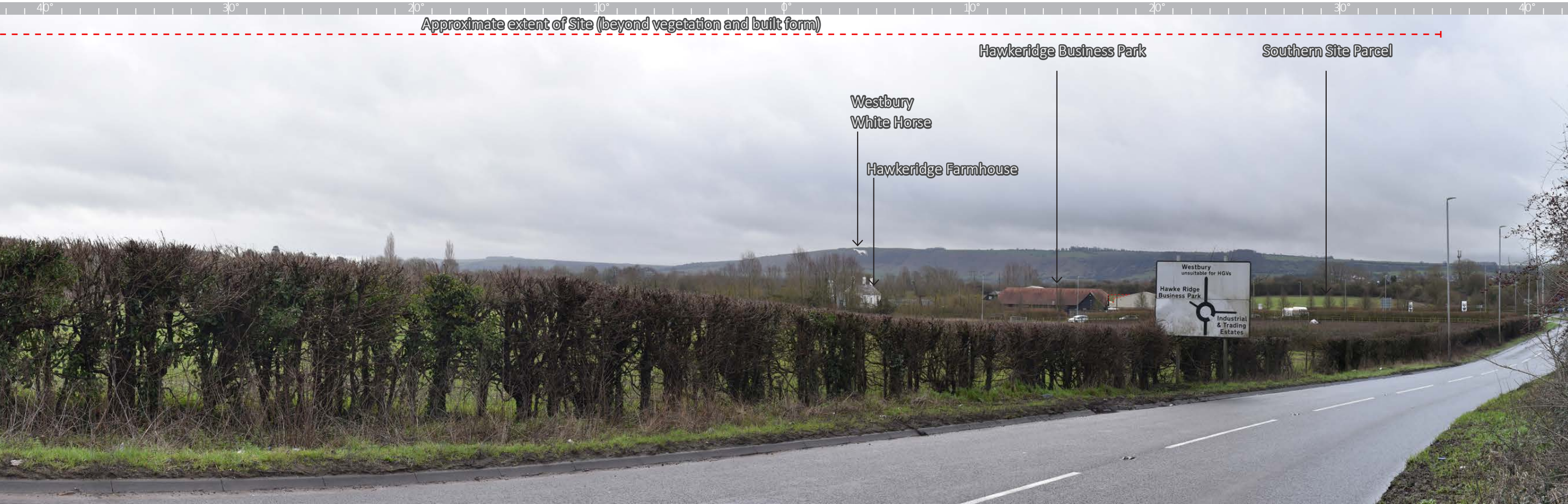
Existing view	Receptor and Sensitivity	Description of view
Viewpoint 2b: View looking east from HEYW6 as it enters the northern parcel from Mill Lane and is stopped up.	Walkers using the PRow. Medium Sensitivity [Note- onward travel along the historic alignment of this PRow has been stopped up due to a footpath diversion order. It was evident on Site users are now diverting down to the new alignment along Bitham Brook]	The foreground comprises an open arable field, looking down towards Bitham Brook and vegetation which lines it. Beyond the vegetation views of shed structures associated with Hawkeridge Mill are clearly visible and detract from the brook view. In the distance the heavily filtered outlines of properties at Norleaze can just be perceived through gaps in vegetation.

Photography data			
Date/ Time:	09.02.2026 / 10:03	Weather conditions:	Clear, partly cloudy.
Grid reference Lat, Long (WGS84):	51°16'45.80"N 2°11'39.62"W	Distance from site:	On Site
Direction of view:	W	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	59m	Camera height:	1.60m



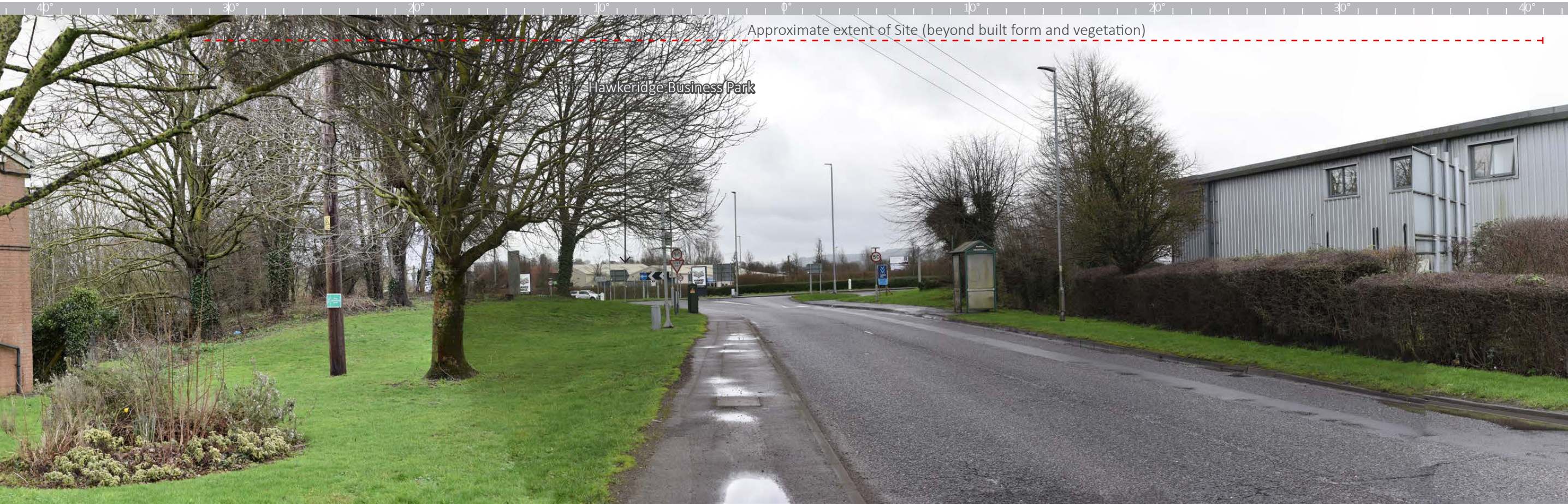
Existing view	Receptor and Sensitivity	Description of view
Viewpoint 3: View looking south from HEYW6/HEYW7 footpath as it enters the northern parcel from the north.	Walkers using the PRow. Medium - High Sensitivity	This viewpoint is located on slightly elevated ground within the Site, affording long-distance views towards the Salisbury Plain escarpment and the White Horse over intervening vegetation along Mill Lane. The foreground is characterised by an open arable field that slopes down towards Hawkeridge Mill. Built development associated with Hawkeridge Mill, Hawkeridge Farm and properties along Mill Lane is visible through and above the roadside vegetation. Warehousing and associated lighting along Hawkeridge Road form noticeable features and an urbanising character within the right-hand extent of the view.

Photography data			
Date/ Time:	26.03.2026 / 13:41	Weather conditions:	Clear, partly cloudy.
Grid reference Lat, Long (WGS84):	51°16'50.33"N, 2°11'45.91"W	Distance from site:	On Site
Direction of view:	S	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	53m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 4: View from Hawkeridge Road heading south	Motorists on Hawkeridge Road. Low - Medium sensitivity	A transient view which is experienced by road users as they descend from the localised brow along Hawkeridge Road. Mature hedgerows on either side of the road focus views towards the roundabout, where tall lighting columns and the edge of WWTE become visible. Momentary glimpses over lower sections of hedgerow reveal the Salisbury Plain escarpment and the White Horse, together with the ridgelines of Hawkeridge Business Park and Hawkeridge Farmhouse. More distant views of housing on the southern edge of Westbury are possible through vegetation in the middle distance. The combination of prominent lighting infrastructure, road signage, and views of surrounding development contributes to the approach to an urban fringe.

Photography data			
Date/ Time:	09.02.2026 / 10:27	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16'46.07"N, 2°11'54.16"W	Distance from site:	10m
Direction of view:	SE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	56m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 5: View from footway on Link Road within the West Wiltshire Trading Estate	Motorists on Link Road. Low sensitivity	Views along the road corridor are channelled by warehouse structures within the WWTE and roadside vegetation. Together with the presence of Hawkeridge Business Park, these elements impart a strongly urban and industrial character to the view.
	Pedestrians using the footway on Link Road. Low sensitivity	The northern Site parcel is largely screened by intervening vegetation and built development to the left of the view. The northern extent of the southern parcel is visible directly along the road adjacent to Hawkeridge Business Park, with long-distance views beyond of the Salisbury Plain escarpment.

Photography data			
Date/ Time:	09.02.2026 / 10:40	Weather conditions:	Clear, partly cloudy.
Grid reference Lat, Long (WGS84):	51°16'39.88"N, 2°11'54.61"W	Distance from site:	80m
Direction of view:	E	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	62m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 6: View from roundabout on Hawkeridge Road	- Motorists on roundabout. Low sensitivity - Pedestrians using the footway alongside roundabout. Low - medium sensitivity	View across Hawkeridge Roundabout, characterised by urban influences including tall lighting columns and substantial signage, notably associated with Hawkeridge Business Park. Buildings associated with Hawkeridge Business Park and Hawkeridge Farm are visible as a cluster of development along Mill Lane. Ornamental planting implemented as part of a previous planning permission on the Site screens views of the Site ground plane and contributes to the creation of a defined urban edge. The view is heavily influenced by traffic movements along Hawkeridge Road and Link Road, which together form one of the principal access routes to the WWTE. The presence of vehicles, road infrastructure, signage and lighting contributes to a notably disturbed visual environment, reinforcing the urban character of the scene.

Photography data			
Date/ Time:	09.02.2026 / 10:36	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16'39.62"N, 2°11'50.21"W	Distance from site:	On Site
Direction of view:	N	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	56m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 7: View from footway on Mill Lane Hill adjacent the roundabout on Hawkeridge Road	- Motorists on Mill Lane. Low - Medium sensitivity - Pedestrians using the footway alongside roundabout. Medium sensitivity	View along the existing access road to the southern parcel, with agricultural land within the parcel visible rising gently in the middle distance. The view is framed by warehouse buildings associated with Hawkeridge Business Park and ornamental planting established as part of a previous planning permission on the Site. As a result, the immediate context exhibits an urban fringe character, with built development and ornamental landscape planting influencing the composition of the view.
		Beyond the Site, long-distance views are available towards the Salisbury Plain escarpment, including the White Horse, which forms a notable landmark within the wider landscape setting.
		The road is a dead end and used to provide access to Hawkeridge Business Park and the small number of properties located along Mill Lane. As a result, traffic volumes are low and the road is only lightly used.

Photography data			
Date/ Time:	09.02.2026 / 10:48	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16'40.74"N, 2°11'48.15"W	Distance from site:	On Site
Direction of view:	N	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	51m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 8: View south from PRow HEYW6 as it passes through a paddock just north of the southern parcel	Walkers using PRow HEYW6. Medium sensitivity	View from within a small field just north of the southern parcel. The hedgerow along the Site boundary filters views of the northernmost part of the southern parcel, with the Site's rising landform becoming visible in the middle distance and increasingly prominent further beyond. The agricultural fields and hedgerows appear poorly managed, which detracts from the overall view. Likewise, overhead cables and telegraph poles interrupt longer-distance views towards the Salisbury Plain escarpment Wider views to the right and left are largely contained by dense vegetation along the railway line, together with the outbuildings of Hawkeridge Farm and the farmhouse itself, which lies just outside the field of view.

Photography data			
Date/ Time:	09.02.2026 / 11:00	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16'40.74"N, 2°11'48.15"W	Distance from site:	60m
Direction of view:	SE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	51m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 9: View from footpath HEYW6 on Site south eastern boundary	Walkers using PRow HEYW6. Medium sensitivity	After crossing the railway level crossing, walkers head towards the Site boundary and, once inside, continue northwards along the diverted alignment. From this location, there are slightly elevated views across the southern parcel. Hawkeridge Farm is visible beyond vegetation along the Site boundary; however, its prominence is somewhat reduced by the presence of neighbouring warehousing within Hawkeridge Business Park, which appears at a similar height and façade tone, as well as the larger warehouse buildings associated with the West Wilts Trading Estate. The field in the foreground is of mixed quality, with the immediate setting appearing unmanaged and characterised by areas of rank grassland. Glimpsed and partial views of the northern parcel are possible through gaps in vegetation along Mill Lane. In the longer-distance view, the rooflines of buildings at Hawkeridge are just perceptible.

Photography data			
Date/ Time:	09.02.2026 / 11:10	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16'37.15"N, 2°11'30.87"W	Distance from site:	On Site
Direction of view:	SE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	57m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 10: View from junction of PRow bridleway HEYW24 and footpath HEYW6	Walkers and horse riders using bridleway HEYW24 and footpath HEYW6. Medium - High sensitivity.	Public Right of Way (PRow) bridleway HEYW24 is enclosed by mature hedgerows on both sides, which generally restrict wider views towards the Site. At its junction with footpath HEYW6, however, a gap in the hedgerow allows more open views towards vegetation associated with the railway corridor. This vegetation effectively screens the Site and adjacent warehouse-style development from view. Nevertheless, the presence of the railway line, telegraph poles, and the solar farm (located behind the viewpoint) introduces urbanising elements that detract from the perceived rural character and scenic quality of the wider landscape.

Photography data			
Date/ Time:	26.03.2026 / 12:51	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16'31.40"N, 2°11'27.85"W	Distance from site:	150m
Direction of view:	NW	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	59m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 11: View from The Ham heading east	Pedestrians using the footway. Medium sensitivity.	As users travel along The Ham, whether by car or on foot, their principal focus is directed along the road, with Clanger Wood visible in the distance. Oblique views are available across the paddock farmland that borders the road.
	Motorists driving on The Ham. Low - Medium sensitivity.	The paddock occupies a localised high point and slopes away from the road towards Glenmore Farm and the West Wilts Trading Estate. Views towards the trading estate are partially screened by vegetation along the paddock boundaries. The Site itself is largely screened from view by Glenmore Farm and vegetation within the farm curtilage.

Photography data			
Date/ Time:	09.02.2026 / 09:57	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16'19.78"N, 2°11'44.87"W	Distance from site:	460m
Direction of view:	NW	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	69m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 12: View from the PRow HEYW10 heading east towards Hawkeridge	Walkers using the PRow. Medium - High sensitivity.	As users travel east along PRow HEYW10, they pass through a large arable field with a localised high point at its centre. This elevated section of the route affords intermittent views over vegetation along Hawkeridge Road towards residential development at Hawkeridge and the rooflines of commercial buildings within the West Wilts Trading Estate. The wider panorama is characterised by long-distance views towards the Salisbury Plain escarpment, with the White Horse forming a notable landmark and focal feature within the skyline.

Photography data			
Date/ Time:	25.032026 / 17:06	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16'50.92"N, 2°12'18.19"W	Distance from site:	465m
Direction of view:	E	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	53m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 13: View from PRow footpath HEYW6 to the south of Hawkeridge village	Walkers using the PRow. Medium sensitivity.	The footpath is contained within a narrow field corridor unmanaged grassland enclosed by mature hedgerows, resulting in a pronounced sense of enclosure. The visual focus is directed along the footpath towards a dense hedgerow forming part of the Site’s northern boundary. Limited, glimpsed views of the White Horse are available through gaps in the vegetation and wider views towards the Site are substantially filtered and restricted by intervening vegetation cover. Receptors of this footpath will have walked through Hawkeridge and experienced residential development in the village.

Photography data			
Date/ Time:	09.02.2026 / 12:14	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16’54.09”N, 2°11’48.61”W	Distance from site:	120m
Direction of view:	SE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	47m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 14: View from PRoW footpath HEYW5 at the settlement edge of Heywood	Walkers using the footpath. Medium - High sensitivity.	Views from the footpath at the edge of Heywood are predominantly rural in character, encompassing the low-lying fields associated with the clay lowland around Bitham Brook. However, urban influences are also discernible, with rooflines associated with the West Wilts Trading Estate and a mobile phone mast located to the south of the Site visible above the mature vegetation that follows the railway line. Receptors of this footpath will have walked through Heywood and experienced residential development in the village.

Photography data			
Date/ Time:	09.02.2026 / 13:31	Weather conditions:	Clear, cloudy.
Grid reference Lat, Long (WGS84):	51°16'53.57"N, 2°11'11.27"W	Distance from site:	450m
Direction of view:	SE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	53m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 15: View from PRow footpath HEYW20 at Clanger Farm [From the recently diverted route]	Walkers using the footpath. High sensitivity.	As users descend the PRow from the high point south of Clanger Farm, they experience elevated long-distance views across Westbury. An intervening brow in the landform helps to screen views of the eastern edge of the town; however, development within the West Wilts Trading Estate remains visible through gaps in the vegetation on the hillside descending towards Westbury. Large industrial structures, including those associated with the Westbury Dairy and Westbury Mill, are clearly visible above the vegetation and form prominent reference points within the wider landscape.

Photography data			
Date/ Time:	26.03.2026 / 09:43	Weather conditions:	Clear, partially cloudy.
Grid reference Lat, Long (WGS84):	51°17'1.59"N, 2°10'35.78"W	Distance from site:	1.17km
Direction of view:	W	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	84m	Camera height:	1.60m



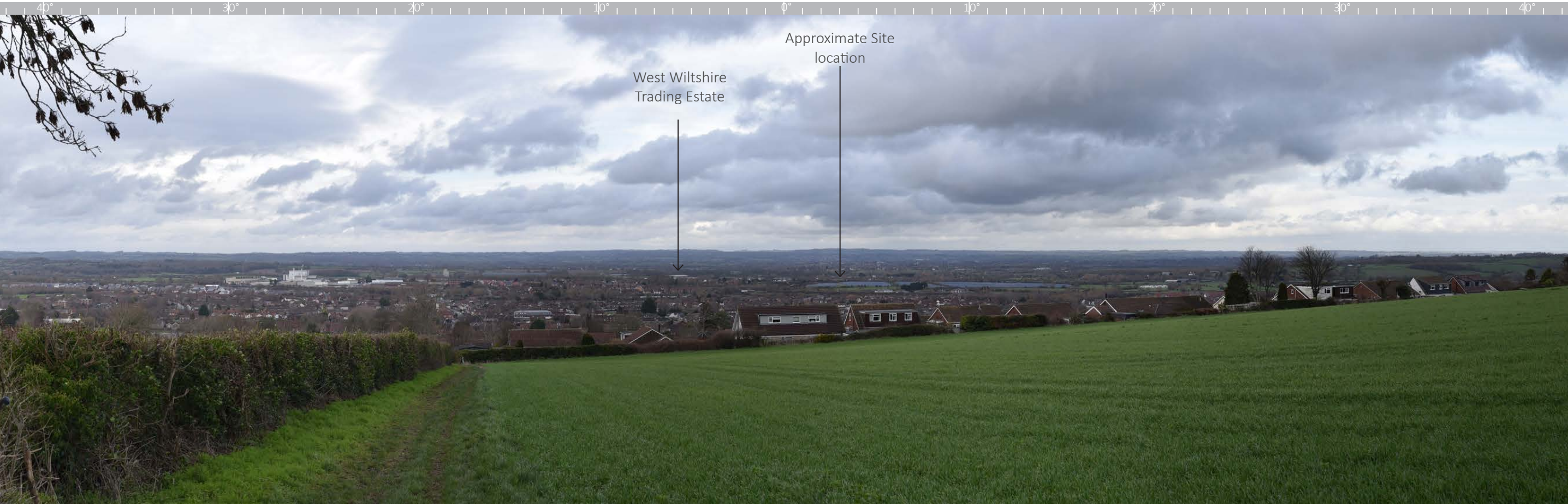
Existing view	Receptor and Sensitivity	Description of view
Viewpoint 16: View from Church Lane, North Bradley at field entrance	- Road users of Church Lane. Medium sensitivity. - Residents of Church Lane, North Bradley. High sensitivity.	Long distance views towards the Salisbury Plain escarpment. The fencing of the residential gardens block out long distance views to the west.
		There is a view of Westbury White Horse. The line of vertical electricity pylons stand above the ridgeline in the distance.
		The village of Hawkeridge is partially visible obscured by vegetation, the Site lies beyond this and is screened due to vegetation and properties at Hawkeridge with built form in Westbury partially visible in the distance behind again.

Photography data			
Date/ Time:	26.03.2026 / 14:16	Weather conditions:	Clear, partially cloudy.
Grid reference Lat, Long (WGS84):	51°17'2.21"N, 2°10'34.69"W	Distance from site:	1.59km
Direction of view:	SE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	51m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 17: View from PRow footpath SWCK11	Walkers using the PRow. Medium - High sensitivity.	From Druce’s Farm the footpath is situated at a slightly higher elevation than Westbury, affording long-distance views across the town and the West Wilts Trading Estate. The escarpment of Salisbury Plain forms a prominent backdrop, including the landmark Westbury White Horse. The scale of the buildings within the trading estate is particularly apparent, and these structures largely screen the residential development located further north within the town. Direct views of the Site are generally screened by mature vegetation within the lower-lying fields adjacent to the trading estate and along Hawkeridge Road.

Photography data			
Date/ Time:	09.02.2026 / 14:03	Weather conditions:	Clear, partially cloudy.
Grid reference Lat, Long (WGS84):	51°16’58.73”N, 2°13’32.85”W	Distance from site:	1.93km
Direction of view:	E	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	69m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 18: View from PRow footpath WEST32	Walkers using the PRow. Medium - High sensitivity.	Long-distance views are available across the Westbury skyline towards Trowbridge and the surrounding hills, with the Cotswolds discernible on the distant horizon.
		Prominent built-form elements within the wider landscape include the West Wiltshire Trading Estate and the solar farm situated to the southeast of the Site.
		Glimpsed and distant views of the Site are possible; however, its full extent is difficult to discern owing to the well-established tree network in the surrounding area and the presence of substantial built structures within its immediate context.

Photography data			
Date/ Time:	09.02.2026 / 14:47	Weather conditions:	Clear, partially cloudy.
Grid reference Lat, Long (WGS84):	51°15'18.91"N, 2°10'35.22"W	Distance from site:	2.54km
Direction of view:	NE	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	128m	Camera height:	1.60m



Existing view	Receptor and Sensitivity	Description of view
Viewpoint 19: View from the trigpoint at Westbury White Horse	Visitors to the White Horse and open access land. High sensitivity.	An extensive panoramic view looking over Westbury towards the Cotswolds. Prominent built-form features include the rooftops of Westbury, the West Wiltshire Trading Estate, the prominent dairy complex, and Westbury Mill. Also visible are the solar farm to the southeast of the Site boundary, the Tarmac cement works. The developed extent of Trowbridge can be seen in the distance beyond. From this viewpoint, distant views of the Site are possible behind the solar farm. However, due to the presence of neighbouring built form at Hawkeridge and the West Wilts Trading Estate, together with the considerable viewing distance, features and areas of the Site are difficult to perceive.

Photography data			
Date/ Time:	26.03.2026 / 13:36	Weather conditions:	Clear, partially cloudy.
Grid reference Lat, Long (WGS84):	51°15'44.03"N, 2° 8'52.84"W	Distance from site:	3.47km
Direction of view:	NW	Camera type:	Nikon D750
Field of view horizontal/ vertical:	80° / 27°	Focal length:	50mm
Elevation (AOD):	221m	Camera height:	1.60m

GREENHALGH LANDSCAPE ARCHITECTURE

7 Sydney Wharf,

Bath,

BA2 4EF

Registered in England

Company number 09118428
