

**HAWKE RIDGE BUSINESS PARK,
WESTBURY**

Landscape Statement

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July 2026

GREENHALGH

Landscape Architecture



Project Address: **Hawke Ridge Business Park**
Hawkeridge Road
Westbury

For and on
behalf of: **Hakwe Ridge Business Park Ltd.**
Bellway Homes Ltd.

In collaboration with : Pegasus (Architects)
Planning Sphere
Tumu (Engineers)
Ethos (Ecologists)
Assured Trees (Arboriculturalist)
Designs for Lighting Ltd.

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Executive summary

This document has been prepared by Greenhalgh Landscape Architecture Ltd to present the landscape design for a full planning application including a retail convenience store, 3 No. flexible retail units, a roadside drive through unit, a 64-bed care home and 249 No. residential dwellings with associated access, green and blue infrastructure works at Hawke Ridge Business Park, Westbury.

The Site and its local context have been analysed to inform the landscape strategy for the proposed development. This has included fieldwork observations undertaken in the summer of 2025 and more recently in February and March 2026. The Landscape Design Statement covers the Site's background information and context; and outlines proposals which take into account Site constraints and opportunities. The landscape strategy is allied to the recommendations identified within the Landscape and Visual Impact Assessment (LVIA) chapter of the Environmental Statement which accompanies this application. The report should be read in conjunction with the supporting submission documents.

This document has been prepared to support the Planning Application with Wiltshire Council and is to be used in engagement with the relevant officers.



Figure 1. The Site as viewed from Hawkeridge Road

1.1 Introduction

Greenhalgh Landscape Architecture Ltd has been appointed by Hawke Ridge Business Park Ltd. and Bellway Homes Ltd. (the “Clients”) to prepare a Landscape Design Statement to communicate the analysis and design rationale of the landscape proposals. It has been prepared to support a full planning application including a retail convenience store, 3 No. flexible retail units, a roadside drive through unit, a 64-bed care home and 249 No. residential dwellings with associated access, green and blue infrastructure works at Hawke Ridge Business Park, Westbury, Wiltshire (the ‘Site’). The Site location is shown on Figure 2.

The Site comprises two parcels of arable land, bisected by Mill Lane, which extends from Hawkeridge Road (B3097) along the western boundary to Hawkeridge Mill on the north-eastern edge.



View over the Site's southern parcel



View over the Site's northern parcel

Key:



Site



Figure 2. The Site location

1.2 Local Context

The Site is in the Heywood Civil Parish located south of Hawkeridge village, Wiltshire. The B3097 (Hawkeridge Road) runs along the western boundary and with Westbury, approximately 2km to the south).

The southern boundary is defined by a dismantled railway, the eastern boundaries by the main train line connecting Westbury to Trowbridge, and the Bitham Brook. The Site is split across two parcels separated by Hawke Ridge Business Park and the Grade II Listed Hawkeridge Farm which sit alongside Mill Lane. Both land parcels are connected to the B3097 via a roundabout which also provides access to West Wiltshire Trading Estate.

The Site is well connected to Public Rights of Way (PRoWs) to the north and east. The PRoWs HEYW6, HEYW7, and HEYW8 running through the Site have been diverted along the eastern Site boundaries as part of a previous planning application which also included significant structural boundary planting.

Key features in close proximity to the Site are the West Wiltshire Trading estate to the west of Hawkeridge Road, Westbury Train station 1.5 km to the south, Vivash Park which lies 500m to the south and Picket and Clanger Woods Site of Special Scientific Interest (SSSI) 760m to the north east.

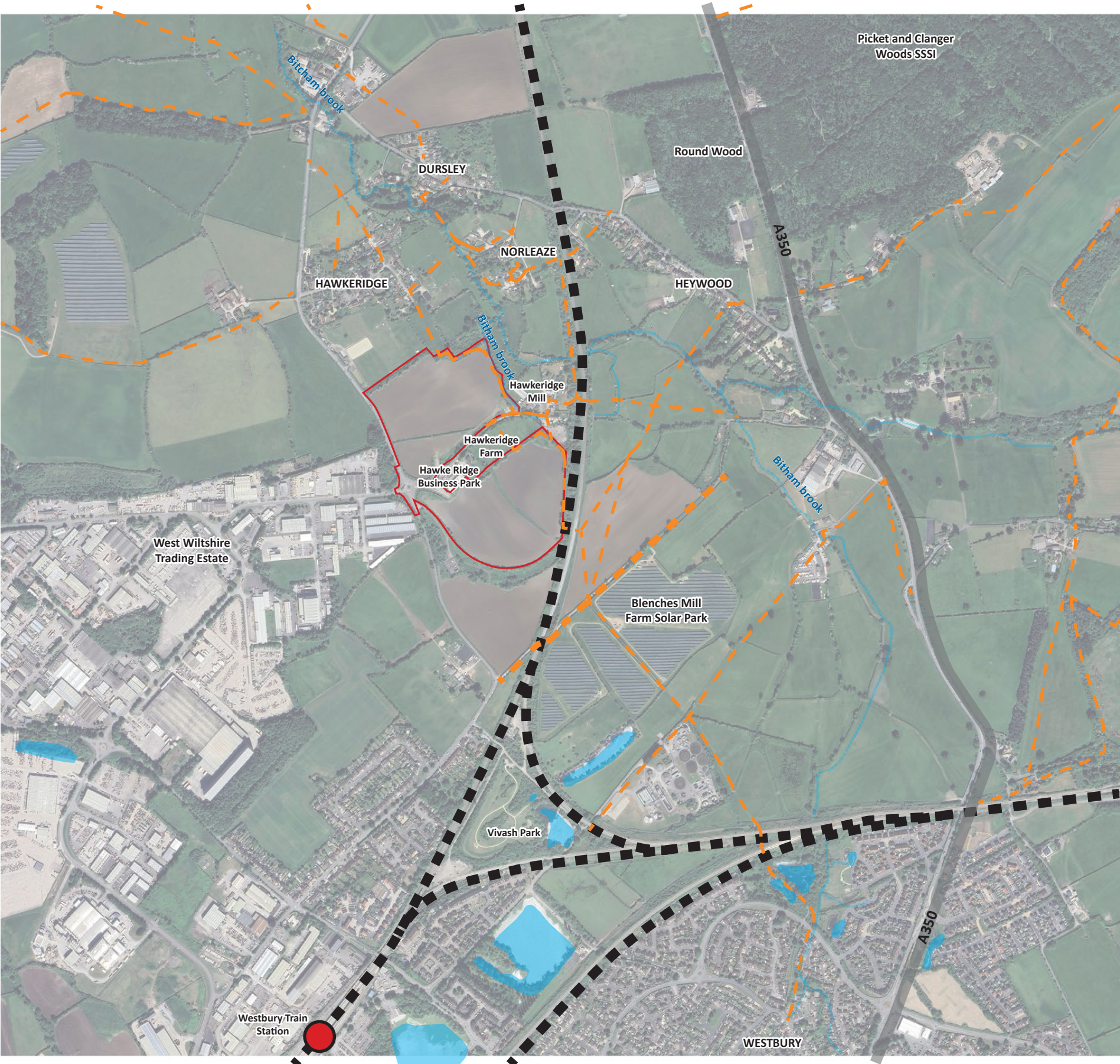
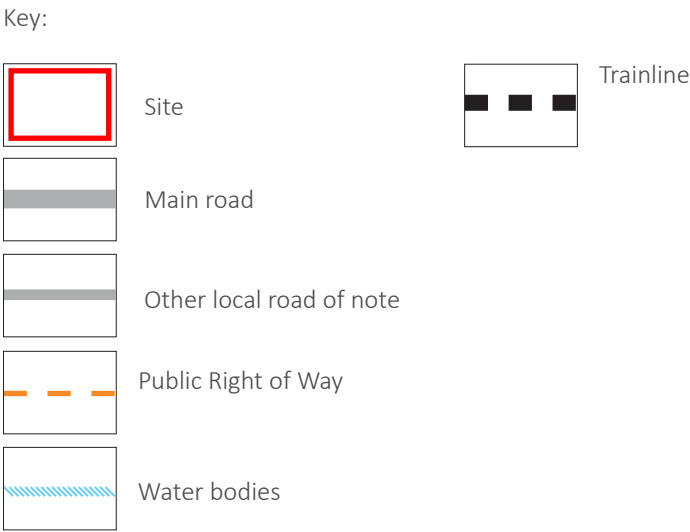


Figure 3. Site Context.

1.3 Site Analysis

Land Use and Land Cover

The Site is in arable use with mature hedgerow and vegetation defining the boundaries. A poor quality hedgerow cuts across the northern parcel and defines a small triangular shaped field closes the roundabout. The land in both parcels general slopes down from west to east as illustrated on the adjacent figure. The vegetated boundaries to the north and east are high quality and form a bat corridor.

Historical mapping illustrates that the site was highly divided by multiple tree-lined field boundaries and smaller enclosures forming much smaller land parcels between 1844 and 1888 (see Figure 4 below). Scattered trees were also a recorded feature in this historic mapping, present in the larger of the field enclosures. Most of these boundaries and all scattered trees have since been removed to produce open fields more favourable for modern arable farming. The dismantled freight line embankment that forms the distinctive curved boundary to the south of the site is notably absent from this historic record, as is the absence of West Wiltshire Trading Estate to the west.

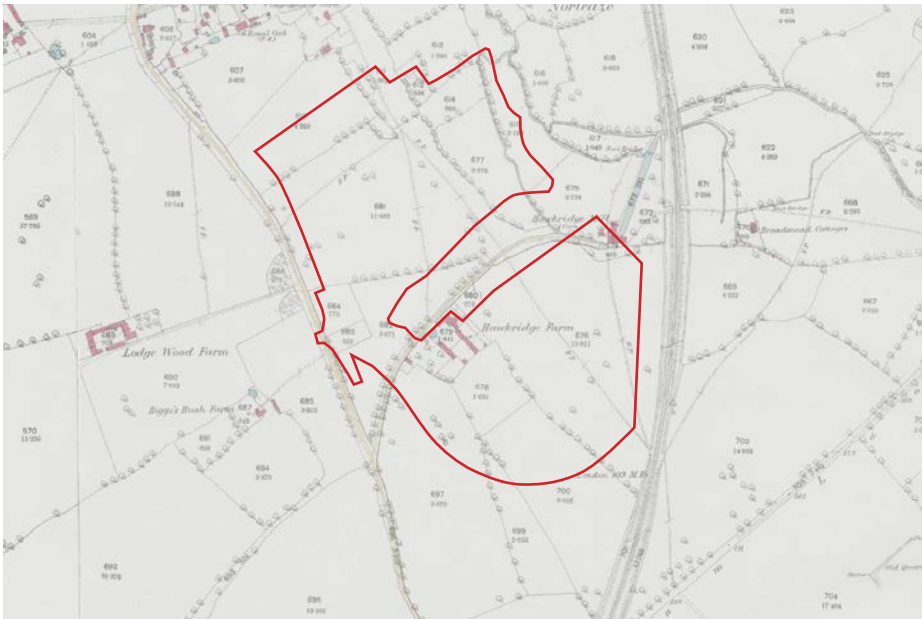


Figure 4. 1844-1888 OS 25inch 1st Edition.

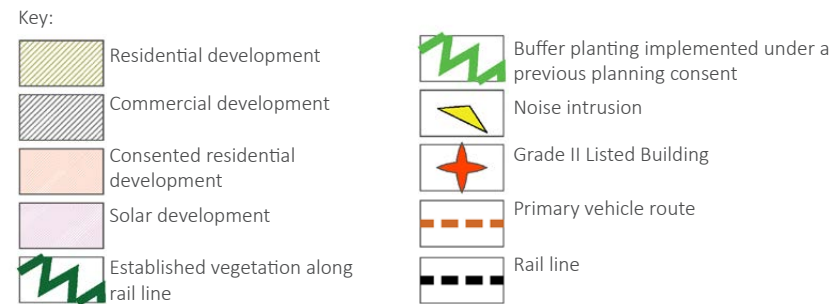


Figure 5. Site analysis diagram.

Site Characteristics



The hedgerow along Hawkeridge Road is patchy and clipped tight, offering motorists descending the hill views of Salisbury Plain escarpment.



The riparian corridor formed by Bitham Brook is well vegetated to the northeast boundary.



The Grade II Listed Hawkeridge Farmhouse is seen via glimpsed views through the vegetation in various places across the site and seen in it's entirety from the off Site PRoW connecting the two parcels.



The commercial units of Hawke Ridge Business park mirror the industrial character of the West Wiltshire Trading Estate estate on the opposite side of Hawkeridge Road and the large structures influence the landscape character to the north east fringe of Westbury.



A former kennel/cattery is located to the northeast of the Site boundary alongside the former Hawkeridge Mill. The development includes some large structures with areas of hard standing.



The southern parcel slopes uphill towards the south with the boundary formed by a raised disused railway embankment that is well tree lined. A transmitter is visible though the trees to the south.

Ecological constraints

The Site lies within the Bat Sensitivity Zones identified in the Trowbridge and Westbury Bat Mitigation Strategy (TWBMS). This is considered in detail within the ecological reports prepared by Ethos Ecology in support of this planning application. However, given the interaction between ecological and landscape considerations, a brief overview is also provided within this report.

The identification of core bat habitat features on and adjacent to the Site by Ethos Ecology has represented a key design constraint, with bat mitigation buffers being incorporated from the earliest stages of the design development process, as illustrated on Figure 6. Where feasible, these buffers incorporate existing on-site vegetation alongside secured off-site planting proposals, including planting adjacent to the main railway line and the disused railway line to the south. This integrated approach seeks to retain and strengthen habitat connectivity while informing the layout and landscape strategy for the development.

- Key:
- Zone A: New Core Bat Habitat (15m wide)
 - Zone B: Dark Buffer Zone (15m wide)

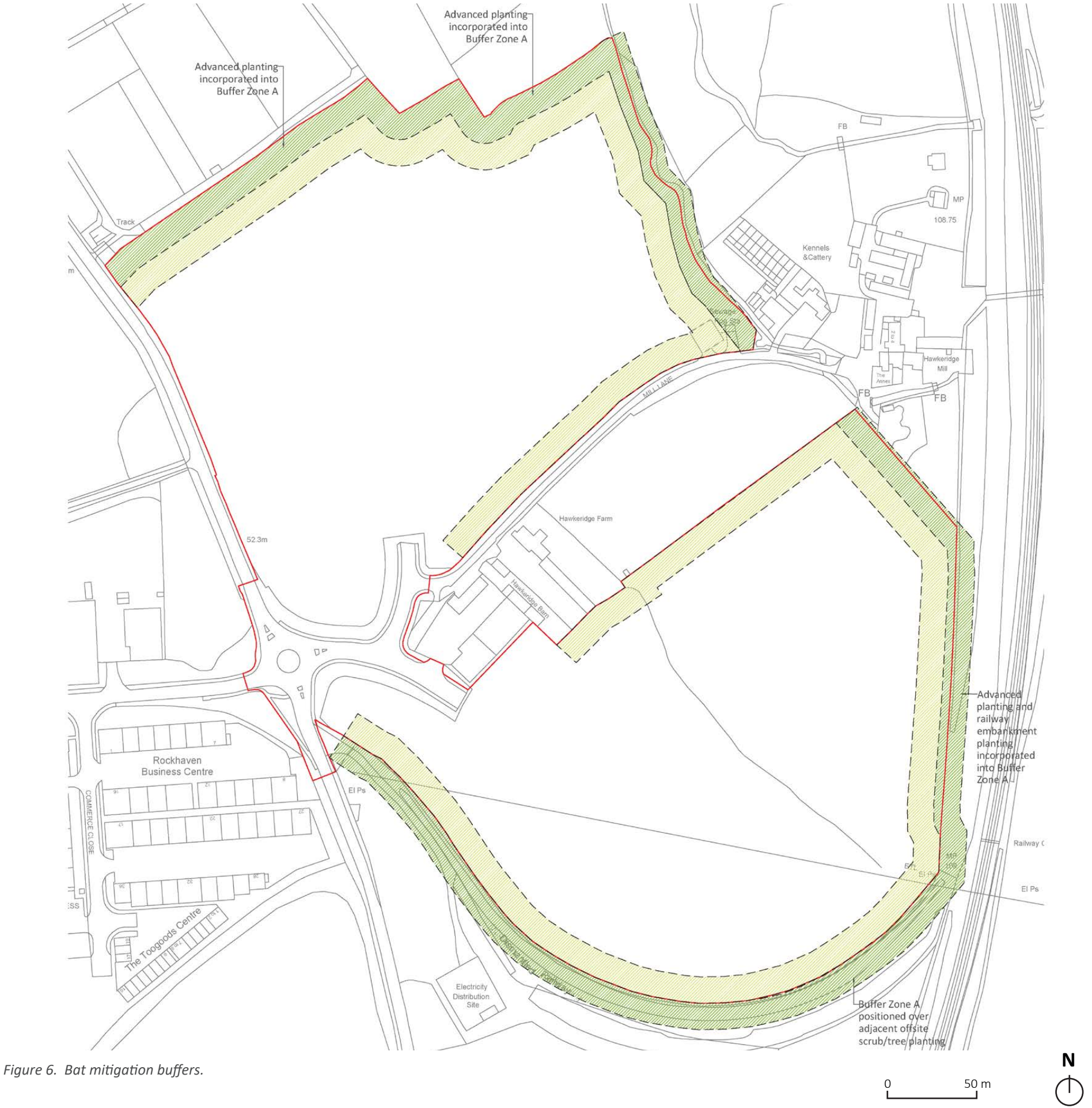


Figure 6. Bat mitigation buffers.

2.1 Opportunities

Following a Site analysis a series of opportunities were able to be drawn out as illustrated on Figure 7 and detailed below:

1. Reinforce and enhance existing core habitat boundaries with additional planting and grassland.
2. Create a riparian parkland characteristic of the lowland clay vale.
3. Provide accessible routes to Bitham Brook to enable enjoyment by new and existing residents.
4. Retain and reinforce existing hedgerows to help enclose the Site within a strong landscape framework.
5. Adapt the existing Hawkeridge Road roundabout landscaping to provide a softer transition between the Site and West Wiltshire Trading Estate and a more naturalistic gateway into Westbury.
6. Provide buffer planting alongside Hawke Ridge Business Park to screen views of the warehouse buildings while better enclosing them within a green framework.
7. Reinforce and enhance the hedgerow along Hawkeridge Road and provide additional tree planting to improve green connections on this edge of the Site.
8. Provide a pedestrian connection across the Site to improve the connection between Hawkeridge village and the West Wiltshire Trading Estate.



Figure 7. Opportunities diagram.

2.2 Proposed Development

The proposed development comprises a full planning application including a retail convenience store, 3 No. flexible retail units, a roadside drive through unit, a 64-bed care home and 249 No. residential dwellings with associated access, green and blue infrastructure works at Hawke Ridge Business Park, Westbury, Wiltshire.

The new buildings would be contained within a substantial network of public open spaces including buffers from core bat habitat features and Suitable Alternative Natural Greenspace (SANG) provision to help mitigate recreational pressure on nearby ecological assets. SANG provision is detailed further in the following chapter.

Key:

1. Existing gateway to be adapted to provide safe cycle and pedestrian access framed by a mix of existing and new tree planting to create a softer and more naturalistic entrance.
2. Gateway park with a natural layout, plant palette and seating.
3. The drive through, commercial and care home buildings are enclosed with a strong landscape framework of trees and hedging.
4. A private garden for the care come including woodland walk, seating areas and raised allotment beds..
5. A circular walk for recreational use including dog walking.
6. A LEAP play area with timber framed equipment to complement the natural POS design approach.
7. Wetland ponds with shallow banks to enable access for pond dipping and exploration.
8. Allotment beds.
9. Access to Hawkeridge village.



Figure 8. Illustrative landscape masterplan.

2.2 Open Space Strategy

Overview

The Public Open Space strategy has been built around the framework for the SANG while also incorporating the required bat buffer zones detailed in Section 1.3.

The natural greenspace typology proposed for the SANG is inspired by the riparian woodland character of Bitcham Brook, together with the mature trees and hedgerows that frame the site. In accordance with the drainage strategy, swales meander along the site fringes catch off site run off while adding structure, ecological value, and opportunities for interaction within the open space. The attenuation features are proposed to be over-excavated to create permanent water bodies, with mown grass pathways encouraging visitors to engage with these ponds. A network of circular walking routes is proposed throughout the SANG, providing a range of route lengths to accommodate different users and encourage repeat visits.

A network of green streets are proposed leading from the SANG to the residential plots. These are designed to help draw residents into the SANG areas during periods of recreation. Also to maintain the immersion with open space if uses of the SANG chose to cut through the residential areas to reach other parts of the open space.

A designated LEAP is proposed and placed within the SANG alongside the main path.

Alongside the SANG trails, natural play-on the-way features are proposed to provide all inclusive play facilities that blends in with the SANG aesthetic.

Areas of low-growing flowering lawn mixtures are proposed in areas in the SANG for informal kick-about and informal recreation that does not require as regular maintenance as amenity grassland, and the wildflower species blends in the area with the surrounding SANG.

SANG Provision

Consultation with Wiltshire Council and Natural England has informed the requirement for a Suitable Alternative Natural Green Space (SANG) to form part of the planning application for the Site to limit additional pressure on protected ecological sites. In this instance the key site to be protected is Picket & Clanger Woods SSSI, 660m north east of the application boundary.

Guidance to create a SANG was sought by the high-level Natural England Guidance, August 2021, which considers the desirable characters of Special

Protected Areas (SPAs), assigns advice on the required area and layout principals and examines case studies.

In the absence of any published detailed SANG guidance by Wiltshire Council the ‘*Guidelines for Creation of Suitable Alternative Natural Greenspace (SANG) – August 2021*’ prepared by Bracknell Forest Council have been used. Within the guidance there is a SANG site quality checklist as described below.

MUST have criteria:

- Minimum area of **8 hectares (ha) per 1000 additional residents**
- It should be possible to complete a circular walk of **2.3 -2.5 km**
- The site must include access points appropriate for the visitor use that can act as a start and end to the circular walk
- It must have a safe route of access with mostly unsurfaced paths that are perceived to be safe by users
- **SANG must be perceived as semi-natural spaces** with little intrusion of artificial structures except in the vicinity of entrances (some visually sensitive way-markers and benches are fine)
- Access must be largely unrestricted with plenty of space provided where it is possible for **dogs to exercise freely and safely off lead**
- SANG must be free from unpleasant intrusions (e.g. sewage treatment smells)

SHOULD have criteria:

- SANG should be clearly sign-posted or advertised in some way
- SANG should have leaflets and/or websites advertising their location to potential users.

DESIRABLE criteria:

- SANG topography would ideally be gently undulating
- Entrances would ideally have signage outlining the layout of the SANG and routes for visitors
- SANG would ideally provide a naturalistic space with areas of open (non-wooded) countryside and areas of dense and scattered trees and shrubs

- The provision of open water is encouraged however large areas of open water cannot count towards capacity
- Focal points such as viewpoints or monuments would be desirable within the SANG

On Site SANG and POS Provision

Based on the minimum area requirement from the Bracknell Forest Council guidance the SANG size has been calculated as follows:

249 proposed units @ 2.4 residents per unit = 598 expected residents

598 residents @ 8 ha per 1000 residents = 4.78 ha required for SANG

As demonstrated below the proposed SANG provision is **5.40 ha**, while the total POS equates to **5.93ha**.



Figure 9. On Site SANG and POS diagram.

SANG Typologies

As part of the POS design, three key SANG typologies have been developed to guide the parameters for the proposed development layout:

Primary SANG – Large areas of POS located along the eastern edge of Westbury’s urban fringe, providing multifunctional natural greenspace for recreation. These areas will accommodate activities such as walking, dog walking, and informal play, alongside shorter areas of species-rich grassland that offer opportunities for informal kickabouts.

Secondary SANG – Connected to the Primary SANG, these corridors are a minimum of 30 metres wide to provide a strong sense of semi-natural character for users. Secondary SANG’s are positioned to create generous open space links between Primary SANG’s and Hawkeridge Road and Hawkeridge village.

Transitional SANG – A narrower section of semi-natural greenspace that provides a walking route along the southern edge of the site. This area forms an important landscape transition while maintaining pedestrian connectivity around the development.



Figure 10. SANG typology diagram.

2.3 Access and Connections

The Site is well connected to Public Rights of Way (PRoWs) to the north and east. The PRoWs HEYW6, HEYW7, and HEYW8 have been diverted and now run around the eastern edge of the parcels (marked as HEYW6 on Figure 11).

Access to the site is formed via the Roundabout on Hawkeridge Road (B3097), alongside the main access roads pedestrian access pathways are on tree lined pavements. Shared access areas connect these to additional residential units, private drives and the SANG open space.

Within the SANG, there is a hierarchy of access types as detailed below, with all paths to serve as permissive routes for the PRoWs though the site.

- 3m wide hoggin paths forms the main circular SANG walk leading the connection between the two parcels towards the proposed Glenmore Farm and Storridge Road developments via a proposed crossing on Hawkeridge Road
- 1.5m wide hoggin paths form secondary circular routes within the SANG and the development site, connecting to the shared access areas
- Mown grass paths, form tertiary paths through the meadow and woodland areas of the SANG, improving the connection to nature

Hardwood sleeper swale crossings increase the permeability of the SANG meadows and provides safe access during maintenance operations.

Key

Road Connectivity

Main road

Pavement alongside main access roads
(Specification with Architect/Engineer's Details)

Shared access areas
(Specification with Architect/Engineer's Details)

PRoWs

Public Right of Way (off Site)

Public Right of Way (on Site)

SANG Connectivity

3m Hoggin path

1.5m Hoggin path

Mown grass path

Hardwood sleeper swale crossings / embankment steps



Figure 11. Access and connections diagram.

2.4 Hard Surfacing

The hard landscape palette comprises a robust palette of materials whose finish would complement the SANG principles while promoting functionality and access strategies.

Refer to Architect’s and Engineer’s details for hard surfacing within the residential areas.





Hoggin surfacing with widths of paths defining primary and secondary walking routes.





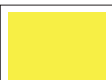
Brindle concrete block pavers uses to define shared access areas and footways crossing the commercial area.





Natural coloured resin bound rubber mulch as safety surfacing for the LEAP, to compliment the proposed timber equipment and the surrounding SANG.





Grass grids for allotment access.



Buff concrete pavers to pedestrian areas at the care home and the commercial area.



Black asphalt surfacing proposed for vehicular access and parking for the care home and commercial area.



Figure 12. POS hard surfacing diagram.

2.5 Planting Typologies

The planting strategy is defined by four general typologies:

1. SANG Planting defined by; native trees, wildflower meadow mixes broken up with native riparian shrub mixes, native woodland blocks under seeded with native woodland floor mixes, mixed native hedgerows, ponds and swales seeded with wetland wildflower mixes and native marginal mixes planted accompanying permanent water.
2. Green streets defined by; varied cultivar of primary and secondary street trees resilient to climate and restricted growing space stress, grass verges with bulb planting.
3. Residential areas defined by; varied shrub planting mixes in consideration of aspect and use, amenity in back gardens and spacious front gardens, garden trees where appropriate, mixtures of ornamental and native single species hedgerows to emphasise street layouts with only native hedgerows selected when overlooking SANG areas.
4. Care home and Commercial area defined by; native trees and hedgerows to the boundary treatments utilising SANG tree palettes, cultivar trees from primary and secondary road palettes and ornamental shrub planting proposed alongside amenity areas and in restricted planting beds in parking areas.

- Key:
- SANG and Site boundary trees
 - Primary street trees
 - Secondary street trees
 - Entrance trees



Figure 13. Tree planting typology diagram.

Primary Street Trees

The aesthetic of the surrounding SANG and wider landscape is the inspiration for the primary green streets. A variety of forms have been selected including the multi-stem which grows tall and slender, and a variation of canopy shapes with other selected species to form a naturalistic treeline.

Large trees growing up to 12-15 m have been selected to be placed along the main access routes into the site for a large impact, immersion into the wider landscape and to create shaded streets and pavements. Where appropriate, cultivars have been selected that have a reduced spread to prevent the trees from encroaching into front gardens and parking areas.

The ornamental *Gleditsia tricanthos* ‘Green Glory’ has been selected in addition to the native inspired palette to improve species resilience to climate change and add further variation to the tree forms with its compound leaves.



Betula pendula (multistem)



Carpinus betulus ‘Frans Fontaine’



Gleditsia tricanthos ‘Green Glory’



Tilia cordata ‘Greenspire’



Secondary Street Trees

The secondary shared access road tree strategy is intended to feel more domestic, with increased seasonal interest and blossom formation. The tree heights are much lower than the primary streets that the secondary roads spur from with the selected palette growing up to 12m.

Less spreading cultivars have been selected to prevent trees from encroaching into properties and into rear gardens.

Some trees within this palette will be placed within the primary streets where space is tight to allow a natural blending between the streets.

The *Pyrus calleryana* ‘Chanitcleer’ has been selected to bring the established tree avenue in from the entrance to the site into the development, addition cohesion between the areas.



Acer campestre ‘Elsrijk’



Amelanchier arborea ‘Robin Hill’



Pyrus calleryana ‘Chanitcleer’



Sorbus aria ‘Majestica’



Hawkridge Road Entrance Trees and Planting

The planting approach at the main entrance has been devised to form a connection to the SANG in the wider development. The existing tightly clipped ornamental lonicera planting is proposed to be replaced with scattered multi-stem hazels and feathered wild cherries to break up the symmetrical pear varieties that currently form the structure of the entrance. The existing field maple hedgerow is proposed to be clipped less often to provided a softer more natural texture to the entrance.

The selected trees are also proposed to be used within the SANG to enhance the connection with the entrance.

The ground below is proposed to be managed as a graded meadow. A basic meadow mixture is proposed to be seeded to the rear of the verge that requires less cutting and connects to the meadows of the SANG. A strip of lower growing flowering lawn mixture is proposed to be seeded within 1.5 m of the pavement which can tolerate additional mowing, grows lower to form graded edges and requires mowing less frequently than traditional amenity grass.



Corylus avellana (multi-stem)



Prunus avium (feathered)



Emorsgate EM1Basic General Purpose Meadow Mixture



Emorsgate EL1 Flowering Lawn Mixture

SANG Trees

A variety of native trees have been selected for the SANG tree palette. Trees tolerant to periods of flooding have been chosen which form the majority of the palette and sited close to the ponds and flood areas. Additional tree types have been selected to add species resilience to climate change and potential future diseases.

A variety of forms have been proposed including clear-stem close to pathways & high-trafficked areas, and multi-stem & feathered trees to form naturalistic tree structures.

The willows which form a large proportion of the structure of the existing hedgerows have been selected as specimens to be planted close to the edges to reinforce the connection with the surrounding vegetation.

Woodland blocks will be used in combination of native hedgerow mixes to thicken and soften the straight lines of the boundary vegetation and provide screening to residential areas.



Acer campestre



Alnus glutinosa



Betula pubescens



Betula pendula



Carpinus betulus



Prunus padus



Quercus robur



Salix alba



Salix caprea



Tilia cordata

Planting Mixtures

A simple native palette has been selected for the riparian focal mixtures. Season interest is provided with hard wearing plants. Shrubs are proposed to be left to grow to form naturalistic structures that will brief moments of screening within the SANG, with the structure forming contrast with the extensive grassland and the vertical trees set in the landscape.

A hard-wearing plant selection is proposed for planting beds adjoining parking areas. Plants of varying height are selected to provide screening where space is generous and provide unobstructed room for car doors where space is tight. A simple palette of yellow and blue has been proposed.

Riparian Focal Mixture



Asplendrium scolopendrium



Ajuga reptans



Carex sylvatica



Corylus avellana



Dryopteris filix-mas



Galanthus nivalis



Ligustrum vulgare

Car Park Screening and Ground Cover Mixture



Achillea filipendulina 'Gold Plate'



Ajuga reptans



Alchemilla mollis



Allium moly



Calamagrostis x acutiflora 'Karl'



Geranium 'Rozanne'



Miscanthus sinensis 'Gracilimus'



Potentilla fruticosa 'Abbotswood'



Vinca minor

On plot sunny curtilage mixture



Agapanthus 'Loch Hope'



Kniphofia 'Bees Sunset'



Alchemilla mollis



Pittosporum tobira 'Nanum'



Santolina rosmarinifolia



Veronica 'Marjorie'



Vinca minor

On plot sunny screening mixture



Achillea filipendulina 'Cloth of Gold'



Calamagrostis x acutiflora 'Karl Foerster'



Hydrangea paniculata 'Silver Dollar'



Miscanthus sinensis 'Gracilimus'



Phlomis tuberosa 'Amazon'



Viburnum x burkwoodii

On plot shady curtilage mixture



Alchemilla mollis



Epimedium 'Amber Queen' PBR



Helleborus niger



Ophiopogon planiscapus



Polypodium vulgare



Skimmia confusa 'Kew Green'



Vinca minor

On plot shady screening mixture



Anemone x hybrida 'Honorine Jobert'



Cotinus coggygia 'Golden Lady'



Hakonechloa macra



Hydrangea paniculata 'Silver Dollar'



Polystichum setiferum



Sarcococca confusa

2.6 Furniture Strategy

The furniture palette comprises of natural materials that complement the aesthetics of the proposed SANG.

Seating opportunities would be placed at key spots along pathways and at nodal points within the SANG. Picnic benches near the ponds and the LEAP would enable residents to socialise around these spaces.

Informal seating options will be provided using glacial boulders and tree trunks set close to the paths in the SANG and in key meeting points which also function as play-on-the-way.

Hardwood sleepers will be set spanning the swales at various locations to provide safe level crossings, improving the interaction between these landscape features that do not distract from the surrounding landscape.

Interpretation boards would be sited at key entrances to the SANG to help educate users on its purpose as well as the habitats and species which exist within the Site.



	1	2
	3	4
5	6	7

Photograph 1. Broxap Kedleston seat
Photograph 2. Broxap Land picnic bench
Photograph 3. Broxap Winchester canopy bin
Photograph 4. Hardwood sleeper crossings
Photograph 5. Timber interpretation board
Photograph 6. Natural tree trunk
Photograph 7. Glacial play boulders



2.7 Play Strategy

A dedicated Local Equipped Area of Play (LEAP) is proposed within the secondary SANG area of the southern parcel. The play equipment will be constructed from FSC-certified Robinia and oak hardwood, retaining the natural form of the timber to complement the surrounding landscape and integrate sympathetically within the SANG setting.

The LEAP will be enclosed by a multifunctional earth embankment, defining the play area while providing partial screening of the equipment from the wider SANG. The embankment will also function as an additional natural play feature, enhancing opportunities for informal play.

Natural ‘play-on-the-way’ features are proposed along key pedestrian routes throughout the Public Open Space (POS). These comprise tree trunks and glacial boulders positioned adjacent to pathways and at key nodal points within the SANG, encouraging informal play and exploration for all ages. These elements will also provide informal seating opportunities along walking routes, enhancing the recreational experience throughout the site.

Informal play on the way features



Tree trunks



Glacial boulders

LEAP Play Equipment



1. Kompan swing combination (NRO907)



2. Kompan butterfly see-saw (NRO108)



3. Kompan Forest Bug Springer (NRO112)



4. Kompan Bee Springer (NRO118)



5. Kompan Six-Sided Climbing Structure (NRO816)



6. Kompan Embankment Slide (NRO308)



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