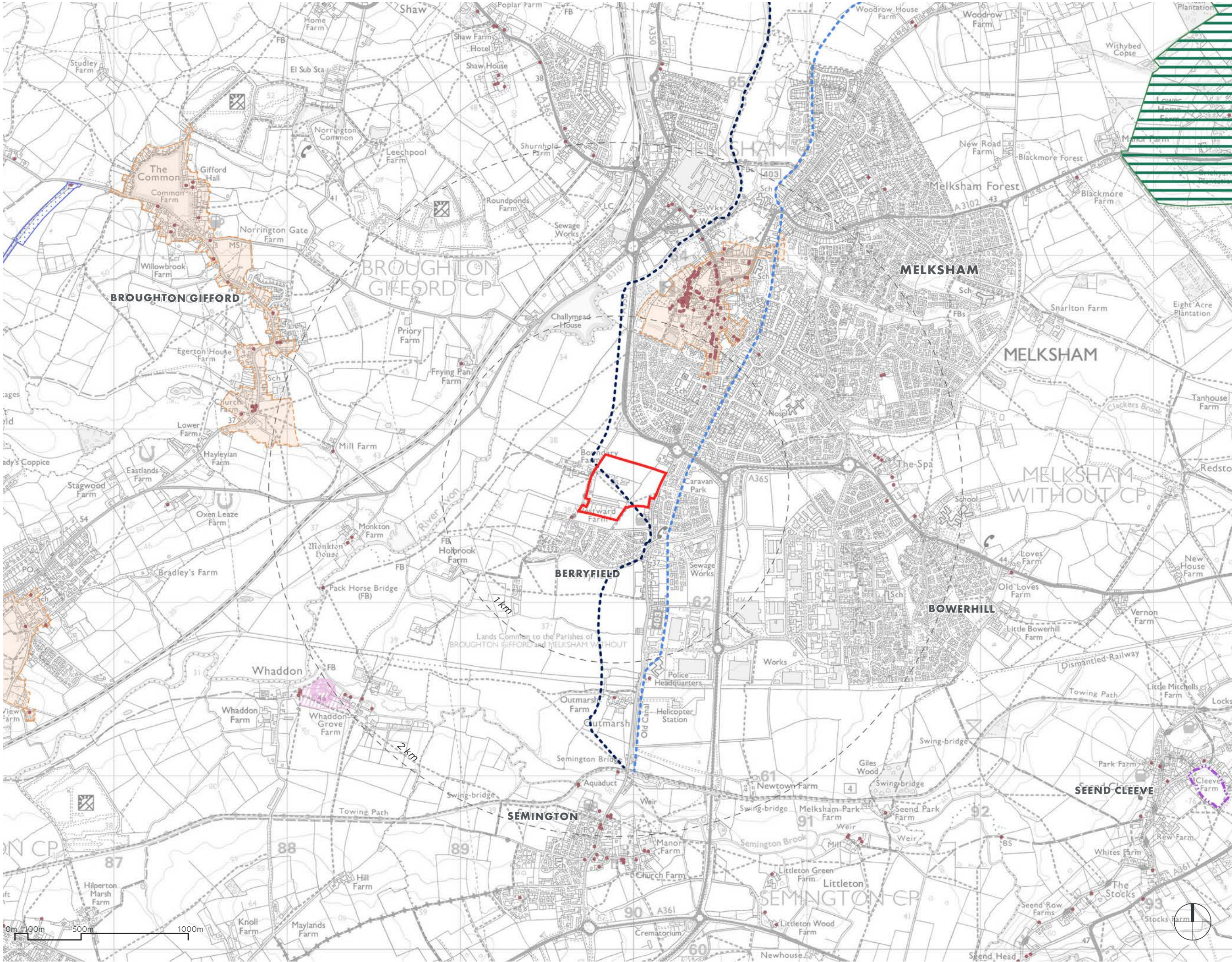


# Land at Townsend Farm, Melksham

on behalf of **Bellway**

## Appendix B - LVIA Drawing Pack

21.07.2026 Version 3



- Site study area
- Listed buildings
- Conservation areas
- Scheduled monuments
- Registered parks and gardens
- Sites of Special Scientific Interest
- Special Landscape Areas<sup>1</sup>
- Local Protected Route of the Wiltshire & Berkshire Canal: Restored Wilts & Berks Canal Route<sup>1</sup>
- Local Protected Route of the Wiltshire & Berkshire Canal: Historic Wilts & Berks Canal Route<sup>1</sup>

<sup>1</sup> Extracted from Wiltshire Council Planning Explorer Interactive map (March 2026).

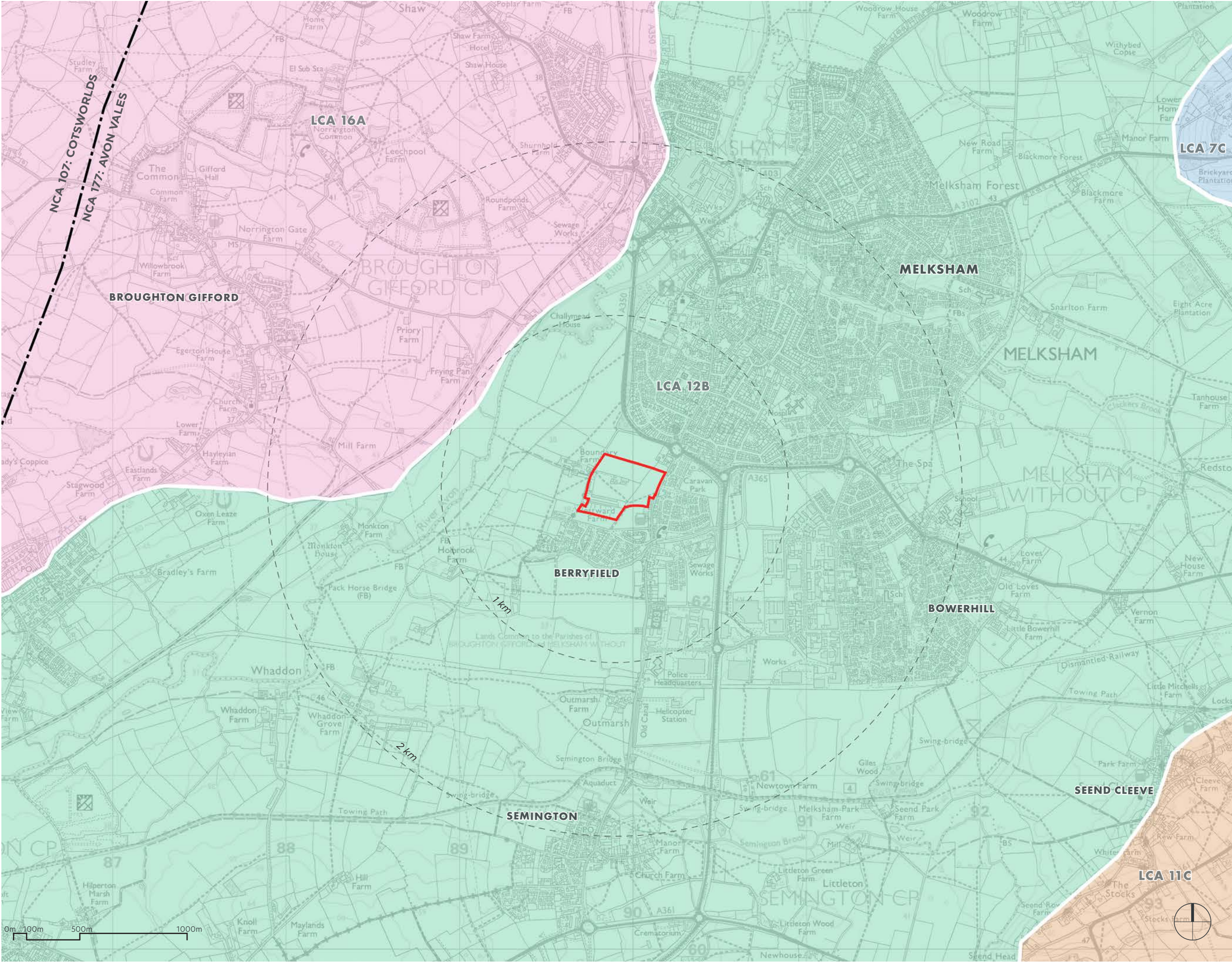
## LAND AT TOWNSEND FARM, MELKSHAM

on behalf of Bellway

### LA001 Figure 1 - Landscape Designations

Drawn by **JM**    Checked by **RA**    Scale **1:20,000 @ A3**

Drawn on **30.03.2026**    Revision **-**    Job **756920**



- Site study area
- National Character Boundary
- Wiltshire Landscape Character Types<sup>1</sup>*
- LCA 16A: Malmesbury-Corsham Limestone Lowland
  - LCA 12B: Avon Open Clay Vale
  - LCA 11C: Trowbridge Rolling Clay Lowland
  - LCA 7C: Bowood Greensan Hills

<sup>1</sup> Extracted from Wiltshire Council Planning Explorer Interactive map [March 2026].

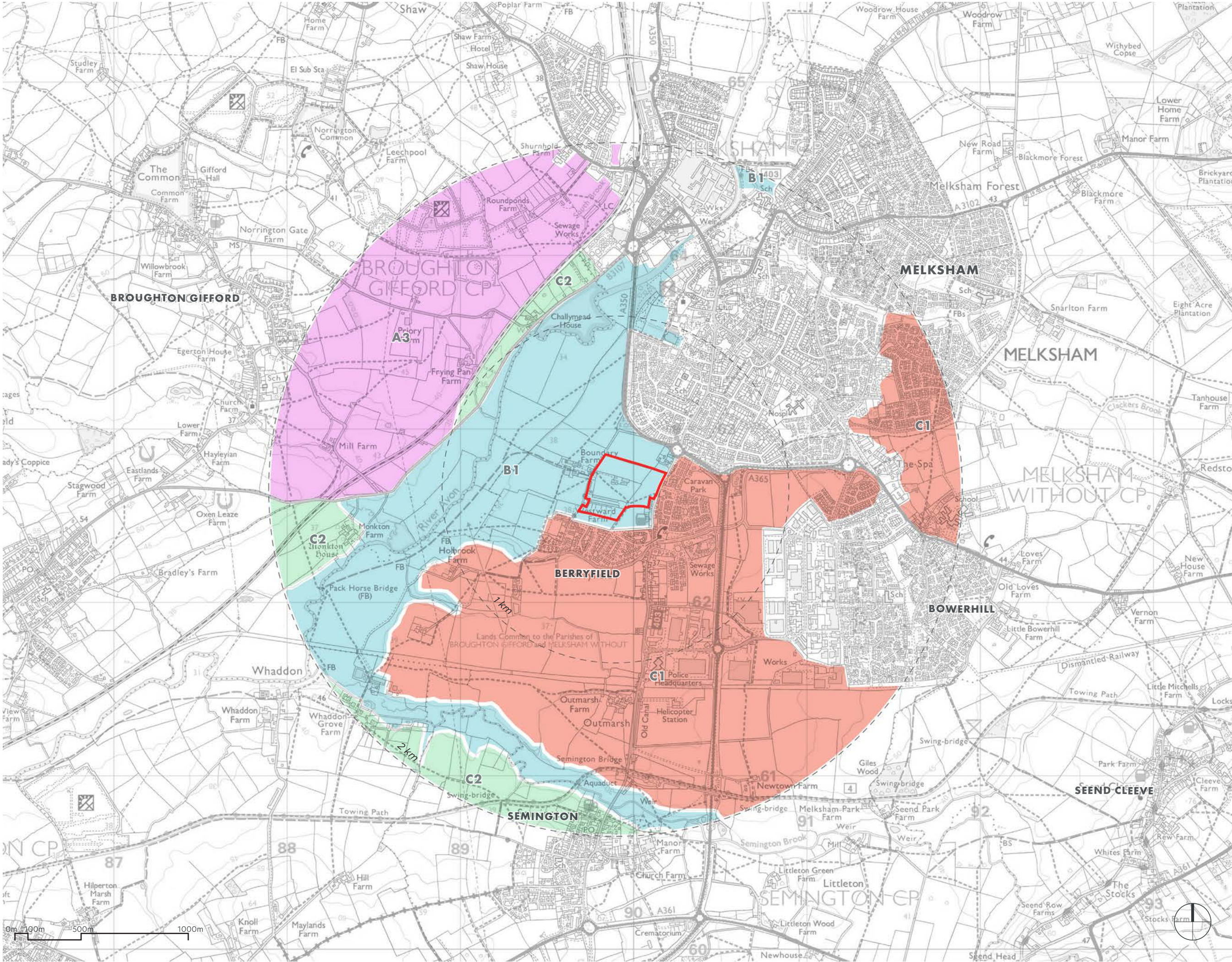
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**LA002**  
**Figure 2 - Landscape Character Assessment**

Drawn by **JM** Checked by **RA** Scale **1:20,000 @ A3**

Drawn on **30.03.2026** Revision **-** Job **756920**



- Site study area
- National Character Boundary
- West Wiltshire District Landscape Character Types and Areas <sup>2</sup>**
- A - Limestone Lowland
- A3: Broughton Gifford Limestone Lowland
- B - Clay River Floodplain
- B1 Avon Clay River Floodplain
- C - Open Clay Vale
- C1: Melksham Open Clay Vale
- C2: Semington Open Clay Vale

<sup>2</sup> Extracted from West Wiltshire District Landscape Character Types and Areas (Chris Blandford Associates March 2007).

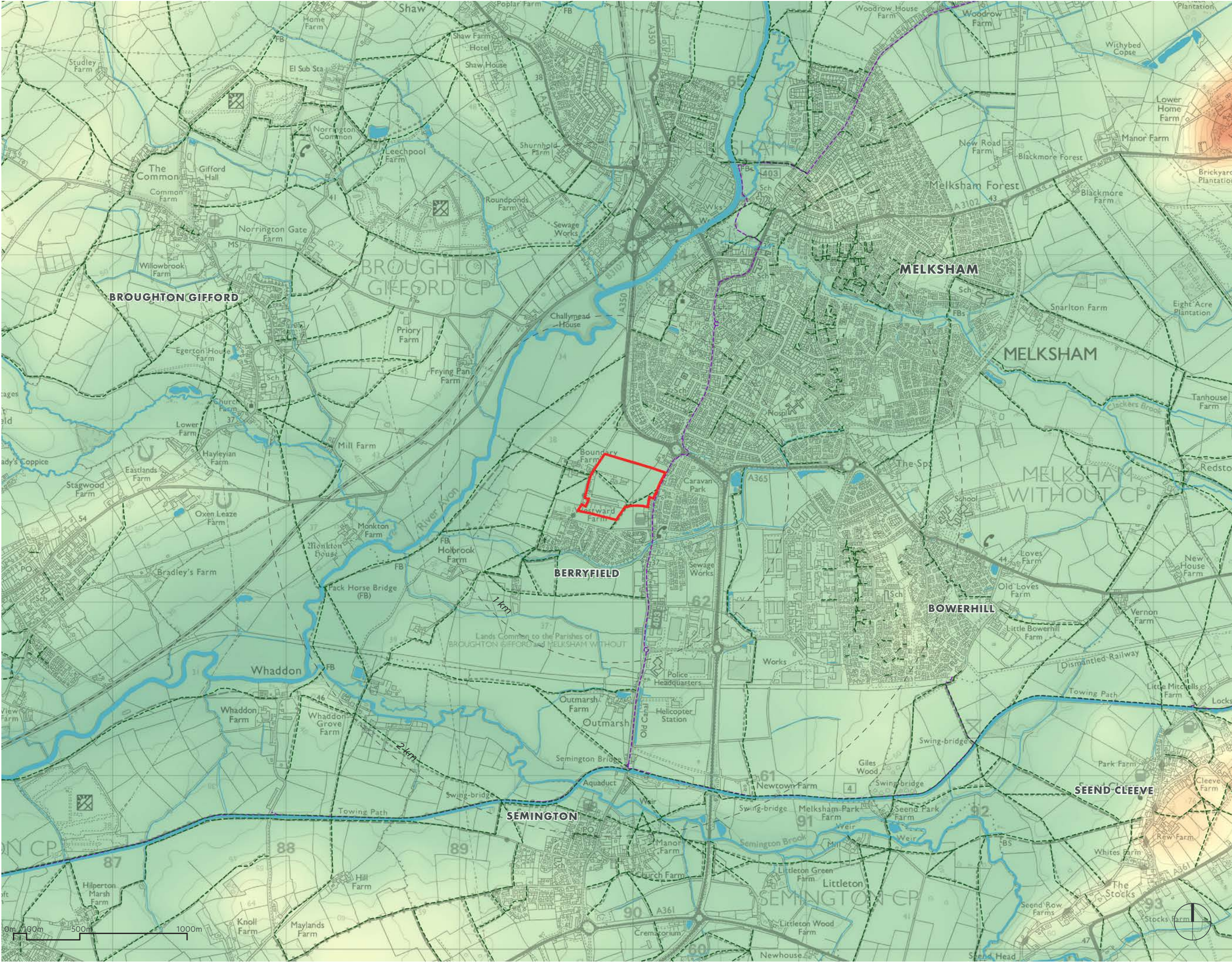
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### LA019 Figure 3 - District Landscape Character Types and Areas

Drawn by **JM** Checked by **RA** Scale **1:20,000 @ A3**

Drawn on **09.07.2026** Revision **-** Job **756920**



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**LA003**  
**Figure 4 - Landform and Water  
Features**

Drawn by  
**JM**

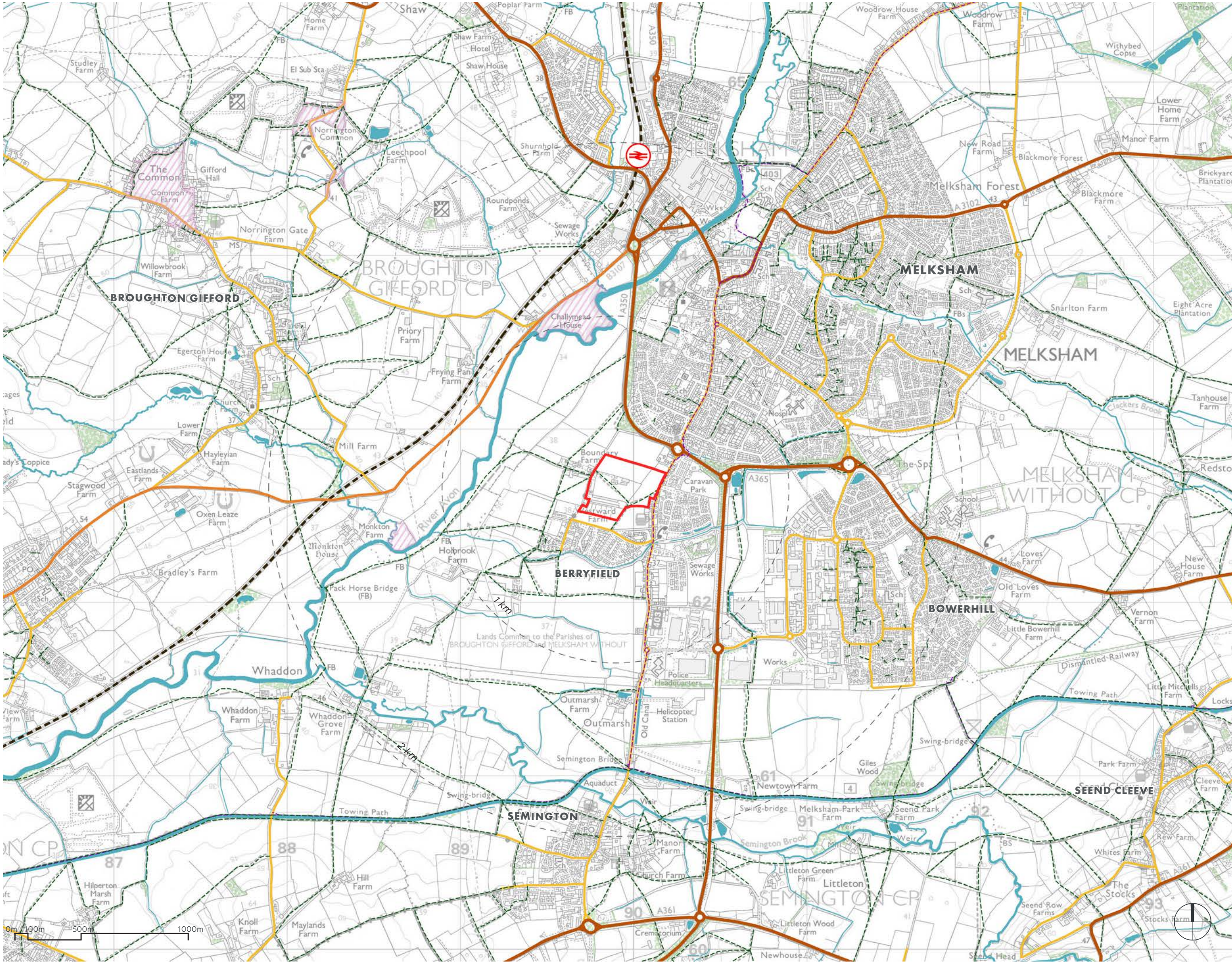
Checked by  
**RA**

Scale  
**1:20,000 @A3**

Drawn on  
**30.03.2026**

Revision  
**-**

Job  
**756920**



- Site study area
- Water bodies
- Ancient woodlands
- Woodlands
- Open Access CRoW Act 2000
- A roads
- B roads
- Minor roads
- National Cycle Route 2
- Public Rights of Way (PROW)
- Railway line and station

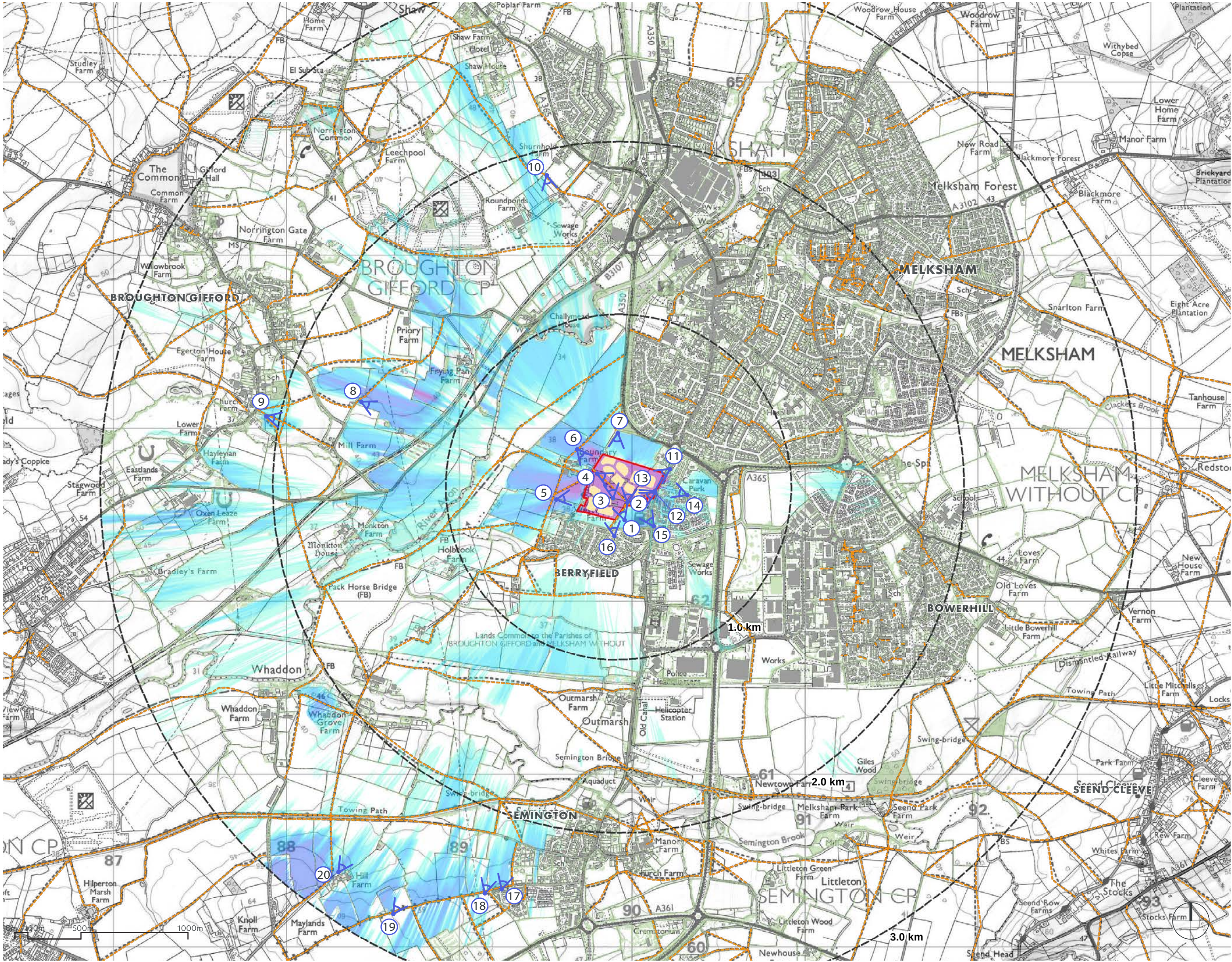
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**LA004**  
**Figure 5 - Landscape and Movement Context**

Drawn by **JM** Checked by **RA** Scale **1:20,000 @ A3**

Drawn on **30.03.2026** Revision **-** Job **756920**



- Site study area
- Development Area
- Study Area
- Buildings
- Woodland, Hedgerow & Scattered Trees
- Public Rights of Way (PROW)
- Viewpoints

**Zone of Theoretical Visibility<sup>3</sup>**

- Higher Visibility
- Lower Visibility

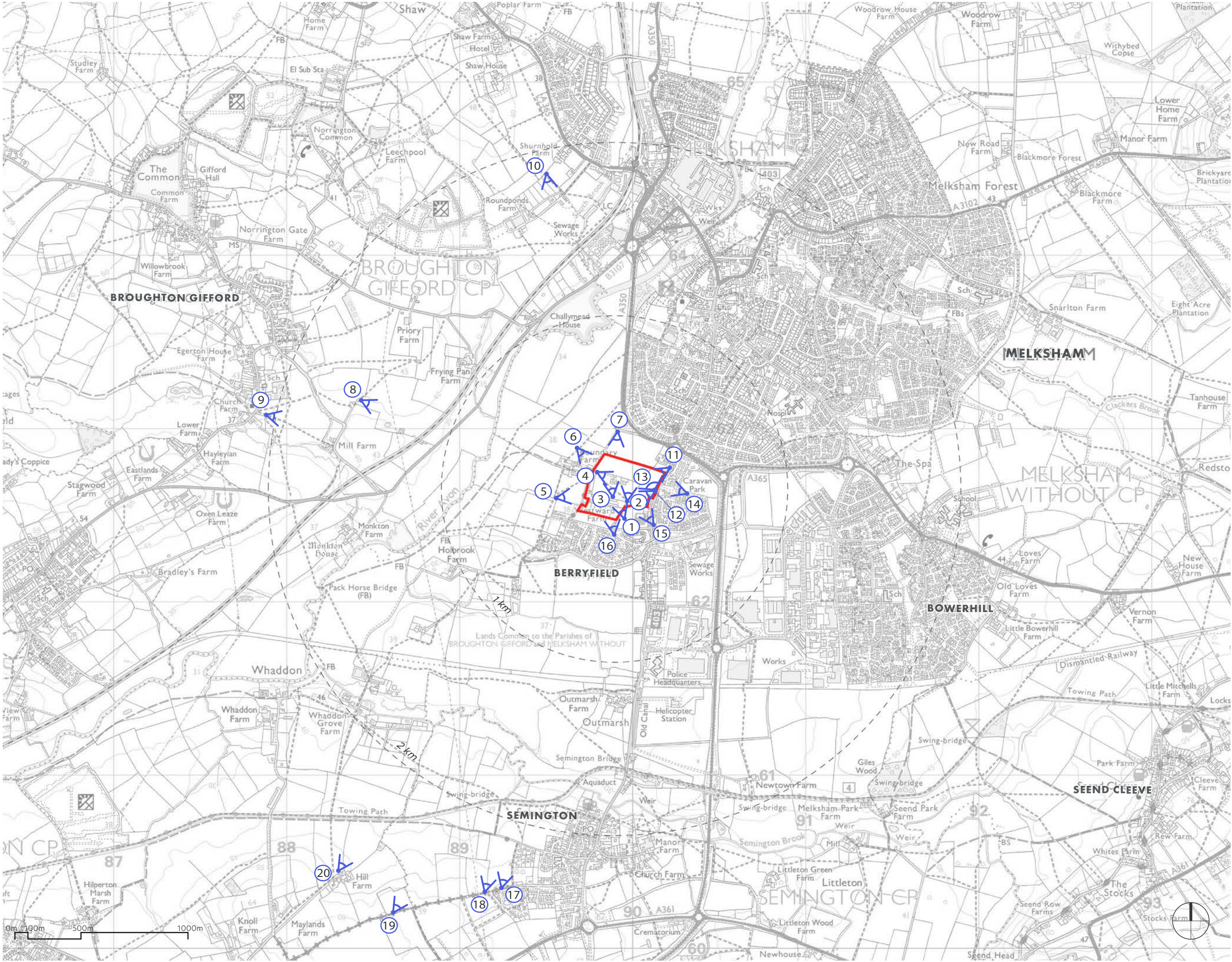
<sup>3</sup> Data source: Environment Agency (<https://environment.data.gov.uk/survey>) LIDAR survey 2022 2m resolution digital surface model (DSM). Software used: ArcGIS 3D Analyst Visibility tool (inc. earth curvature corrections). The development height is a maximum of 9m from ground level, and observer height assumed to be 1.8m. Visibility is calculated from the development outline. The LIDAR composite First Return DSM takes into account the screening effect of surrounding structures and vegetation.

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**LA005 Figure 6 - Zone of Theoretical Visibility**

Drawn by VM/JM Checked by RA Scale 1:20,000 @ A3  
Drawn on 19.03.2026 Revision A(09.07.26) Job 756920



Site study area

1

A

Viewpoints

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**LA006**  
**Figure 7 - Photography  
Viewpoints**

|                               |                         |                               |
|-------------------------------|-------------------------|-------------------------------|
| Drawn by<br><b>JM</b>         | Checked by<br><b>RA</b> | Scale<br><b>1:20,000 @ A3</b> |
| Drawn on<br><b>20.04.2026</b> | Revision<br><b>-</b>    | Job<br><b>756920</b>          |



Viewpoint 1: View from footpath MELW1 looking towards the site.



Viewpoint 2A: Panoramic view across the site from footway MELW2 looking north.

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|            |            |            |                  |
|------------|------------|------------|------------------|
| Drawing No | LA007      | Drawing    | Viewpoint 1 & 2A |
| Revision   | -          | Scale      | -                |
| Drawn by   | JM         | Checked by | RA               |
| Drawn on   | 23.03.2026 | Job        | 756920           |



**Viewpoint 2B:** Panoramic view across the site from footway MELW2 looking north.



**Viewpoint 3:** View across the site looking north east

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| Drawing No | <b>LA008</b>      | Drawing    | <b>Viewpoint 2B &amp; 3</b> |
| Revision   | -                 | Scale      | -                           |
| Drawn by   | <b>JM</b>         | Checked by | <b>RA</b>                   |
| Drawn on   | <b>23.03.2026</b> | Job        | <b>756920</b>               |



**Viewpoint 4A:** Panoramic view across the site from footpath MELW2 at the junction with Berryfield Lane looking north east and east across the site.



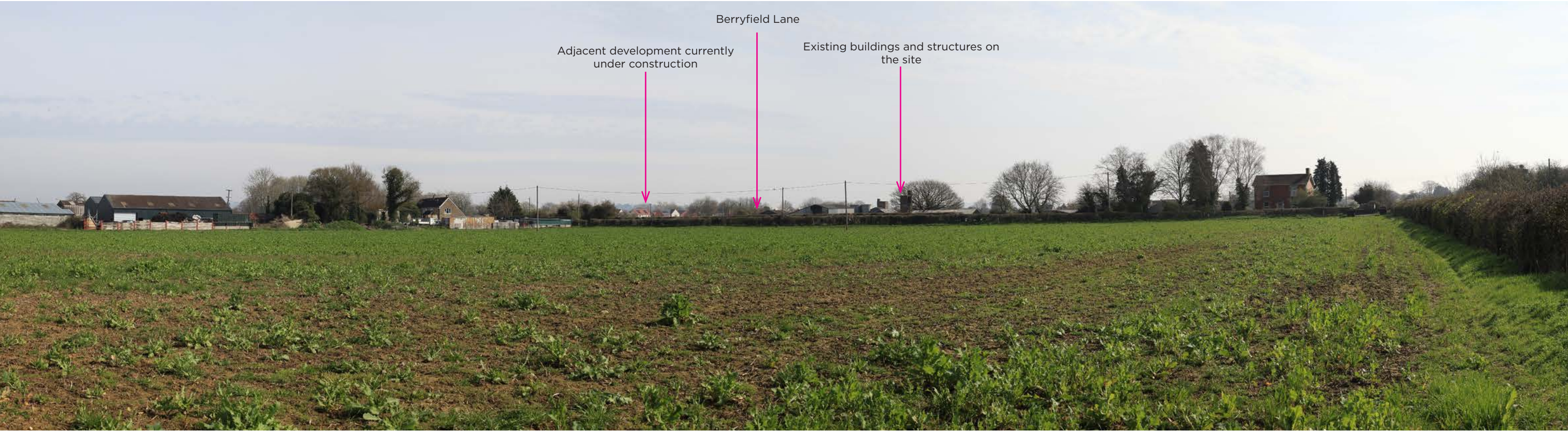
**Viewpoint 4B:** Panoramic view across the site from footpath MELW2 at the junction with Berryfield Lane.

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| Drawing No | <b>LA009</b>      | Drawing    | <b>Viewpoint 4A &amp; 4B</b> |
| Revision   | -                 | Scale      | -                            |
| Drawn by   | <b>JM</b>         | Checked by | <b>RA</b>                    |
| Drawn on   | <b>23.03.2026</b> | Job        | <b>756920</b>                |



**Viewpoint 5:** View from footpath MELW3 where it meets footpath MELW6 looking north east towards the site. The upper portion of existing buildings and structures located on the site are visible, although vegetation associated with Berryfield Lane helps provide some screening.



**Viewpoint 6:** View from footpath MELW117 looking south east towards the site. The upper portion of existing buildings and structures located on the site are visible, although vegetation associated with Berryfield Lane helps provide some screening.

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| Drawing No | <b>LA010</b>      | Drawing    | <b>Viewpoint 5 &amp; 6</b> |
| Revision   | -                 | Scale      | -                          |
| Drawn by   | <b>JM</b>         | Checked by | <b>RA</b>                  |
| Drawn on   | <b>23.03.2026</b> | Job        | <b>756920</b>              |



Viewpoint 7: View from Berryfield Lane looking south towards the site, existing vegetation helps screen the site.



Viewpoint 8: View from footpath BGIF38 looking east towards the site. The top of the roof line of the adjacent development under construction is visible although filtered by intervening vegetation. Numerous overhead power lines are a detracting feature in the view.

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| Drawing No | LA011      | Drawing    | Viewpoint 7 & 8 |
| Revision   | -          | Scale      | -               |
| Drawn by   | JM         | Checked by | RA              |
| Drawn on   | 23.03.2026 | Job        | 756920          |



**Viewpoint 9:** View from footpath BGIF22 looking east towards the site. Existing vegetation in the landscape effectively screens views to the site and as the orchard establishes this will provide further screening in the foreground of the view.



**Viewpoint 10:** View from footpath MELW105 looking south east towards the site. Existing vegetation in the view limits views to the site, with existing overhead power lines a detracting element.

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| Drawing No | <b>LA012</b>      | Drawing    | <b>Viewpoint 9 &amp; 10</b> |
| Revision   | -                 | Scale      | -                           |
| Drawn by   | <b>JM</b>         | Checked by | <b>RA</b>                   |
| Drawn on   | <b>23.03.2026</b> | Job        | <b>756920</b>               |



**Viewpoint 11:** View from Semington Road looking south west towards the site. The adjacent residential development helps reduce views to the site along with boundary vegetation along Semington Lane.



**Viewpoint 12:** Panoramic view from footpath MELW1 looking across the site.

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|------------|-------------------|------------|------------------------------|
| Drawing No | <b>LA013</b>      | Drawing    | <b>Viewpoint 11 &amp; 12</b> |
| Revision   | -                 | Scale      | -                            |
| Drawn by   | <b>JM</b>         | Checked by | <b>RA</b>                    |
| Drawn on   | <b>23.03.2026</b> | Job        | <b>756920</b>                |



**Viewpoint 13A:** Panoramic view from footpath MELW1 looking across the site.



**Viewpoint 13B:** Panoramic view from footpath MELW1 looking across the site.

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| Drawing No | <b>LA014</b>      | Drawing    | <b>Viewpoint 13A &amp; 13B</b> |
| Revision   | -                 | Scale      | -                              |
| Drawn by   | <b>JM</b>         | Checked by | <b>RA</b>                      |
| Drawn on   | <b>23.03.2026</b> | Job        | <b>756920</b>                  |



**Viewpoint 14:** View from footpath located off Telford Drive looking west towards the site. Existing vegetation along Semington Road filters views to the site, with properties located on Telford Drive screening views completely.



**Viewpoint 15:** View from Semington Road looking west towards the site. Existing boundary vegetation limits views into the site.

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| Drawing No | <b>LA015</b>      | Drawing    | <b>Viewpoint 14 &amp; 15</b> |
| Revision   | -                 | Scale      | -                            |
| Drawn by   | <b>JM</b>         | Checked by | <b>RA</b>                    |
| Drawn on   | <b>23.03.2026</b> | Job        | <b>756920</b>                |



**Viewpoint 16:** View from Berryfield Lane looking north towards the site. Existing vegetation helps provide screening, limiting views into the site.



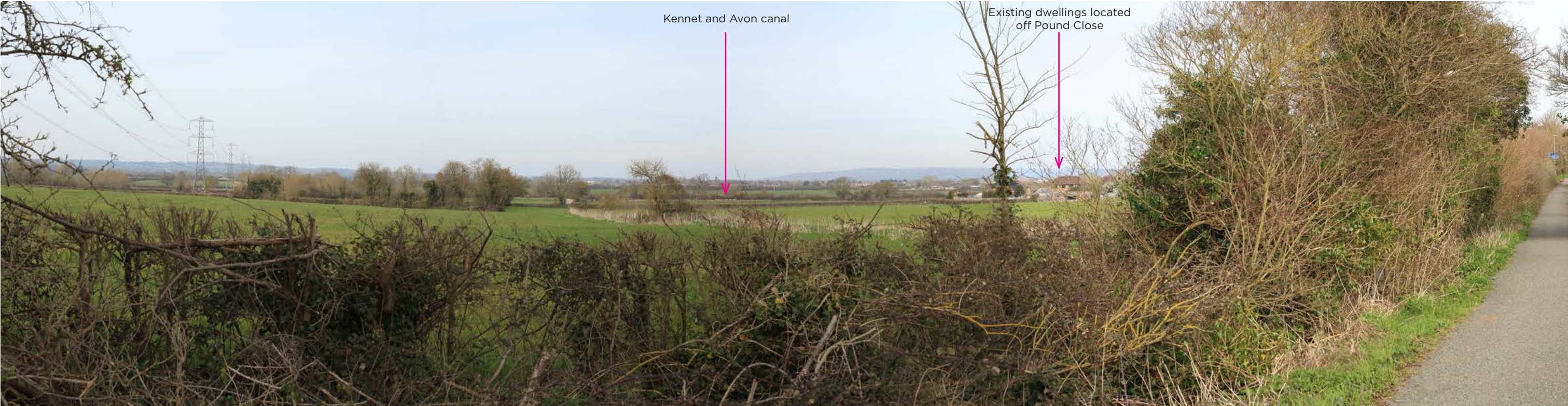
**Viewpoint 17:** View from St George's Road looking north towards the site. Existing vegetation restricts potential views to the site.

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| Drawing No | <b>LA016</b>      | Drawing    | <b>Viewpoint 16 &amp; 17</b> |
| Revision   | -                 | Scale      | -                            |
| Drawn by   | <b>JM</b>         | Checked by | <b>RA</b>                    |
| Drawn on   | <b>23.03.2026</b> | Job        | <b>756920</b>                |



**Viewpoint 18:** View from Byway Open to all Traffic (BOAT) HILP21, HILP22, SEMI9A looking north east towards the site. Existing vegetation associated with this route means that wider views are limited and short lived. Where gaps in planting occur existing vegetation in the wider landscape means any views to the site are limited. Existing overhead power lines are a detracting feature in the view.



**Viewpoint 19:** View from Byway Open to all Traffic (BOAT) HILP21, HILP22, SEMI9A. Existing vegetation associated with this route limits wider views.

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| Drawing No | <b>LA017</b>      | Drawing    | <b>Viewpoint 18 &amp; 19</b> |
| Revision   | -                 | Scale      | -                            |
| Drawn by   | <b>JM</b>         | Checked by | <b>RA</b>                    |
| Drawn on   | <b>23.03.2026</b> | Job        | <b>756920</b>                |



**Viewpoint 20:** View from footpath HILP23 looking north. Existing vegetation in the wider landscape means views to the site are limited. Existing overhead power lines detract from the view.

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|------------|------------|------------|--------------|
| Drawing No | LA018      | Drawing    | Viewpoint 20 |
| Revision   | -          | Scale      | -            |
| Drawn by   | JM         | Checked by | RA           |
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