

**LIDL STORE
EASTERN WAY
MELKSHAM**

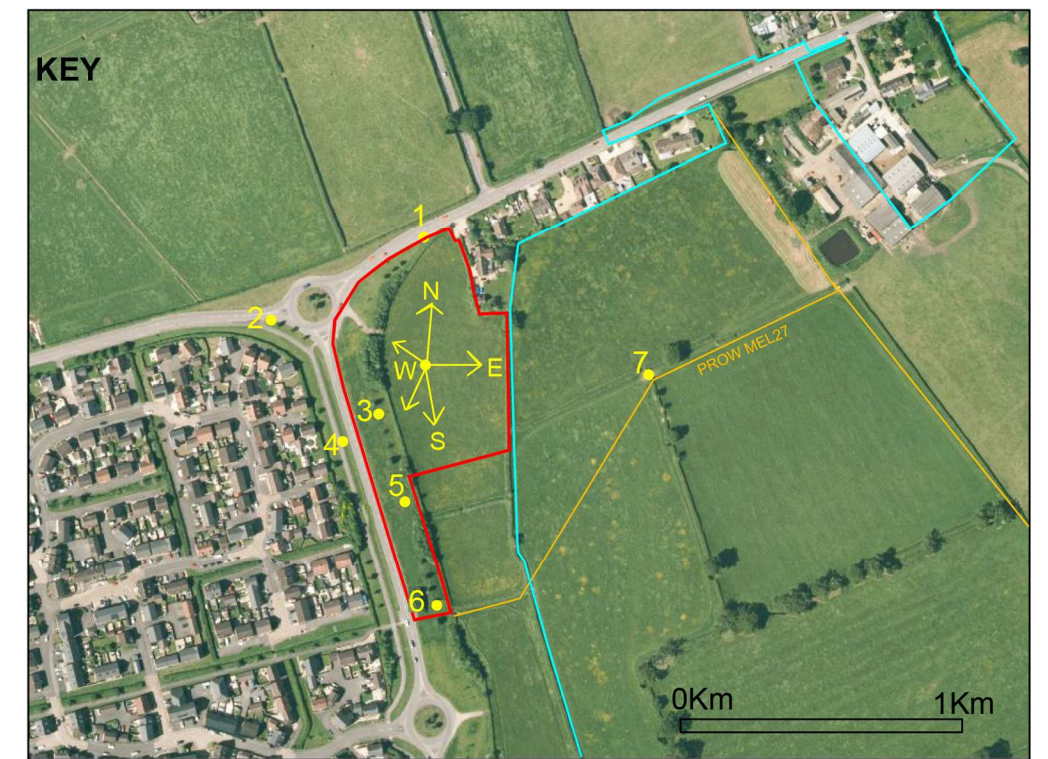
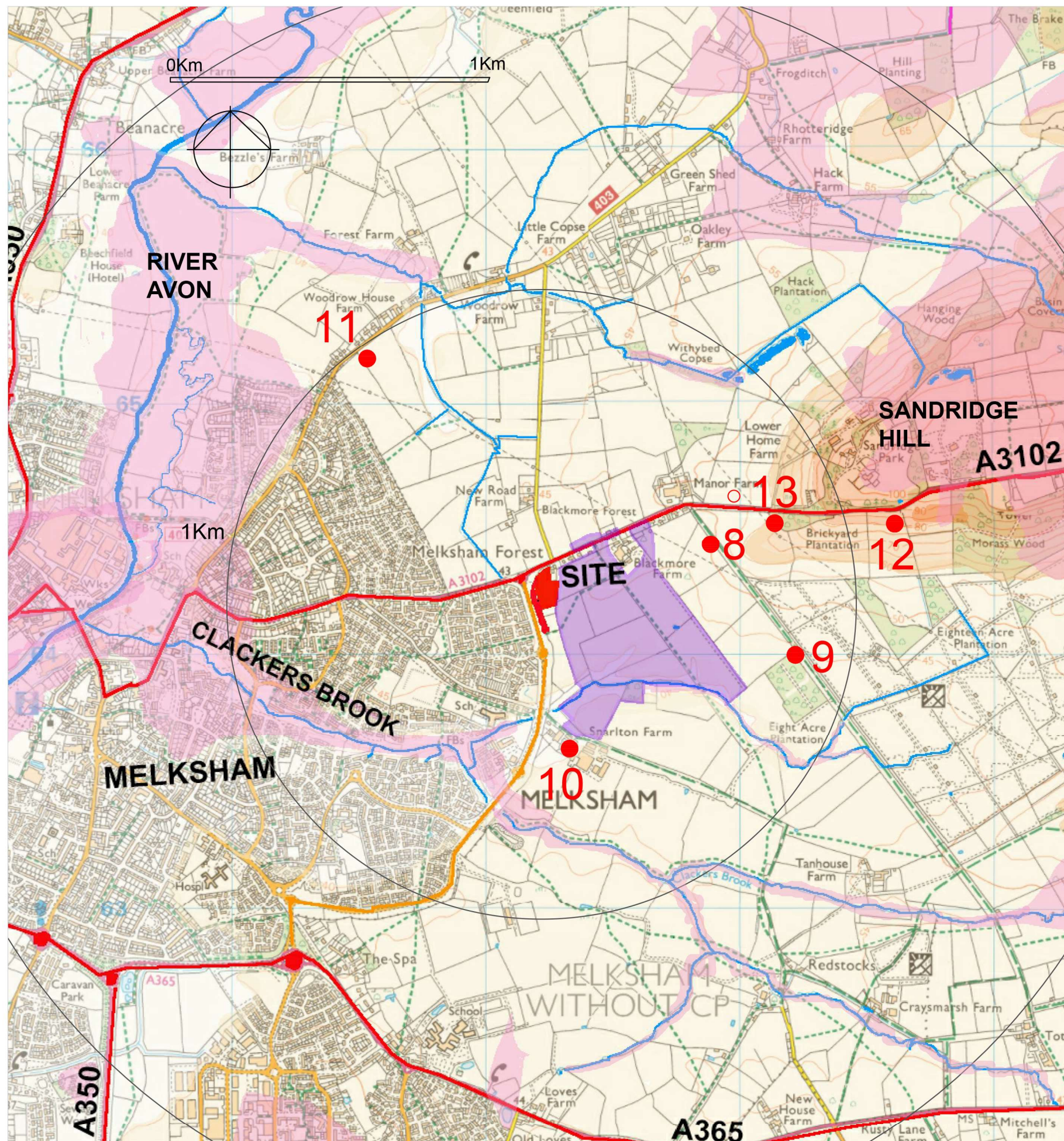
**LANDSCAPE VISUAL APPRAISAL
GRAPHIC APPENDIX**



24 February 2026
Rev 8 October 2026

Corscadden Associates
77 Fairleigh Road
Pontcanna
Cardiff
CF11 9JW
07966 423074
ca@corscaddenassociates.com

- CA 2026-MLK-01 Viewpoint Locations
- CA 2026-MLK-02 Topography
- CA 2026-MLK-03 Landscape Designations
- CA 2026-MLK-04 Existing Features and Tree Survey
- CA 2026-MLK-05 Existing Features & Overlay
- CA 2026-MLK-06 Constraints and Opportunities
- CA 2026-MLK-07 Green Infrastructure
- CA 2026-MLK-08 Panoramas 1 & 2
- CA 2026-MLK-09 Panoramas 3 & 4
- CA 2026-MLK-10 Panoramas 5 & 6
- CA 2026-MLK-11 Panoramas 7 & 8
- CA 2026-MLK-12 Panoramas 9 & 10
- CA 2026-MLK-13 Panoramas 11 & 12
- CA 2026-MLK-14 Viewpoints 13 & Site Internal North
- CA 2026-MLK- 15 Site Internal South and East
- CA 2026-MLK-16 Site Internal West
- CA 2026-MLK-17 Landscape Strategy
- CA 2026-MLK-18 Elevations



- KEY**
- Blackmore Farm East Melksham Development Outline
Planning Permission PL/2023/11188 12May 2025
 - Areas of no visibility based on topography only
 - Site Location
 - Viewpoint Locations
 - Areas of of potential visibility based on topography only
but do not take into account the significant screening
influence of vegetation and settlements

NOTE The Outline Planning Permission for 500 dwellings and associated developments will have significant visual impact on the Site to south and eastern Viewpoints

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff, CF11 9JW
07966 423074
email ca@corscaddenassociates.com

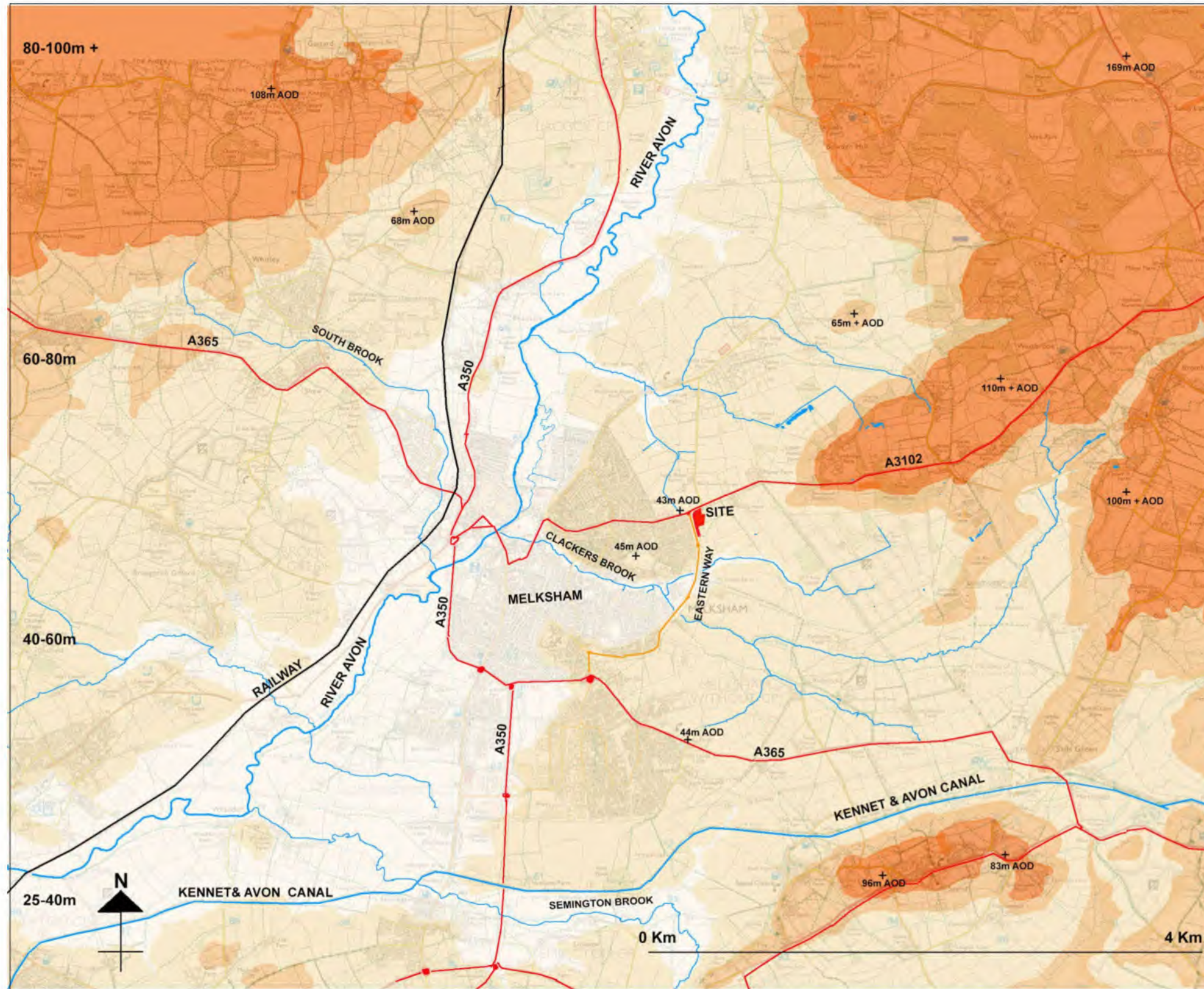
**EASTERN WAY
MELKSHAM SN12 7QT**

**VIEWPOINT
LOCATIONS**

Scale
As given

Date
31 Jan 2026

CA 2026 MLK-01



KEY

- Site
- 80-100m +
- 60-80m
- 40-60m
- 25-40m
- + 43m AOD Spot Levels

Based upon the Ordnance Survey Map with the permission of the controller of
H.M. Stationary Office ©Crown Copyright Licence Number AR 37310

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff, CF11 9JW
07966 423074
email ca@corscaddenassociates.com

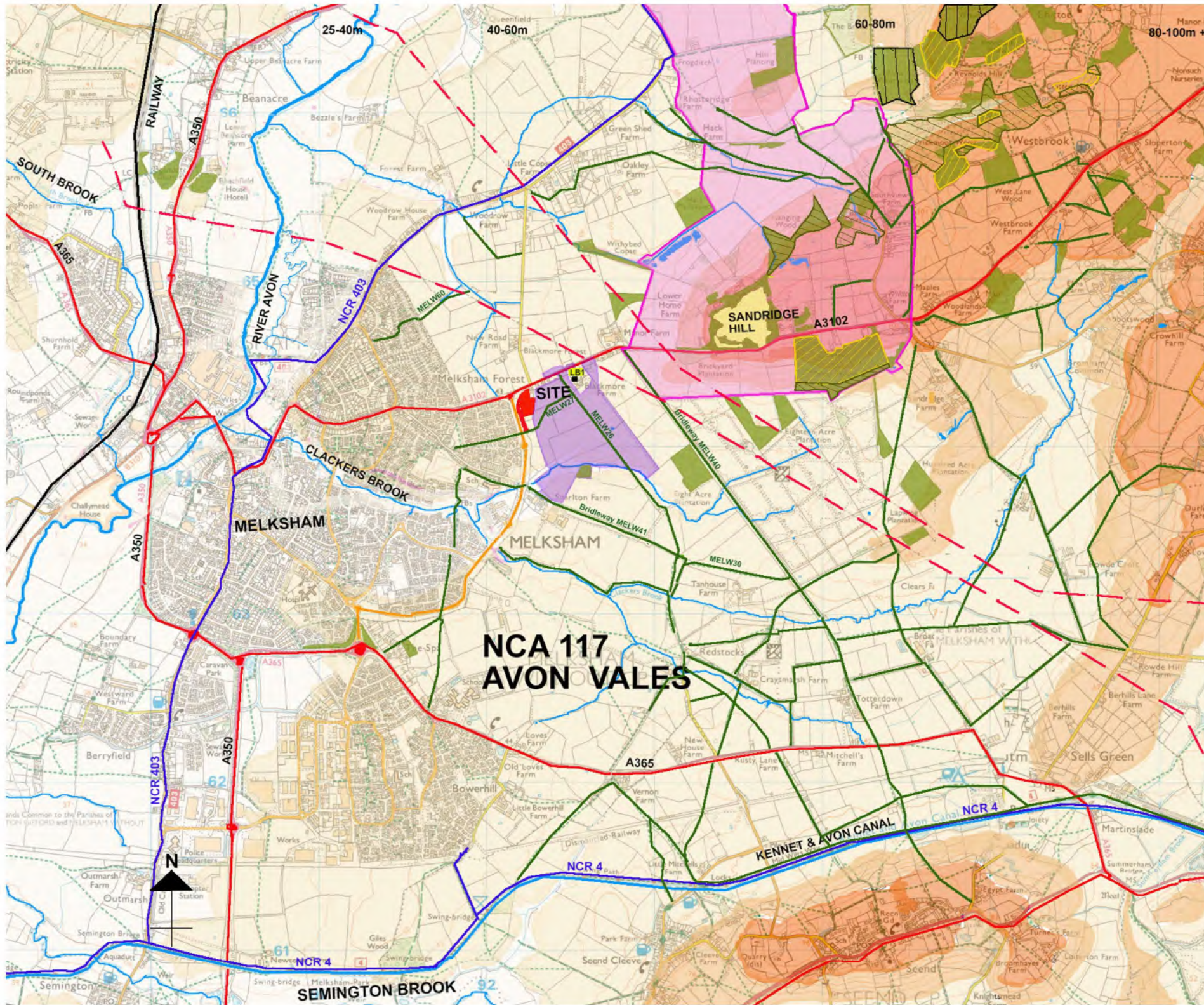
**EASTERN WAY
MELKSHAM SN12 7QT**

TOPOGRAPHY

Scale
As given

Date
31 Jan 2026

CA 2026 MLK-02



KEY

- Site Location.
- 80-100m +
- 60-80m
- 40-60m
- 25-40m
- Blackmore Farm East Melksham Development Outline Planning Permission PL/2023/11188 12May 2025
- SLA Special Landscape Area
- Pylon Lines
- NCR 4 National Cycle Routes
- MELW27 PROW Public Rights of Way and Bridleways
- LB1 Blackmore Farm Grade II Listed Building
- Priority Habitat Deciduous Woodlands
- Priority Habitat Wood Pasture and Parklands
- SSSI Sites of Special Scientific Interest
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland

NCA 117 National Character Area
AVON VALES

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff, CF11 9JW
07966 423074
email ca@corscaddenassociates.com

EASTERN WAY
MELKSHAM SN12 7QT

LANDSCAPE
DESIGNATIONS

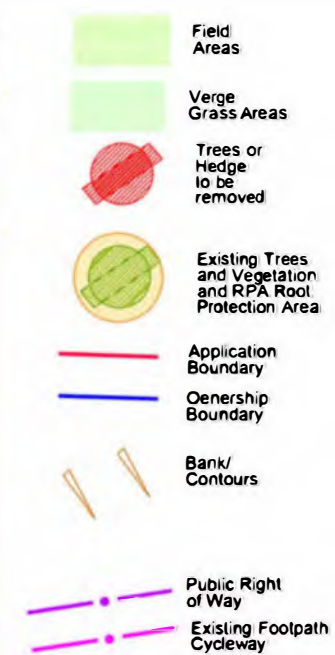
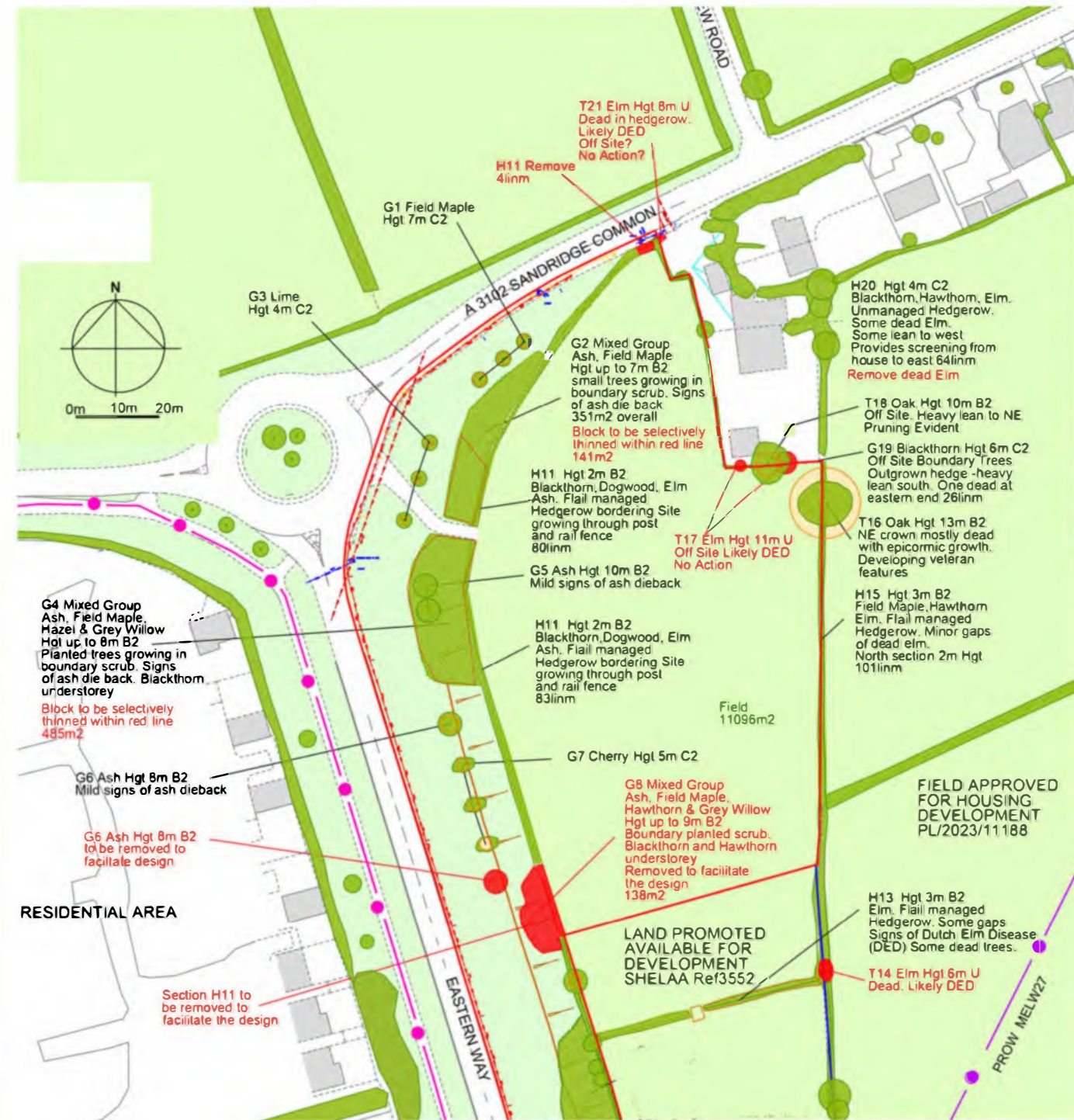
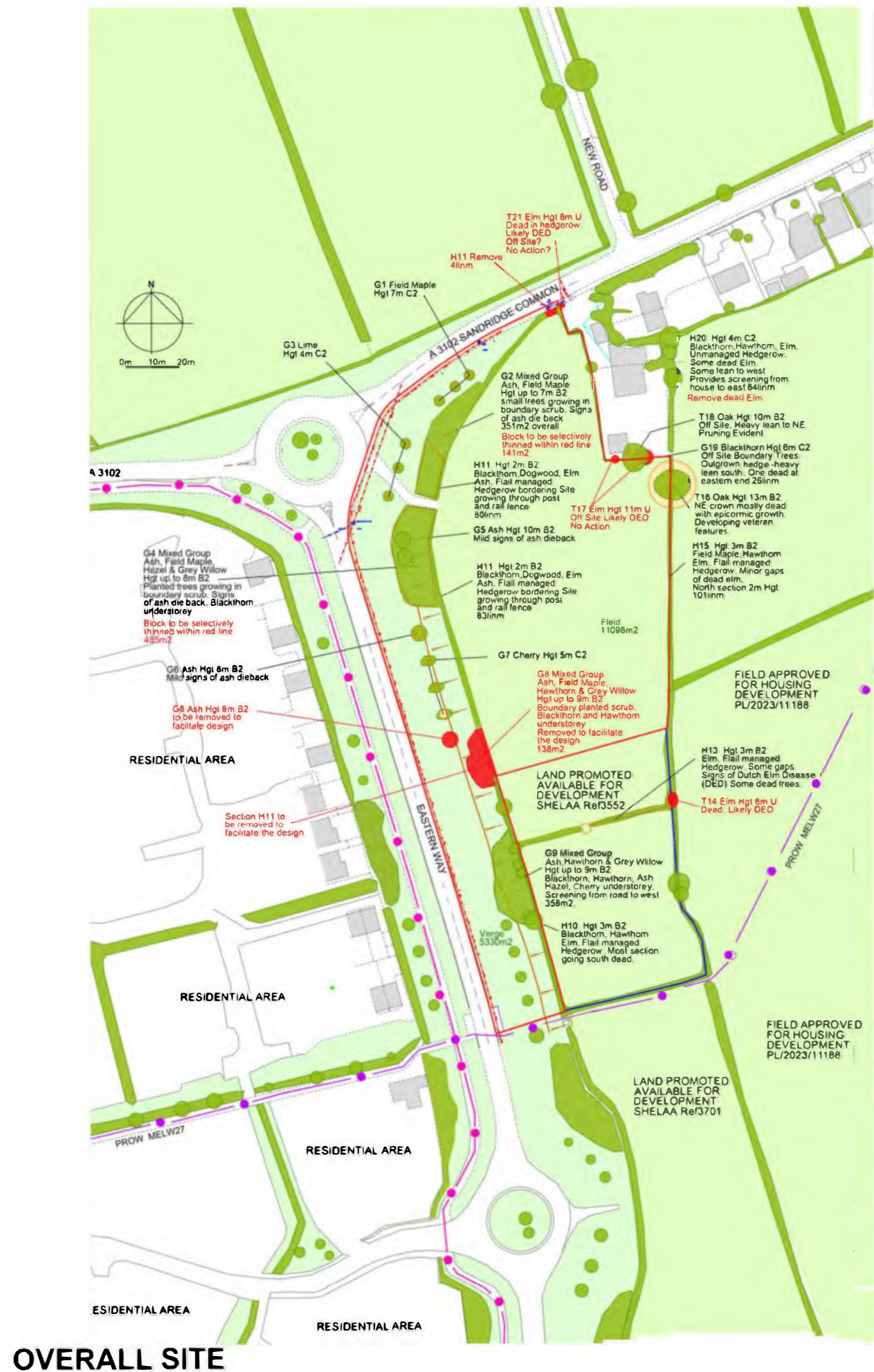
Scale As given Date 9 March 2026

CA 2026 MLK-03

0Km 1Km

SCALE

Based upon the Ordnance Survey Map with the permission of the controller of
H.M. Stationary Office ©Crown Copyright Licence Number AR 37310

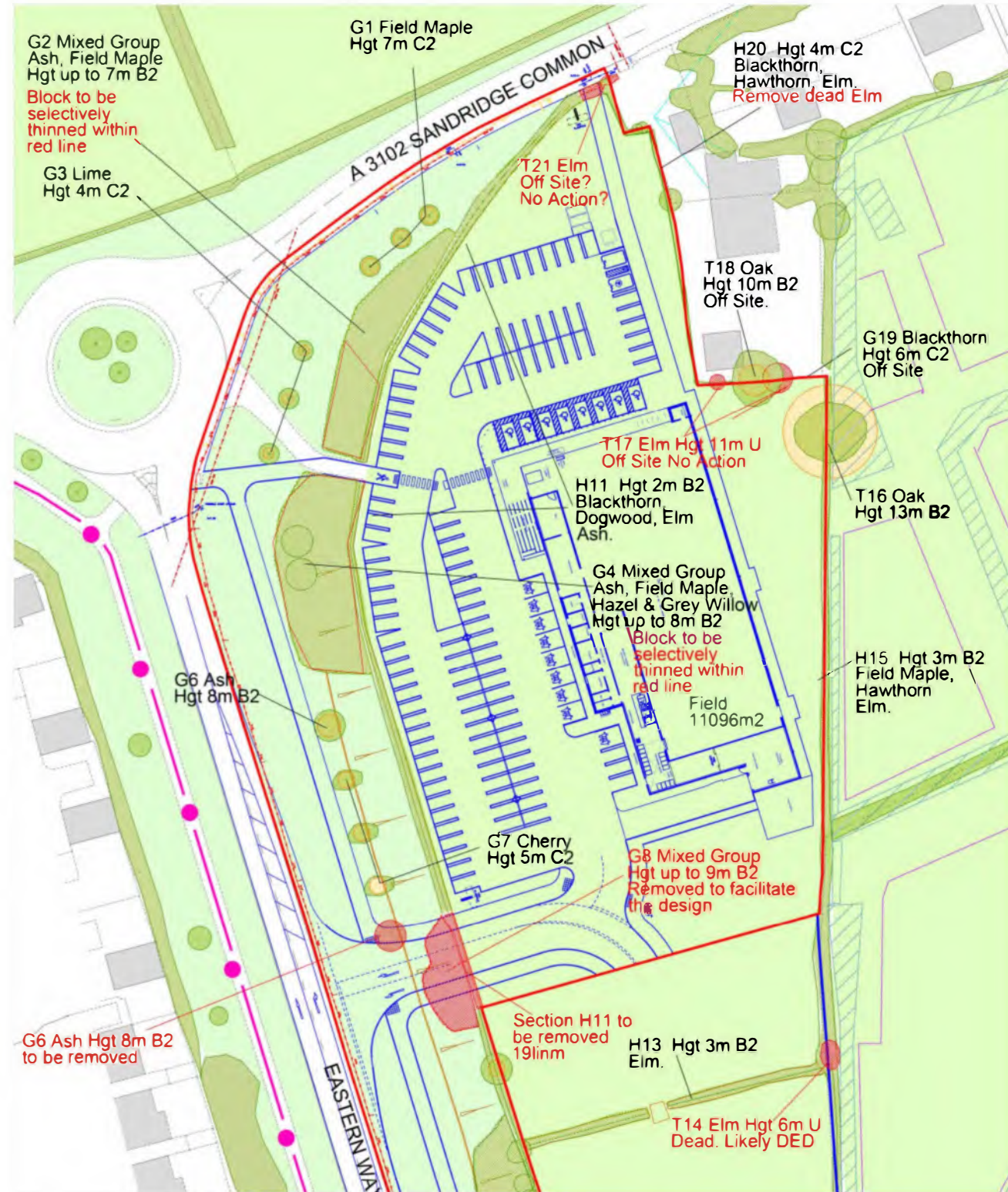
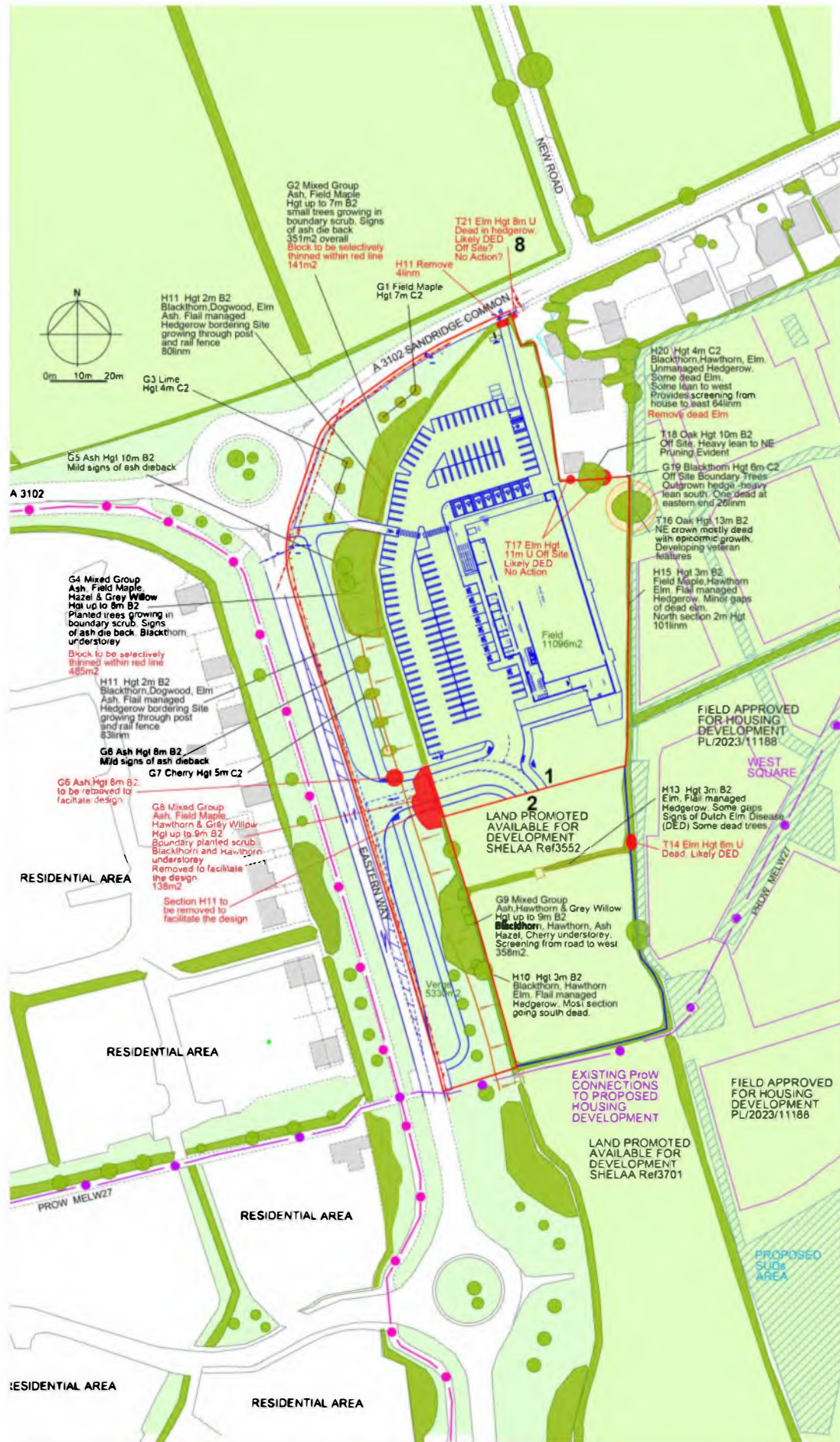


Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff CF11 9JW
07966 423074
email ca@corscaddenassociates.com

**EASTERN WAY
MELKSHAM SN12 7QT
EXISTING
FEATURES**

Scale As given Date 3 Jan 2026

CA 2026 MLK-04



SITE STORE

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff, CF11 9JW
07966 423074
email ca@corscaddenassociates.com

**EASTERN WAY
MELKSHAM SN12 7QT**

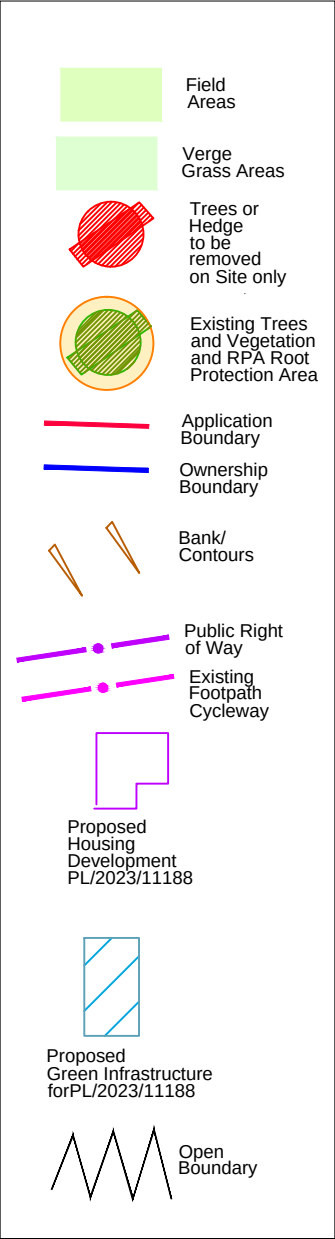
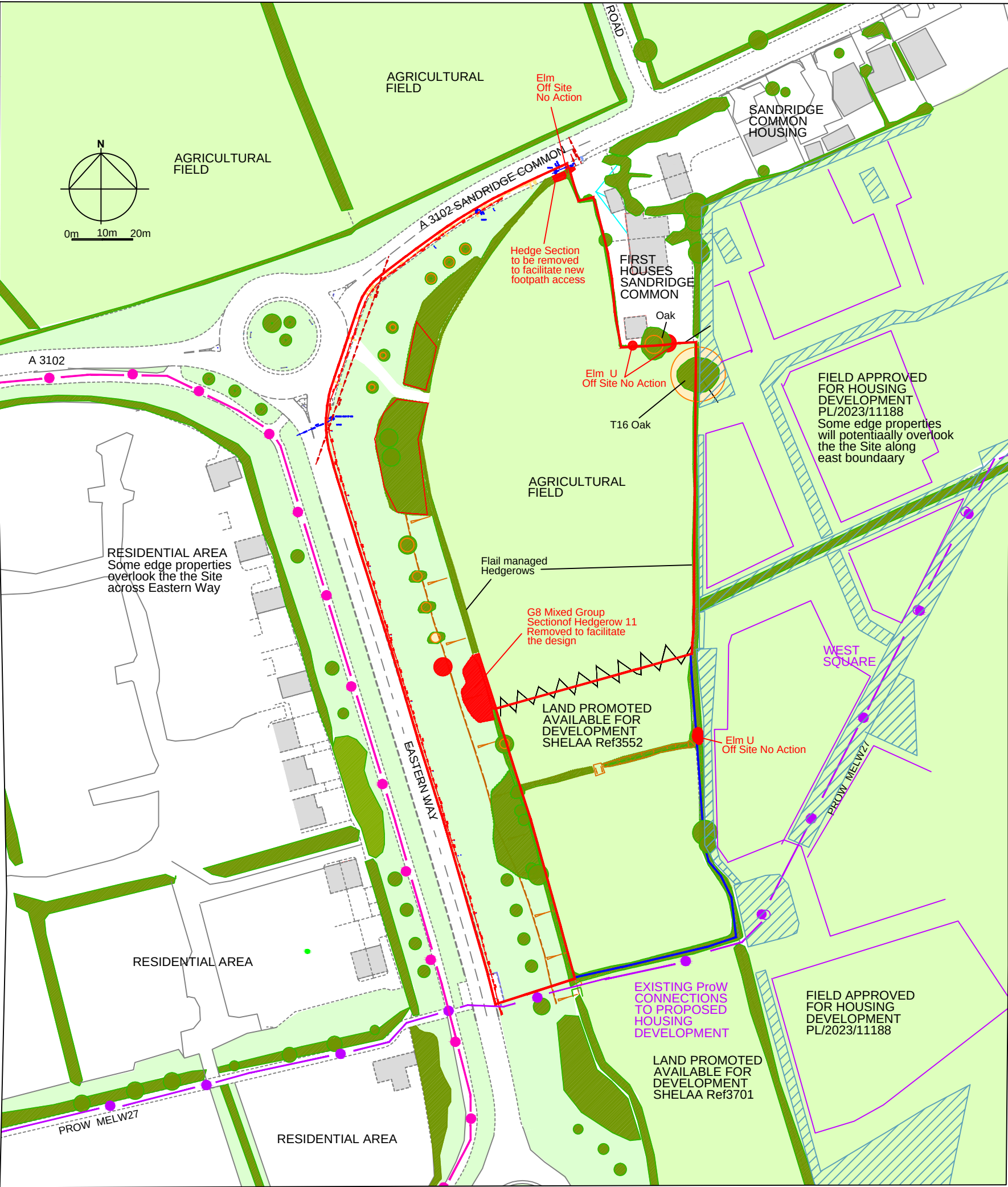
**EXISTING
FEATURES
& OVERLAY**

Scale
As given

Date
31 Jan 2026

CA 2026 MLK-05

OVERALL SITE



- CONSTRAINTS**
- **PHYSICAL**
 - Site is an agricultural field with hedgerows and trees on three boundaries with a open boundary tom the south.
 - Large section of eastern Eastern Way verge is part of Site and extends beyond Site field area up to public right of way MELW27
 - Gateway location into Melksham from the east.
 - Limited provision for pedestrians and cyclists.
 - Proximity of existing large residential to west of Eastern Way the upper section of Eastern Way have properties over looking the Site.
 - First houses on Sandridge Common about north east boundary of the Site with a gapped narrow and poor treed hedgerow in places.
 - Further Sandridge Common houses view across Site from upper windows.
 - Proposed Outline Planning permission will introduce houses and proposed landscaping to the whole east Site boundary.
 - **VEGETATION**
 - Flail managed hedgerows
 - Sections of tree block and hedgerows to facilitate access for proposed Site development
 - Limited maturing oak trees in section of east boundary
 - Root Protection Areas (RPAs) of existing trees and hedgerows.
 - **SERVICES**
 - Service and service boxes in verge area only, none within field area.
 - **ECOLOGICAL**
 - Potential for dormouse presence.
 - Bat flight lines and foraging
 - Bird habitat for nesting and foraging.
 - Limited potential for reptiles and invertebrates.
- OPPORTUNITIES**
- **PHYSICAL**
 - Retain and enhance the hedgerows on three side of the Site..
 - New hedgerow and tree planting on open south boundary and internally in north of Site
 - The new Site access will provide highway improvements for traffic, cyclists and pedestrians in a key gateway location into Melksham including a new footpath/cycleway on east verge of Eastern Way.
 - **VEGETATION**
 - Planting predominantly native to reflect the rural edge location of the Site.
 - Existing verge grassland and Site proposed grass areas to be managed to encourage wild flowers.
 - New tree planting to include oak and increase diversity of tree species.
 - Introduce native blocks and planting beds to introduce native species and pollinators
 - Increased tree and hedgerow enhancement planting including native blocks on NE boundary with first house of Sandridge Common houses.
 - East boundary tree planting to mitigate impact of proposed outline development
 - Retain and enhance the site as a link in a chain of green infrastructure along Eastern Way.
 - Introduction of management for increasing biodiversity of existing hedgerows .
 - **ECOLOGICAL**
 - Provision of bird and bat boxes
 - Introduce habitat features to encourage dormouse potential .
 - Retain and enhance the importance of the Site as a link in a green infrastructure chain along Eastern Way and toward existing agricultural areas
 - Links to potential green infrastructure of proposed outline development to the east..

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff. CF11 9JW
07966 423074
email ca@corscaddenassociates.com

**EASTERN WAY
MELKSHAM SN12 7QT**
Drawing Title
**CONSTRAINTS &
OPPORTUNITIES**

Scale
As Given

Date
9 March 2026

CA 2026 MLK-06



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

Links to existing and proposed Green Infrastructure - hedgerows, tree lines and woodlands.

Public Rights of Way, Bridleways and Footpaths and Cycleways. The Outline Development has a network of paths following existing PROWs links and creating new links

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

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff, CF11 9JW
07966 423074
email ca@corscaddenassociates.com

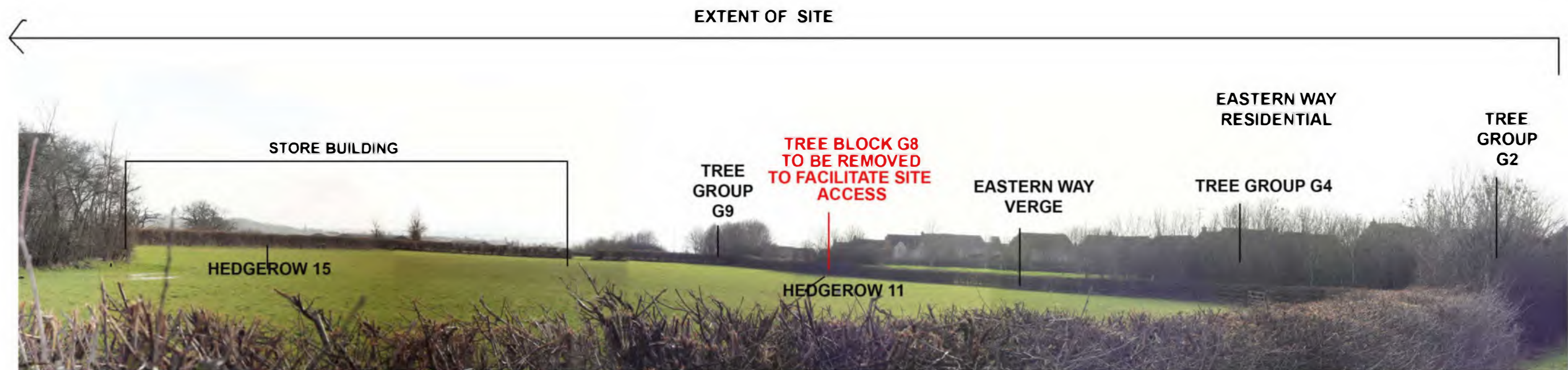
**EASTERN WAY
MELKSHAM SN12 7QT**

**GREEN
INFRASTRUCTURE**

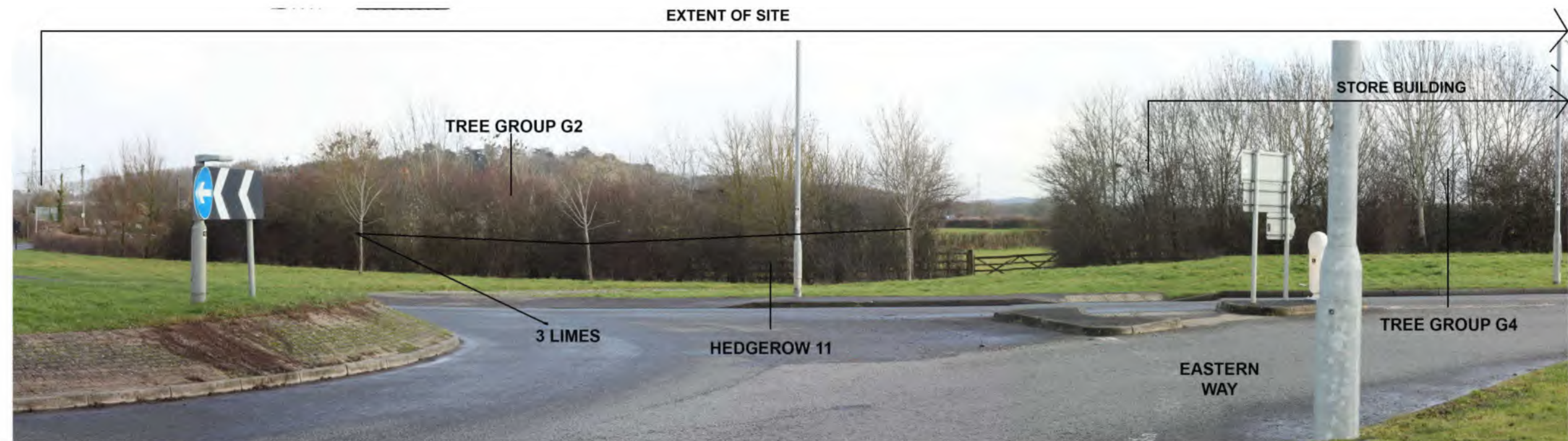
Scale
As given

Date
31 Jan 2026

CA 2026 MLK-07



Panorama 1 Looking south-west from the verge of Sandridge Common towards Eastern Way (OSGR SO 922 643) at an elevation of 43.6m AOD and at a distance of approximately 110metres from the centre of the proposed development site. The nearest postal code is SN12 7QT.



Panorama 2 Looking east from the Sandridge Common Roundabout at Eastern Way junction with roundabout (OSGR SO 921 642) at an elevation of 44.2m AOD and at a distance of approximately 110metres from the centre of the proposed development site. The nearest postal code is SN12 7QT.

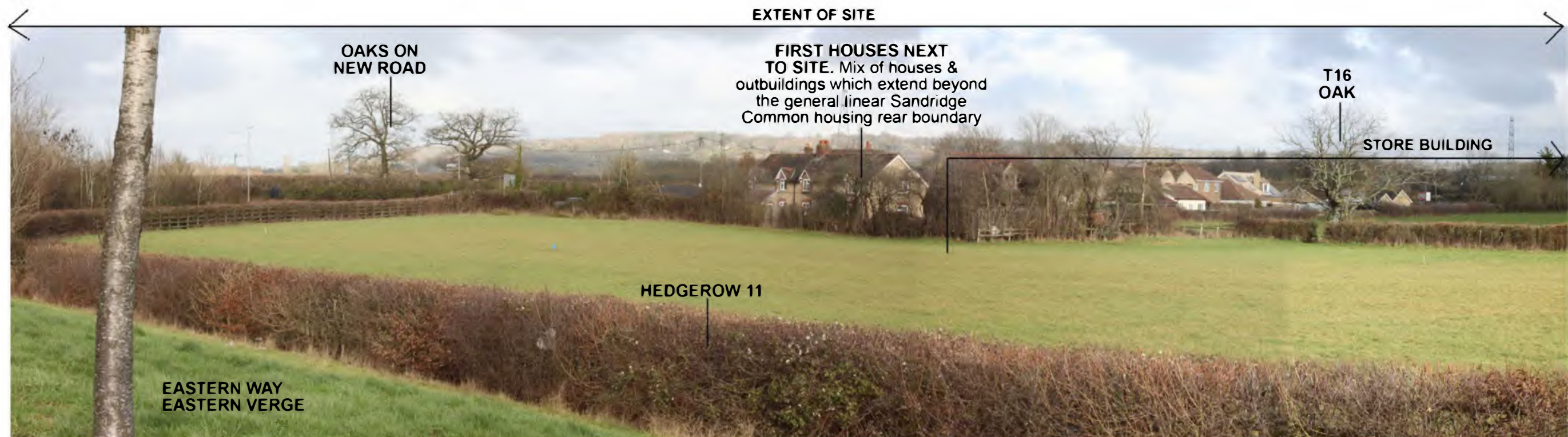
Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff CF11 9JW
07966 423074
email ca@corscaddenassociates.com

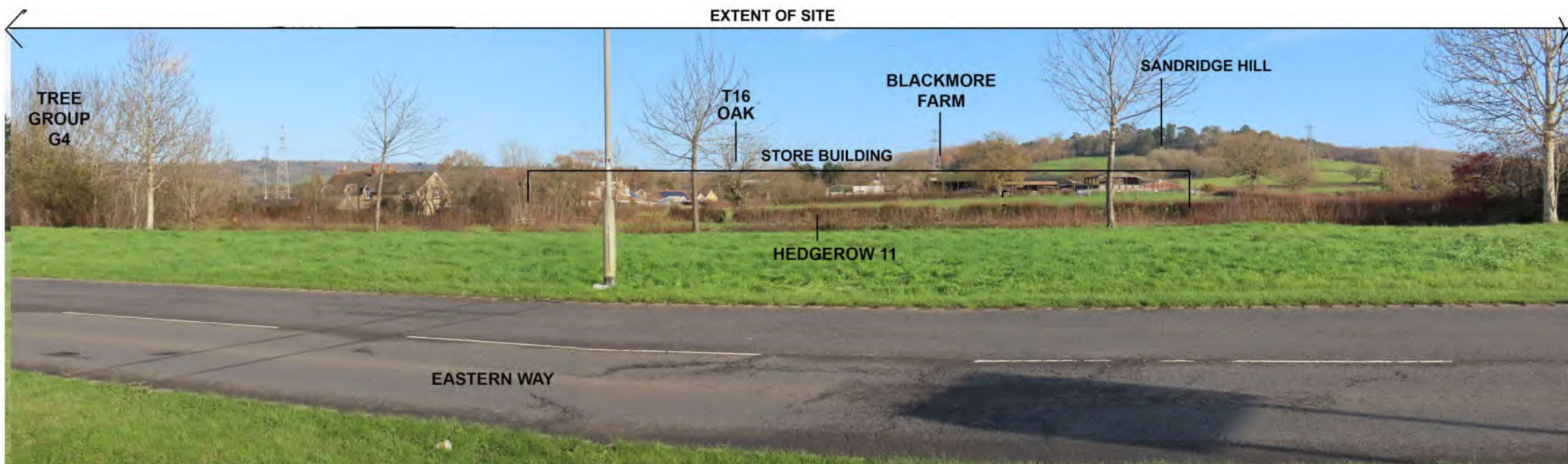
**MELKSHAM
EASTERN WAY
SN12 7DN**

PANORAMA 1 AND 2

CA 2026 MLK-08



Panorama 3 Looking north-east from proposed footpath/cycleway on eastern side of Eastern Way towards Sandridge Common (OSGR ST 921 642) at an elevation of 44.50m AOD and at a distance of approximately 52metres from the centre of the proposed development site. The nearest postal code is SN12 7FU



Panorama 4 Looking east from existing footpath/cycleway on western side of Eastern Way towards Sandridge Hill (OSGR ST 921 642) at an elevation of 44.20m AOD and at a distance of approximately 94metres from the centre of the proposed development site. The nearest postal code is SN12 7FU

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff CF11 9JW
07966 423074
email ca@corscaddenassociates.com

**MELKSHAM
EASTERN WAY
SN12 7DN**

PANORAMA 3 AND 4

CA 2026 MLK-09



Panorama 5 Looking north-east from proposed footpath/cycleway on eastern side of Eastern Way towards Sandridge Common (OSGR ST 920 641) at an elevation of 44.50m AOD and at a distance of approximately 101metres from the centre of the proposed development site. The nearest postal code is SN12 7FU. Site continues along Eastern Way eastern verge which includes a proposed footpath/cycleway which has amore elevated view into the Site than the existing footpath on the western Eastern Way verge. Photograph taken in Janaury 2026 after the hedgrows have been cut across the fields.



Panorama 6 Looking east from proposed footpath/cycleway on eastern side of Eastern Way by the kissing gate at the start of PROW MEL27 looking towards Sandridge Hill (OSGR ST 922 640) at an elevation of 44.50m AOD and at a distance of approximately 163metres from the centre of the proposed development site. The nearest postal code is SN12 7FU. Photograph taken December 2025 before hedgerow cut.

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

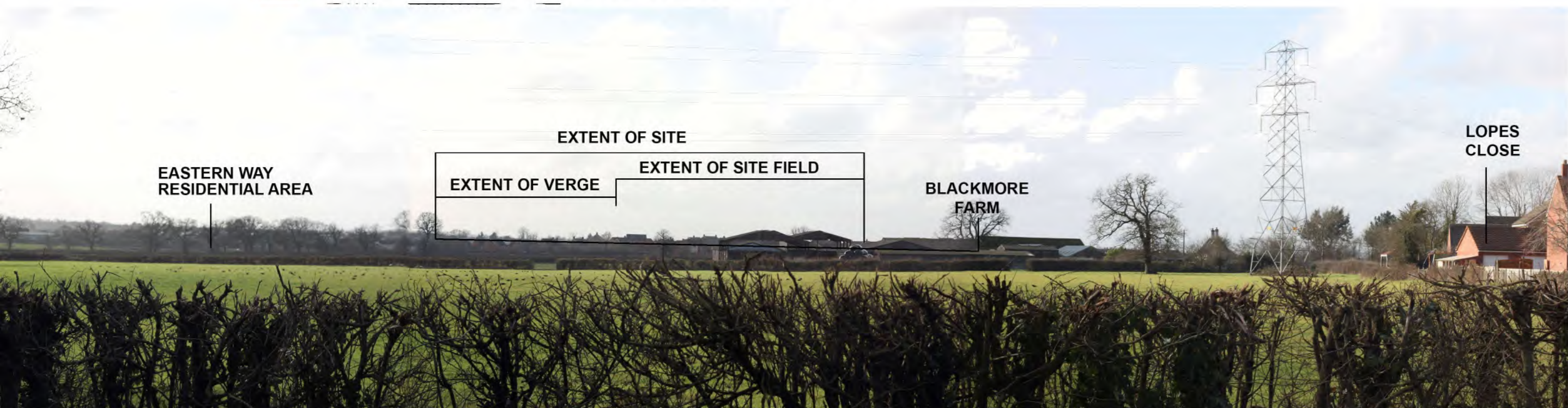
Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff CF11 9JW
07966 423074
email ca@corscaddenassociates.com
MELKSHAM
EASTERN WAY
SN12

PANORAMA 5 AND 6
CA 2026-MLK-10



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

Blackmore Farm East Melksham Development Outline Planning Permission PL/2023/11188 12May 2025



Panorama 8 Looking west from the Bridleway MELW41 (OSGR ST 929 644) at an elevation of 51.8m AOD and at a distance of approximately 700metres. The nearest postal code is SN12 7GU . This viewpoint is on the boundary of the Special Landscape Area SLA5.

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff.CF11 9JW
07966 423074
email ca@corscaddenassociates.com

**MELKSHAM
EASTERN WAY
SN12**

**PANORAMA 7 AND 8
CA 2026-MLK-11**



Panorama 9 Looking north-west from Public Bridleway MELW40 just by the edge of Eight Acre Plantation (OSGR ST 932 640) at an elevation of 44m AOD and at a distance of approximately 1.0kms from the centre of the proposed development site. The nearest postal code is SN12 7QU.

Blackmore Farm East Melksham Development Outline Planning Permission PL/2023/11188 12May 2025



Panorama 10 Looking north from bridleway from Snarlton Farm (OSGR ST 923 637) at an elevation of 40.26m AOD and at a distance of approximately 562metres from the centre of the proposed development site. The nearest postal code is SN12 7PP

Blackmore Farm East Melksham Development Outline Planning Permission PL/2023/11188 12May 2025

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff.CF11 9JW
07966 423074
email ca@corscaddenassociates.com

**MELKSHAM
EASTERN WAY
SN12**

**PANORAMA 9 AND 10
CA 2026-MLK-12**



Panorama 11 Looking south towards Sandridge Common from Woodrow Road (OSGR SO 915 652) at an elevation of 42.7m AOD and at a distance of approximately 1.23kms from the centre of the proposed development site. The nearest postal code is SN12 7RD..

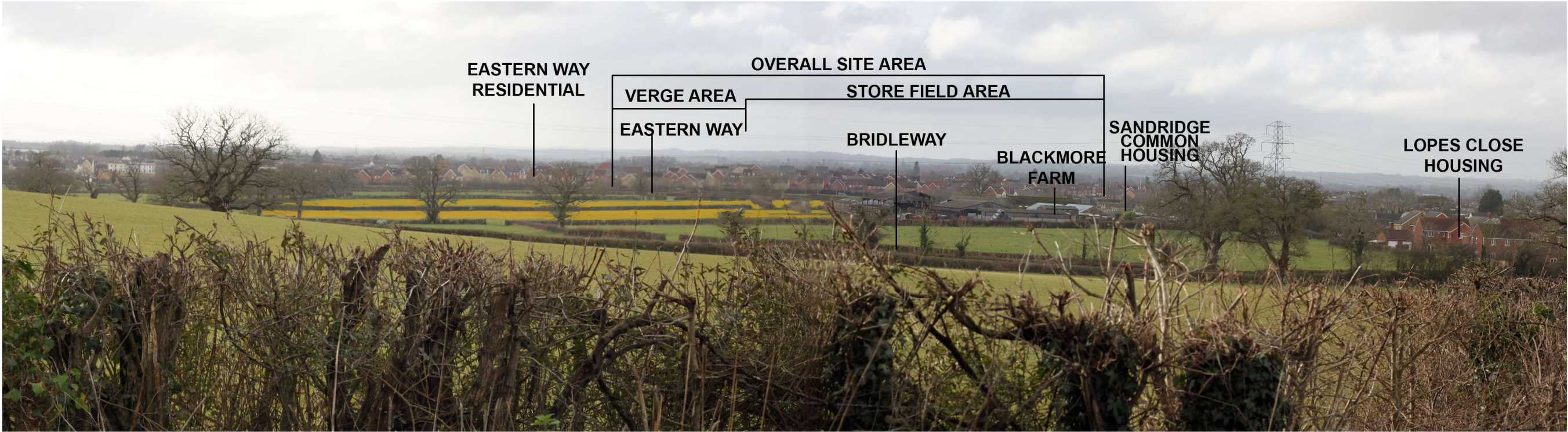


Panorama 12 Looking north-west from A3102 Sandridge Hill Road (OSGR ST 936 645) at an elevation of 89.60m AOD and at a distance of approximately 1.45Km from the centre of the proposed development site. The Viewpoint is within the Special Landscape Area SLA5 The nearest postal code is SN12 7QU

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff CF11 9JW
07966 423074
email ca@corscaddenassociates.com
**MELKSHAM
EASTERN WAY
SN12**

**PANORAMA 11 AND 12
CA 2026-MLK-13**



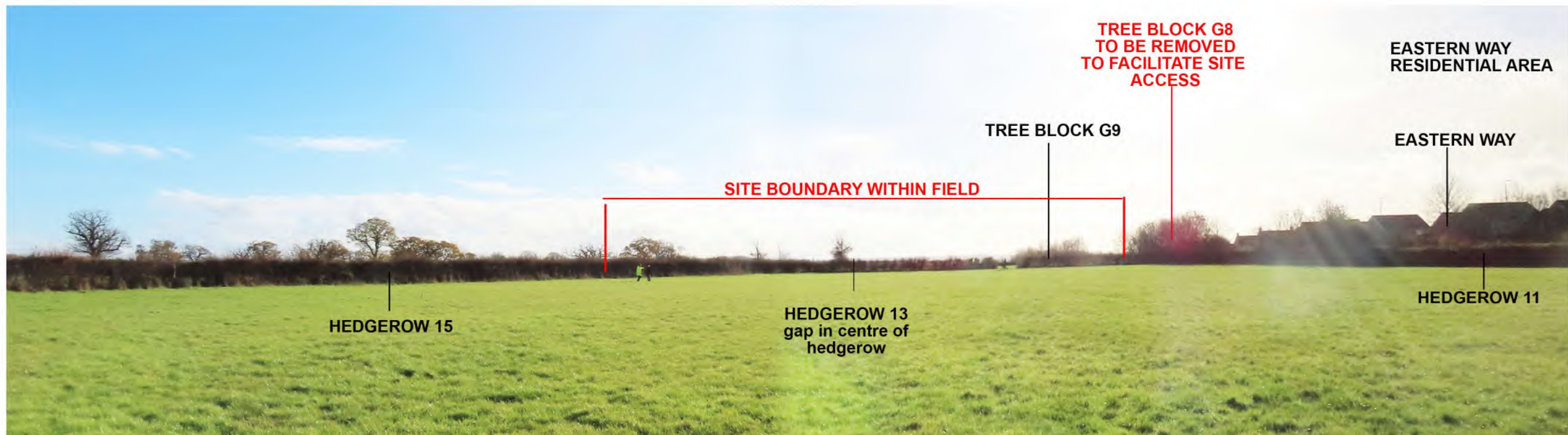
Panorama 13 Looking west by north west from A3102 Sandridge Hill Road (OSGR ST 931 645) at an elevation of 65m AOD and at a distance of approximately 945metres from the centre of the proposed development site. The Viewpoint is within the Special Landscape Area SLA5 The nearest postal code is SN12 7GU.

Blackmore Farm East Melksham Development Outline Planning Permission PL/2023/11188 12May 2025



SITE INTERNAL VIEWPOINT NORTH

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm



SITE INTERNAL VIEWPOINT SOUTH

Looking south from centre of field the Site boundary ends within the field and Hedgerow 13 is outside the Site.



SITE INTERNAL VIEWPOINT EAST

Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff.CF11 9JW
07966 423074
email ca@corscaddenassociates.com

MELKSHAM
EASTERN WAY SN12

SITE INTERNAL SOUTH
& EAST

CA 2026-MLK-15



SITE INTERNAL VIEWPOINT WEST 1

Looking north towards Eastern Way to the Roundabout and A3102 Sandridge Road and Sandridge Common Road. The housing from the side of Eastern Way has views across the Site between the gaps of the tree blocks and lines of semi-mature individual trees.



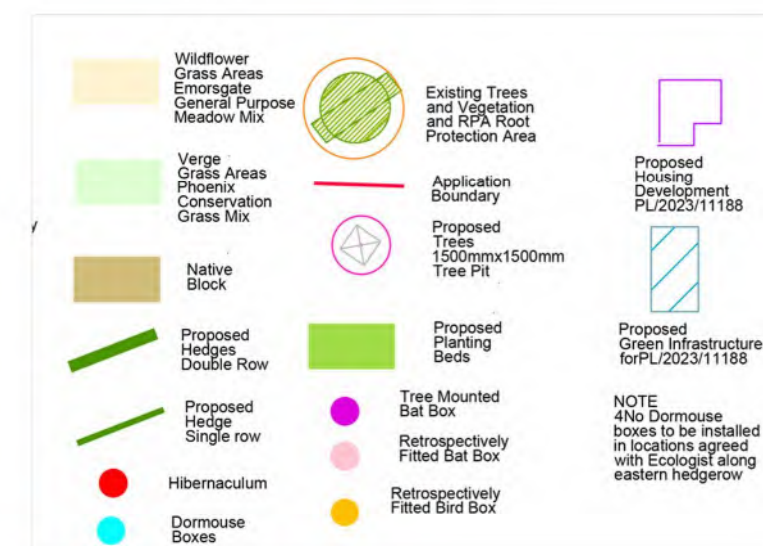
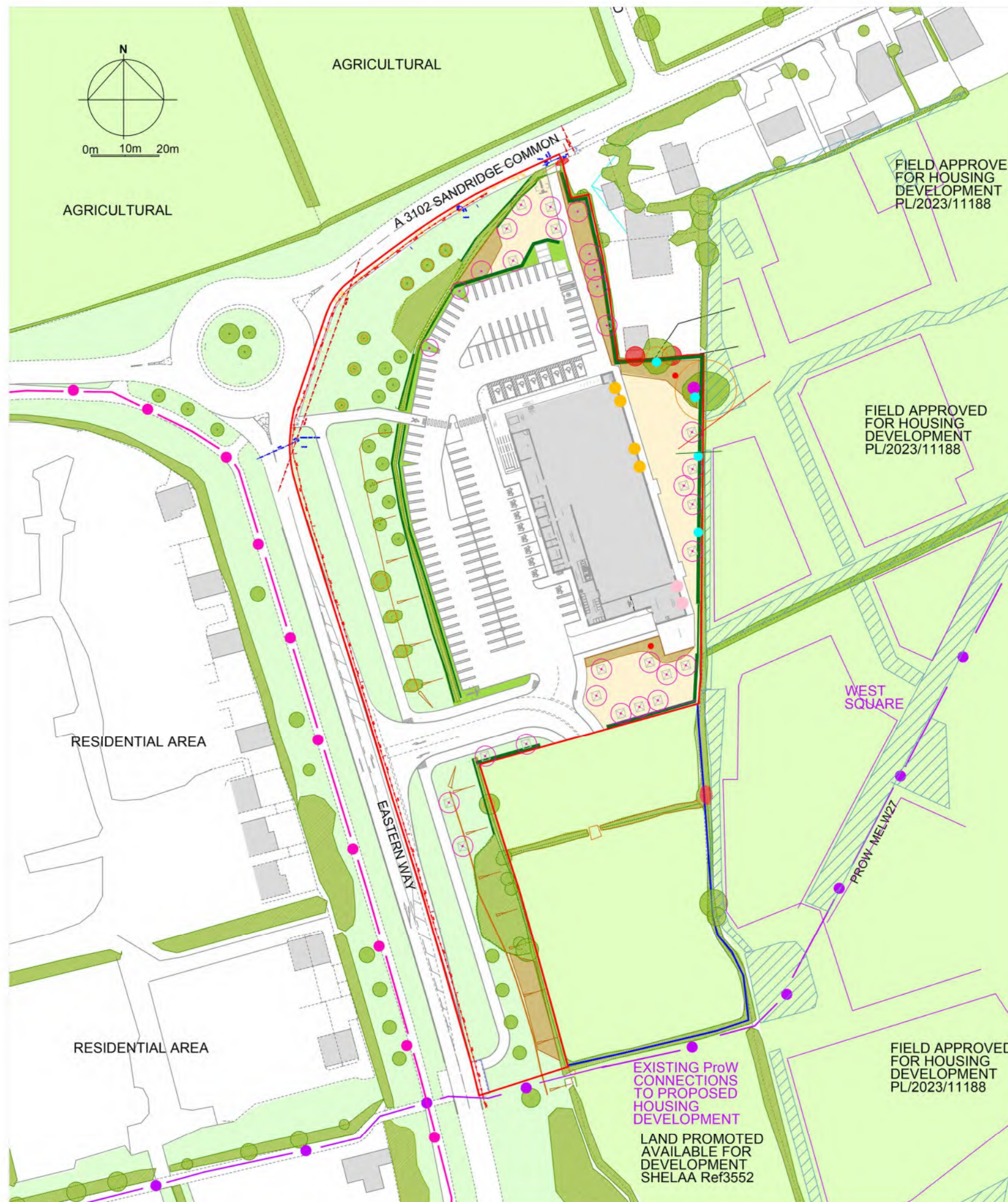
Panorama horizontal field of View - 107deg, Viewing distance @ A3 - 300mm

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff CF11 9JW
07966 423074
email ca@corscaddenassociates.com

MELKSHAM
EASTERN WAY SN12

SITE INTERNAL WEST

CA 2026-MLK-16



Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff, CF11 9JW
07966 423074
email ca@corscaddenassociates.com

**EASTERN WAY
MELKSHAM SN12 7QT**

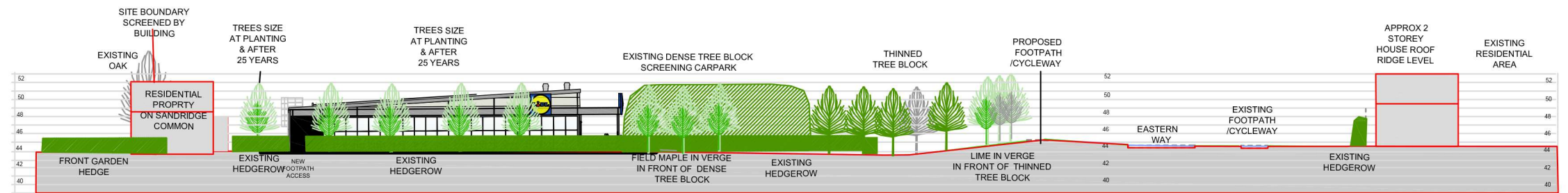
LANDSCAPE STRATEGY

Scale
As given

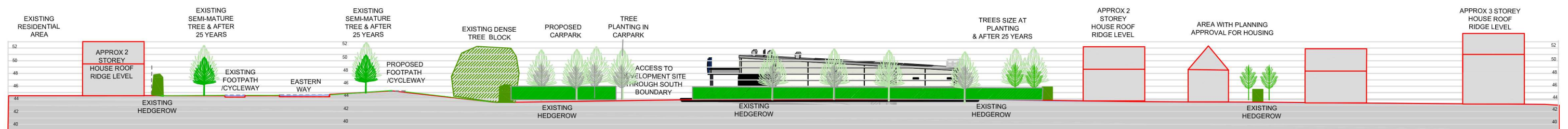
Date
31 Jan 2026

CA 2026 MLK-17

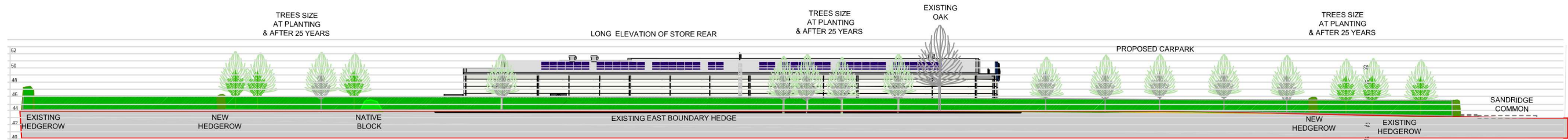
0m 10m
SCALE



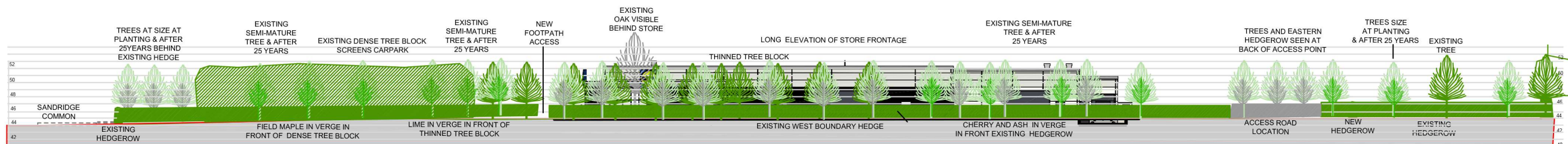
EAST-WEST SECTION THROUGH SITE with northern boundary overlay



WEST- EAST SECTION THROUGH SITE with southern boundary overlay



SOUTH-NORTH SECTION THROUGH SITE with eastern boundary planting overlay



NORTH-SOUTH SECTION THROUGH SITE with western boundary planting overlay

Corscadden Associates
77 Fairleigh Road
Pontcanna, Cardiff, CF11 9JW
07966 423074
email ca@corscaddenassociates.com

**EASTERN WAY
MELKSHAM SN12 7QT**

ELEVATIONS

Scale
As given

Date
7 March 2026

CA 2026 MLK-18