
**MANTON PARK FARM, MANTON PARK,
MARLBOROUGH, WILTSHIRE, SN8 4HB**

LANDSCAPE AND VISUAL SUMMARY

FOR

PROPOSED TRAINER'S HOUSE

Prepared by:

WHLandscape

On behalf of:

Manton Park

Project Reference: 25.2079

Revision:

March 2026

1. INTRODUCTION

1.1 This document provides a summary of the landscape and visual effects associated with the proposed construction of a Trainer's house at Manton Park Farm at Manton Park, to the north-west of the town of Marlborough. The site is in the administrative area of Wiltshire Council, specifically Wiltshire Council Eastern Area, and is located within the North Wessex Downs National Landscape¹.

1.2 The site was previously subject to application PL/2024/03249 (Appendix 1) to relocate the Trainer's house which has extant permission under application 13/03279/VAR from a paddock to a clearing at the southern end of an existing woodland block. This would have seen the construction of a five-bedroom dwelling measuring approximately 8.50 metres (m) to the ridgeline and 5.50m to the eaves, constructed using handmade red brick with painted timber windows and doors with cast iron rainwater good and Welsh slate on the pitched roofs. This application was refused due in part to the Planning Officer's concerns related to:

- *"... siting, design and height of the dwelling"*
- the dwelling's *"prominent, elevated position in the landscape ... would result in an unacceptable encroachment into the open countryside whereby it would appear visually isolated in the landscape."*
- *"The dwelling would be sited above the notional 'skyline' as acknowledged within the Preshute Neighbourhood Plan, and its height would protrude above the screening line of the existing trees."*
- The effect the dwelling may have on the dark skies of the National Landscape.

1.3 Although the Landscape Officer provided comments, these were not published. These comments have been provided by Wiltshire Council with the Landscape Officer being broadly supportive of the principle of development within the woodland clearing, stating that the scale of the dwelling should allow it to be *"adequately hidden behind the existing trees and so that its built form did not visually 'compete' with Dean House to the West"*.

1.4 The current application will see the construction of two-storey five-bedroom dwelling (Appendix 2). The dwelling will measure approximately 8.00m to the ridgeline and 5.25m to the eaves. It will be constructed of

¹ Note: on 22nd November 2023, all Areas of Outstanding Natural Beauty (AONB) adopted the name National Landscape. However, as they are still in the process of rebranding there are a number of documents which still have AONB in the title. Documents will be referring to using the existing titles, whilst the North Wessex Downs AONB will be referred to as the North Wessex Downs National Landscape.

brick and flint with a plain clay tile roof. The dwelling will have an extended footprint which includes a southern 'wing' which will contain a kitchen dining area with direct access to the private amenity space (ground floor) and a master suite on the first floor. A new gravel driveway will be created which will be accessed via the existing driveway for Manton Park.

1.5 The following Landscape Character Assessments have been used to establish the baseline character of the study area:

- NCA: 116. Berkshire and Marlborough Downs
- North Wessex Downs Landscape Character Assessment
- Wiltshire Landscape Character Assessment
- East Wiltshire Landscape Character Assessment

1.6 The study area is covered by NCA: 116. Berkshire and Marlborough Downs, however, due to the broad level of assessment, the identified key characteristics are too general to be relevant to the site. The North Wessex Downs Landscape Character Assessment and the most detailed Landscape Character Assessment (the East Wiltshire Landscape Character Assessment) will be used to help establish the site's unique landscape character as well as to determine its contribution to the landscape character, elements, and features which define the wider landscape. The site falls within:

- LCT 1: Open Downland, specifically LCA 1A: Marlborough Downs of the North Wessex Downs Landscape Character Assessment
- LCA 2: Marlborough Downs, specifically LCT: Open Arable or Cultivated Downland of the East Wiltshire Landscape Character Assessment

2. SITE LOCATION AND CONTEXT

2.1 The site is located within a clearing at the southern end of a tree belt at Manton Park Farm, approximately 320m south-west of Free's Avenue, to the north-west of the town of Marlborough. In its wider context, the site lies to the north-east of the town of Devizes.

2.2 The tree belt in which the site is located is on the northern slope of a broad dry valley, with the site located at between 155m – 160m Above Ordnance Datum (AOD). The site currently comprises a small area of managed grassland which is bounded to the north, east, and south by the mature tree belt. To the west the site is bounded by a strip of grassland and Footpath PRES27/private drive.

2.3 The entire study area falls within the North Wessex Downs National Landscape, which confers a national landscape designation onto the area for the purpose of conserving and enhancing natural beauty including landform, geology, biodiversity, landscape features and human settlement. Of particular relevance to this project are the unique qualities and characteristics of the North Wessex Downs National Landscape as identified in the North Wessex Downs Landscape Character Assessment, and the aims and objectives for the landscape identified in the North Wessex Downs National Landscape Management Plan 2025 – 2030. Also of relevance to this project is the North Wessex Downs AONB Position Statement on Housing, paragraph 14, which states:

Developments should integrate well into the historical pattern and character of the settlement. This will vary depending on the landscape and built character type and needs to be determined on a case-by-case basis. Specific consideration should also be given to the established density, scale, building height, roof pitches and layout of an area in designing new proposals.

2.4 The study area has developed over a bedrock comprising various chalk formations, laid down when the area was previously dominated by warm chalk seas millions of years ago. This has resulted in the undulating landform typical of the Marlborough Downs and which also characterises the wider landscape of the North Wessex Downs National Landscape. While there is no distinct aspect within the study area, there is a notable fall in landform towards the Kennet Valley and Marlborough to the south. There are no specific landform features of note within the study area itself, although the topography as a whole, with its series of ridgelines and valleys, is noticeably distinct.

2.5 Around the edge of Marlborough there is a more formalised landuse, with the Marlborough College playing fields and Marlborough Common and the associated Marlborough Golf Club being distinct recreational landuse areas. Despite the large proportion of equestrian development within the study area, the traditional large open field character remains dominant with only a limited number of small equestrian paddocks, although the construction of gallops has led to the creation of characteristic long, narrow fields often surrounded by arable land. Several mixed native woodland blocks and shelter belts break up the landscape. Barton Copse is a notable area of Ancient Woodland and is designated as a County Wildlife Site. Hedgerow cover is varied within the study area and is typically found along transport corridors, parish boundaries, and land ownership boundaries.

2.6 A high percentage of development within the study area and beyond is equestrian and represents an essential part of the rural economy. Manton Grange and the associated Manton House Farm, as well as Cotton House Farm, are notable areas of equestrian development within the local landscape. Moreover, in the case of Manton House Farm, as well as Cotton House Farm, they have a distinct development pattern, with the farms

having been constructed in a linear fashion along the dry valley in which they are located with larger houses on located on the valley slope. Building materials are very varied across the downs, with brick and flint being the main material, used in conjunction with local Sarsen stone, with plain clay tiles or straw thatch being used for roofs. Historically, there is evidence of the landscape having been occupied for thousands of years, with several tumuli, as well as historic earthworks (many designated as Scheduled Monuments) being present both within and beyond the study area. There are a number of listed buildings present, with the greatest concentration being within Marlborough itself.

2.7 Access through the study area is primarily provided by a series of minor roads and private tracks, in addition to a network of footpaths and bridleways, with two recreational routes, the Wessex Ridgeway and the White Horse Trail, crossing the ridgelines either side of the valley. In several instances minor roads are used as pedestrian links between the PRowWs, as well as forming sections of the recreational routes themselves. Free's Avenue is the main vehicular transport corridor in respect of the less settled landscape to the north-west, linking Marlborough with the village of Rockley, as well as providing wider area links to the A4361.

3. LANDSCAPE AND VISUAL SUMMARY

3.1 LANDSCAPE SUMMARY

3.1.1 The Landscape Value of the study area as a whole is *High* due to its inclusion within the North Wessex Downs National Landscape, which confers a national statutory landscape designation onto the landscape. While the proposed development is located almost exclusively on previously undeveloped land, it is extremely well contained within the landscape by landform as well as a dense landscape structure.

3.1.2 As part of the revised scheme, the overall height of the proposed dwelling has been reduced. Whilst the proposals will see the introduction of built form into an area where there is currently none, the dwelling will be of a layout, scale, appearance and materials palette which is commensurate with other existing equestrian based development in the vicinity.

3.1.3 A broad management objective of LCT 1B Marlborough Downs (Wiltshire Landscape Character Assessment) is to *"conserve the sense of remoteness and isolation, with sparse settlement and road network and limited visible development."* The proposed development is located within an established equestrian facility within which the introduction of an additional dwelling will not result in an increase in the level of built form within the Manton Estate as there is an extant permission for a trainer's house within the paddock to the south

of the site (application number: 13/03279/VAR). Furthermore, the relocation of the proposed dwelling to the slope of the valley would be in keeping with the local character of this area, as individual equestrian associated dwellings are more often found on the valley slopes whilst equestrian facilities are found along the valley floor.

3.1.4 The location of the proposed dwelling follows the Implementation Principles identified in the Kennet Landscape Conservation Strategy which state that new development should be *“sensitively sited to make use of existing topographical features and woodland plantings”*. The relocation site has been chosen to take advantage of the existing mature woodland planting which surrounds the site to the north, east, and south, providing a high level of containment. Furthermore, this complies with unpublished comments from the Landscape Officer which stated that the dwelling should be *“adequately hidden behind the existing trees”*.

3.1.5 There are several established light sources within the immediate setting of the development, most notably Manton Farmhouse and Cotton House Farm as well as the wider equestrian facility. The proposed dwelling will constitute a new light source; however, it does not have any roof lights or large glazed elements which will serve to limit the spread of upward light spill. Moreover, the mature woodland surrounding the site as well as additional landscape mitigation will serve to contain light spill, something that other dwellings in the vicinity do not benefit from.

3.1.6 Paragraph 13 of the North Wessex Downs AONB Position Statement on Dark Skies and Artificial Light recognises that there are circumstances in which external lighting is necessary; however, that lighting proposals should be carefully designed in order to conserve the dark skies. Although no external lighting has been proposed at this stage, should external lighting be necessary it should follow the guidance detailed in the documents produced by the National Landscape.

3.1.7 Although the proposed development will see the loss of an area of grassland, the new dwelling will not require the removal of any trees or hedgerows. However, it should be noted that a number of trees within the southern part of the woodland have died; it is recommended that these are replaced and the woodland enhanced as part of landscape mitigation.

3.2 VISUAL SUMMARY

3.2.1 The Viewpoints were visited in January 2026 when vegetation was at a minimum. The seasonal differences (seasonality), in respect of potential effects arising from the varying degree of screening/filtering of views by vegetation that will apply in summer and winter, have been considered in the appraisal of all recorded

viewpoints; as per the recommendation of GLVIA3. It is important to note that the recording of viewpoints during different seasons is not a prerequisite of the consideration of seasonality, as GLVIA3 states:

The timing of the assessment work and the project programme will also influence the practicality of covering more than one season.

VIEWPOINT 1 - Close distance view, south-east; taken from Footpath PRES27/equestrian facility access track.

Approximate distance from site: Adjacent

OS map elevation: Between 160-165m AOD



VIEWPOINT 2 - Close distance view, north; taken from Footpath PRES27/equestrian facility access track.

Approximate distance from site: 45m

OS map elevation: Between 140-145m AOD



VIEWPOINT 3 - Close distance view, north-east; taken from Footpath PRES27

Approximate distance from site: 205m

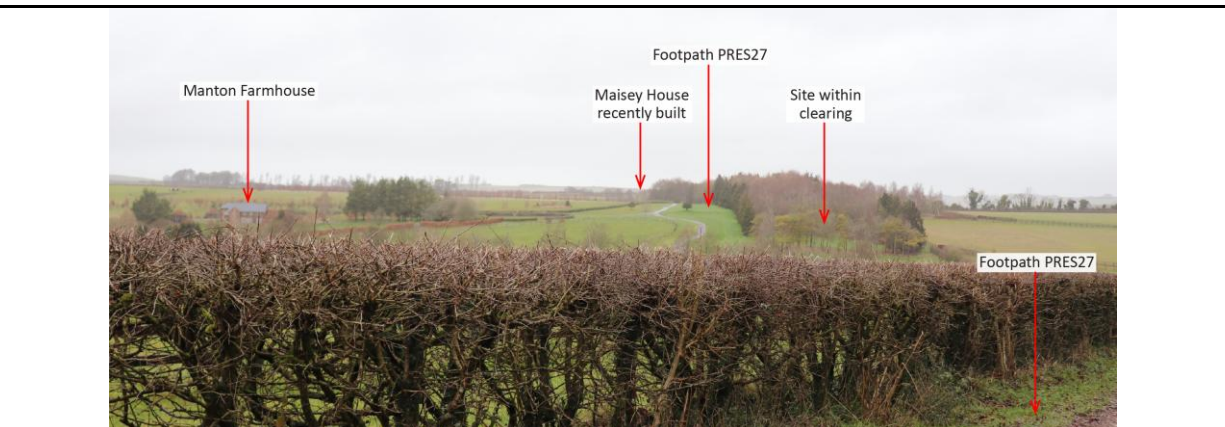
OS map elevation: Between 155-160m AOD



VIEWPOINT 4 – Close distance view, north-east; taken from Footpath PRES27

Approximate distance from site: 335m

OS map elevation: Between 170-175m AOD



REF A - Close distance view, west; taken from Footpath PRES27/equestrian facility access track.

Approximate distance from site: Adjacent

OS map elevation: Between 160-165m AOD



REF B - Close distance view, south-west; taken from Footpath PRES27/equestrian facility access track.

Approximate distance from site: Adjacent

OS map elevation: Between 160-165m AOD



3.2.1 The Overall Visual Sensitivity of the study area is considered *High – Medium*, in respect of the development proposed. Although the site is located within the North Wessex Downs National Landscape with a range of long-distance views across the downs, the topography and relatively high level of vegetation limit the visual envelope of the site. All public views are restricted to within 380m to the south-west and 90m to the north-west of site along Footpath PRES27 which crosses this part of the Manton Estate.

3.2.2 There is only one open view (VP 1) of the site, as receptors pass along an approximately 35m stretch of Footpath PRES27/driveway to the west of the site. It should be noted that the proposed dwelling would be seen in context with the existing built form of the Manton Park equestrian facility, which includes the recently

constructed Manton Farmhouse immediately to the west of the site. Moreover, receptors will be acutely aware of the built form context of the site as they will have either passed through the equestrian facility from the south-west (on PRES27) or travelled along the driveway from the north (Free's Avenue) looking over the valley in which the equestrian facility can be seen, as can be seen in Reference Photos A and B. Furthermore, the site offers opportunities for mitigation planting which will help to break up and soften views of the development.

3.2.3 In the previous application, the Planning Officer raised concerns about the dwelling being “visually isolated in the landscape.” However, as seen in VP 4, the dwelling is directly seen in context with Manton Farmhouse, as well as Maisey House which is located on the ridgeline close to Ogbourn Maizey, approximately 1.2km from the site and 2.0km from the receptor location. This photograph demonstrates that scattered isolated dwellings are an established visual component of the receiving landscape. Furthermore, in months of high leaf cover and dependent on the managed height of the trackside hedgerow, the site (and scattered dwellings) will be obscured by intervening vegetation.

3.2.4 Policy PRES 4 of the Preshute Neighbourhood Plan 2021 – 2036 states that development proposals will be supported where they “preserves [sic] the unbroken skyline that form an essential feature of the AONB² and in particular views of, into and across the AONB.” Due to the site’s location within a mature woodland, it will not break the skyline, nor will it impede views across the National Landscape, as shown in VPs 3 and 4.

3.2.5 Views of the relocated Trainer’s house have a greater level of filtering and screening than those of the location of the dwelling with extant permission due to the mature woodland belt which surrounds the proposed site. Furthermore, the proposed location is accessed from an existing tarmac drive from which receptors would be more likely to expect to see a dwelling rather than along stone track.

4. LANDSCAPE MITIGATION RECOMMENDATIONS

4.1 New planting will focus on the use of indigenous landscaping to soften the new built and further integrate it into the landscape, whilst at the same time providing landscape enhancements wherever possible.

4.2 As noted in 3.1.7, a number of trees within the southern woodland block have died and it is recommended that the woodland is enhanced with appropriate native species characteristic of the area. Due to the chalk soils,

² Although all Areas of Outstanding Natural Beauty (AONB) adopted the name National Landscape in late 2023, the Preshute Neighbourhood Plan refers to them by their former title.

a beech rich, deciduous mixture with some Scots pine will be most appropriate, with a native understory shrub mix. Through appropriate management, this will not only ensure that the dwelling has an appropriate setting but will also ensure the longevity of the woodland whilst providing ecological enhancements.

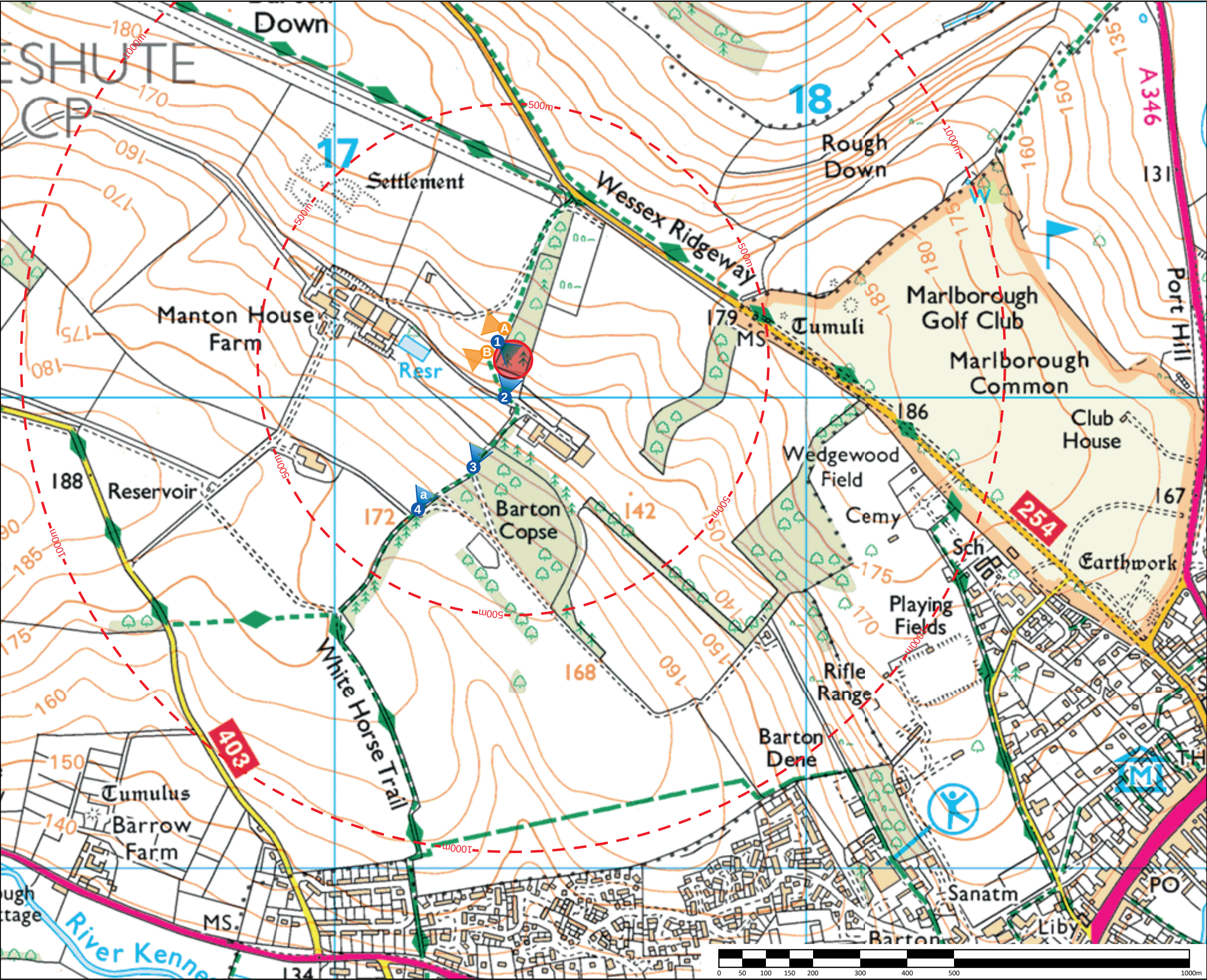
5. CONCLUSIONS

5.1 The relocation of the Trainer's house from the paddock to the southern end of the woodland block will more typically reflect the character of the local built form, with the individual houses on the slope, whilst the equestrian facilities are grouped together close to the valley floor. The topography and local vegetation restrict potential intervisibility with the site and therefore reduce its visual impact within the National Landscape. Additionally, the style, layout and materials palette of the proposed development is sympathetic to the character of the local area.

5.2 The location of the dwelling with extant permission is an open field setting, whilst the proposed relocation site is better contained within the landscape due to the mature woodland block which surrounds it, which reduces the level of intervisibility from the surrounding landscape. Furthermore, this location was supported by the Landscape Officer in relation to the previous application, as it can be "*hidden behind the existing trees*" with the existing woodland enhanced to provide a higher level of containment for the dwelling.

5.3 As a result of the area's topography, the proposed development will be well contained within the wider landscape, with the building being of a style and layout that is commensurate with the prevailing equestrian character of the area. While there will potentially be some localised adverse effects on the immediate landscape, as a result of the introduction of built-form into an area where there is currently none, the proposals will not significantly change the pre-development condition of the landscape as a whole. Moreover, these effects can be off-set by landscape and ecological enhancements.

Ellie Sims BA (Hons) MA CMLI
(Landscape Architect)



KEY:

- Site
- Off-set from site boundary
- Viewpoint
- Reference viewpoint

Public Rights of Way

- Footpath
- BridlewayByway open to all traffic

Other public access

- Wessex Ridgeway and White Horse Trail (Recreational Routes)

Roads

- Main road
- Road generally more than 4m wide
- Road generally less than 4m wide
- Other road, drive or track

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Project:
Proposed Trainer's House - Manton Park Farm

On behalf of:
Manton Park

Drawing title:
Location and Viewpoint Plan

Drawing number:
WHL-2079-01

Rev:
ES

Date:
Jan 26

Scale:
1:7500 @ A3

DB:
WH

Beech Rich Woodland Species Mix						
Scientific name	Common name	Specification*	Girth (cm)	Approx. height	%	C/U**
Trees						
<i>Acer campestre</i>	Field maple	Whip	-	90-120cm	17	C/T
<i>Betula pendula</i>	Silver birch	Whip	-	90-120cm	14.5	U/T
<i>Fagus sylvatica</i>	Common beech	Whip	-	90-120cm	45	C/T
<i>Prunus avium</i>	Wild cherry	Whip	-	90-120cm	14	U/T
<i>Sorbus aucuparia</i>	Rowan	Transplant	-	60-80cm	9.5	U/T
Shrubs						
<i>Cornus sanguinea</i>	Dogwood	Transplant	-	60-80cm	15	U
<i>Corylus avellana</i>	Hazel	Transplant	-	60-80cm	35	U
<i>Crataegus monogyna</i>	Hawthorn	Whip	-	90-120cm	20	U
<i>Euonymus europaeus</i>	Spindle	Transplant	-	60-80cm	7.5	U
<i>Ilex aquifolium</i>	Holly	Pot-grown (3L)	-	30-40cm	7.5	U
<i>Ligustrum vulgare</i>	Wild Privet	Transplant	-	60-80cm	7.5	U
<i>Rosa canina</i>	Dog Rose	Transplant	-	60-80cm	7.5	U
* Approximately 10% of the total tree mix should comprise larger stock (Light Standard - Standard)						
** Canopy/Understory (T – Tree)						

Recommended Mixed Native Hedge Species					
Scientific name	Common name	Specification	Approx. height (cm)	%	
<i>Corylus avellana</i>	Hazel	1 + 1 transplants	60-80	20	
<i>Crataegus monogyna</i>	Hawthorn	1 + 1 transplants	60-80	55	
<i>Euonymus europaeus</i>	Spindle	1 + 1 transplants	60-80	5	
<i>Ilex aquifolium</i>	Holly	Pot-grown (3ltr)	40-60	2.5	
<i>Ligustrum vulgare</i>	Wild Privet	1 + 1 transplants	60-80	2.5	
<i>Prunus spinosa</i>	Blackthorn	1 + 1 transplants	60-80	10	
<i>Viburnum lantana</i>	Wayfaring tree	1 + 1 transplants	60-80	5	

Recommended Grass Mixture	
Mix name	Sowing rate (g/m²)
Hardwearing Grass Mixture (Emorsgate EG22 or equivalent)	25

Recommended Native Scrub Species					
Scientific name	Common name	Specification	Approx. height (cm)	Planting centres (m)	%
<i>Cornus sanguinea</i>	Dogwood	Bare Root Whip	90 – 120	1.5	15
<i>Corylus avellana</i>	Hazel	Bare Root Whip	90 – 120	1.5	20
<i>Crataegus monogyna</i>	Hawthorn	Bare Root Whip	90 – 120	1.5	30
<i>Euonymus europaeus</i>	Spindle	Bare Root Whip	90 – 120	1.5	7.5
<i>Ilex aquifolium</i>	Holly	Pot-Grown	90 – 120	1.5	5
<i>Rosa canina agg</i>	Dog Rose	Bare Root Whip	90 – 120	1.5	5
<i>Ulex europaeus</i>	Gorse	Bare Root Whip	90 – 120	1.5	7.5
<i>Viburnum lantana</i>	Common Wayfaring Tree	Bare Root Whip	90 – 120	1.5	5
<i>Viburnum opulus</i>	Guelder Rose	Bare Root Whip	90 – 120	1.5	5

KEY:



- Vegetation to be removed

Existing vegetation



- Woodland



- Grassland

Proposed vegetation



- Woodland area to be enhanced



- Individual tree



- Mixed native scrub



- Mixed native hedgerow



- Hardwearing amenity lawn

Other



- Post and rail fence



- Patio



- Gravel driveway

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Base plan provided by Fowler Architecture & Planning.
Drawing Title: Proposed Site Plan. Drawing No: 250401-05 REV C.



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Project:
Proposed Trainer's House - Manton Park Farm

On behalf of:
Manton Park

Drawing title:
Landscape Proposals

Drawing number:
WHL-2079-02

Rev:

Date:
Mar 26

Scale:
1:400 @ A3

DB:
ES

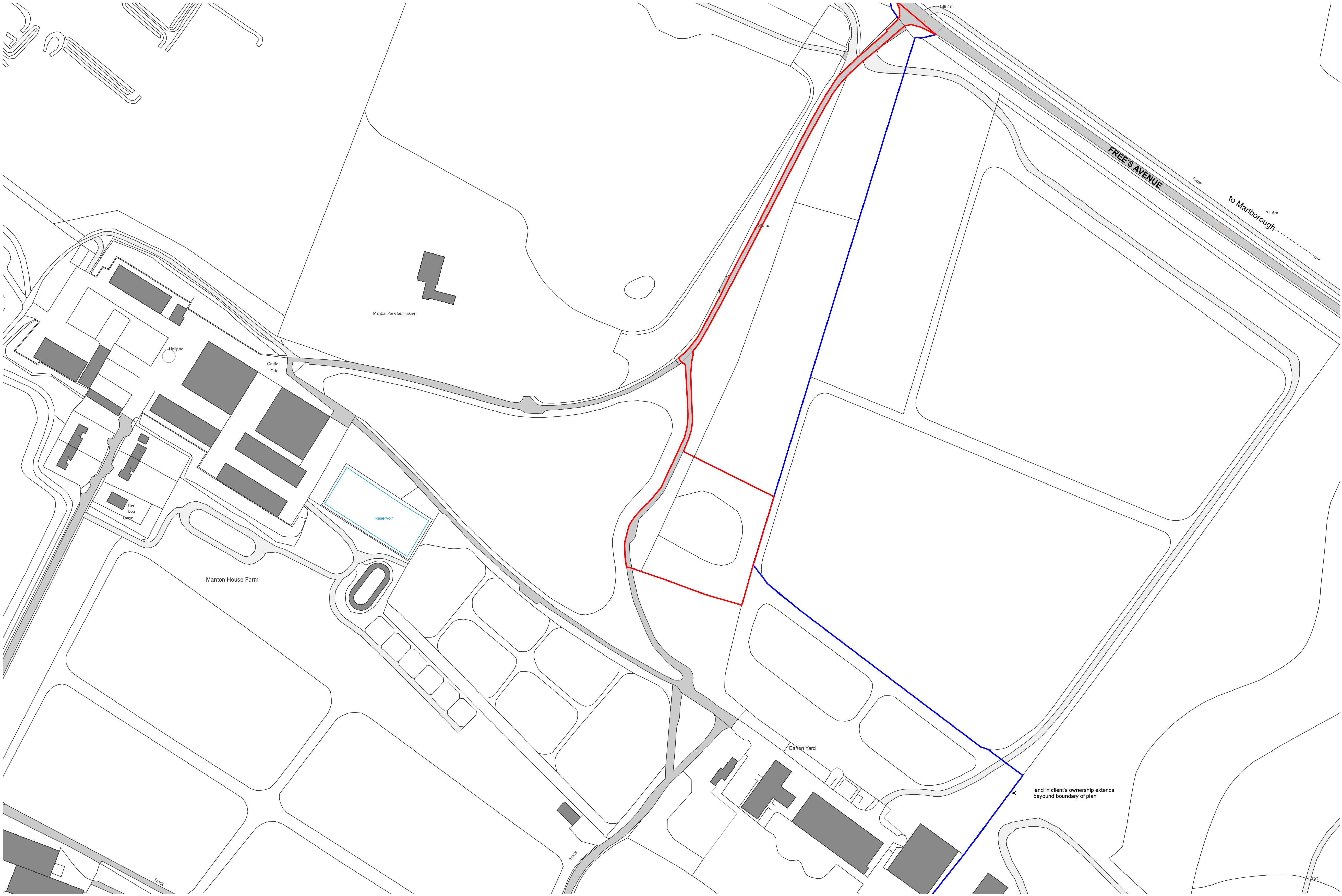
CB:
WH

Recommended Tree Species						
Plan Ref.	Scientific name	Common name	Specification	Girth (cm)	Approx. height (m)	Clear stem height (m)
Ac	<i>Acer campestre</i>	Field maple	Standard	8 – 10	2.50/3.00	1.75/2.00
Cm	<i>Crataegus monogyna</i>	Hawthorn	Light standard	6 – 8	2.50/3.00	1.50/1.75
Fs	<i>Fagus sylvatica</i>	Beech	Select Standard	10 – 12	3.00/3.50	Min 2.00
Ms	<i>Malus sylvestris</i>	Crab apple	Light standard	6 – 8	2.50/3.00	1.50/1.75
Pa	<i>Prunus avium</i>	Wild cherry	Select Standard	10 – 12	3.00/3.50	Min 2.00
Pp	<i>Prunus padus</i>	Bird cherry	Select Standard	10 – 12	3.00/3.50	Min 2.00

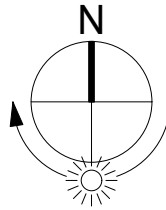


APPENDICES

APPENDIX 1: DEVELOPMENT PROPOSALS FOR APPLICATION PL/24/03249



- General Notes:**
1. This drawing is to be read in conjunction with other consultants drawings.
 2. Check site conditions prior to commencement of work.
 3. Discrepancies must be reported directly to the Architect.
 4. Do not scale off drawing, use figured dimensions only, unless for planning purposes.
 5. This drawing may be issued in colour, and may be a non-standard paper size.



KEY:

- Site boundary
- Ownership boundary

A	22/03/2024	Issued for consent.	AJH
Rev	Date	Notes	Drawn
Scale		1 : 1250 @ A1	0 50m 0 150ft
QA Serial Number		97657	

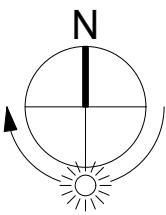
YIANGOU

Yiangou Architects, Dyer House, 3 Dyer Street, Cirencester, Gloucestershire, GL7 2PP
t 01285 888150 e architecture@yiangou.com w www.yiangou.com

Project Address	Manton Estate, Fyfield Yard, Manton, Wiltshire, SN8 4HB		
Project Description	Proposed Dwelling		
Drawing Title	Site location plan_Trainers House		
Drawing No.	2826-1000	Rev.	A



- General Notes:**
1. This drawing is to be read in conjunction with other consultants drawings.
 2. Check site conditions prior to commencement of work.
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- KEY:**
- Existing Tarmac access
 - Grass area
 - Broadleaf Trees
 - Coniferous Trees
 - Removals
 - Permeable gravelled driveway
 - Proposed building

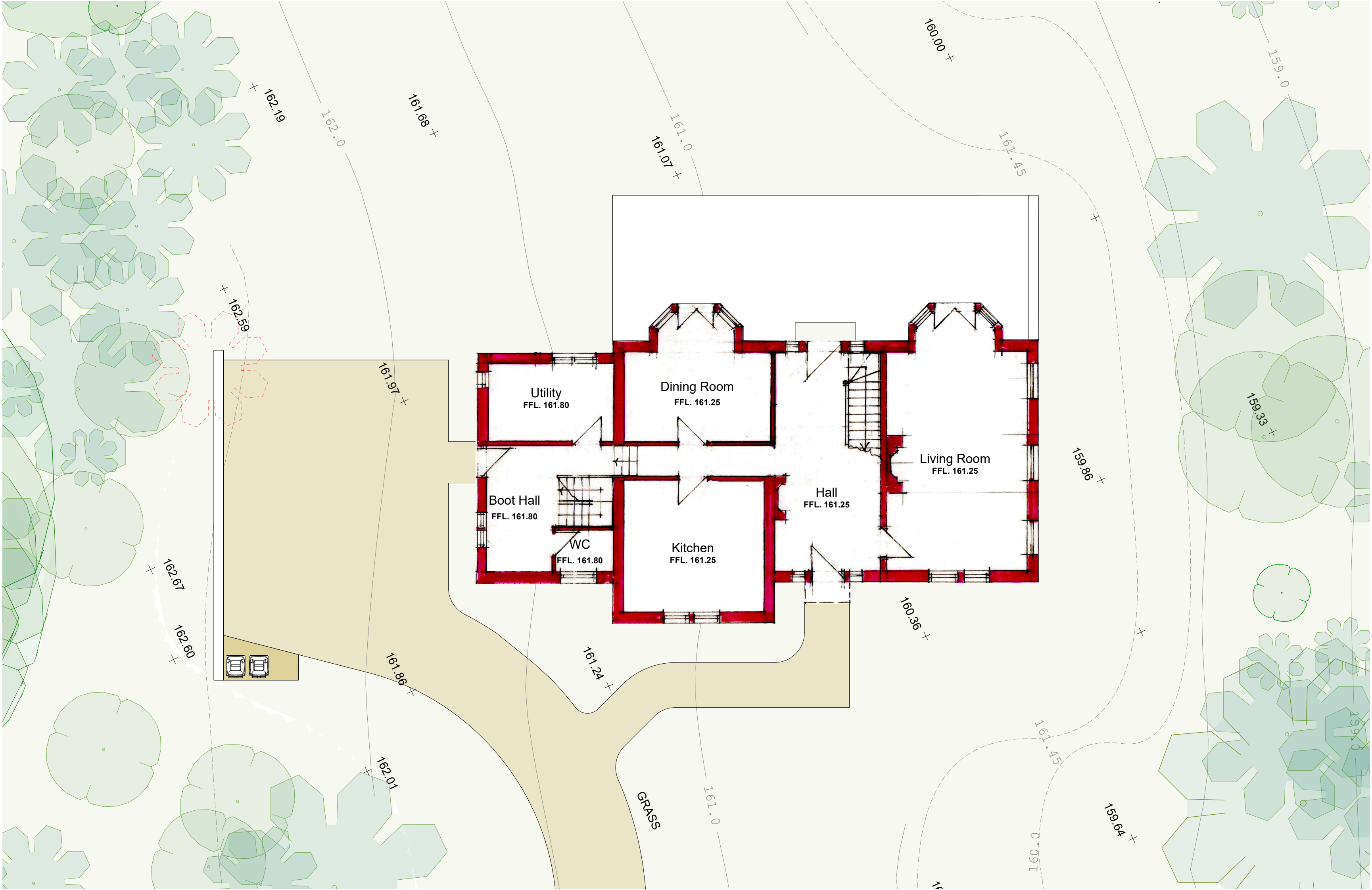
A	22/03/2024	Issued for consent.	SW
Rev	Date	Notes	Drawn
Scale		1 : 200 @ A1	

QA Serial Number 97681

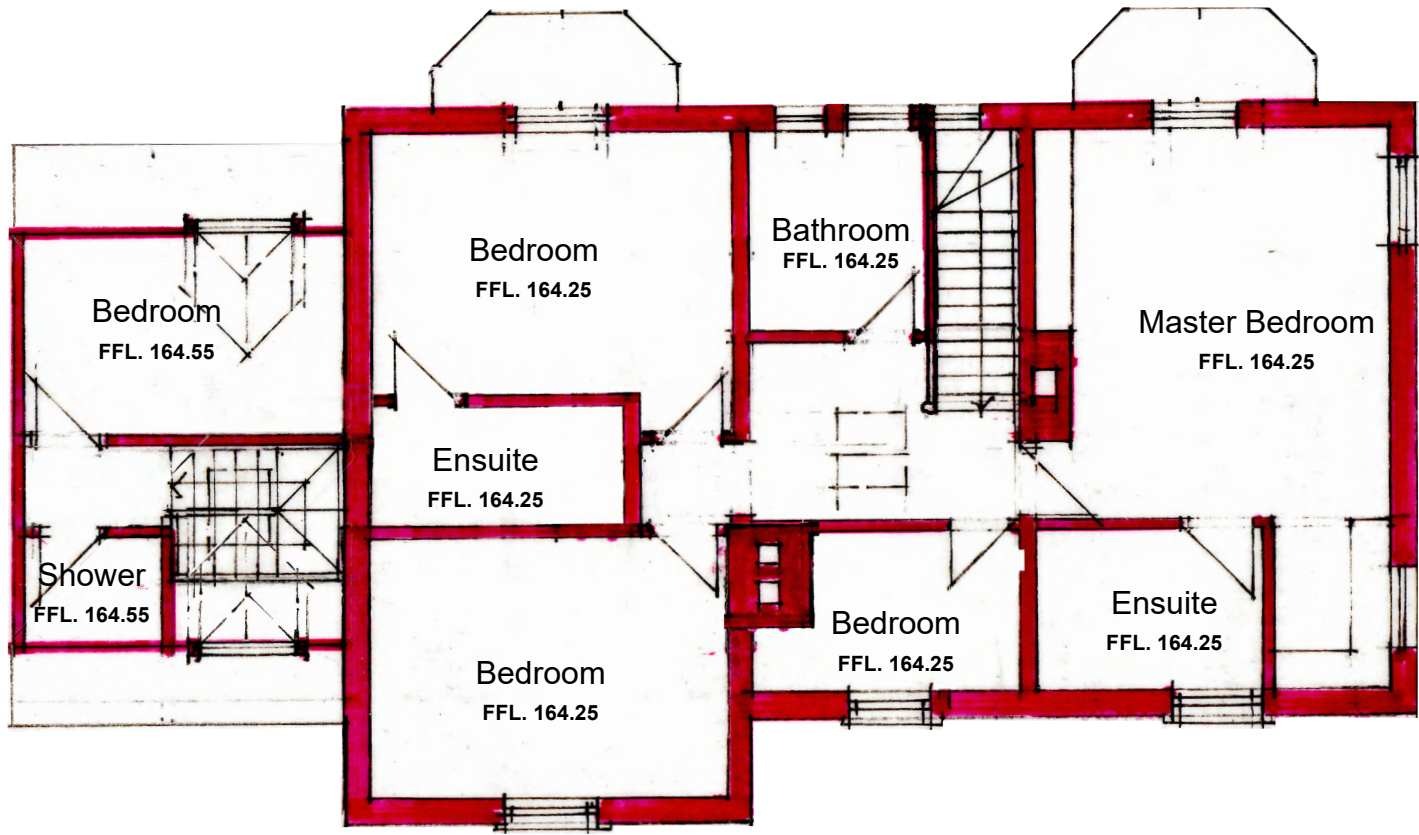
YIANGOU

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t 01285 888150 e architecture@yiangou.com w www.yiangou.com

Project Address	Manton Estate, Fyfield Yard, Manton, Wiltshire, SN8 4HB		
Project Description	Proposed Dwelling		
Drawing Title	Proposed site plan_Trainers House		
Drawing No.	2826-1102	Rev.	A

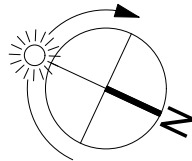


GROUND FLOOR



FIRST FLOOR

- General Notes:**
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 5. This drawing may be issued in colour, and may be a non-standard paper size.



- KEY:**
- Proposed walls
 - Grass area
 - Removals
 - Permeable gravelled driveway
 - Proposed building
 - Broadleaf Trees
 - Coniferous Trees

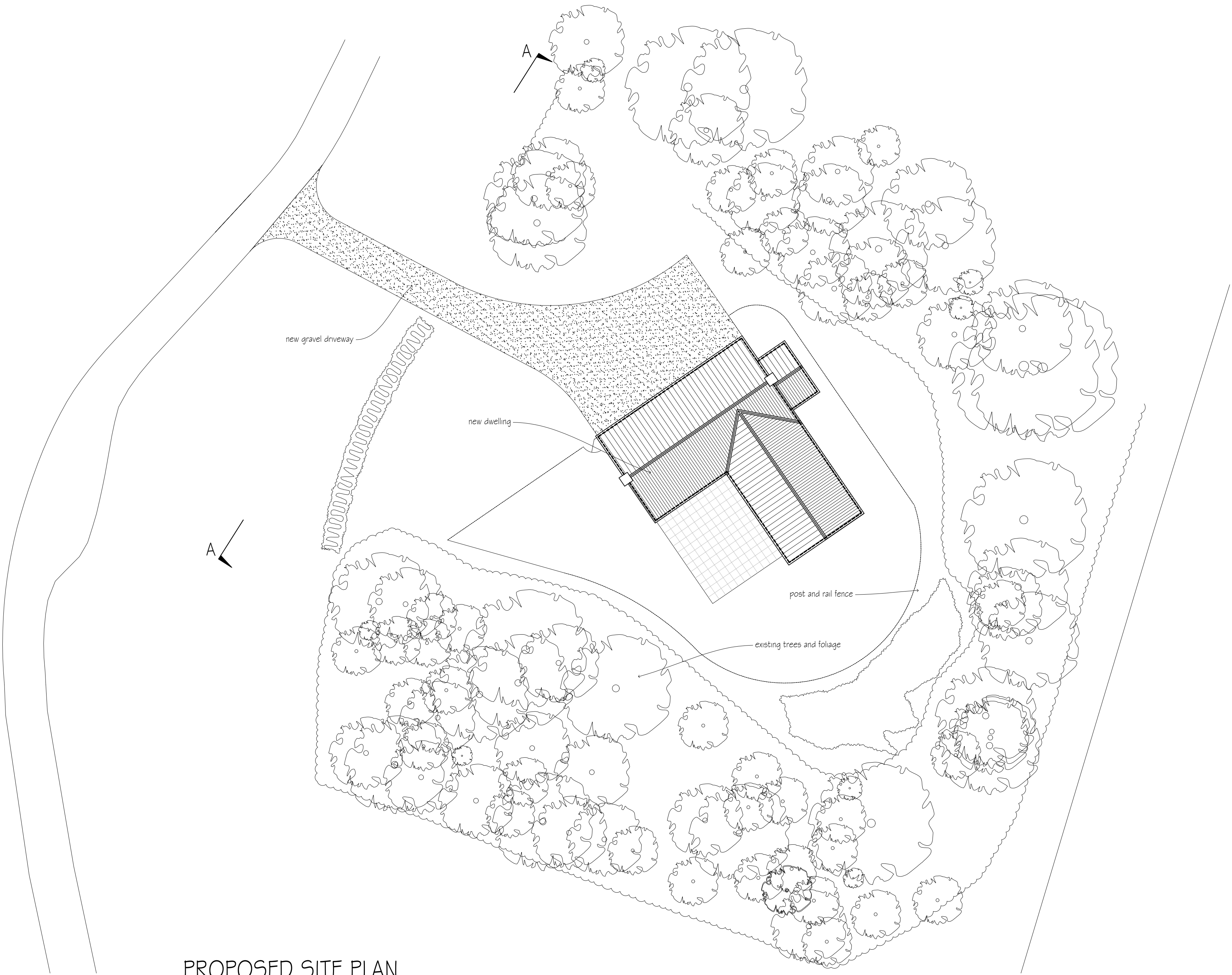
A	22/03/2024	Issued for consent.	SW
Rev	Date	Notes	Drawn
Scale	05m 1 : 100 @ A1 015ft		
QA Serial Number			
97687			
YIANGOU			
Yiangou Architects, Dyer House, 3 Dyer Street, Cirencester, Gloucestershire, GL7 2PP t 01285 888150 e architecture@yiangou.com w www.yiangou.com			
Project Address	Manton Estate, Fyfield Yard, Manton, Marlborough, Wiltshire, SN8 4HB		
Project Description	Proposed Dwelling		
Drawing Title	Proposed Trainers House Plans		
Drawing No.	2826-1105		Rev. A

APPENDIX 2: DEVELOPMENT PROPOSALS



- New tree
- Existing tree
- New hedge

PROPOSED SECTION A-A
1:200



PROPOSED SITE PLAN
1:200



C	Updated	DB	27.01.26
B	landscaping revised	DB	22.12.25
A	Redrawn	DB	18.11.25

revisions	initial	date
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Contractors, Sub Contractors and Suppliers are to check all relevant dimensions and levels of site and buildings before commencing any shop drawings or building work.

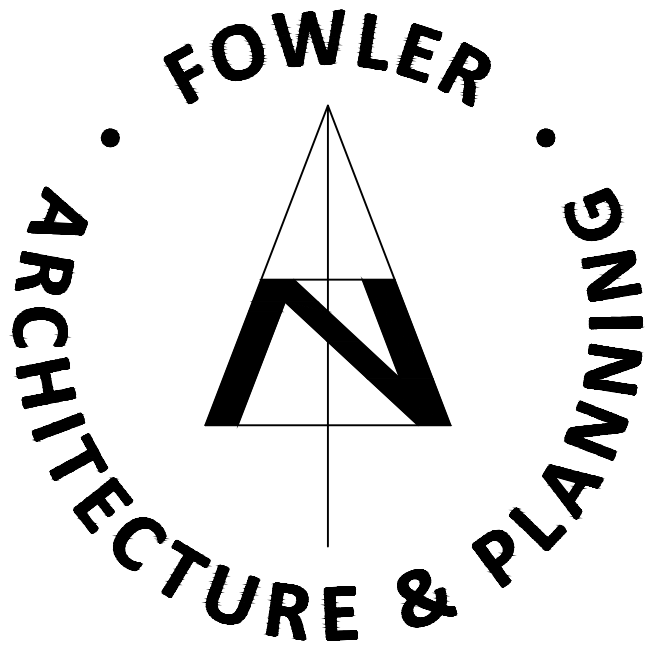
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project
TRAINERS HOUSE
Manton Park Estate

drawing
Proposed Site Plan

scale 1:200 @A1	drawn by DB	date Sept '25
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250401-05	C
drawing no	rev



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