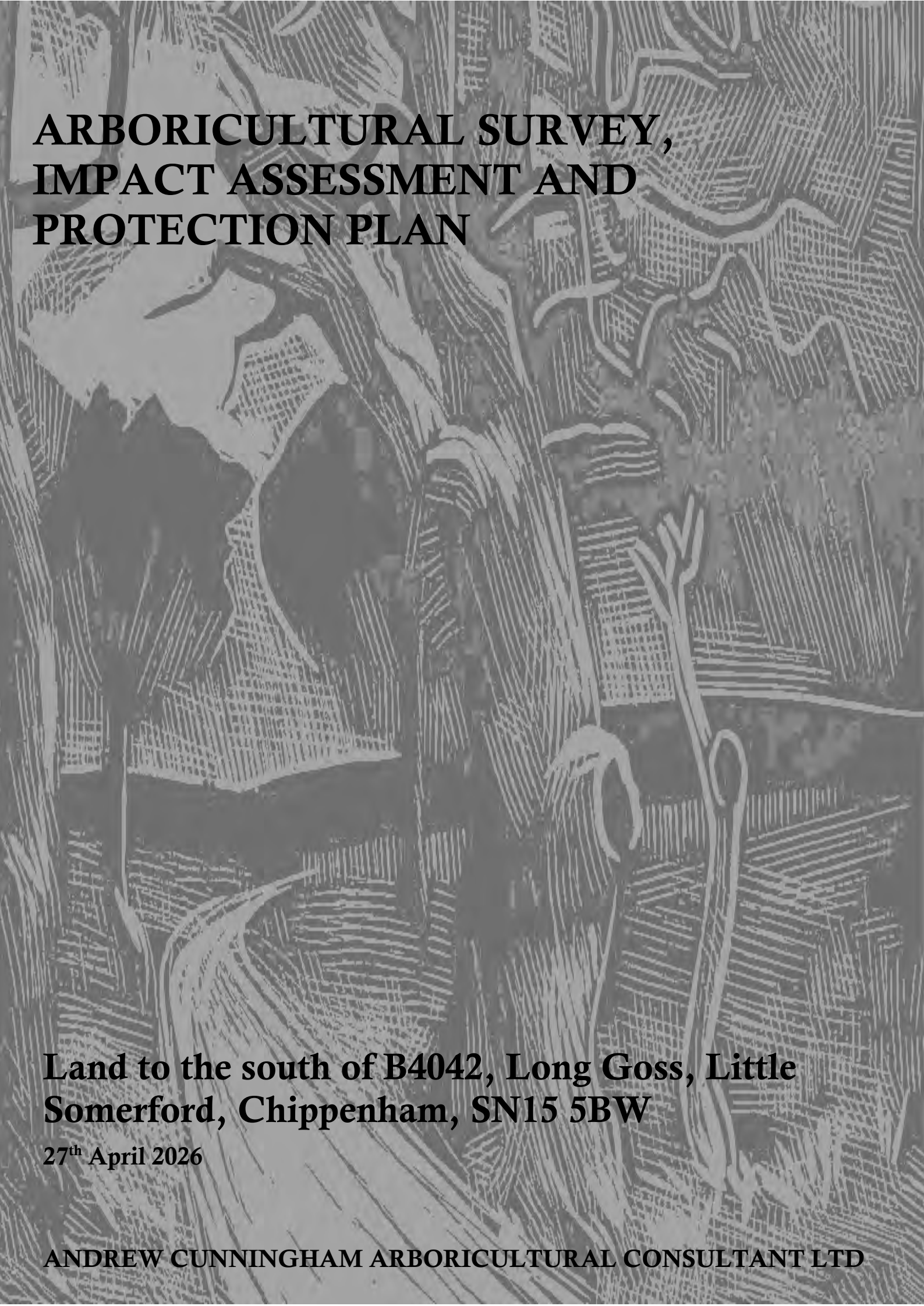




ARBORICULTURAL SURVEY, IMPACT ASSESSMENT AND PROTECTION PLAN

**Land to the south of B4042, Long Goss, Little
Somerford, Chippenham, SN15 5BW**

27th April 2026

ANDREW CUNNINGHAM ARBORICULTURAL CONSULTANT LTD

CONTENTS

1.	EXECUTIVE SUMMARY	3
2.	INTRODUCTION	4
3.	LIMITATIONS OF THE REPORT	5
4.	INFORMATION PROVIDED	6
5.	STATUTORY TREE AND WILDLIFE PROTECTION	7
6.	SITE DESCRIPTION	8
7.	SURVEY FINDINGS	9
8.	PRELIMINARY TREE CONSTRAINTS - GENERAL	10
9.	ARBORICULTURAL IMPACT ASSESSMENT (AIA)	11
10.	TREE RETENTION/REMOVAL AND PROTECTION PLAN (TRRP)	17
11.	‘HEADS OF TERMS’ FOR AN ARBORICULTURAL METHOD STATEMENT	18

APPENDICES:

APPENDIX 1 - TREE SURVEY SCHEDULE, METHODOLOGY AND IMAGES

APPENDIX 2 - TREE SURVEY AND CONSTRAINTS PLAN

APPENDIX 3 – STATUTORY CONTROLS

APPENDIX 4 – PLANNING POLICY

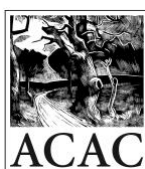
APPENDIX 5 – TREE RETENTION/REMOVAL AND PROTECTION PLAN

APPENDIX 6 – PLANNING PERMISSION NOTICE

APPENDIX 7 – PROPOSED LANDSCAPE PLAN

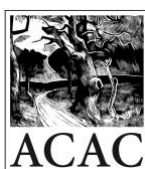
APPENDIX 8 – PROPOSED SURFACE DRAINAGE PLAN

Issue	Date	Author	Comments
1	13.03.26	Andrew Cunningham	First issue
2	27.04.26	Andrew Cunningham	Updated landscape and drainage



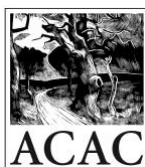
1. **EXECUTIVE SUMMARY**

- 1.1 The site is an existing agricultural field located approximately 3 miles to the south-east of the market town of Malmesbury, Wiltshire.
- 1.2 The current proposals are for the development of the site to allow the construction of a self-build dwelling, a detached workshop and associated access.
- 1.3 Across the entire site, a total of 6 items were identified during the tree survey which include 3 individual trees, 2 tree groups and 1 hedgerow.
- 1.4 The majority of survey items (4 out of 6) were identified as low quality items (Category C) with a lower number (2 in total) of moderate quality (Category B) items. No survey items were identified as high quality (Category A) or Category 'U' (unsuitable for retention in the sites current context).
- 1.5 No trees will have to be removed to allow the development proposals to be implemented. However, a significant section of established roadside hedgerow (H1) is proposed to be translocated back in to the site to allow for adequate visibility splays for vehicles existing the site.
- 1.6 These works will be undertaken in two separate phases. Phase 1 will include a 40 metres section of hedgerow H1 to be translocated and the remaining sections trimmed to provide the splays. Phase 2 will include the remaining sections of hedgerow H1 being translocated in line with the hedgerow moved in phase 1. These works should be undertaken in accordance with an Arboricultural Method Statement (AMS) and guidance from the Arboriculturist.
- 1.7 Additional Impacts to retained trees can be managed through Tree Protection Fencing. If recommendations within this report are implemented and adhered to, the proposals should have a minimal impact to the existing arboricultural resource and will therefore be acceptable.



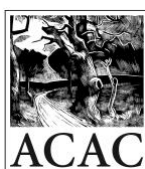
2. INTRODUCTION

- 2.1 Andrew Cunningham Arboricultural Consultant (ACAC) was instructed by Mr Jim Greening to undertake a tree survey on Land to the south of B4042, Long Goss, Little Somerford, Chippenham, SN15 5BW. From hereafter, this will be described as ‘the site’.
- 2.2 The scope of the instruction was to visit the site and to survey relevant trees, hedges and shrub masses in accordance with *BS5837:2012 -Trees in relation to Design, Demolition and Construction – Recommendations.*
- 2.3 The current proposals are for the development of the site to allow the construction of a self-build dwelling, a detached workshop and associated access. Outline planning permission has been granted by Wiltshire Council on 19th January 2026 (Ref: PL/2024/11637).
- 2.4 The Permission requires a number of planning conditions to be discharged. Condition 5 of the planning permission relates to arboricultural matters within the proposed development.
- 2.5 This Arboricultural Impact Assessment (AIA) report provides all information required to allow Condition 5 of the outline planning permission to be discharged. A copy of the planning consent is included at **Appendix 6.**



3. **LIMITATIONS OF THE REPORT**

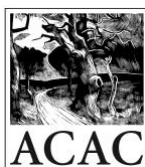
- 3.1 This report has been instructed to assess potential impacts to existing trees and to allow planning conditions to be discharged. Its purpose is not to identify and evaluate risk associated with trees or set out detailed tree work specifications.
- 3.2 Any management recommendations set out within this report are of an advisory and preliminary nature only which relate to the site in its current context.
- 3.3 It is beyond the scope of this report to highlight direct or in-direct damage that existing trees could cause to structures on site, whether through annual growth or tree related subsidence.
- 3.4 In order for tree owners to reasonably comply with Duty of Care responsibilities; they should consider a schedule of tree risk management. This professional tree inspection process should contain a brief to evaluate the degree of risk posed (if any) by trees on the site and to specify appropriate management if necessary.
- 3.5 Trees are living organisms as well as self-supporting dynamic structures. Their physiological and structural condition can change rapidly in response to a wide range of biotic/abiotic factors. They have the potential to fail structurally, without prior manifestation of any reasonably observable symptoms. It is therefore not possible to categorically state that any tree is 'safe'.
- 3.6 Physical alterations to site conditions subsequent to the date of the tree survey could have the potential to change/invalidate the findings and recommendations within this report.
- 3.7 Findings and any recommendations set out in this report will only be valid for a maximum of **24** months.



4. INFORMATION PROVIDED

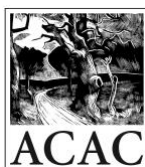
4.1 To Allow a detailed arboricultural assessment to carry out the tree survey and draft the associated report the following information was provided;

- Topographical Survey Plan – Dando Surveying - October 2025
- Proposed Site Plan – Little Somerford - PL(2-)_Rev E – 19.12.25
- Proposed Landscape Plan – Little Somerford – PL(2-)10_Rev F – 20.04.26
- Surface Water Drainage Strategy – AEGAEA – 9241_SN15_Little Somerford_07 – 24.04.26



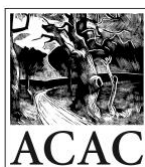
5. STATUTORY TREE AND WILDLIFE PROTECTION

- 5.1 The site is administered by Wiltshire Council (WC). Their online mapping service (accessed 23.02.26) has confirmed that the site is not located within a Conservation Area and there are no existing Tree Preservation Orders (TPO) on or adjacent to the site.
- 5.2 DEFRA's online mapping system (MAGIC) has confirmed that there are no ancient woodland areas on or adjacent to the site.
- 5.3 General advice regarding statutory controls and ancient trees are included at **Appendix 3 and 4**.



6. SITE DESCRIPTION

- 6.1 The site consists of the eastern section of an existing agricultural field which is mostly pastoral grass. Access is via an existing farm gate on the northern boundary of the site.
- 6.2 There is an access track which runs from north to south and services vehicles to the south. The site is reasonably level throughout with no known watercourses.
- 6.3 Trees and vegetation are limited to the northern, eastern and southern boundaries. These are located either on or adjacent to the site and consist of hedgerows, tree groups and individual trees.
- 6.4 The site is circumnavigated by agricultural farmland except for a domestic dwelling (Lovett House) and associated garden located directly to the east of the site.



7. **SURVEY FINDINGS**

7.1 A total of 6 items were identified during the tree survey and assessed in accordance with *BS5837:2012 – Trees in relation to Design, Demolition and Construction - Recommendations*.

7.2 The table below summarises tree survey finding;

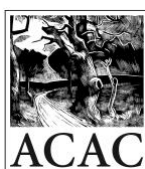
Category/Survey items	Trees	Groups	Hedgerows	Woodland	Total
A	0	0	0	0	0
B	1	1	0	0	2
C	2	1	1	0	4
U	0	0	0	0	0
Total	3	2	1	0	6

7.3 Out of the 6 survey items identified, 3 were individual trees, 2 were tree groups and 1 was a hedgerow.

7.4 Of these, the majority were categorised as low quality (Category C) which included 2 individual trees, 1 tree group and 1 hedgerow. These were considered either less significant in the terms of their overall size within the local landscape or had notable physiological defects which may limit their useful life expectancy to somewhere in the region of 10 years.

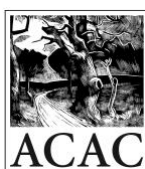
7.5 2 survey items were identified as moderate quality (Category B) – 1 tree and 1 tree group. These items were in generally good physiological and structural condition and considered good as individual trees or for their cohesive form. Their anticipated useful life expectancy is likely to be at least 20 years.

7.6 No survey items were identified as high quality (Category A) or Category 'U' and considered unsuitable for retention in the site's current context.



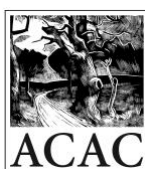
8. **PRELIMINARY TREE CONSTRAINTS - GENERAL**

- 8.1 Below ground constraints, or root protection areas (RPAs), for the surveyed trees have been plotted onto the tree survey plan for the site. These are represented as a circle centred on the base of each tree stem with a radius of 12 times stem diameter measured at 1.5m above ground level.
- 8.2 With reference to BS5837:2012, a root protection area (RPA) is defined as “a layout design tool indicating the minimum area around a tree deemed to contain sufficient roots and rooting volume to maintain the tree’s viability, and where the protection of the roots and soil structure should be treated as a priority”. “The default position [when considering design layout in relation to RPAs] should be that structures are located outside the RPAs of trees to be retained”.
- 8.3 BS5837:2012 states (4.6.2) that, “where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced.” The BS goes on to state that, “modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution,” and that any deviation from the original circular plot should take into account:
- Morphology and disposition of roots;
 - Topography and drainage;
 - Soil type and structure;
 - Likely tolerance of the tree to root damage/disturbance based on factors such as species, age, condition and past management.
- 8.4 Root systems can be damaged in a number of ways as follows:
- Severance of a root will destroy all parts of the root beyond that point. This can affect the overall functionality of the tree but also more importantly affect the trees stability which could cause a safety risk.
 - Soil compaction, which may occur from storage of material or passage of heavy equipment over the root area, can restrict and even prevent gaseous exchange through the soil, which can lead to reduced functionality and potentially decline and death. This also the case with raising soil levels.
 - Lowering the soil level will strip out the mass of roots near the surface.
 - Spillage of chemicals, oils etc.



9. **ARBORICULTURAL IMPACT ASSESSMENT (AIA)**

- 9.1 With reference to BS5837:2012 'Trees in relation to design, demolition and construction', this AIA evaluates the direct and indirect effects of the proposed design on the site's arboricultural resource.
- 9.2 The AIA considers the effects of any tree loss required to implement the proposed development as well as any potentially damaging activities proposed in the vicinity of retained trees. BS5837:2012 suggests that such activities might include:
- Removal of existing buildings, infrastructure and hard surfacing;
 - Installation of new hard surfacing that includes car parking;
 - Installation of underground services;
 - Excavations of trenches and changes in ground levels;
 - The viability of the proposed development in terms of access, adequate working space, provision for storage of materials including topsoil.
- 9.3 With reference to BS5837:2012, the AIA includes an evaluation of the impact posed by the proposed development.

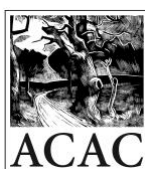


Proposed tree losses/hedgerow translocation

- 9.4 The proposals result in **none** of the existing trees within the site having to be removed and therefore there is no impact to the existing arboricultural resource.
- 9.5 The roadside hedgerow (H1) on the northern boundary restricts visibility splays for vehicles exiting the site via the existing farm gate. To ensure adequate visibility splays are achieved, approximately 110 linear metre section of the hedgerow would have to be removed.
- 9.6 The removal of the hedgerow is considered undesirable due to its valuable ecological and landscape qualities. The hedgerow is reasonably young in age with good vigour and therefore it should be possible to translocate this section of hedgerow to the south and in to the site.
- 9.7 The translocation will ensure that the existing green infrastructure within the site is retained and visibility splays can be achieved without the loss of the hedgerow. It will also ensure that the hedgerow is not subject to heavy and continued pruning in subsequent years to maintain the required visibility splays.
- 9.8 It is proposed that the translocation of the hedgerow is undertaken in two clear phases.
- **Phase 1** – To provide initial adequate visibility splays - translocation of 35 linear metres - shown as green on the TRRP. Lateral pruning of 45 linear metres of remaining hedgerow – shown as pink shading on the TRRP at **Appendix 5**.
 - **Phase 2** – Translocate the remaining 75 linear metres of hedgerow(including pruned sections) in to the site in line with phase 1 – shown as yellow on the TRRP.
- 9.9 The timing and method to how the translocation will be implemented is essential. Therefore, all works should be undertaken in accordance with an Arboricultural Method Statement (AMS) and guidance from the Arboriculturist. In addition, an Ecologist should also be consulted before works commence to ensure adherence with current wildlife legislation.
- 9.10 It should also be possible to enhance the translocated hedgerow with new and more diverse tree species during the process. This will improve the hedgerow over a longer period of time.

Site access

- 9.11 Access will be via the existing farm gate and compacted stone driveway from the highway in the north-east corner of the site. Except for hedgerow H1, the access road is located away from all other retained



trees. Once H1 is partially translocated and protected through temporary tree protection fencing, impacts from access arrangements will be limited.

Demolition and site clearance

- 9.12 No demolition is required to allow the development proposals to be implemented. There are various vehicles (current utilised for accommodation) within the southern section of the site which will be removed. The existing access track will be utilised and therefore impact to any retained trees will be minimal as long as tree protection measures are in place before works commence.

Facilitation pruning

- 9.13 As mentioned above, to allow adequate visibility splays for vehicles exiting the site, a 45 linear metre section of hedgerow H1 will be laterally pruned until this is achieved. The survey identified the hedgerow to consist of species such as Blackthorn, Hawthorn and Field maple which are all tolerant of pruning and usually recover well. The extent of the pruning will be confirmed during the initial pre-commencement meeting.
- 9.14 No other facilitation pruning is required to allow the development proposals to be implemented.

Tree Protection

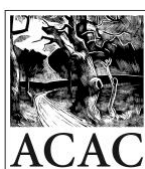
- 9.15 Tree Protection Fencing should be installed before any construction activities take place on site and be in accordance with recommendations set out within BS5837:2012.
- 9.16 Positions and specification for all tree protection is shown on Tree Retention/Removal and Protection Plan at **Appendix 5**.

Hard surfacing removal

- 9.17 No hard surface removal will be required close to retained trees.

Excavations for foundations, etc.

- 9.18 All excavations required to allow the development to be implemented are remote from retained trees and hedgerows and therefore acceptable.



Installation of hard surfacing including parking, footpaths etc

- 9.19 The proposed layout confirms that all proposed hard-surfaces not in the proximity of retained trees and therefore will have no impact to their overall health.

Underground Services

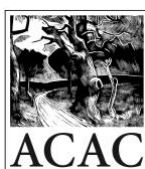
- 9.20 The existing services within the interior of the site will be utilised for the development proposals and therefore will limit any impacts to retained trees. However, if during the construction phase it is found that excavations for service installation are required close to trees, then advice should be gained from the Arboriculturist who will set out guidance on how impacts will be kept to an acceptable level.

Drainage

- 9.21 The dwelling and workshop will be serviced by a septic tank which is shown to be isolated from retained trees and therefore will have no impact during its installation.
- 9.22 Surface water will drain to a rain water harvesting tank and then to a new attenuation pond before connecting to existing drainage pipes to the south and in to an off-site secondary pond. The rainwater harvesting tank and attenuation pond are isolated from existing trees and therefore their installation will have no impact.
- 9.23 The connection to the existing pipes to the south has potential to impact those trees on the southern boundary. If excavations are required within the root protection areas of these trees, then advice and guidance should be obtained from an Arboriculturist. The proposed surface water drainage plan is shown at **Appendix 8**.

Levels

- 9.24 The existing ground levels throughout most of the site will remain unchanged. However, if during the the construction phase of the project, it is discovered that ground level change is required close to any retained trees, then advice should be obtained from the Arboriculturist.



Site storage, Contractor Parking, Welfare Facilities, Temporary accommodation, etc

- 9.25 There is adequate space throughout the site for contractor parking, material storage and welfare facilities without impacting retained trees and vegetation.
- 9.26 If soft surfaces (grass) close to trees are to be used for storage, then temporary ground protection (in accordance with BS5837:2012) will be installed before this takes place.
- 9.27 The position for the temporary accommodation has been chosen to ensure a separation with the main dwelling but also away from retained trees and hedgerows.

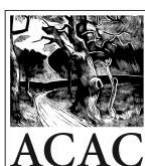
Parking spaces and materials

- 9.28 Parking bays and numbers are indicated on the proposed layout. The drainage strategy confirms that the hard surfacing utilised for access will be a permeable Type C material to allow water penetration. This is shown to be isolated from retained trees and therefore will have no impact.

Hedgerow Planting

- 9.29 All proposed hedgerow planting is shown on the Proposed Landscape Plan (Little Somerford – PL (2) 10_Rev F 20.04.26) – included at **Appendix 7**.
- 9.30 The landscape plan allows for new native and non-native hedgerows. The specification for these is shown in the table below;

Hedgerow Plant	Size/amount	Frequency
Hawthorn - Crataegus monogyna	Bare root 60-80cm/20%	3 plants per metre (staggered)
Field maple – Acer Campestre	Bare root 60-80cm/20%	3 plants per metre (staggered)
Blackthorn – Prunus spinosa	Bare root 60-80cm/20%	3 plants per metre (staggered)
Dog rose – Rosa canina	Bare root 60-80cm/5%	3 plants per metre (staggered)
Guelder rose – Viburnum opulus	Bare root 60-80cm/5%	3 plants per metre (staggered)
Spindle – Euonymus europaeus	Bare root 60-80cm/5%	3 plants per metre (staggered)



Hazel – <i>Colylus avellana</i>	Bare root 60-80cm/5%	3 plants per metre (staggered)
Holly - <i>Ilex aquifolium</i>	Potted – 7.5 litre/80-100cm/10%	3 plants per metre (staggered)
Hornbeam – <i>Carpinus betulus</i>	Bare root 60-80cm/10%	3 plants per metre (staggered)

Cultivation

- 9.31 The ground where all new hedgerows are to be planted should be made up of good quality topsoil at an adequate depth to allow good rooting space. Any grass should be removed and the ground de-compacted before planting.

Planting method

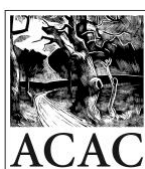
- 9.32 Each plant will be either ‘pit’ or ‘slit’ planted and firmed in afterwards. Bare root trees shall be planted between November and March whilst the trees are dormant. Potted plants can be planted throughout the year. All planted hedgerows will have to be subject to a watering regime in summer months to ensure successful establishment.

Protection (stakes and guards)

- 9.33 Each whip/plant will be supported with a bamboo cane and tree guards will be installed to provide protection against rabbit and deer within initial years.

Weed control/management

- 9.34 An organic mulch (such as wood chip) will be added to the base of the hedgerows to reduce competition. This will be a 75mm thick layer. Once installed this should be weeded on a regular basis as part of the wider site’s maintenance programme. Pesticides should be avoided.
- 9.35 Additional information can be found within *BS8545:2014 - Trees: from nursery to independence in the landscape - Recommendations*.



10. TREE RETENTION/REMOVAL AND PROTECTION PLAN (TRRP)

10.1 The Tree Retention/Removal and Protection Plan (TRRP) is attached at **Appendix 5**.

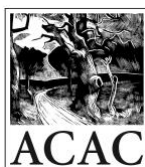
10.2 In accordance with BS5837:2012 the TRRP is superimposed onto the proposed site layout plan and based on the topographical survey. Any hard surfacing and structures within the RPAs of trees to be retained are shown on the TRRP. In addition, where relevant, the TRRP shows the following information, accompanied by descriptive text as required:

- Precise locations of protective barriers (forming Construction Exclusion Zones in relation to RPAs of retained trees)
- Other protection measures necessary e.g. site perimeter fencing

10.3 The preparation of the TRRP has considered the following factors where relevant:-

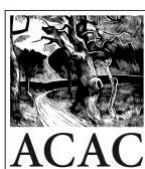
- Site construction access;
- Intensity and nature of construction activity;
- Contractors car parking;
- Chasing of construction works;
- Availability of special construction techniques;
- Spatial requirements

10.4 The tree protection measures shown on the Tree Retention/Removal and Protection Plan demonstrate the feasibility of the proposed development in relation to retained trees.



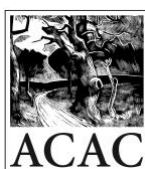
11. **'HEADS OF TERMS' FOR AN ARBORICULTURAL METHOD STATEMENT**

- 11.1 BS5837:2012 (Figure 1) recommends that detailed/technical design of tree protection and arboricultural methodologies should be resolved and finalised following on from the approval of the feasibility of a scheme by the relevant regulatory body.
- 11.2 Annex B and Table B.1 of BS5837:2012, an informative, advises that arboricultural method statement heads of terms are a sufficient level of information in order to deliver tree-related information into the planning system. The table also advises that a detailed arboricultural method statement might reasonably be required as a 'reserved matter' or planning condition.
- 11.3 A draft, 'heads of terms' is set out below:
- Pre commencement site meeting (if required)
 - Hedgerow translocation (AMS required)
 - Erection of tree protection fencing as shown on TRRP
 - Main construction phase
 - Removal of tree protection barriers
 - Final landscaping including hedgerow and tree planting



APPENDIX 1

TREE SURVEY SCHEDULE, METHODOLOGY AND IMAGES



TREE SURVEY SCHEDULE

Site: Land to the south of B4042, Long Goss,
Little Somerford, Chippenham

Date: 23.02.26

Client: Jim Greening



TREES

Tree ID	Species	Height in metres	Stem diameter in mm	Est	Spread in metres								Crown clearance height in metres					Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius in metres	RPA area in sqm
					N	Est	S	Est	E	Est	W	Est	1st branch height in metres	Est	1st branch direction	Canopy height in metres	Est								
T1	Willow (crack)	10.0	600	#	5.0	-	3.0	-	3.0	-	6.0	-	2.0	-	West	2.0	-	M	Historic pollard located within neighbouring property, some limbs recently removed, typical form for pollarded tree.	Fair	Good	10+	C1	7.2	163
T2	Ash (common)	14.0	400	-	6.0	-	3.0	-	6.0	-	3.0	-	2.5	-	East	3.0	-	EM	Hedgerow tree, obviously larger than adjacent tree, thinning canopy, ivy to stem.	Good	Fair	10	C1	4.8	72
T3	Oak (English)	14.0	550	#	7.0	-	6.0	#	4.0	-	6.0	-	1.0	-	South-east	2.5	-	EM	Hedgerow tree with typical form. Obviously larger than adjacent trees.	Good	Good	40	B2	6.6	137

GROUPS

Group ID	Species	Height range in metres	Est	Stem numbers (estimated)	Maximum Stem diameter in mm	Average radius in metres	Average canopy height in metres	Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius in metres	RPA area in sqm
G1	Lime, Hawthorn, Blackthorn	2-7	#	10	150	2.5	1.0	EM	Off-site linear group, mostly Blackthorn, no access, good screen.	Good	Good	10+	C2	1.8	10
G2	Ash, Hawthorn, Blackthorn	2-14	-	50	300	3.0	1.0	EM/M	Linear boundary group, remindsnts of hedgerow but management, good screen, pond contained within. Dieback to some Ash trees. Better collectively.	Good	Fair	20+	B2	3.6	41

HEDGEROWS

Hedge ID	Species	Height in metres	Hedge Width in metres	Maximum Stem diameter in mm	Est	Life stage	General observations	Structural condition	Physiological condition	ULE	Quality grading	RPA radius in metres	RPA area in sqm
H1	Blackthorn, Field maple, Hawthorn	2	2	100	-	EM/M	Boundary hedgerow adjacent to highway, dense in places and mostly Blackthorn, drainage ditch to north adjacent to highway. Flaield in past with minimal regrowth.	Good	Good	20+	C2	1.2	5



Photo 1: Looking east across the existing entrance in to the site on the northern boundary with low quality hedgerow H1.



Photo 2: Looking south along the eastern boundary of the site towards off-site tree group G1 and individual pollarded Willow tree T1.



Photo 3: Looking north along existing hedgerow H1 situated along the northern boundary adjacent to the highway.



Photo 4: Stems of a section of hedgerow H1 which were between 50mm and 100mm in diameter.



Photo 5: Looking east along the southern boundary of the site. Larger moderate equality trees were recoded within this area.



Photo 6: Looking south from the southern boundary towards Off-site pond and mature Oak tree.

TREE SURVEY METHODOLOGY

- The tree survey was carried out with reference to methodology set out in *BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'*.
- Trees were surveyed (from ground level) individually or as groups where it was considered that they had grown together to form cohesive arboricultural features. However, where it was considered that there was an arboricultural need to differentiate between attributes trees within groups/woodlands were also surveyed as individuals
- Within the tree survey schedule, each surveyed tree (T), group (G) or woodland (W) on or adjacent to the site is given a *reference number* which refers to its position on the tree survey constraints plan.
- Also shown on the tree constraints plan are root protection areas (RPA).
- **Tree species** are listed by common name only.
- Heights are measured in metres. They are recorded to the nearest half metre for dimensions up to 10m and to the nearest whole metre for dimensions over 10m.
- **Trunk diameters** are measured in millimetres and are rounded to the nearest 10mm. Single stemmed tree diameters are measured at 1.5m above ground level or, where a fork or swelling makes this impractical, at the narrowest point beneath. Diameters of multi-stemmed trees are calculated as 'combined stem diameters' (as per guidance set out within BS5837:2012).
- **Branch spreads** are taken at the four cardinal points to derive an accurate representation of the tree crown. They are recorded up to the nearest half metre for dimensions up to 10m and to up the nearest whole metre for dimensions over 10m.
- **Crown clearance** is expressed both as existing height above ground level of first significant branch along with its direction of growth, and also in terms of the overall canopy.
- **Canopy radius** is an average measurement of the radius of the tree canopies within the group.
- **Hedge width** is an average measurement of the overall width of the hedge along its length.
- Estimates. Where any other measurement has had to be estimated, due to inaccessibility for example, this is indicated by a “#” suffix to the measurement as shown in the tree survey schedule.
- **Life stage** is defined as Y – young (stake dependent), SM - Semi-Mature (still capable of being transplanted without preparation, up to 30cm girth and not yet sexually mature), EM – Early Mature (not yet having reached 75% of expected mature size), M – Mature (anything else up to



normal life expectancy for the species), OM – Over Mature (anything beyond mature and in natural decline), V – Veteran.

- **General observations** are recorded in relation to a tree's structural and/or physiological condition (i.e. the presence of any decay and physical defect) and /or any preliminary management recommendations that may be appropriate.
- **Physiological condition** is described as Good (no indications of impaired physiological function and in optimum condition for age and species), Fair (with indicators of reduced vitality. Some intervention may be required), Poor (with significantly impaired physiological function for age and species).
- **Structural condition** is described as Good (without any observable significant biomechanical structural weaknesses), Fair (with minor biomechanical structural flaws. Some remedial action may be required), Poor (with significant biomechanical weaknesses requiring intervention particularly where risk management is required).
- **Useful life expectancy (ULE)**, or the length of time a tree's is estimated to be able to make a useful contribution, is expressed in years as: <10, 10+, 20+, 40+
- **Quality** of individual trees, groups of trees and woodlands is assessed in terms of quality and benefit within the context of proposed development and graded into one of four categories (A, B, C and U) which are differentiated on the tree survey constraints plan by the colours highlighted below:

Category A	Trees of high quality with an estimated remaining life expectancy of 40 years. Retention is desirable.
Category B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years. Retention is desirable.



Category C	Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm. Trees could be retained but are not considered a significant constraint to the development.
Category U	Unsuitable for retention. Trees in such a poor condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years. These trees may have high conservation value.

- A, B and C trees have also been given a sub-category of 1, 2 or 3 which reflects their arboricultural, landscape or cultural and conservation values. Each sub-category has an equal weight, for example a B1 tree has the same retention priority as a B3 tree.
- The tree survey schedule also describes each tree's root protection area (RPA) in terms of radius (metres) and overall area (sq metres).
- This survey is for planning purposes only and is not intended as a tree condition survey. However, the base line data may be used as a guide for future detailed tree surveys if required.



APPENDIX 2

TREE SURVEY AND CONSTRAINTS PLAN



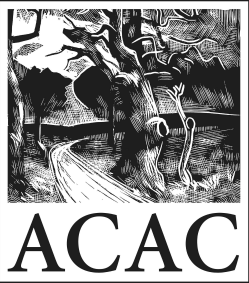
- KEY** BS 5837 : 2012 Categories
- Tree Category A - High Quality
 - A Category - Hedgerow, Group, Woodland
 - Tree Category B - Moderate Quality
 - B Category - Hedgerow, Group, Woodland
 - Tree Category C - Low Quality
 - C Category - Hedgerow, Group, Woodland
 - Tree Category U - Unsuitable for Retention
 - Root Protection Area to BS 5837:2012
 - Shrub Mass / Offsite Tree / OOS (Out of scope)



**LAND SOUTH OF B4042, LONG GOSS,
LITTLE SOMERFORD, CHIPPENHAM**
TREE SURVEY & CONSTRAINTS PLAN

DWG NO- ACU_110_01
DATE- 02/03/2026
DRAWN BY - AD
SCALE - 1:1,000 @ A3

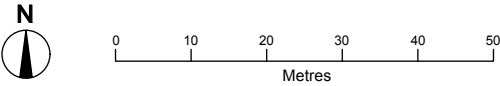
REVISION-
SHEET- 1/1
APPROVED BY - AC
CLIENT - JIM GREENING



**Andrew Cunningham -
Arboricultural Consultant (ACAC)**
FdSc (Arb), Tech Cert (AA), M.Arbor.A

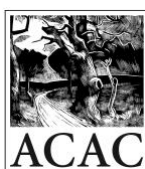
E-mail: Andrew@Cunninghamtrees.co.uk
T 07879050389
W - www.cunninghamtrees.co.uk

Coach House, Church Lane,
North Woodchester, GL5 5NF



APPENDIX 3

STATUTORY CONTROLS

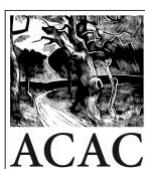


Statutory Tree Protection

- A TPO prevents the cutting down, uprooting, topping, lopping, wilful damage or wilful destruction of trees or woodlands without the prior consent of the Local Planning Authority (LPA).
- It is also an offence to carry out any works to a tree in a Conservation Area with a trunk diameter greater than 75mm diameter at 1.5 height without formal consent from the Local Planning Authority (LPA).
- Anyone who commits an act in contravention of a TPO is liable, on conviction in a Magistrates Court, to a fine of up to a £20,000. For a serious offence, a person can be committed for trial in the Crown Court and if convicted, can be liable for an unlimited fine.
- On many non-residential sites there is also a statutory restriction relating to tree felling that relates to quantities of timber that can be removed within set time periods. Therefore, you must obtain a felling license from the Forestry Commission if you plan to remove more than 5 cubic metre's of timber within a calendar quarter (3 months).
- Although preliminary visual checks from ground level of likely wildlife habitats are made at the time of surveying, detailed ecological assessments should be made by a suitably qualified Ecologist. This falls outside the scope of the Arboriculturist.
- Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for bats in addition to birds and small mammals. It is recommended that in line with any accompanying specialist advice, any tree works should only be carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the Project Manager, Site Owner or Consulting Arboriculturist should be informed and appropriate action taken as recommended by a Statutory Nature Conservation organisation such as Natural England.
- It is advised that tree/hedgerow works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs in summer months (March and August). Ideally, operations should be avoided during this period however, visual inspection can be carried out by the contractor before works commence.
- Any proposed tree works must adhere to the statutory controls outlined above.

Statutory Wildlife Protection

Although preliminary visual checks from ground level of likely wildlife habitats are made at the time of surveying, detailed ecological assessments of wildlife habitats are not made by the arboriculturist and fall outside of the scope for this report.

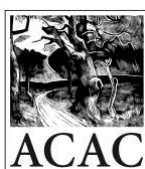


Trees which contain holes, splits, cracks and cavities could potentially provide a habitat for protected species such as bats in addition to birds and small mammals. It is advised that in some instances specialist ecological advice may be required. This may result in tree works being carried out following a detailed climbing inspection to the tree to ensure that protected species or their nests/roosts are not disturbed. If any are found, the site manager, site owner or consulting arboriculturist should be informed and appropriate action taken as recommended by the appointed Ecologist or the relevant Statutory Nature Conservation Organisation (SNCO): Natural England, Scottish Natural Heritage or Natural Resources Wales.

It is advised that tree/hedgerow works are carried out with the understanding that birds will generally nest in trees, hedges and shrubs between March and August. This period only provides a basic indication of likely nesting times which may change due to the climate.

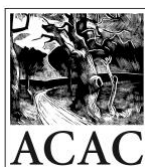
Irrespective of the time of year and other than any actions approved under General Licence, it is an offence to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest or eggs of any wild bird. Ideally, tree operations should be avoided during the likely bird nesting period. However, any tree works should always only be carried out following a preliminary visual check of the vegetation.

- Any proposed tree works that are planned to be carried out on site must be carried out in accordance with any relevant statutory controls, outlined above.
- **Sources:** The Town and Country Planning Act 1990, the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended), The Conservation of Habitat and Species Regulations 2010.



APPENDIX 4

NATIONAL PLANNING POLICY (ancient and veteran trees)



The National Planning Policy Framework (NPPF, updated December 24)

Paragraph 193 (c)

‘Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons, and a suitable compensation strategy exists’.

In relation to the above the following definitions apply:

‘Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS)’, and

‘Ancient or veteran tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.’

‘Irreplaceable habitat: Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen.’

The following text is taken from the Standing Advice produced by the Forestry Commission and Natural England (updated January 2022) as included in the National Planning Policy Guidance:

Ancient and veteran trees

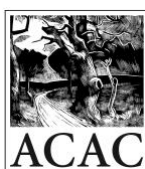
‘Ancient and veteran trees can be individual trees or groups of trees within wood pastures, historic parkland, hedgerows, orchards, parks or other areas. They are often found outside ancient woodlands. They are also irreplaceable habitats’.

Ancient trees

‘An ancient tree is exceptionally valuable. Attributes can include its:

- great age
- size
- condition
- biodiversity value as a result of significant wood decay and the habitat created from the ageing process
- cultural and heritage value

Very few trees of any species become ancient’.



Veteran trees

‘A veteran tree may not be very old, but it has significant decay features, such as branch death and hollowing. These features contribute to its exceptional biodiversity, cultural and heritage value’.

‘All ancient trees are veteran trees, but not all veteran trees are ancient. The age at which a tree becomes ancient or veteran will vary by species because each species ages at a different rate’.

Buffer zones beyond the RPA:

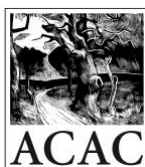
‘A buffer zone’s purpose is to protect ancient woodland and individual ancient or veteran trees. The size and type of buffer zone should vary depending on the scale, type and impact of the development’.

Ancient woodland buffer:

‘For ancient woodlands, you should have a buffer zone of at least 15 metres to avoid root damage. Where assessment shows other impacts are likely to extend beyond this distance, you’re likely to need a larger buffer zone. For example, the effect of air pollution from development that results in a significant increase in traffic’.

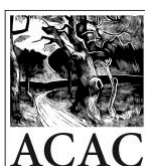
Ancient and veteran tree buffer:

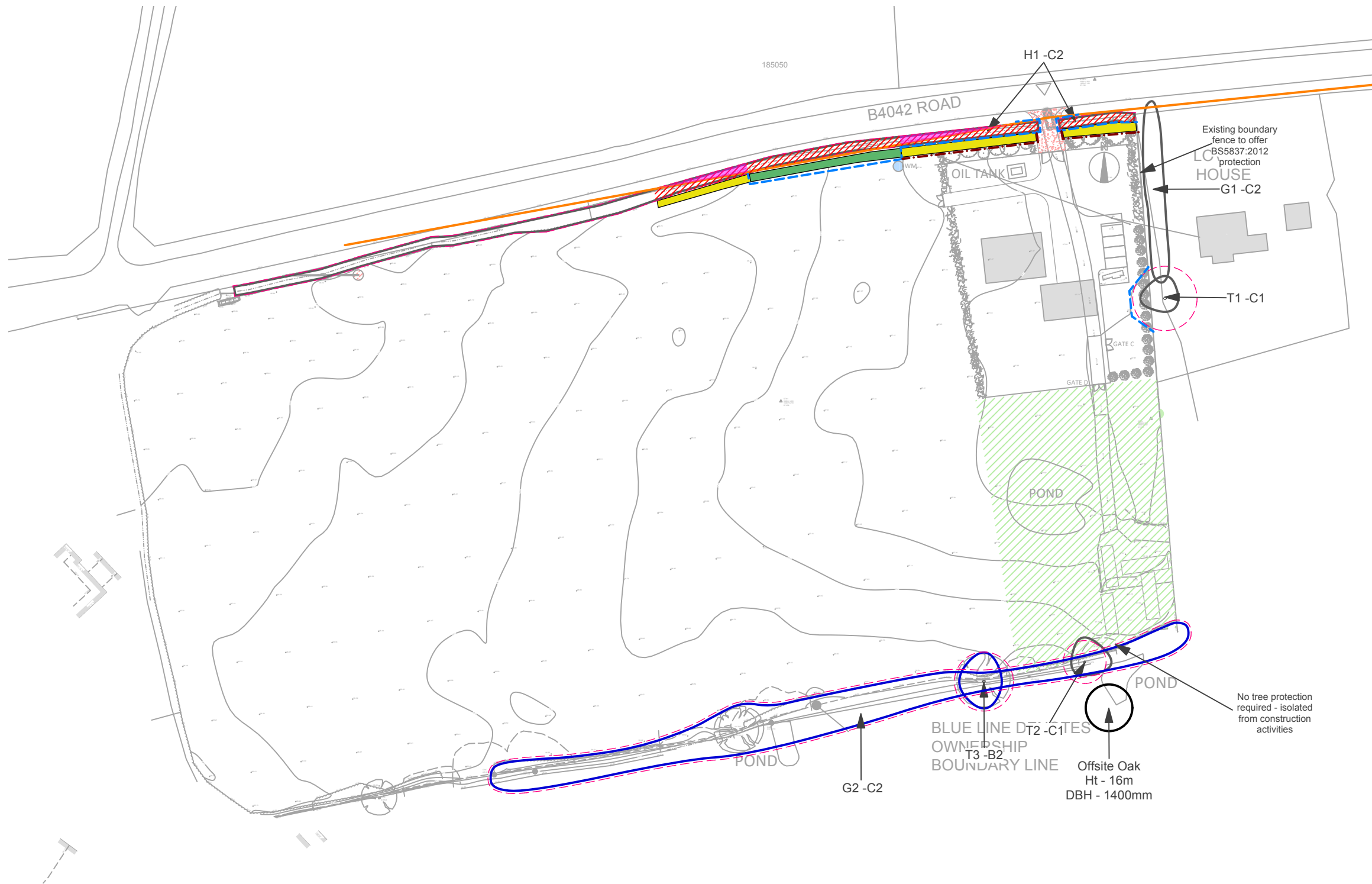
‘A buffer zone around an ancient or veteran tree should be at least 15 times larger than the diameter of the tree. The buffer zone should be 5m from the edge of the tree’s canopy if that area is larger than 15 times the tree’s diameter’.



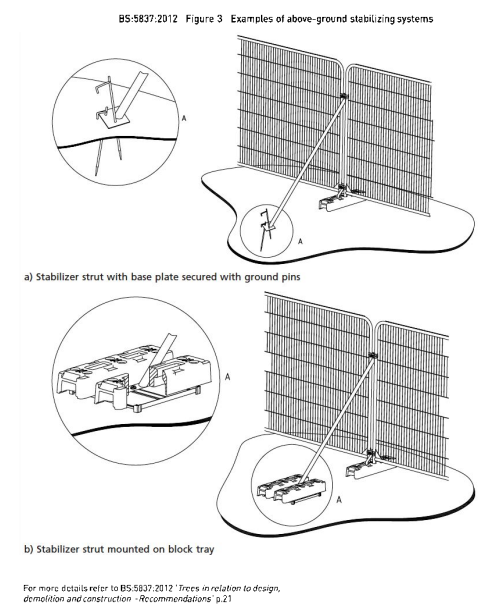
APPENDIX 5

TREE RETENTION/REMOVAL AND PROTECTION PLAN





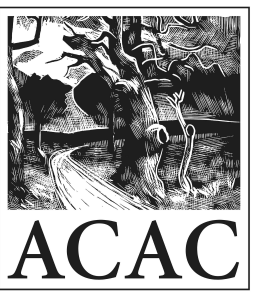
- KEY** BS 5837 : 2012 Categories
- Tree Category A - High Quality
 - A Category - Hedgerow, Group, Woodland
 - Tree Category B - Moderate Quality
 - B Category - Hedgerow, Group, Woodland
 - Tree Category C - Low Quality
 - C Category - Hedgerow, Group, Woodland
 - Tree Category U - Unsuitable for Retention
 - Root Protection Area to BS 5837:2012
 - Shrub Mass / Offsite Tree / OOS (Out of scope)
 - Tree Protection Barrier to BS 5837:2012 - Primary Position
 - Tree Protection Barrier to BS 5837:2012 - Secondary Position
 - Sightlines required for exiting vehicles
 - Position of translocated hedgerow - Phase 1 - see AIA for details
 - Position of translocated hedgerow - Phase 2 - see AIA for details
 - Existing hedgerow to be pruned to obtain required sightlines - see AIA for details
 - Sections of existing hedgerow to be translocated back in to the site to allow adequate visibility displays - see AIA for details



**LAND SOUTH OF B4042, LONG GOSS,
LITTLE SOMERFORD, CHIPPENHAM**
**TREE RETENTION/REMOVAL & P
ROTECTION PLAN**

DWG NO- ACU_110_02
DATE- 12/03/2026
DRAWN BY - AD
SCALE - 1:1,000 @ A3

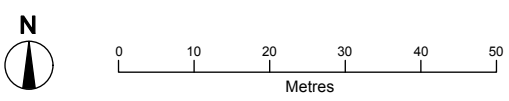
REVISION- A
SHEET- 1/1
APPROVED BY - AC
CLIENT - JIM GREENING



**Andrew Cunningham -
Arboricultural Consultant (ACAC)**
FdSc (Arb), Tech Cert (AA), M.Arbor.A

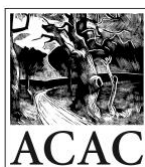
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Coach House, Church Lane,
North Woodchester, GL5 5NF



APPENDIX 6

PLANNING DECISION NOTICE





The Town and Country Planning Act 1990
Approval of Outline Planning Permission (Some Matters Reserved)
with Conditions

Application Reference Number: PL/2024/11637

Decision Date: 19/01/2026

Applicant:	Messrs. Greening Land to the south of B4042, Little Somerford, United Kingdom
Particulars of Development:	Outline application with all matters reserved except for means of access for a self-build home.
At:	Land to the south of B4042, Long Goss, Little Somerford, Chippenham, SN15 5BW

In pursuance of its powers under the above Act, the Council hereby grant **PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below). In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area. Subject to the following conditions:

- 1 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 No development hereby permitted shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority:
 - (a) The scale of the development;
 - (b) The layout of the development;
 - (c) The external appearance of the development;
 - (d) The landscaping of the site

The development shall be carried out in accordance with the approved details.

REASON: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995.

- 3** An application for the approval of all of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.

- 4** The development hereby permitted shall be carried out in accordance with the following approved plans and report:

- Site Location & Access Plan; P23226/P/31 Rev F; received 6 May 2025

REASON: For the avoidance of doubt and in the interests of proper planning.

- 5** No development hereby permitted shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

- location and current canopy spread of all existing trees and hedgerows on the land, including within the visibility splay within the blue line area;
- full details of any to be retained, together with measures for their protection in the course of development;
- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- finished levels and contours;
- allocated car parking spaces;
- all hard and soft surfacing materials;
- Replacement of any hedging/boundary treatment within the 'blue line' area which is required to be moved for visibility splays;

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

- 6** No development hereby permitted shall commence on site until a detailed surface water drainage strategy has been submitted to, in consultation with the Local Lead Flood Authority (LLFA), and agreed in writing by the Local Planning Authority

(LPA). Unless otherwise agreed in writing by the Local Planning Authority, the details of which shall include/demonstrate the following:

- Existing greenfield runoff rates for the site;
- Given that the applicant is proposing a soakaway as the surface water drainage strategy and the site is at high risk of groundwater flooding, the applicant must demonstrate that the implementation will not create any offsite impact;
- Geotechnical factual and interpretive reports, including infiltration tests in accordance with British Research Establishment (BRE) Digest 365 – Soakaway Design;
- Groundwater level monitoring (taking into account seasonal variations);
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 30 year plus climate change rainfall event;
- Calculations and drawings for the drainage system design showing designated holding areas and conveyance routes based on no flooding on site for a 1 in 100 year plus climate change rainfall event in respect to a building (including basement) or utility plant susceptible to water within the development.
- Any third-party agreements for discharge to their system (temporary and permanent)

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and the matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure that the development can be adequately drained.

The applicant is referred to Wiltshire Council's Surface Water Soakaway Guidance for the standards that must be met for planning approval and adoption of infiltration drainage features. The details can be found via link:

<https://www.wiltshire.gov.uk/article/1000/Drainage>

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent order reenacting or revoking that order, no development shall commence until full details of temporary accommodation measures to be occupied during the construction phase of the development have been submitted to and approved in writing by the local planning authority.

As a minimum, the details shall include a site layout plan (to a recognised scale) with full details of the accommodation to be provided (including example photographs) and details of mitigation to be employed to reduce landscape impacts (i.e. temporary screening/planting).

Thereafter, the construction phase of the development shall be completed in accordance with the approved details and all temporary structures shall be removed within three calendar months of the first occupation or substantial completion of the dwelling (whichever is the sooner).

REASON: In the interests of securing control over the visual impact of any temporary structures to be placed on the land during the construction phase of the development.

- 8 The mitigation measures detailed in the approved Preliminary Ecological Appraisal [399/R1/2024/V1; received 13 February 2025] shall be carried out in full prior to the first occupation of the development.

REASON: To mitigate against the loss of existing biodiversity and nature habitats.

- 9 No part of the development hereby permitted shall be first brought into use/occupied, until the visibility splays shown on the approved plans have been provided with no obstruction to visibility at or above a height of 1200mm above the nearside carriageway level. The visibility splays shall always be maintained free of obstruction thereafter

REASON: In the interests of highway safety.

Informative

- 10 Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

Informative

- 11 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Wiltshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. For further information on exempt developments please refer to:

<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements is considered to apply.

Informative

- 12** Any proposals for the full application should be designed in accordance with the Non-statutory Technical Standards for Sustainable Drainage Systems and the latest SuDs Manual (C753).

Wiltshire Council is the land drainage authority under the Land Drainage Act 1991. Land drainage consent is required if a development proposes to discharge flow into an ordinary watercourse or carry out work within 8m of an ordinary watercourse.

An ordinary watercourse is a watercourse that does not form part of a main river. The term watercourse includes all rivers and streams and all ditches, drains, cuts, culverts, dyes, sluices, sewer (other than public sewers within the meaning of the Water Industry Act 1991) and passages, through which water flows.

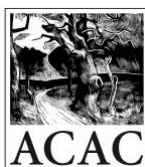
Nic Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk

APPENDIX 7

PROPOSED LANDSCAPE PLAN



PLANNING DRAWING

DO NOT SCALE FROM THIS DRAWING EXCEPT FOR LOCAL AUTHORITY PLANNING PURPOSES.

All dimensions are in millimeters unless otherwise stated. Any variation or supplementary drawing is to be approved by the architect. All dimensions and conditions are to be checked on site, prior to preparing drawings or commencing work. Any discrepancies within these drawings are to be reported to the architect immediately.

185050

MAIN
SITE ACCESS

B4042 ROAD

B4042 ROAD

EXACT POSITION OF
EXISTING WATER MAIN
TO BE CONFIRMED ON SITE.

HATCHED AREA DENOTES
MIN 5m DEPTH BUFFER
ZONE B TO BE LANDSCAPED
& PROTECTED FROM ANY
FUTURE DEVELOPMENT.

BLUE LINE DENOTES
OWNERSHIP BOUNDARY.

SHADED AREA DENOTES HEDGE
TO BE TRIMMED & REPEATED SECTION
OF HEDGING TO BE SET BACK TO
ACCOMMODATE VISIBILITY SPLAYS.

NEW NATIVE SPECIES HEDGEROW
TO BE PLANTED & MAINTAINED
BY OWNERS.

HATCHED AREA DENOTES DEMARCATION
FOR PRIVATE GARDENS, SET BACK A MIN
OF 2M FROM HARDSTANDING, TO BE
MAINTAINED BY OWNERS.

NOTES;

NB; PRIOR TO COMMISSIONING ANY
WORKS ON SITE, ALL NECESSARY SITE
CLEARANCE TO BE EXECUTED IN
COMPLIANCE WITH ECOLOGICAL
APPRAISAL REPORT. A NESTING BIRD
CHECK **MUST** BE CARRIED OUT PRIOR TO
REMOVAL OF ANY EXISTING HEDGEROW
BETWEEN THE MONTHS OF MARCH
THROUGH TO AUGUST.

ALL AGRICULTURAL FENCING TO ENSURE
A MINIMUM OF 130 X 130MM
HEDGEHOG GAPS ARE MAINTAINED.

A SPARROW TERRACE & 2NO. 1FR BAT
TUBES TO BE INSTALLED ON SITE, IN
ACCORDANCE TO ECOLOGICAL
APPRAISAL REPORT.

HABITAT BOXES & LOG PILES TO
ENCOURAGE INVERTEBRATES TO BE
LOCATED WITHIN ALL BUFFER ZONES.

GATE A TO BE; 2NO. 2.4M WIDE X 1.2M
HIGH, TREATED SOFTWOOD UNIVERSAL
HANGING GATES WITH GALVANISED
FITTINGS, INCLU. SPRING CATCH.

GATE B, C & D TO BE; 2NO. 1.5M WIDE X
1.2M HIGH, METAL FIELD GATE WITH
POSTS & GALVANISED FITTINGS.

FOOTPRINT OF
PROPOSED NEW
DWELLING
PLOT 140M².

FOOTPRINT OF
PROPOSED NEW
WORKSHOP
PLOT 100M².

POND

POND

ORANGE DASH LINE DENOTES VISIBILITY SPLAY

HATCHED AREA DENOTES MIN 5m DEPTH
BUFFER **ZONE A** TO BE LANDSCAPED &
PROTECTED FROM ANY FUTURE
DEVELOPMENT.

NEW NATIVE SPECIES WILDLIFE FRIENDLY
MIXED HEDGEROW TO BE PLANTED &
MAINTAINED BY OWNERS.

1.2M HIGH NAIL SQUARE POST & RAIL
FENCING, LINED WITH 1M DEEP BEDDING
BORDER.

LOVETT
HOUSE

1.8M W X 4M L HARDSTANDING FOR
BINS STORE, LINED WITH 0.5M DEEP
BORDER.

4NO. PARKING BAYS.

SEPTIC TANK PROTECTED WITH 1.2M H
CLEFT CHESTNUT FENCING.

DASHED LINE DENOTES EXISTING ACCESS
TRACK - GRAVEL LAID OVER HARDCORE.

HORNBEAM CARPINUS BETULUS &
ENGLISH HOLLY ILEX AQUIFOLIUM
HEDGING TO BE MIXED WITH NATIVE
WILDLIFE FRIENDLY MIX HEDGING, ALL
TO LINE THE EXISTING BOUNDARY FENCE,
TO OFFER VARIED TEXTURE & FORM, &
TO BE MAINTAINED TO A HEIGHT OF
APPROX. 2.5M.

RED DOT DASH LINE DENOTES PROPOSED
SITE AREA 4965M² (0.49 HA).

GREEN HATCH AREA DENOTES ECOLOGY BUFFER ZONE.

LITTLE SOMERFORD PROPOSED LANDSCAPE WORKS SITE PLAN

SCALE 1 /500 @ A3



PLEASE NOTE; NATIVE SPECIES HEDGEROW TO INCLUDE A VARIETY OF
NATIVE PLANTS WHICH GROW NATURALLY WITHIN THE LOCAL
ECOSYSTEM, TO INCLUDE; HAWTHORN, BLACKTHORN, FIELD MAPLE,
HAZEL & BIRD CHERRY.

BUFFER ZONE A TO INCLUDE; VIBURNUM TINUS, BUDDLEJA DAVIDII &
LEYLANDII HEDGING CONIFER, TO REFLECT THE ADJACENT PLANTING AT
LOVETT HOUSE.

BUFFER ZONE B TO INCLUDE; BUDDLEJA DAVIDII, BAMBOO FOUNTAIN &
PHOTINIA X FRASERI IN ADDITION TO BEECH, HAWTHORN, HAZEL &
HORNBEAM HEDGING. SHRUBS SUCH AS FATSIA JAPONICA WITH
PACHYSANDRA TERMINALIS RUNNING ALONG THE EDGE, TO OFFER
PROTECTION AROUND THE OIL TANK AREA.

KEY;

1.15M HIGH AGRICULTURAL STOCK
FENCING, GALFEN COATED.

1.2M HIGH CLEFT CHESTNUT FENCING.

1.2M HIGH NAIL SQUARE POST & RAIL
FENCING, SET OUT WITH 3 RAILS.

ON COMPLETION OF ALL CONSTRUCTION
WORKS, ADDITIONAL GRASSLAND ZONES
TO BE OVERSEEDDED WITH DIVERSE SEED
MIX, WITH TUSOCKY GRASSLAND
ALONG EDGES, IN COMPLIANCE WITH
ECOLOGICAL APPRAISAL REPORT.

PERMEABLE TYPE C SURFACE TO EASE
DISCHARGE OF SURFACE WATER, IN
ACCORDANCE TO AEGAEA DRAINAGE
STRATEGY FOR THE PROPOSED SITE.

**NB; PLEASE REFER TO AEGAEA
DRAINAGE STRATEGY REPORT FOR ALL
PROPOSED DRAINAGE WORKS FOR THE
SITE.**

05.04.26 REV E - NOTES UPDATED FOR PLANNERS.

27.11.25 REV A - NOTES UPDATED TO CLIENTS SPEC.
12.12.25 REV B - NOTES UPDATED TO CLIENTS SPEC.
19.12.25 REV C - NOTES UPDATED TO CLIENTS SPEC.
26.01.26 REV D - NOTES UPDATED TO CLIENTS SPEC.

20.04.26 REV F - TEMP. ACCO. SETTING OUT &
NOTES UPDATED FOR PLANNERS APPROVAL.
22.05.26 REV G - TEMPORARY ACC. NOTES
OMITTED FOR PLANNERS APPROVAL.

JOB Ref: 251001 Dwg Title: PROPOSED LANDSCAPE PLAN

Status: CD

Dwg No. PL(2-)-10 Scale: 1:500 @ A3

REV. G

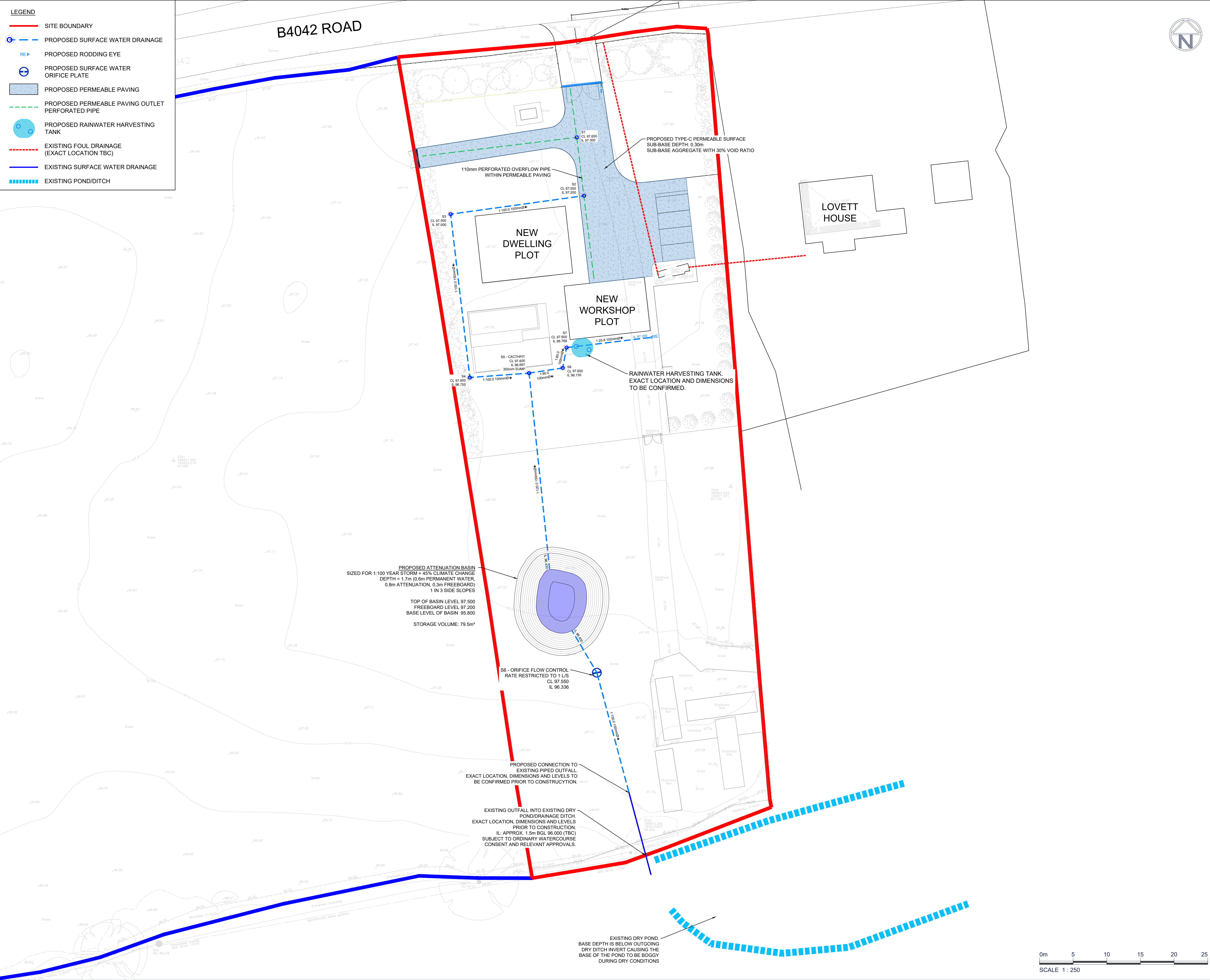
22.05.26

LITTLE SOMERFORD

APPENDIX 8

PROPOSED SURFACE WATER PLAN





LEGEND

- SITE BOUNDARY
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED RODDING EYE
- PROPOSED SURFACE WATER ORIFICE PLATE
- PROPOSED PERMEABLE PAVING
- PROPOSED PERMEABLE PAVING OUTLET PERFORATED PIPE
- PROPOSED RAINWATER HARVESTING TANK
- EXISTING FOUL DRAINAGE (EXACT LOCATION TBC)
- EXISTING SURFACE WATER DRAINAGE
- EXISTING POND/DITCH



DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY. THE CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS ON SITE. ANY DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ENGINEER FOR CLARIFICATION BEFORE PROCEEDING. THIS DRAWING IS COPYRIGHT AND OWNED BY AEGAEA.

- GENERAL NOTES**
- THIS DRAWING IS INDICATIVE ONLY AND SUBJECT TO CHANGE DURING DETAILED DESIGN AND APPROVALS FROM RELEVANT STATUTORY BODIES.
 - POSITIONS OF EXISTING SERVICES/STATUTORY UNDERTAKERS APPARATUS ADJACENT TO OR CROSSING PROPOSED EXCAVATIONS ARE TO BE CONFIRMED PRIOR TO START ON SITE.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH AND CHECKED AGAINST ALL ENGINEERING DETAILS, SPECIFICATIONS, GEOTECHNICAL AND OTHER RELEVANT DOCUMENTATION PROVIDED.
 - THIS DRAWING IS SCHEMATIC FOR CLARITY ONLY. POSITIONS OF PIPE RUNS AND MANHOLES MAY VARY ON SITE DUE TO SITE CONDITIONS.
 - WHERE EXISTING OR PROPOSED TREES ARE ADJACENT TO ACCESS ROADS OR DRAINAGE, ROOT BARRIERS (TYPE TO BE APPROVED) ARE REQUIRED TO PREVENT STRUCTURAL DAMAGE.
 - ANY ANOMALY OR CONTRADICTIONS BETWEEN ANY OF THE ABOVE IS TO BE REPORTED IMMEDIATELY.
 - THE DESIGN IS TO COMPLY IN ALL ASPECTS WITH THE CURRENT BRITISH STANDARDS, BUILDING REGULATIONS AND BUILDING LEGISLATION ETC.
 - ALL PIPE SIZES, CHAMBER DEPTHS, SIZE & QUANTITY SUBJECT TO REVIEW AND DETAILED DESIGN. ALL ADOPTED PIPE WORK ROUTING AND ANY EASEMENTS SUBJECT TO FULL DESIGN REVIEW AND APPROVAL BY THE RELEVANT BODIES.
 - DRAINAGE DESIGN SUBJECT TO DETAILED LEVELS AND EXTERNAL WORKS DESIGN.
 - SUBJECT TO DETAILED DESIGN AND APPROVAL.

THIS DRAWING IS FOR PLANNING PURPOSES ONLY AND NOT FOR CONSTRUCTION SUBJECT TO WATER AUTHORITY TECHNICAL APPROVAL

A03	24.04.26	DRAINAGE LAYOUT AMENDED TO SUIT UPDATED SITE LAYOUT	CM
A02	16.02.26	UPDATED SITE LAYOUT	CM
A01	11.12.25	FIRST ISSUE	CM

Rev	Date	Description	By
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Client

ED GREENING

Project

LONG GOSS, LITTLE SOMERFORD

Title

PROPOSED SURFACE WATER DRAINAGE LAYOUT

Project No.	Drawing No.	Revision
AEG9241	CIV-100	A03
Drawn	Checked	Approved
CM	DB	JM
Date	DEC 2025	Scale @ A1
		1:250

Drawing Status

PLANNING

aegaea
water, civils and environment

