



RINGSBURY CLOSE

Landscape Layout Key:

- Site Boundary
- Compound Boundary
- Existing trees and hedgerows to be retained and protected during the works
- Existing trees and hedgerow to be removed
- Proposed ornamental planting with 50mm bark mulch
- Proposed native tree planting, tree pit and stake
- Proposed ornamental tree planting, tree pit and stake
- Proposed orchard tree planting, tree pit and stake
- Proposed mixed native hedgerow planted in a double staggered rows. Bare root transplants, each with a 60cm high Tuba shrub shelter, two cable ties and a timber stake
- Proposed single species formal hedge planted in a double staggered row or in single row. Container transplants
- Front & rear gardens to be turfed
- Public open space to be sown with Germinal Aber-Sustan mix, or similar approved
- Existing pasture/ grassland. Area to be overseeded using appropriate grass mix and harrowing
- Existing pasture/ grassland within the compound to be translocated, stored and reused on completion. Methodology of translocation of existing grassland tbc
- Public open space to be sown with Germinal Eco Species Rich Lawn mix, or similar approved
- Native scrub planting to be planted as mainly 60-80cm whip planting for additional wildlife habitat
- Native woodland planting
- Wildflower seeding, Germinal RE3 River Floodplain / Water Meadow (AGS Grassland), to the existing water course within public open space
- Wildflower seeding, EM8 Meadow Mixture for Wetlands to 1 in 3 gradient banks of pond. To be sown at 4g/m² planted into 200mm of a mix of topsoil and subsoil (50:50)
- Pond basin lined with puddle clay to aid water retention
- Wildflower seeding, EM3 Special General Purpose Meadow Mix, to the public open space to be sown at 4g/m²
- Wildflower seeding, AP1 Premium Wildflower & Grass Seed Mix by Hurrells, to the public open space to be sown at 5g/m² planted into 150mm mixture of topsoil and approved subsoil (50:50)

Paving Key:

- Main roads, private drives and public footpaths including raised feature junctions and ramp/ transition strips to be black asphalt. Thickness and substrates to be detailed by engineer
- Plot driveways and parking spaces in concrete block paving in 'Bindle', with contrasting blocks in 'Charcoal' to demark parking spaces or similar approved. Thickness and substrates to be detailed by engineer
- Private pathways and patios to be Slab concrete paving slabs in 'Bluff' or similar approved. Thickness and substrates to be detailed by engineer
- Graveled areas, 20mm limestone chippings
- 25mm to dust gravel footpath. Crushed footpath colour tbc
- 27m wide easement from the overhead electric cables & transmission tower

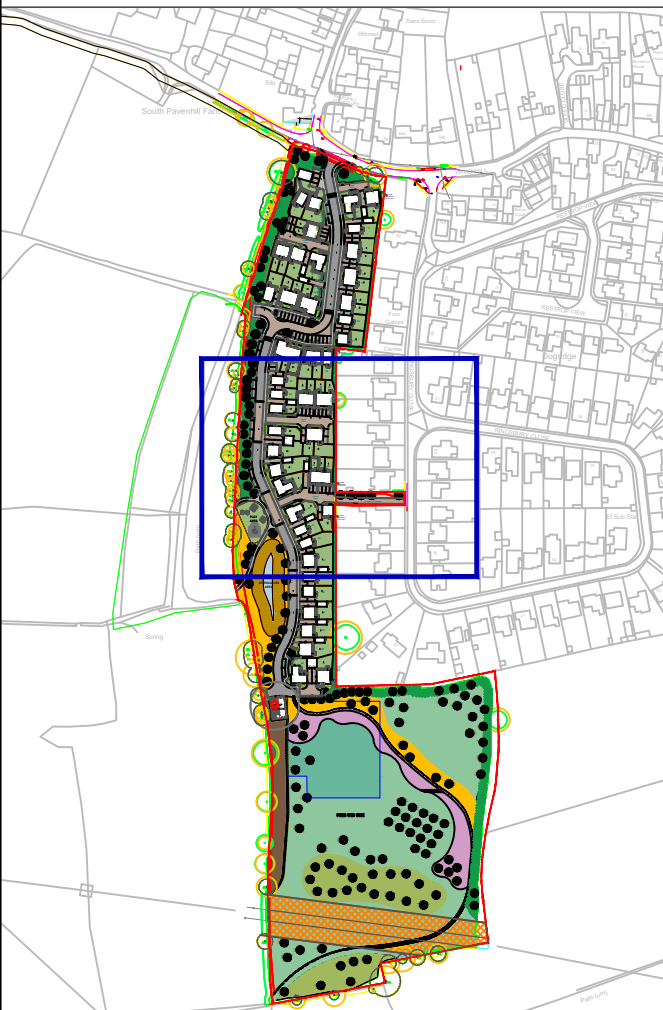
Boundary key:

- 1.1m high metal railing
- 1.8m bound high screenwall
- 1.8m high closeboard fence

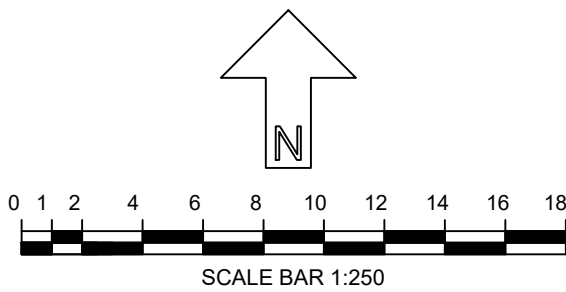
Note: Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.

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DRAWING NTS



B	Minor Amendments	TSC	03/07/26
A	Minor Amendments	MLS	09/06/26
REV	DESCRIPTION	BY	DATE



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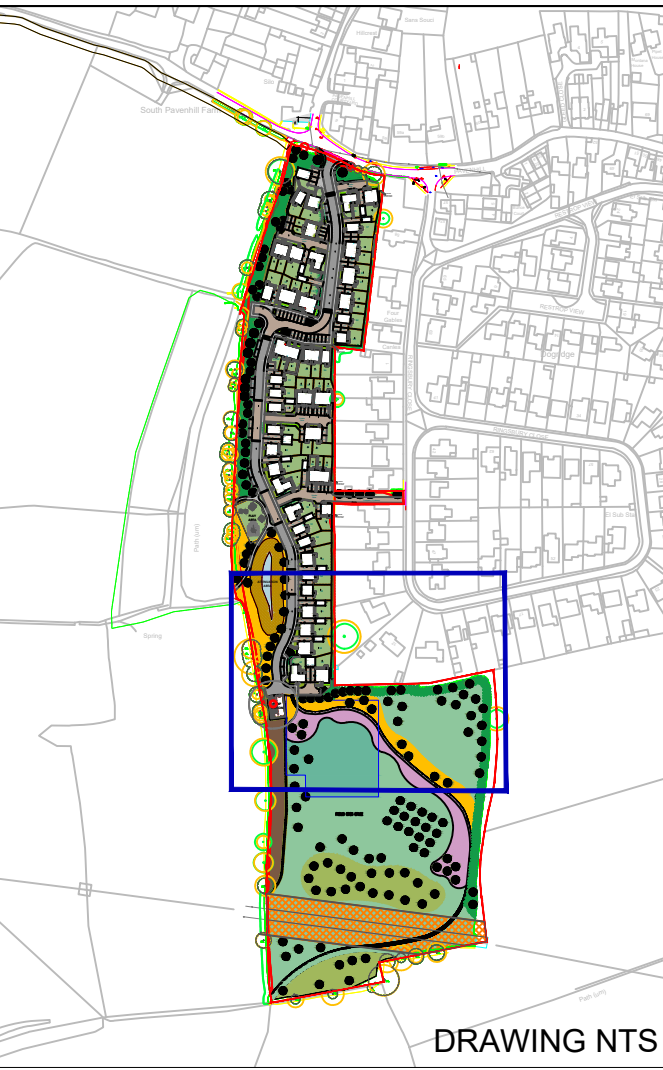
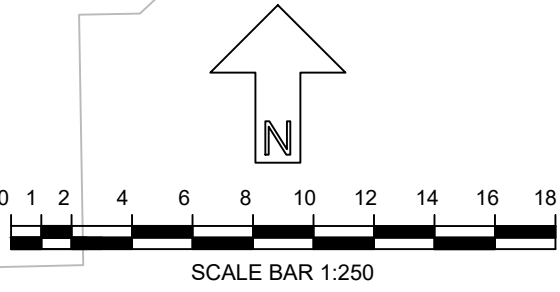
CLIENT:	Lovell		
PROJECT:	South Pavenhill Farm		
DRAWING TITLE:	Landscape Layout		
SCALE:	DRAWN BY:	DRAWING No:	REV:
1:250 @A1	TSC		
DATE:	CHKD BY:		
22/05/2026	MS	P.1464.21 L02	B



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ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NG BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.



DRAWING NTS

Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.

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- Existing trees and hedgerow to be removed.
- Proposed ornamental planting with 50mm bark mulch.
- Proposed native tree planting, tree pit and stake.
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- Proposed orchard tree planting, tree pit and stake.
- Proposed mixed native hedgerow planted in a double staggered rows. Bare root transplants, each with a 60cm high Tubes shrub shelter, two cable ties and a timber stake.
- Proposed single species formal hedge planted in a double staggered row or in single row. Container transplants.
- Front & rear gardens to be turfed.
- Public open space to be sown with Germinial Aberlathian mix, or similar approved.
- Existing pasture/ grassland. Area to be overseeded using appropriate grass mix and harrowing.
- Existing pasture/ grassland within the compound to be translocated, stored and reused on completion. Methodology of translocation of existing grassland tbc.
- Public open space to be sown with Germinial Eco Species Rich Lawn mix, or similar approved.
- Native scrub planting to be planted as mainly 60-80cm whip planting for additional wildlife habitat.
- Native woodland planting
- Wildflower seeding, Germinial RE3 River Floodplain / Water Meadow (MS8 Grassland), to the existing water course within public open space.
- Wildflower seeding, EM8 Meadow Mixture for Wetlands to 1 in 3 gradient banks of pond. To be sown at 4g/m2 planted into 200mm of a mix of topsoil and subsoil (50:50).
- Pond basin lined with puddle clay to aid water retention
- Wildflower seeding, EM3 Special General Purpose Meadow Mix, to the public open space to be sown at 4g/m2
- Wildflower seeding, AP1 Premium Wildflower & Grass Seed Mix by Humells, to the public open space to be sown at 5g/m2 planted into 150mm mixture of topsoil and approved subsoil (50:50).

Paving Key:

- Main roads, private drives and public footpaths including raised feature junctions and ramped transition strips to be black asphalt. Thickness and substrates to be detailed by engineer.
- Pot driveways and parking spaces in concrete block paving in 'Brindle', with contrasting blocks in 'Charcoal' to demark parking spaces or similar approved. Thickness and substrates to be detailed by engineer.
- Private pathways and patios to be Slab concrete paving slabs in 'Buff' or similar approved. Thickness and substrates to be detailed by engineer.
- Graveled areas, 20mm limestone chippings
- 25mm to dust gravel footpath. Crushed footpath colour tbc.
- 27m wide easement from the overhead electric cables & transmission tower.

Boundary key:

- 1.1m high metal railing
- 1.8m bound high screenwall
- 1.8m high closeboard fence

B	Minor Amendments	TSC	03/07/26
A	Minor Amendments	MLS	09/06/26
REV	DESCRIPTION	BY	DATE

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LANDSCAPE | TREES | ECOLOGY

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CLIENT:
Lovell

PROJECT:
South Pavenhill Farm

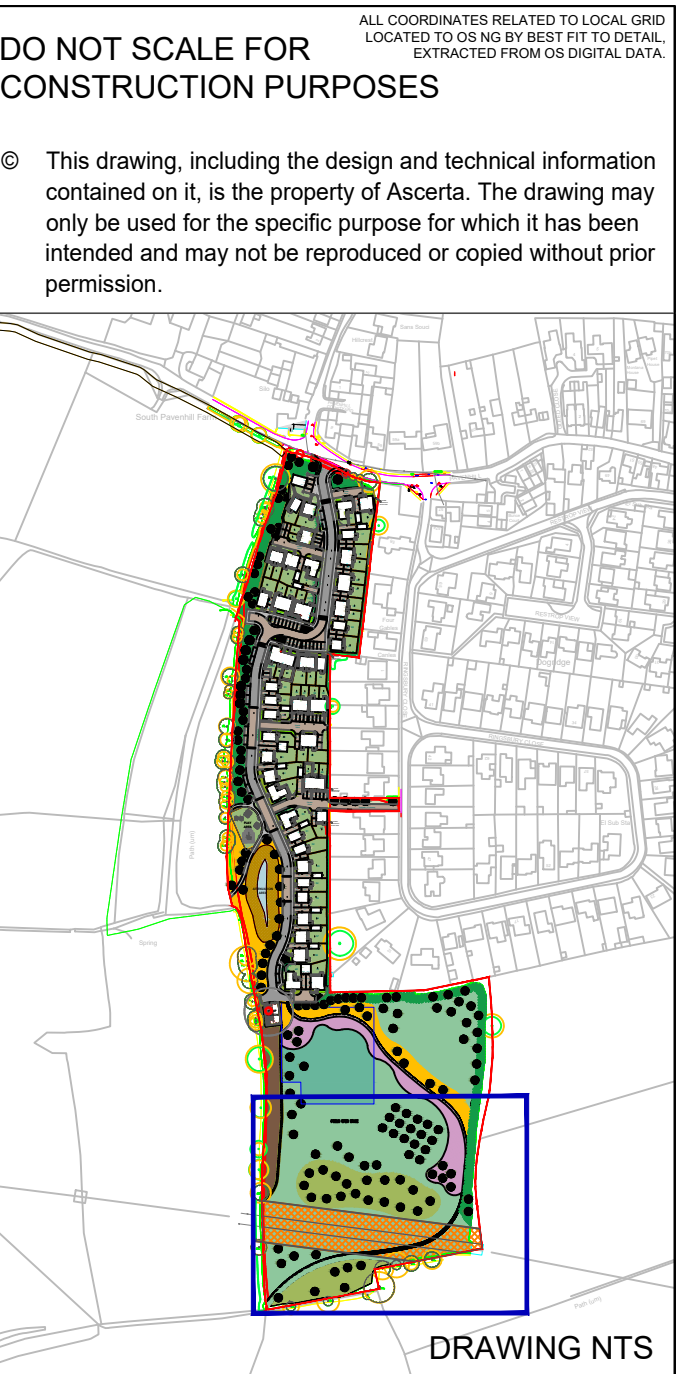
DRAWING TITLE:
Landscape Layout

SCALE: 1:250 @A1	DRAWN BY: TSC	DRAWING No:	REV:
DATE: 22/05/2026	CHKD BY: MS	P.1464.21 L03	B



- Landscape Layout Key:**
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Note. Location, and depths of root barriers to protect services, hard surfacing, or foundations from roots of proposed trees, hedges or ornamental planting are to be decided and detailed by the project engineer.



ALL COORDINATES RELATED TO LOCAL GRID LOCATED TO OS NO 8 BY BEST FIT TO DETAIL, EXTRACTED FROM OS DIGITAL DATA.			
DRAWING NTS			
CLIENT: Lovell			
PROJECT: South Pavenhill Farm			
DRAWING TITLE: Landscape Layout			
SCALE: 1:250 @A1	DRAWN BY: TSC	DRAWING No: P.1464.21 L04	REV: B
DATE: 22/05/2026	CHKD BY: MS		
B	Minor Amendments	TSC	03/07/26
A	Minor Amendments	MLS	09/06/26
REV	DESCRIPTION	BY	DATE

Appendix 3



ASCERTA
LANDSCAPE | TREES | ECOLOGY

Northern section

South Pavenhill Farm



Southern section

Spring



DO NOT SCALE
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- KEY
- Existing tree to be retained
 - Existing tree to be removed
 - Existing hedgerow to be retained
 - Hedgerow section to be removed

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LANDSCAPE | TREES | ECOLOGY

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CLIENT:
Castlewood Properties Ventures

PROJECT:
South Pavenhill Farm, Purton, Swindon, SN5 4FH

DRAWING TITLE:
Tree survey

SCALE: 1:500 @ A0
DRAWN BY: KP
CHKD BY: CP
DATE: 18/05/2026
P: 1464.21.01

DRAWING No: REV: A

Appendix 4



ASCERTA
LANDSCAPE | TREES | ECOLOGY

Survey Cover Sheet			
Survey date/s	12-May-26	Site name or location	South Pavenhill Farm, Purton, Swindon SN5 4FH
Weather conditions	See PEA	Project or development name	South Pavenhill Farm
Surveyor name	Jack Kay MRes and Rebecca Donnan Mres	On-site or off-site	
Survey reference		Reason for assessment (if not baseline condition survey)	
Notes			

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N	The recorded species assemblage does not demonstrate 6–8 vascular plant species per m ² , including at least two forbs.
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Y	Sward height was recorded as approximately 10–60 cm, demonstrating variation in vegetation height.
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	Scrub cover within the modified grassland was less than 20%; scrub was recorded separately as a distinct habitat parcel.
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y	No significant physical damage affecting ≥5% of the grassland was recorded during the survey.
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	N	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	Bracken was not recorded as a significant component of the grassland and was below 20% cover.
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	No invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 were recorded within the modified grassland.
Essential criterion achieved (Yes or No)			
Number of criteria passed		5	
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved ×/√	

Passes 6 or 7 criteria including passing essential criterion A	Good (3)		
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)	X	
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Condition Sheet: SCRUB Habitat Type			
Habitat Types			
Heathland and shrub - Blackthorn scrub Heathland and shrub - Gorse scrub Heathland and shrub - Hawthorn scrub Heathland and shrub - Hazel scrub Heathland and shrub - Mixed scrub Heathland and shrub - Dunes with sea buckthorn (H2160) Heathland and shrub - Willow scrub			
Habitat Description			
For Dunes with sea buckthorn see:		Dunes with sea-buckthorn (Dunes with Hippophae rhamnoides) - Special Areas of Conservation (jncc.gov.uk)	
For other scrub types see:		ukhab – UK Habitat Classification	
On-site or off-site, site name and location		Survey date and Surveyor name	
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	Y	Scrub comprised predominantly native woody species and was representative of the habitat type.
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	N	The survey information does not demonstrate the presence of all age classes from seedlings and saplings through to mature shrubs.
C	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	Y	No Schedule 9 invasive non-native species or significant cover of species indicative of suboptimal condition were recorded within the scrub parcel.
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	Y	The scrub formed an edge with adjacent grassland habitat, providing a transition between scrub and grassland vegetation.

E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	N	No clearings, glades or rides providing sheltered internal edges were recorded within the small scrub parcel.
Number of criteria passed			3
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 5 criteria	Good (3)		
Passes 3 or 4 criteria	Moderate (2)	X	
Passes 2 or fewer criteria	Poor (1)		
Suggested enhancement interventions to improve condition score			

Condition sheet: HEDGEROW Habitat Types				
Habitat Type				
Native hedgerow Native hedgerow - associated with bank or ditch Native hedgerow with trees Native hedgerow with trees - associated with bank or ditch Species-rich native hedgerow Species-rich native hedgerow - associated with bank or ditch Species-rich native hedgerow with trees Species-rich native hedgerow with trees - associated with bank or ditch				
Habitat Description				
ukhab – UK Habitat Classification				
On-site or off-site, site name and location		Survey date and Surveyor name		
Limitations (if applicable)		Survey reference (if relating to a wider survey)		
Grid reference		Habitat parcel reference		
Condition Assessment Details				
A series of ten attributes, representing key physical characteristics are used for this assessment. Each attribute is assigned to one of five functional groups (A – E) and the condition of a hedgerow is assessed according to the number of attributes from these functional groups which pass or fail the 'favourable condition' criteria. This assessment is based on the Hedgerow Survey Handbook¹ and Favourable Conservation Status document². For further clarification please refer to the Hedgerow Survey Handbook. Best practice would be to record the species, age, spacing and other key information about all trees present along a hedgerow within the 'Habitat Description' box, as well as other key features of the hedgerow.				
Hedgerow favourable condition attributes				
Attributes and functional groupings (A, B, C, D and E)	Criteria - the minimum requirements for 'favourable condition'	Criteria description	Criterion passed (Yes or No)	Notes (such as justification)
Core groups - applicable to all hedgerow types				
A1.	Height	>1.5 m average along length	Y	Hedgerow exceeds 1.5 m average height.
		The average height of woody growth estimated from base of stem to the top of the shoots, excluding any bank beneath the hedgerow, any gaps or isolated trees. Newly laid or coppiced hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice). A newly planted hedgerow does not pass this criterion (unless it is >1.5 m height).		
A2.	Width	>1.5 m average along length	Y	Hedgerow exceeds 1.5 m average width.
		The average width of woody growth estimated at the widest point of the canopy, excluding gaps and isolated trees. Outgrowths (such as blackthorn <i>Prunus spinosa</i> suckers) are only included in the width estimate when they are >0.5 m in height. Laid, coppiced, cut and newly planted hedgerows are indicative of good management and pass this criterion for up to a maximum of four years (if undertaken according to good practice).		
B1.	Gap - hedge base	Gap between ground and base of canopy <0.5 m for >90% of length	Y	No significant basal gaps were recorded; woody growth extends close to ground level along the majority of the hedge.
		This is the vertical 'gappiness' of the woody component of the hedgerow, and its distance from the ground to the lowest leafy growth. Certain exceptions to this criterion are acceptable (see page 65 of the Hedgerow Survey Handbook).		
B2.	Gap - hedge canopy continuity	Gaps make up <10% of total length; and No canopy gaps >5 m	Y	Hedgerow is predominantly continuous, with no significant canopy gaps recorded.
		This is the horizontal 'gappiness' of the woody component of the hedgerow. Gaps are complete breaks in the woody canopy (no matter how small). Access points and gates contribute to the overall 'gappiness' but are not subject to the >5 m criterion (as this is the typical size of a gate).		

C1.	Undisturbed ground and perennial vegetation	>1 m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: · Measured from outer edge of hedgerow; and · Is present on one side of the hedgerow (at least).	This is the level of disturbance (excluding wildlife disturbance) at the base of the hedgerow. Undisturbed ground is present for at least 90% of the hedgerow length, greater than 1 m in width and must be present along at least one side of the hedgerow. This criterion recognises the value of the hedgerow base as a boundary habitat with the capacity to support a wide range of species. Cultivation, heavily trodden footpaths, poached ground etc. can limit available habitat niches.	Y	A vegetated margin is present alongside the hedgerow, with no significant disturbance recorded.
C2.	Nutrient-enriched perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground.	The indicator species used are nettles <i>Urtica</i> spp., cleavers <i>Galium aparine</i> and docks <i>Rumex</i> spp. Their presence, either singly or together, does not exceed the 20% cover threshold.	N	Insufficient survey information is available to demonstrate that nutrient-enrichment indicators remain below the 20%.
D1.	Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native plant species (including those listed on Schedule 9 of WCA ³) and recently introduced species.	Recently introduced species refer to plants that have naturalised in the UK since AD 1500 (neophytes). Archaeophytes count as natives. For information on archaeophytes and neophytes see the JNCC website ⁴ , as well as the BSBI website ⁵ where the 'Online Atlas of the British and Irish Flora' ⁶ contains an up-to-date list of the status of species. For information on invasive non-native species see the GB Non-Native Secretariat website ⁷ .	Y	No invasive non-native or recently introduced species were recorded within the hedgerow.
D2.	Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities.	This criterion addresses damaging activities that may have led to or lead to deterioration in other attributes. This could include evidence of pollution, piles of manure or rubble, or inappropriate management practices (for example, excessive hedgerow cutting).	Y	No significant damage to the hedgerow was recorded during the survey.

Additional group - applicable to hedgerows with trees only

E1.	Tree class	There is more than one age-class (or morphology) of tree present (for example: young, mature, veteran and/or ancient ⁸), and there is on average at least one mature, ancient or veteran tree present per 20 - 50m of hedgerow.	This criterion addresses if there are a range of age-classes or morphologies which allow for replacement of trees and provide opportunities for different species.	Y	Hedgerow trees provide variation in age class/morphology.
E2.	Tree health	At least 95% of hedgerow trees are in a healthy condition (excluding veteran features valuable for wildlife). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	This criterion identifies if the trees are subject to damage which compromises the survival and health of the individual specimens.	N	Insufficient information was recorded to demonstrate that at least 95% of hedgerow trees meet the criterion.

The hedgerow condition assessment generates a weighting (score) ranging from 1 - 3, which is used within the Statutory Biodiversity Metric. The scores for each are set out in the tables below.

Condition categories for hedgerows without trees

Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		

Condition categories for hedgerows with trees

Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		3

Suggested enhancement interventions to improve condition score

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