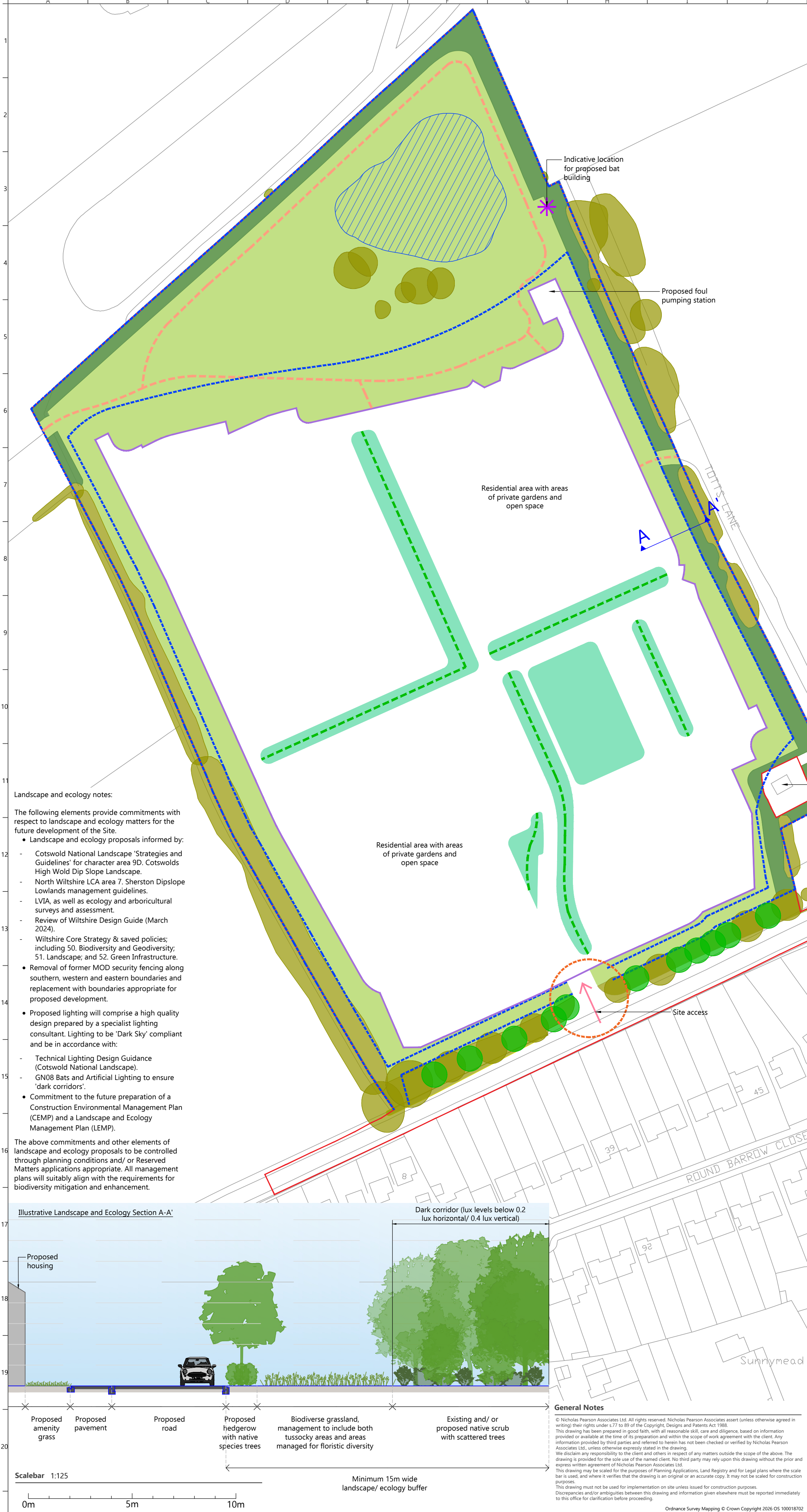




Key
Boundaries:

Site boundary

Developable area - maximum extent
To allow for/provide minimum:

- 15m wide landscape/ecology buffers along eastern and western boundaries,
- 10m wide landscape/ecology buffers along southern boundary, and
- Wide buffer along northern boundary.
- To include habitat boxes integrated into the dwellings, and hedgehog gaps in fencing.

Approximate extent/ location of open space within the developable area. Dashed lines show approximate extent/ location of street trees.

Dark corridor (lux levels below 0.2 lux horizontal/ 0.4 lux vertical)

- Location along southern boundary may need to be adjusted based on detailed lighting assessment but will be at least 5m wide.

Lighting associated with road access to be minimised as far as H&S allows.

Trees and vegetation to be retained and protected in accordance with BS.5837, and to be enhanced with native trees and additional planting.

Landscape and ecology buffers
To include:

- Advanced planting where away from developable area,
- scattered native trees and scrub,
- biodiverse grassland,
- native hedgerows alongside outside edge of developable area,
- minimum 5m wide belt of native trees and scrub on eastern, northern and western boundaries*, and
- habitat boxes erected on mature trees.

*shown by darker green hatch.

Replacement native trees along southern boundary

Indicative location for proposed bat building

Indicative location of SuDs drainage attenuation area

Indicative pedestrian footpath

Scalebar
0m 25m 50m

Status	Revision Note	Date	Drawn	Checked	Approved
P01	Issued for planning.	20/07/2026	CS	SK	SK

Revisions

Project

Colerne Industrial Estate

Drawing

Landscape and Ecology Parameters Plan

Drawing Number

NPA 30254 XX XX DR L 1003

Suitability	Revision	Purpose
S4 For Approval	P01	Stage 2: Concept
Scale	Page Size	Origin Date
1:1,000	A2	01/07/2026

Client

Colerne Industrial Estate

General Notes

© Nicholas Pearson Associates Ltd. All rights reserved. Nicholas Pearson Associates assert (unless otherwise agreed in writing) their rights under s.77 to 89 of the Copyright, Designs and Patents Act 1988. This drawing has been prepared in good faith, with all reasonable skill, care and diligence, based on information provided or available at the time of its preparation and within the scope of work agreement with the client. Any information provided by third parties and referred to herein has not been checked or verified by Nicholas Pearson Associates Ltd., unless otherwise expressly stated in the drawing. We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above. The drawing is provided for the sole use of the named client. No third party may rely upon this drawing without the prior and express written agreement of Nicholas Pearson Associates Ltd. This drawing may be scaled for the purposes of Planning Applications, Land Registry and for Legal plans where the scale bar is used, and where it verifies that the drawing is an original or an accurate copy. It may not be scaled for construction purposes. This drawing must not be used for implementation on site unless issued for construction purposes. Discrepancies and/or ambiguities between this drawing and information given elsewhere must be reported immediately to this office for clarification before proceeding.

Ordnance Survey Mapping © Crown Copyright 2026 OS 100018702

Illustrative Landscape and Ecology Section A-A'

Proposed housing

Proposed amenity grass

Proposed pavement

Proposed road

Proposed hedgerow with native species trees

Biodiverse grassland, management to include both tussocky areas and areas managed for floristic diversity

Existing and/or proposed native scrub with scattered trees

Dark corridor (lux levels below 0.2 lux horizontal/ 0.4 lux vertical)

Minimum 15m wide landscape/ ecology buffer

Scalebar 1:125

0m 5m 10m

Generated 1/20/2026 by Claire Studley, Plotscale: 1:1, Paper Size ISO full bleed A2 (594.00 x 420.00 MM)