

Strategic Planning Committee

15th June 2022

Indicative Master Plan



Photos across site from Sleight Road



Photos across site from Marshall Road and A342



Roundabout at junction with A342 and Marshall Road



Photo of The Fox and Hounds Grade II Listed building




Heritage setting



Ecological Parameters Plan



- Key:**
-  Site Boundary
 -  Areas safeguarded for BNG delivery
 -  Dark corridors for bats. Lux levels to be no greater than 0.5 lux or no greater than pre-development baseline lux levels.
 -  Bat Crossing Point (Hop-over) (indicative location)
 -  Habitat Piles (indicative location)



Source: Sketch Master Plan 4110-2-203K, BBA Architects and Planners

Figure 1:
Ecological Parameters Plan

Project:
Land at Marshall Road, Devizes.

Client:
Princeton Homes

Date:
29/4/2022

Drawn:
KW/AG

Ref:
D694-TN-F1-REV

Revision:
1



Photo of the existing screening that fronts the site along Marshall Road and views across the site from the east and north



7b) PL/2021/09453 - Land at Sunnyside, Yarnbrook Road, West Ashton, BA14 6AR
Addition of two extra traveller pitches, two day rooms and associated ancillary development.
Recommendation: Approve with conditions



Site Location Plan

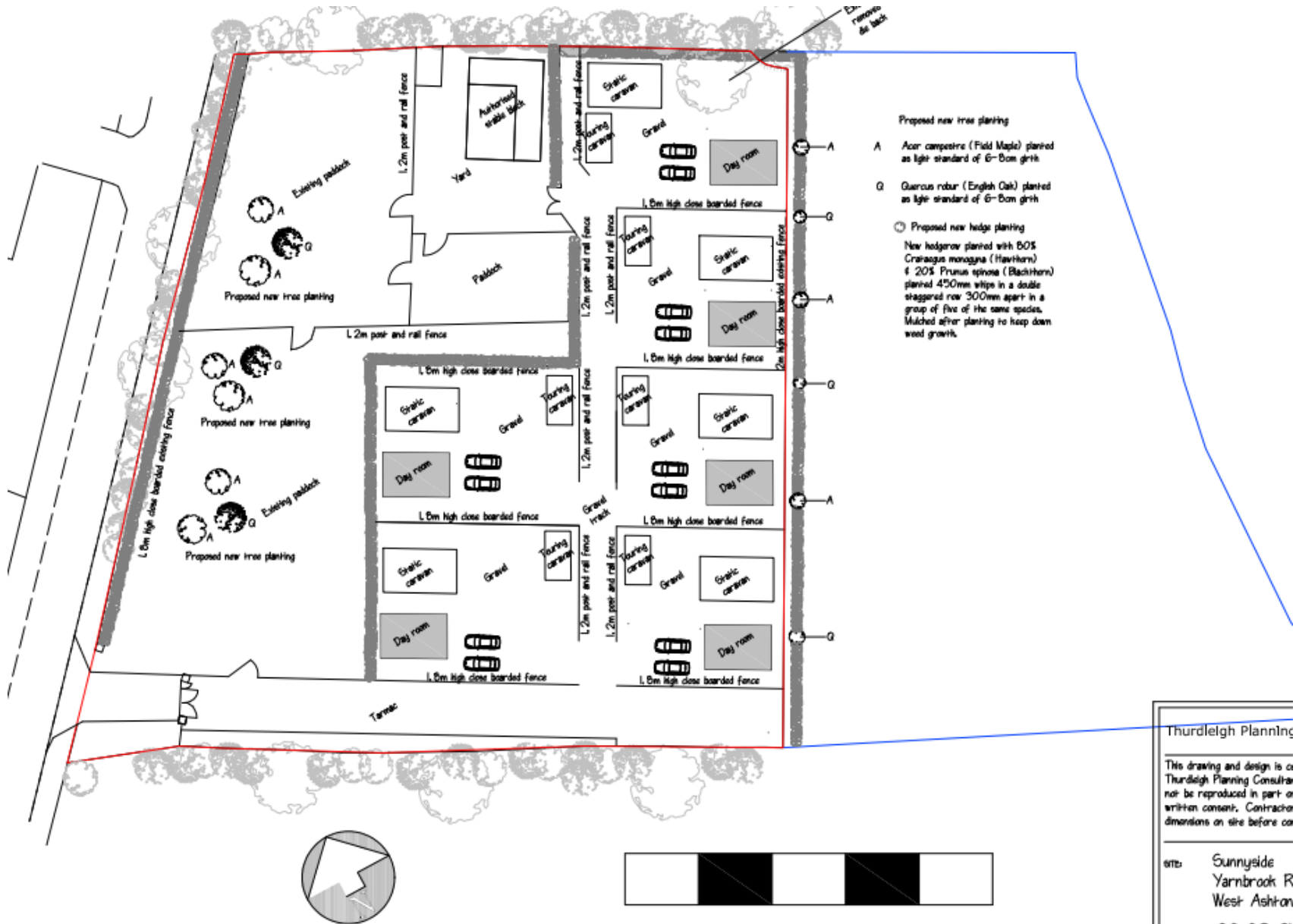


Aerial Photography

Areal Photograph Existing Site



Proposed Site Plan



- Proposed new tree planting
- A Acer campestre (Field Maple) planted as light standard of 6-8cm girth
 - Q Quercus robur (English Oak) planted as light standard of 6-8cm girth
- Proposed new hedge planting
- New hedgerow planned with 80% Crataegus monogyna (Hawthorn) & 20% Prunus spinosa (Blackthorn) planned 450mm strips in a double staggered row 300mm apart in a group of five of the same species. Mulched after planting to keep down weed growth.

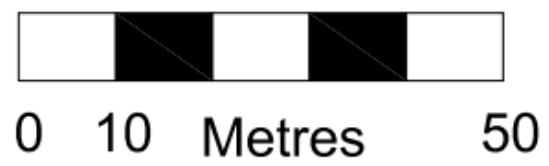
Thurdleigh Planning

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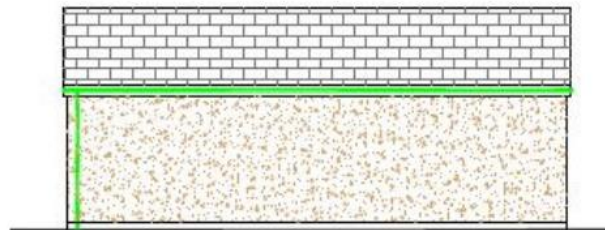
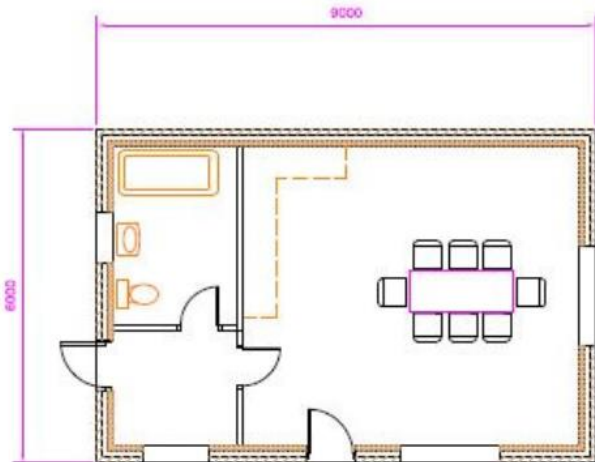
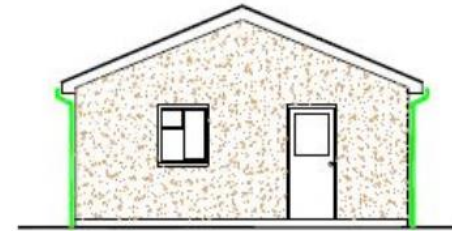
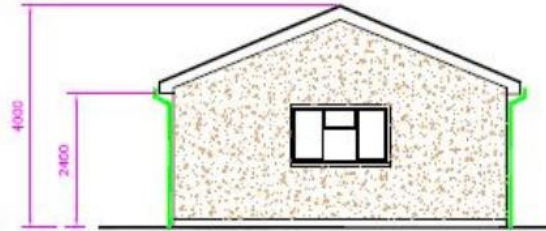
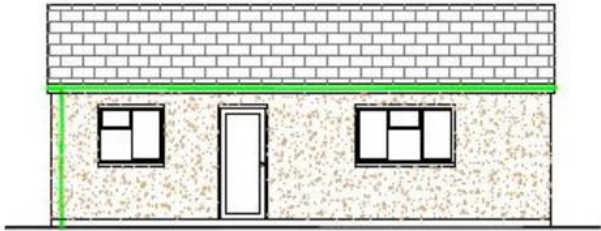
SITE: Sunnyside
Yarnbrook R
West Ashton

DATE: 06.09.21

SCALE: 1:500



Proposed Day Room Details



WALLS:
CAVITY WALLS CONSISTING OF
FAIR FACED BLOCKS INTERNALLY
AND RENDERED BLOCKS
EXTERNALLY.

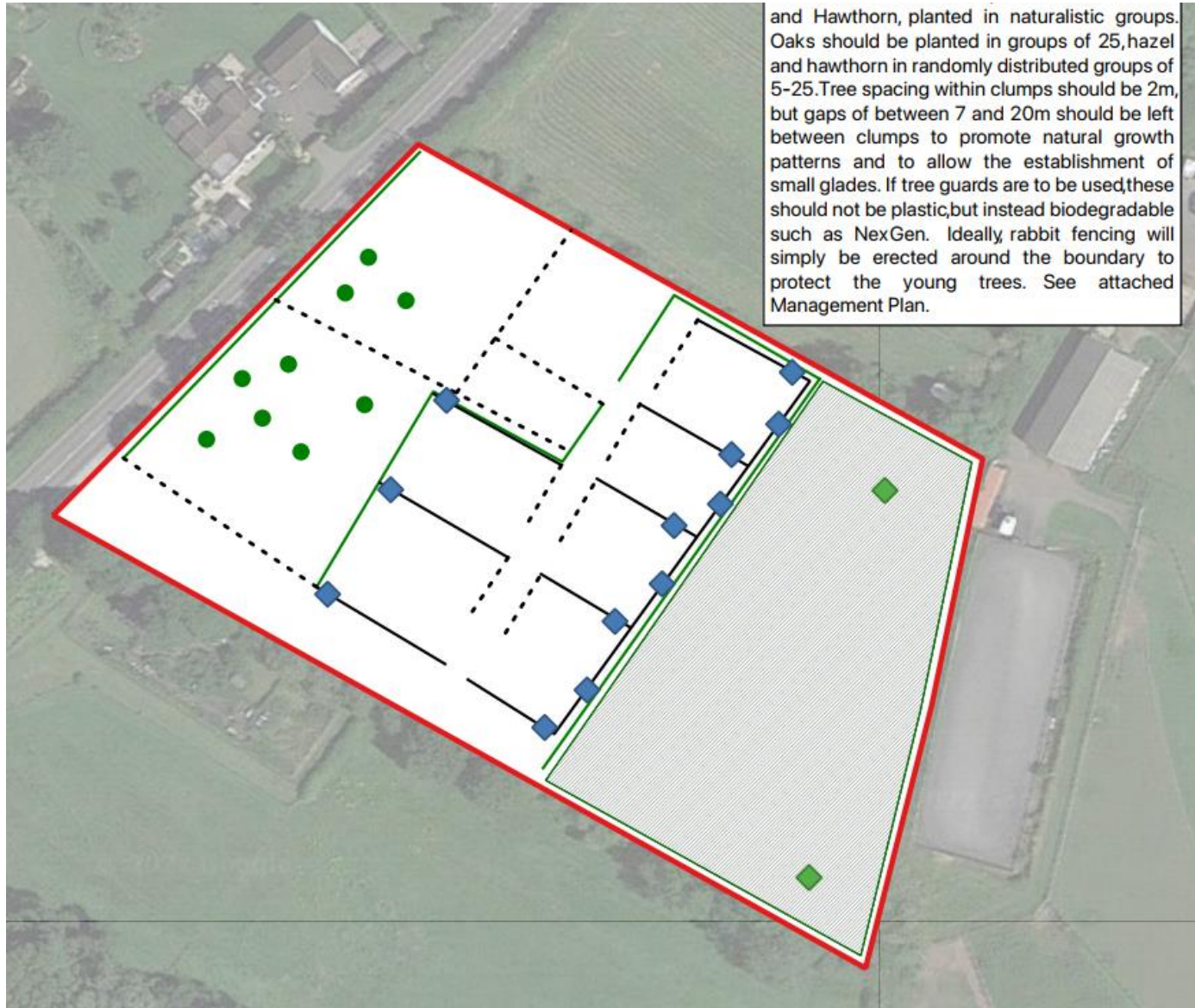
ROOF:
CEMENT FIBRE SLATES

WINDOWS & DOORS:
uPVC DOUBLE GLAZED WINDOWS &
DOORS.

Photograph of Existing Mobile Caravans on Ste



Proposed Habitat Enhancements



Key

-  Habitat Enhancement Woodland
-  Habitat Enhancement Trees
- Habitat Enhancement Hedgerows & Fences**
-  Species-rich Hedgerow
-  Species-rich Hedgerow with Trees
-  Post & Rail Fence
-  Close Board Fence
-  Site boundary
-  Bat Boxes
-  Hedgehog Access Points

This plan should be read in conjunction with Figure 3 from the IES Consulting 2021 PEA



 **Integrated Ecological Solutions**
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Project	Sunnyside
Client	Martin McDonagh

Site Entrance off A350



1

View along A350 Northeast from Access



Existing Pasture/Paddock and Location of Proposed 2 Additional Pitches



Existing Day Room and Location of Proposed 2 Additional Pitches Looking Northwest



View of Existing Paddock/Pasture Looking Northwest towards A350 Boundary



View of Existing Paddock/Pasture Looking Southeast



4

View of Site Looking Southwest



View of Area Southeast of Site to be Re-planted as Woodland



6

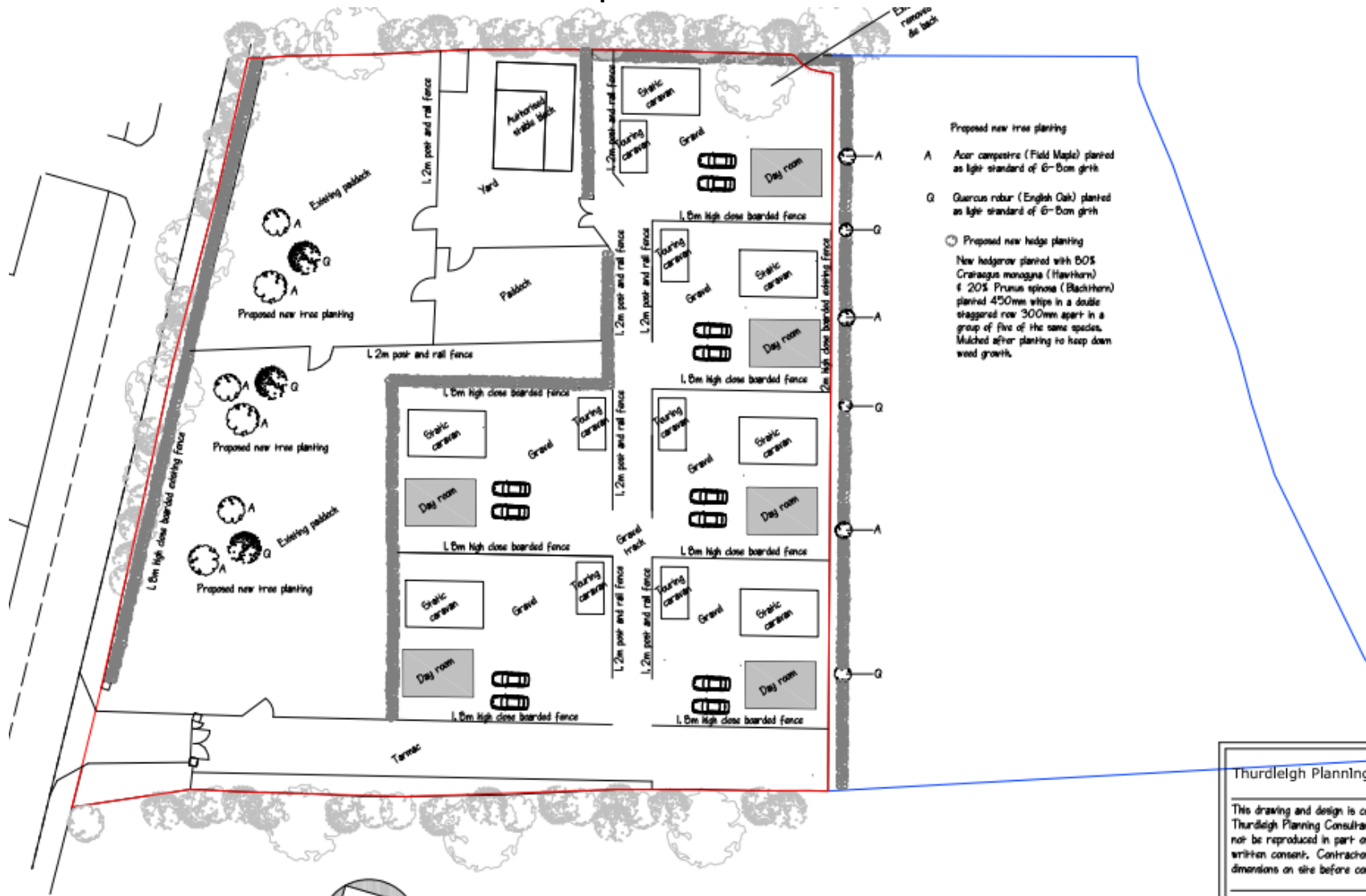
Northeast Boundary of Site



Northwest Boundary of site adjacent A350



Proposed Site Plan



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Thurleigh Planning

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West Ashton

DATE: 06.09.21

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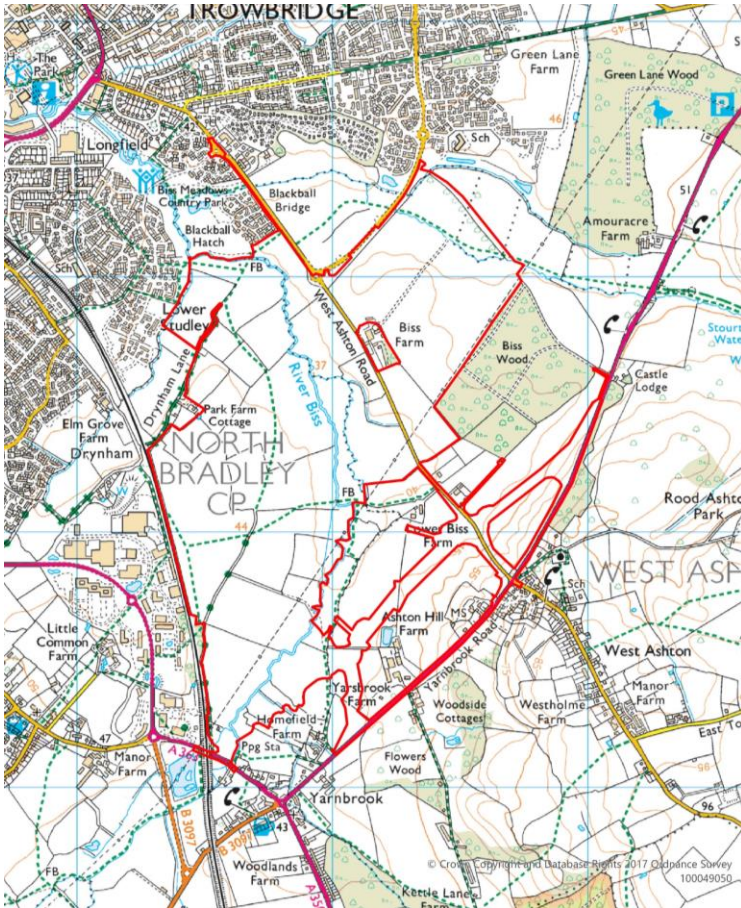


0 10 Metres 50

7c) 15/04736/OUT - Land south east of Trowbridge

Outline planning application for mixed use development comprising: residential (up to 2,500 dwellings - Classes C3 & C2); employment (Class E ('Business' only), B2, and B8); two local centres (Classes E, C2, and C3); two primary schools, one secondary school, ecological visitor facility, public open space, landscaping and associated highway works including for the 'Yarnbrook / West Ashton Relief Road' and the access junctions.

Recommendation: Approve with Conditions



Site Location Plan



Aerial Photography

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