




The making of this drawing cannot be assured

 Application Site Boundary



PROJECT
**Land West of Elizabeth Way,
Trowbridge**
Drawing No: 2467
Site Boundary

DATE	SCALE	DRAWN BY	CHECKED BY
24/04/25	1:500@A3	GR/JAT	AT/JAH
PROJECT NO	DRAWING NO	SCALE	DATE
2467	0000	-	-

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Revision	Date	Drn	Ckd
D - Amends to illustrative details	24.09.20	GR	AT

-  Site Boundary
-  Proposed Vehicle Access
-  Retained PROW Access
-  Pedestrian & Cycle Access
-  Potential Future Access to Adjacent Land
-  Residential Development
-  Public Open Space
-  Attenuation Features (Indicative)
-  Ped / Cycleway (3m or within shared street)
-  Footpath
-  Formal Play Area: LEAP
-  Formal Play Area: LAP
-  Planted Noise Bund with 1m Acoustic Fence (if acoustic mitigation is required)
-  Grouped 'Key Buildings' to create Key Space



Project
**Land West of Elizabeth Way
 Trowbridge**
 Drawing Title
Illustrative Masterplan

Date	Scale	Drawn by	Check by
20.03.20	1:2000@A3	G5B	AT
Project No	Drawing No	Revision	
24687	9302	D	



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Notes:

- Subject to detailed design, it is intended to retain all existing Crack willow trees. At the detailed design stage, the (high) water demand of these trees will be considered in the context of the prevailing soil type/potential shrinkage etc. Using calculations laid out in Chapter 4.2 of the NHBC standards, the required distance between the existing Crack Willows and proposed built form with STANDARD foundations would be 30m - this is the zone of influence of the trees. However, NHBC does not preclude all built development within this zone, but details the calculations required to establish the foundation type and depth that would be capable of supporting the applied loads without undue settlement, and include suitable hoist precautions. At the detailed design stage all necessary calculations would be undertaken by a foundations engineer where built form is proposed within the zone of influence of the trees. In addition, there would be a root protection area (RPA) likely to be considerably smaller than the zone of influence that would be calculated on each individual tree based on trunk diameter, these RPA's would be 0.03g area.

- Location of proposed trees in **plot frontages** will be carefully considered at the detailed design stage to ensure that zones of influence of trees will not conflict with the proposed built development. Low water demand species would be utilised where possible to reduce the zone of influence. These species will include:
 Acer species
 Betula pendula
 Carpinus betula
 Malus species
 Prunus coccinifera/carginifera
 Sorbus aria
 Sorbus aucuparia

- Proposed trees in **open space areas** will be large sized native trees where possible. These species will include:
 Acer platanoides
 Alnus glutinosa
 Betula pubescens
 Carpinus betulus
 Ulmus procera
 Fagus sylvatica
 Quercus robur
 Quercus ilex
 Salix fragilis
 Taxus baccata



- A - 2m high acoustic bund, 20m wide.
- B - 1m high acoustic fence.
- C - Screening with green infrastructure to soften the appearance on the bunding and fence.
- D - Tree planting along the bund.



Existing Western Boundary
 The western boundary is, at present, denoted by an overgrown vegetation belt that is predominantly bramble with lengths that have little to no vegetation. The proposals will include the regeneration of this boundary to include native hedgerow planting and filling to improve the visual amenity, and biodiversity of the boundary to benefit both existing residents to the west and residents of the proposed development. Species to include:
 - Acer campestre
 - Corylus avellana
 - Crataegus monogyna
 - Ilex aquifolium
 - Prunus spinosa
 - Rosa canina
 - Viburnum opulus

- KEY**
- Site boundary
 - Existing trees/vegetation to be retained
 - Existing hedgerow to be enhanced and restored
 - Existing swales
 - Proposed development area
 - Proposed Acoustic bund - see bund detail for further information
 - Proposed play areas 1- LEAP 2- LEAP
 - Proposed attenuation/wetland area with wetland shrubs and marginal/emergent planting
 - Proposed seating area
 - Proposed hedgerow
 - Proposed shrub planting
 - Proposed wildflower meadow/rough grassland
 - Proposed open space trees
 - Proposed feature trees
 - Proposed street trees
 - Proposed wetland trees

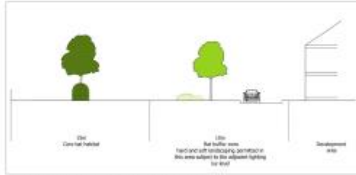
- 1. 15/04/2017 AMH updated to 19 comments
- 2. 05/05/2017 AMH update to 10 comments from the client
- 3. 12/05/2017 AMH update to 10 comments from the client
- 4. 11/06/2017 AMH update to 10 comments from the client

Land west of Elizabeth Way, Trowbridge, Wiltshire

Fig. 7: Illustrative Landscape Masterplan

Drawing Ref: Btr 478a_116
 Client: Richard Brown
 Date: 07/04/2017
 Drawn by: LG
 Checked by: KM
 Scale: 1:1000 @ A1

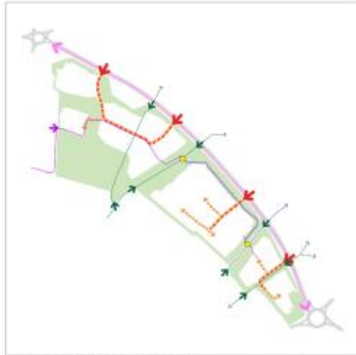




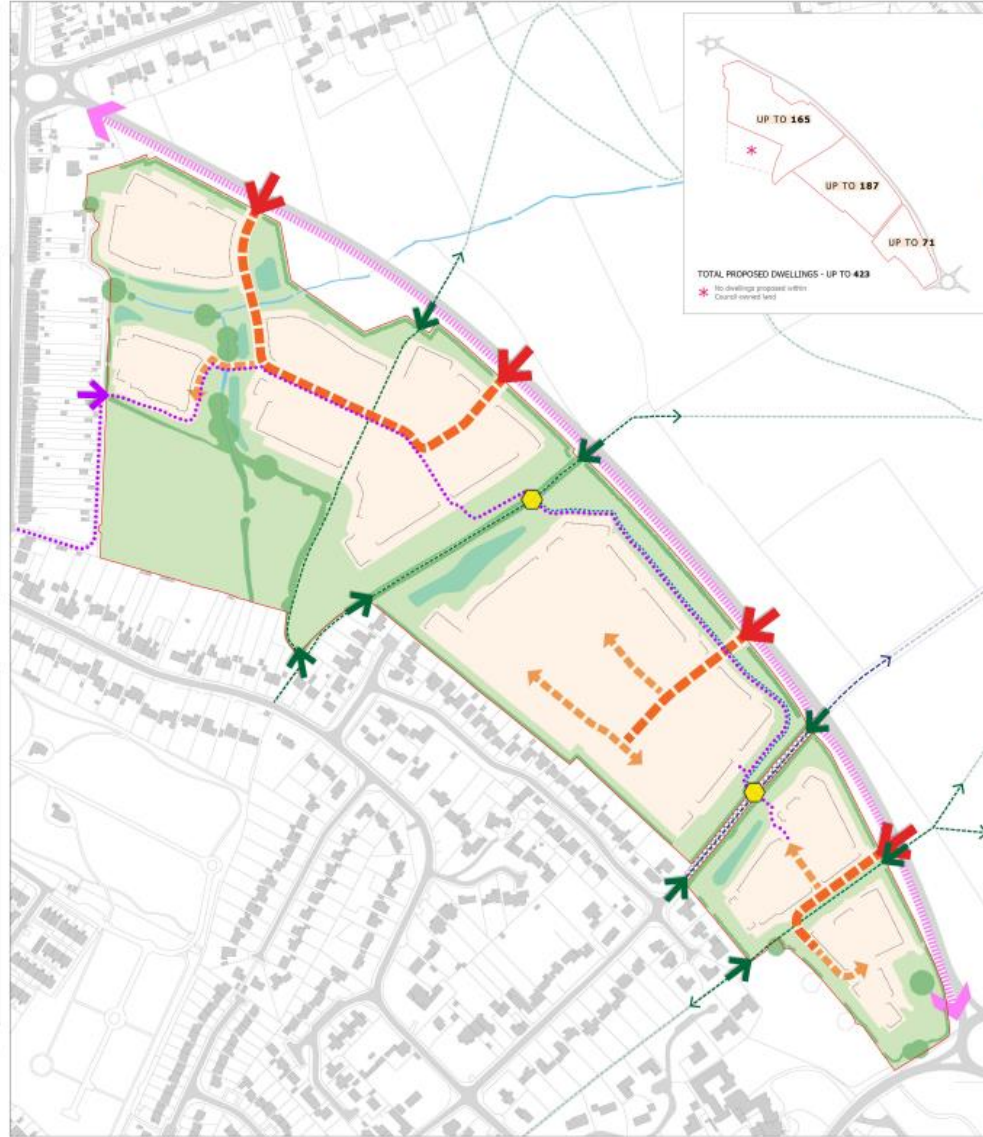
BAT MITIGATION ZONE (Indicative Cross Section)



GREEN LINKS - The concept diagram has been largely influenced by existing landscape assets, including vegetation, the watercourse, and PROW. These are linked together to create a green infrastructure network of public spaces that provide for local amenity, movement, drainage, and wildlife.



MOVEMENT NETWORKS - A network of retained and proposed routes connect the land interests within the allocation area. Four points of vehicle access are shown from Elizabeth Way, which features a strategic cycle route.



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Revision	Date	Drn	Clk
D - graphic changes	13/10/20	GR	AT

- Allocation Area
- PROW
- Bridleway
- Diverted PROW
- Development Area (including roads)
- Public Open Space
- Watercourse
- Existing Vegetation and Indicative Buffer Planting
- Primary Movement Route
- Secondary Movement Route
- Elizabeth Way Strategic Cycle Route
- Vehicle Access
- Retained Pedestrian Access
- Pedestrian/Cycle Access
- Potential Ped/Cycle Access Between Land Interests
- Potential Cycle Route
- Indicative Drainage Features

Project
Land South West of Elizabeth Way

Drawing Title
Concept Masterplan

Date	Scale	Drawn by	Checked by
12/12/19	1:2500BA2	GSB	AT
Project No.	Drawing No.	Revision	
24687	9300	D	

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