PLANNING APPLICATION SUPPORTING STATEMENT

FOR

THE DISCHARGE OF CONDITIONS FOR PLANNING APPLICATION

DC/24/0204 AND APPEAL 6003043

AT

LAND OFF JACKRELLS LANE, SOUTHWATER, WEST SUSSEX, RH13 9DH

ISSUED BY SOPHIE FULTON MRICS FAAV

OCTOBER 2026

CONTENTS

1. INTRODUCTION

2. CONDITION 3

3. CONDITION 4

4. CONDITION 5

5. CONDITION 6

6. CONDITION 7

7. CONDITION 8

8. CONDITION 11

9. CONDITION 15

10. CONCLUSION

Appendix 1 Treatment Plant Information

Appendix 2 Foul and surface drainage plans

Appendix 3 Construction Environmental Management Plan

Appendix 4 Water tank and waste storage plan

1. INTRODUCTION

Planning permission was granted at appeal for planning application DC/24/0204 for the relocation of Holbrook Animal Rescue with associated buildings and infrastructure at Land off Jackrells Lane, Southwater, West Sussex RH13 9DH.

As part of the planning permission there is a requirement to discharge conditions. This application is to discharge the following conditions 3, 4, 5, 6, 7, 8, 11 and 15 attached to planning permission DC/24/0204.

2. CONDITION 3

No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme prior to first occupation of the development hereby allowed.

The foul water will be directed to a WPL Diamond Sewage Treatment Plant. The treatment plant works by the wastewater flowing into the main tank and entering directly into the bio-chamber. The bio-chamber is a zone where the solids circulate continuously using air inside the tank. Through the process of aeration and sedimentation the plant treats the wastewater so that it can be discharged into a stream or watercourse. More details on the treatment plant can be found at ***Appendix 1*** along with the foul water drainage layout.

The surface water will be diverted to a 19,000 litres water tank which will enable the water to be utilised on the site and will be fully treated for use as drinking water.

The locations of the foul drainage and the surface water drainage are shown on the plan in ***Appendix 2***.

3. CONDITION 4

Prior to commencement of development a Construction Environmental Management Plan (CEMP: Biodiversity) shall be submitted to and approved in writing by the Local Planning Authority.

The CEMP (Biodiversity) shall include the following:

a) Risk assessment of potentially damaging construction activities.
b) Identification of "biodiversity protection zones". to include Priority habitats as shown in Section 7.1 of the Preliminary Ecological Appraisal Report (aLyne Ecology, September 2024.
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). To include a Precautionary Method Statement for mobile species.
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers, and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

A Construction Environmental Management Plan has been carried out by M S Oliver Limited which is included in ***Appendix 3.***

4. CONDITION 5

No development shall commence until a full and detailed landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures to mitigate the identified adverse landscape and

visual effects and address the concerns outlined in the Landscape Consultation Response received 16.04.2025. The submitted details shall include:

- Existing Vegetation and Retention Measures

- A plan identifying all existing trees, hedgerows, and vegetation to be retained and removed.
- Protective measures for existing trees and hedgerows, in line with BS5837:2012 - Trees in Relation to Design, Demolition, and Construction.

Proposed Planting and Green Infrastructure

- A schedule specifying proposed tree and plant species, planting densities, sizes, heights, and locations.
- Details of native hedgerow reinstatement and additional boundary planting to mitigate visual impact and enhance the site's integration into the rural landscape. - Details of tree pit specifications and soil preparation methods to ensure healthy establishment.

Hard Landscaping and Site Boundaries

- Full details of all hard landscaping, including proposed surfacing materials and treatments for access tracks, pathways, and parking areas.
- Details of boundary treatments, including fencing, gates, and hedgerow planting to screen-built elements from public views, particularly from Jackrells Lane and nearby public rights of way (PRoWs 1683 and 1689).

Others:

- Hard and soft written specifications (NBS compliant) including ground preparation, cultivation and other operations associated with plant and grass establishment.
- Details of existing and proposed levels for all external earthworks associated with the landscape proposals.

- Proposed and existing functional services above and below ground - such as drainage, power, communications cables, and pipelines - including lines, manholes, supports, and other technical features.

Landscape Maintenance and Management Plan

- A 15-year landscape management and maintenance strategy, including description of landscape components, management prescriptions including replacement of failed planting, heights hedgerows are to be maintained at, etc and maintenance schedules including watering, hedgerow trimming schedules, etc.

The approved landscaping scheme shall be implemented in full in the first planting season following completion of development. Any trees, plants, or hedgerows that die, are removed, or become seriously damaged within fifteen years of planting shall be replaced in the next planting season with species of a similar size and type unless the Local Planning Authority gives prior written consent to a variation. The landscape areas shall thereafter be managed and maintained in accordance with the approved details.

Kernon Countryside Consultants have produced a Landscape Scheme which is included as part of this planning application.

5. CONDITION 6

No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building(s) has been submitted to and approved by the Local Planning Authority in writing. All materials used in the construction of the development hereby permitted shall conform to those approved.

The dwelling will be constructed of red brick under a red mottled clay tile roof. The windows and doors will be in anthracite grey.

The animal building, the stables, garage, education block and outbuildings will be clad in horizontal timber cladding under red mottled clay tile roofs. The windows and doors in the animal building and education block will be in anthracite grey.

6. CONDITION 7

Prior to the commencement of the development, detailed plans showing the proposed location of one fire hydrant or stored water supply (in accordance with the Fire and Rescue Services Act 2004, Part 5, Section 38) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with West Sussex County Council's Fire and Rescue Service. These approvals shall not be unreasonably withheld or delayed.

A 50,000 litre water tank will be installed below ground with an isolating valve and a 4 inch BSP female adaptor fitted to enable a fire appliance or a light portable pump to extract the water using hard wall suctions hoses. The location of the underground water tank is shown on the plan in ***Appendix 4.***

7. CONDITION 8

Prior to occupation of the development hereby approved, a Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Preliminary Ecological Appraisal Report (aLyne Ecology, September 2024), shall be submitted to and approved in writing by the Local Planning Authority.

The enhancement measures shall be implemented in accordance with the approved details prior to occupation and all features shall be retained in that manner thereafter.

A Biodiversity Enhancement Scheme has been carried out by aLyne Ecology and has been submitted as part of this planning application.

8. CONDITION 11

No building hereby permitted shall be first occupied (or use commenced) unless and until provision for the storage of refuse and recycling has been submitted to the Local Planning Authority for written approval. These facilities shall thereafter be retained for use at all times in accordance with the approved details.

The location of the storage of refuse and recycling is shown on the plan in ***Appendix 4.***

9. CONDITION 15

No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated purpose.

The car parking area will be created by adding a stone or rubble base, binding the smaller material, ramming it level and then surfacing it with road planings, to create a durable, free draining surface, as shown below.

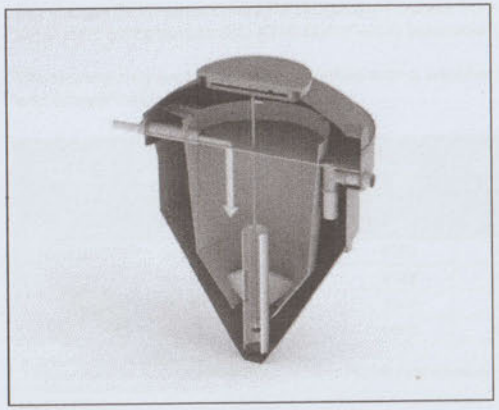


10. CONCLUSION

It is respectfully requested that Conditions 3, 4, 5, 6, 7, 8, 11 and 15 attached to planning permission planning application DC/24/0204 are discharged.

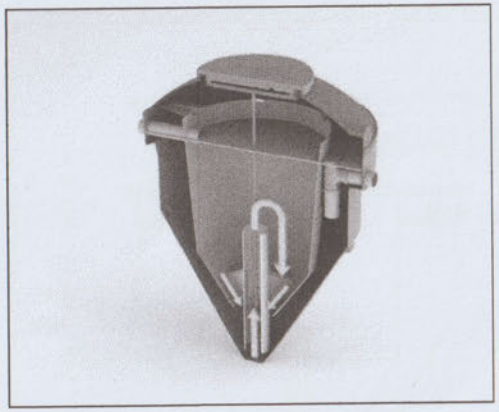
Appendix 1

Simple and reliable operation

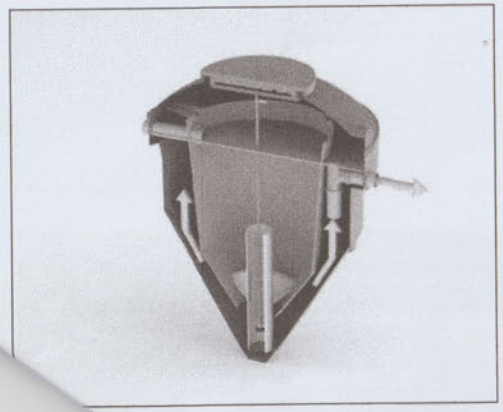


1: The wastewater flows into the main tank and enters directly into the bio-chamber.

The bio-chamber is a zone where the solids circulate continuously; this is achieved by air rather than mechanical or electrical parts inside the tank.



2: The draft tube enables the solids to be drawn back up into the central aeration chamber and re-circulated through the treatment process.



3: The treated liquid then exits through the dip pipe and is discharged safely in to the environment, meeting the required consent standard.

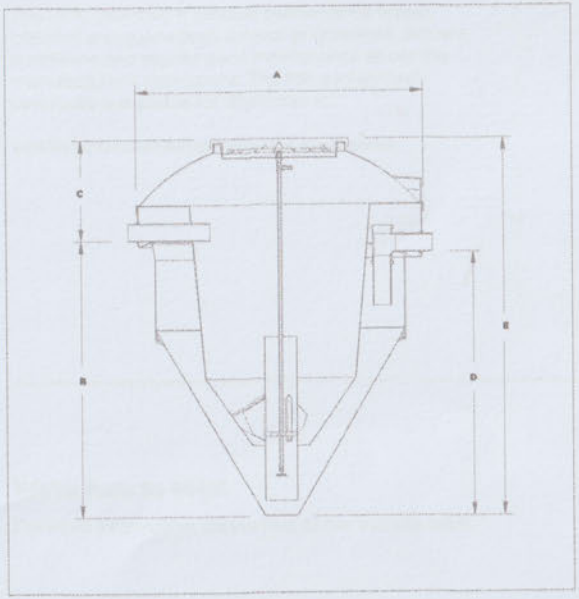
DMS range

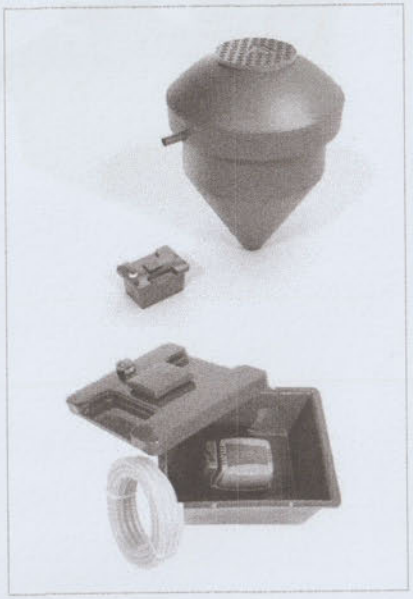
Our reliable DMS range caters for properties housing 1 up to 20 people. Typical uses include domestic homes and small commercial businesses such as farm shops, B&Bs and glamping sites.

The standard tank models come supplied with a weather proof kiosk and low air pressure alarm beacon and blower inside.

Model	Population	Max Outside Diameter	Height to Inlet	Inlet Invert Depth	Height to Outlet	Max Height/ In Ground Depth	Weight Empty	Total Capacity
		(A)	(B)	(C)	(D)	(E)	(KG)	(L)
DMS2	1-6	1740	1700	630	1610	2330	155	2270
DMS3	5-11	1960	1830	760	1730	2590	192	3030
DMS4	10-15	1990	2000	780	1930	2780	210	3975
DMS5	14-20	1990	2000	780	1930	2780	210	3975

- Dimensions above shown in mm
- Deeper inverts can be accommodated with our range of standard invert extensions.
- Indicative technical drawing only

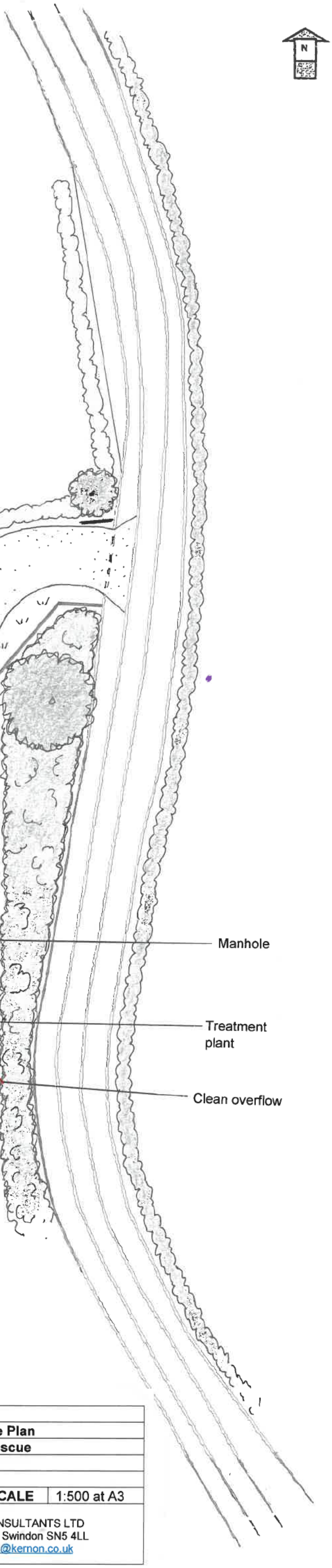




DMS kiosk power consumption					
Model	Blower Type	Power per blower (kW)	No. of Blowers	Min Power Consumption (kW)	Max Power Consumption (kW)
DMS2	ET100	0.08	1	0.08	
DMS3	ET120	0.09	1	0.09	
DMS4	ET150	0.16	1	0.16	
DMS5	ET200	0.23	1	0.23	

Appendix 2

	Wooden post and rail fence
	Tree protection fence (construction only)
	Sound-proof fence (condition 19 refers)
	Existing trees/hedges
	Proposed hedges
	Proposed trees
	Proposed grass
	Gravel surface



0m 5m 10m 15m 20m 25m

1:500

PLAN	**KCC3091/13**		
TITLE	**Foul Water Drainage Plan**		
SITE	**Holbrook Animal Rescue**		
CLIENT	Mr & Mrs Santini		
NUMBER	KCC3091/13 10/26tk		
DATE	October 2026	**SCALE**	1:500 at A3

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Tel 01793 771333 Email info@kernon.co.uk

	Wooden post and rail fence
	Tree protection fence (construction only)
	Sound-proof fence (condition 19 refers)
	Existing trees/hedges
	Proposed hedges
	Proposed trees
	Proposed grass
	Gravel surface

N

Water Tank

Inspection cover

Overflow outfall

0m 5m 10m 15m 20m 25m

1:500

PLAN	**KCC3091/12**		
TITLE	**Surface Water and Drainage Plan**		
SITE	**Holbrook Animal Rescue**		
CLIENT	Mr & Mrs Santini		
NUMBER	KCC3091/12 10/26tk		
DATE	October 2026	**SCALE**	1:500 at A3

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Appendix 3

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

M S OLIVER LTD

For

HOLBROOK ANIMAL RESCUE DC/24/0204 Appeal 6003043

JACKRELLS LANE SOUTHWATER RH13 9DH

Project/Contract	**Relocation development**
Contractor details	**M S OLIVER LTD**
Client details	**Mr & Mrs Santini-Bradbury** **Holbrook Animal Rescue**
Site Address	**Jackrells Lane, Southwater, RH13 9DH**
Project Start Date	**TBC**
Expected Duration	**8/12 months**
Projected Completion Date	**Late Autumn 2027 TBC**
Value of project	**N/A**

	Name	Title	Signature	Date
Document Author	**Michael Oliver**	Director		
Authorised by	**Michael Oliver**	Director		
Authorised by (for Client)	**Cliff Santini-Bradbury**	Treasurer/client		

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

M S OLIVER LTD

For

HOLBROOK ANIMAL RESCUE DC/24/0204 Appeal 6003043

JACKRELLS LANE SOUTHWATER RH13 9DH

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Expected Duration	**8/12 months**
Projected Completion Date	**Late Autumn 2027 TBC**
Value of project	**N/A**

	Name	Title	Signature	Date
Document Author	**Michael Oliver**	Director	[redacted]	9TH OCT
Authorised by	**Michael Oliver**	Director		9TH OCT
Authorised by (for Client)	**Cliff Santini-Bradbury**	Treasurer/client		9/10/26

TABLE OF CONTENTS

1 Description of Works 3
2 Contractor Details 3
3 Environment Policy 3
4 Site Specific Environmental Issues …….. 4
4.1 Erosion and Sediment Control 4
4.2 Water Quality 5
4.3 Air Quality 6
4.4 Noise ……..7
4.5 Hazardous Substances 8
4.6 Contaminated Soil 9
4.7 Acid Sulfate Soil 10
4.8 Waste Management 11
4.9 Flora and Fauna 12
4.10 Cultural Heritage 13

APPENDICES

A. Site Layout Plan KCC3091-10

1 Description of Works

Include a detailed description of works:

- Location of works
- Specific activities
- Plant on site
- Environmental approvals (or applications) and relevant conditions
- Commencement date and duration of works
- Schedule

Site is land off Jackrells Lane, Southwater, RH13 9DH
Planning number DC/24/0204 Appeal number 6003034

Specific activities are planning consent for construction of 1 dwelling, 1 education block, 1, animal building, 1 stable block, 1 double garage, 1 treatment plant, 3 sheds. The schedule is to open up the new drive, then lay the materials, in this case, Mot 1 scrapings. Dig out the ducting for the pipework and then lay the slab foundations. Then start the construction of the buildings.

All taking place within the blue line indicated on the site plan, no works are taking place outside the blue line with the exception of the ducting from the electricity box which is already located in the field.

This ducting is not crossing any specific environmental or sensitive area and the ground will be made good and seeded accordingly.

No work is taking place near the sensitive areas, trees or the buffer zones as per section 7.1 of the Preliminary Ecological Appraisal Report (aLyne Ecology, September 2024.)

The contractor will do a risk assessment of the areas prior to commencement and will record any findings that are indicative of a need for investigation. The relevant authorities will then be consulted for their instructions.

2 Contractor Details

M S Oliver Ltd

East Laing, Horsham Rd, Rusper, West Sussex, RH12 1QX

Table 1.

Name	**Position**	**Contact Number(s)**	**Email**
Michael Oliver	Director	01293 871038 [redacted]	[redacted]

3 Plant on site daily will be an excavator, digger, dumper truck, Cement mixer

These will only be used on the relevant building site as per the plans and will not operate or be near the identified area for bio diversity or the buffer zone as indicated. Extra care will be taken by the operator to adhere to these rules and the method of operation is one man, so a tight control over activities on the site. No operations will be undertaken that would disturb trees, no matter what the size and protective barriers will be used throughout to ensure compliance.

Michael Oliver will be the person in control and will ensure that the ecologist is present during the removal of earth ready for the new drive, ducting for the pipework and slab foundations. Michael Oliver will be the responsible person on site throughout the development and will cease all activities should the need arise from the discovery of any mobile species. This will be immediately reported to the relevant authorities and the ecologist will be called in. No work will re start until a report by the ecologist is submitted stating that is ok to commence activities.

Welfare unit will be on site as will potable water for consumption.

Mobile toilets will also be on site.

4 Site Specific Environmental Issues

4.1 Erosion and Sediment Control

Include:

- Potential sources of sediment/risks of erosion
- Stockpiles
- Stormwater discharge points
- Existing field and kerb inlets, and other stormwater infrastructure (i.e. swales)
- Site access and egress locations
- Nearby sensitive areas

As there will only be one excavated hole for the waste plant system, the risk of any issues are minimal.

Objective	To manage construction activities with the potential to cause erosion and the release of sediment		
Actions	**Requirements**	**Responsibility**	**Timing**
	Installation of safety barriers at the entrance	Michael Oliver	Prior to construction commencing
	One entrance/exit for site traffic, see plan.		
	Sensitive areas will be avoided and barriers employed to ensure compliance.		
Performance Indicators	No mud/dirt visible on public roads due to construction works	Michael Oliver	Throughout construction works
Monitoring	Daily visual inspections of works site and all erosion and sediment controls	Michael Oliver	Throughout construction works
Reporting		Michael Oliver	Throughout construction works
			Throughout construction works
Corrective Actions		Michael Oliver	Throughout construction works

4.2 Water Quality

Include:

- Environmental controls (i.e. settlement ponds, rock check dams, etc)
- Re-use of stormwater on site (i.e. dust suppression)
- Activities that should consider stormwater and groundwater (i.e. refuelling, storage of hazardous chemicals, waste, stockpiling, excavation)
- Groundwater level (if known)
- Any surface and ground water quality monitoring to be undertaken
- Sensitive receptors

Objective	To appropriately manage stormwater and groundwater quality during construction activities		
Actions	**Requirements**	**Responsibility**	**Timing**
	Excavation of drain requirements	Michael Oliver	Prior to construction commencing
	Waste treatment plant		
Performance Indicators	No untreated stormwater leaving site	Michael Oliver	Throughout construction works
Monitoring		Michael Oliver	Throughout construction works
Reporting		Michael Oliver	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	Michael Oliver	Throughout construction works
Corrective Actions		Michael Oliver	Throughout construction works

4.3 Air Quality

Include the following:

- Dust suppression
- Stockpiles
- Truck loads
- Maintenance and operation of machinery/equipment/vehicles
- Other methods to prevent/minimise dust

Objective	To manage construction activities with the potential to impact on air quality		
Actions	**Requirements**	**Responsibility**	**Timing**
	Water carts will be used for dust suppression	Michael Oliver	Throughout construction works
Performance Indicators	No complaints regarding dust from workers/neighbours/community members	Michael Oliver	Throughout construction works
Monitoring	Complaint based monitoring	Michael Oliver	Throughout construction works
Reporting		Michael Oliver	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	Michael Oliver	Throughout construction works
Corrective Actions		Michael Oliver	Throughout construction works

4.4 Noise

Include:

- Noise generating activities
- Maintenance and operation of machinery/equipment/vehicles
- Work hours
- Specify any activities to be undertaken at night and why (if any)

Objective	To appropriately manage noise during construction activities to minimise impact to workers, neighbours and community members.		
Actions	**Requirements**	**Responsibility**	**Timing**
	All significant noise generating activities will be undertaken between Mon-Sat 8am to 4.30pm	Michael Oliver	Throughout construction works
	Excavator, digger and dumper truck operation. Concrete deliveries will be taking place for the slabs. Material deliveries will be taking place for the construction of the buildings.		
Performance Indicators	No complaints regarding noise from workers / neighbours / community members	Michael Oliver	Throughout construction works
Monitoring	Complaint based monitoring	Michael Oliver	Throughout construction works
Reporting		Michael Oliver	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	Michael Oliver	Throughout construction works
Corrective Actions		Michael Oliver	Throughout construction works

4.5 Hazardous Substances

Include:

- Storage
- MSDSs
- Refuelling
- Spill kits and emergency spill response
- Spill kit training

There will be no hazardous substances on the site.

Objective	To manage construction activities with the potential to cause contaminated soil.		
Actions	**Requirements**	**Responsibility**	**Timing**
	N/a		Throughout construction works
Performance Indicators	N/a		Throughout construction works
Monitoring	N/a		Throughout construction works
Reporting	N/a		Throughout construction works
	N/a		Throughout construction works
Corrective Actions	N/a		Throughout construction works

4.6 Contaminated Soil

Include:

- Any existing contamination
- Is the site listed on the Environmental Management Register or Contaminated Land Register?
- Importation of fill
- Removal of fill from site
- Contamination testing (in accordance with Soil Disposal Protocol – attach as Appendix)

Objective	To manage construction activities with the potential to cause or disturb contaminated soil.		
Actions	**Requirements**	**Responsibility**	**Timing**
	No material will be removed from site	Michael Oliver	Throughout construction works
	Land is not on the register		
Performance Indicators	No evidence of contaminated soil on site	Michael Oliver	Throughout construction works
Monitoring		Michael Oliver	Throughout construction works
Reporting			Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	Michael Oliver	Throughout construction works
Corrective Actions		Michael Oliver	Throughout construction works

4.7 Acid Sulphate Soil

Include:

- Excavation and depths
- Only applicable if you are excavating
- More applicable if you are excavating more than 5 metres below ground level
- Can refer to PBPLs Acid Sulphate Soil Management Plan

Objective	To manage construction activities with the potential to cause or disturb contaminated soil.		
Actions	**Requirements**	**Responsibility**	**Timing**
	N/a		Throughout construction works
Performance Indicators	N/a		Throughout construction works
Monitoring	N/a		Throughout construction works
Reporting	N/a		Throughout construction works
			Throughout construction works
Corrective Actions	N/a		Throughout construction works

4.8 Waste Management

Include:

- Sensitive receptors
- Waste receptacles and servicing

Objective	To appropriately manage waste during construction activities.		
Actions	**Requirements**	**Responsibility**	**Timing**
	Appropriate waste receptacles will be provided on site	Michael Oliver	Prior to works commencing
Performance Indicators	No waste deliberately or unintentionally released	Michael Oliver	Throughout remediation works
Monitoring	Waste receptacles will be inspected daily and emptied weekly	Michael Oliver	Throughout remediation works
Reporting		Michael Oliver	Throughout construction works
	Any reporting to Department of Environment and Heritage Protection	Michael Oliver	Throughout construction works
Corrective Actions		Michael Oliver	Throughout construction works

4.9 Flora and Fauna

Include:

- Activities with potential to interfere with flora/fauna (both terrestrial and aquatic)
- Removal of flora and relevant environmental approvals
- Importation of fill free from Red Imported Fire Ants
- Landscaping works

Identified landscaping and bio enhancement areas will be avoided and barriers used to restrict access. No machinery or plant will be in the vicinity of these areas or any trees. Absolutely no hedgerow or trees will be removed during the construction. No outside fill will be used on site and no soil will be exported. The site is currently a plain field and there will be no removal or destruction of fauna/flora or trees. There are no ponds or aquatic life on the site.

Objective	To appropriately manage construction activities with the potential to disturb flora and fauna.		
Actions	**Requirements**	**Responsibility**	**Timing**
	No work will take place within the identified buffer zone	Michael Oliver	Throughout construction works
	No trees or fauna will be removed or harmed during the construction	Michael Oliver	
Performance Indicators	No injury / harm to local flora and fauna	Michael Oliver	Throughout construction works
Monitoring	Visual monitoring and working within identified parameters	Michael Oliver	Throughout construction works
Reporting		Michael Oliver	Throughout construction works
	Any reporting to regulators	Michael Oliver	Throughout construction works
Corrective Actions		Michael Oliver	Throughout construction works

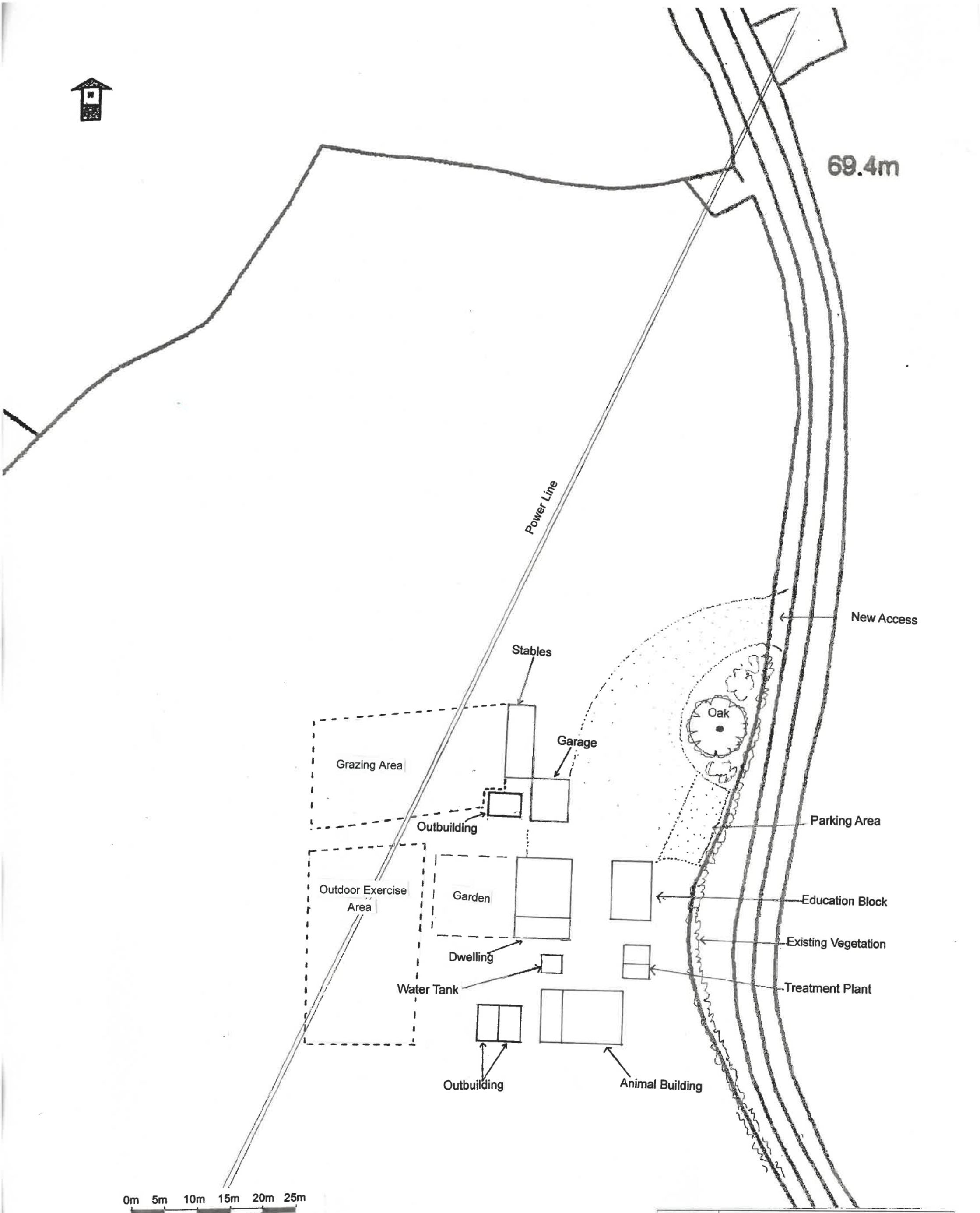
4.10 Cultural Heritage

Include:

- Any known areas of Cultural Heritage Significance
- Steps to be undertaken if cultural heritage artefact is uncovered ("cultural heritage duty of care")

Objective	To appropriately manage construction activities with the potential to disturb/uncover cultural heritage sites/artefacts.		
Actions	**Requirements**	**Responsibility**	**Timing**
	contractor is educated on cultural heritage duty of care	Michael Oliver	Throughout construction works
Performance Indicators	No cultural heritage artefacts uncovered	Michael Oliver	Throughout construction works
Monitoring	Visual monitoring	Michael Oliver	Throughout construction works
Reporting		Michael Oliver	Throughout construction works
	Any reporting to regulators	Michael Oliver	Throughout construction works
Corrective Actions	Work stops if any artefact is found	Michael Oliver	Throughout construction works

Appendix A – Site Layout Plan



PLAN	**KCC3091/10**		
TITLE	**Site Layout**		
SITE	**Holbrook Animal Rescue**		
CLIENT	Mr & Mrs Santini		
NUMBER	KCC3091/10 02/25ec		
DATE	February 2025	**SCALE**	1:500 at A3

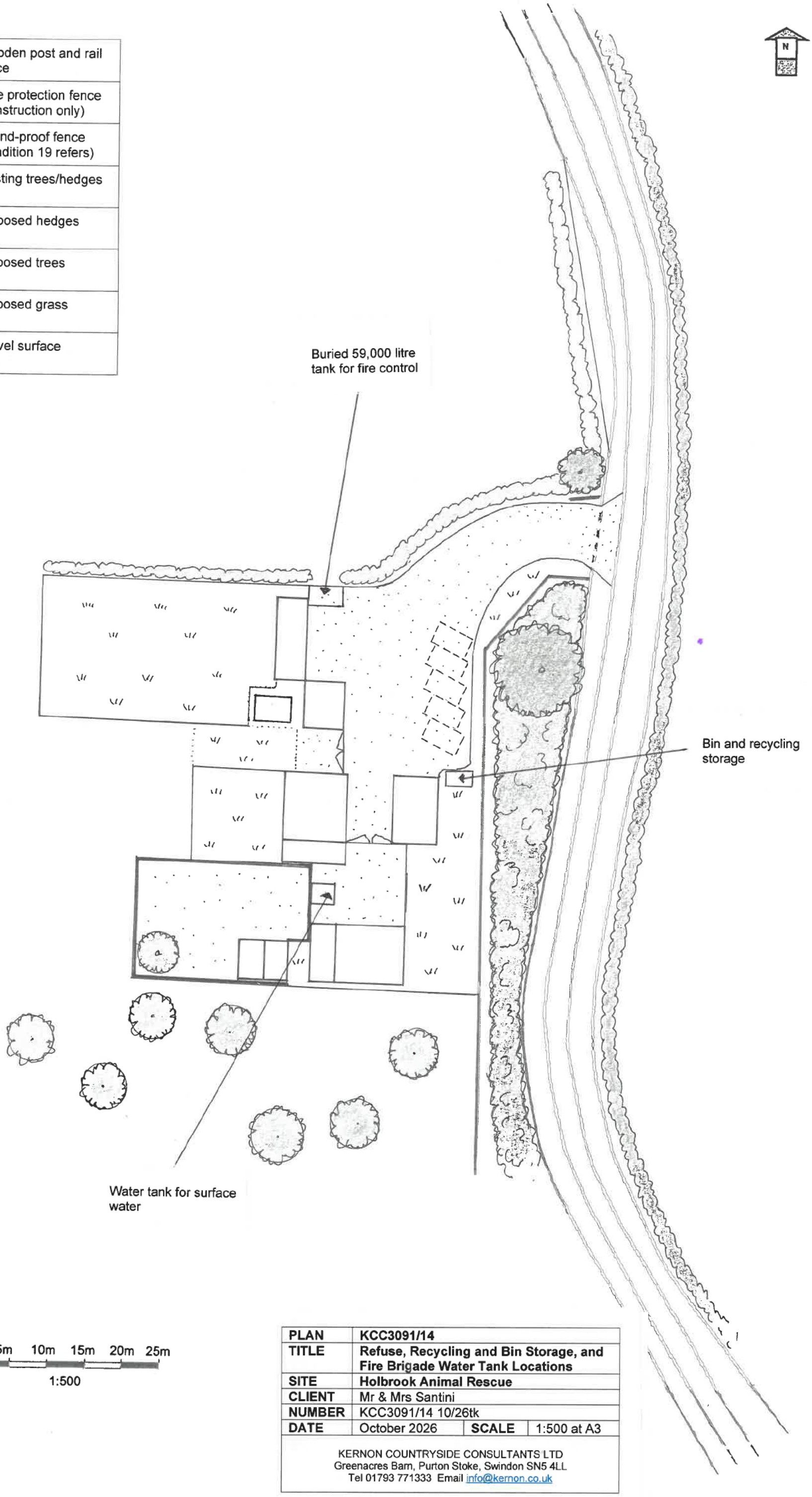
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Appendix B – Soil Disposal Protocol

No soil will be exported from the site, what little amount there is will be used for levelling and bunding on the site.

Appendix 4

	Wooden post and rail fence
	Tree protection fence (construction only)
	Sound-proof fence (condition 19 refers)
	Existing trees/hedges
	Proposed hedges
	Proposed trees
	Proposed grass
	Gravel surface



0m 5m 10m 15m 20m 25m

1:500

PLAN	**KCC3091/14**		
TITLE	**Refuse, Recycling and Bin Storage, and Fire Brigade Water Tank Locations**		
SITE	**Holbrook Animal Rescue**		
CLIENT	Mr & Mrs Santini		
NUMBER	KCC3091/14 10/26tk		
DATE	October 2026	**SCALE**	1:500 at A3

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Greenacres Barn, Purton Stoke, Swindon SN5 4LL
Tel 01793 771333 Email info@kernon.co.uk