

BOUNDARY TREATMENT

PA12 - 1.2m high timber palisade
CB18 - 1.8m timber closeboard
CB18TT - 1.8 high timber closeboard plus 0.3m trellis top
PG - 0.9m wide timber personnel gate

C.R.C.P

2.4m x 1.8m Communal Refuge Collection Point in 600mm² slabs - for plots 1-4 + No. 75.

LIGHTING

Private lighting to dwellings + garage with daylight sensor

LB 1.0m high private lighting bollard with daylight sensor

SURFACE TREATMENT

F6 - 600mm wide private footpath
F9 - 900mm wide private footpath
LL - Level landing to principle entrance

Gradient no greater than 1:15

Permeable tarmac

Gravel

Grass

LANDSCAPING

Existing landscaping

Front garden to be turfed unless stated otherwise

CONDITION 9 - During the construction of the development no tree or shrub felling, lopping or clearance shall take place between mid February - end or July

CONDITION 10 - None of the existing trees or hedges to the site shall be cut down, up-rooted, destroyed, topped or lopped unless first agreed in writing by the Local Planning Authority. If any tree which is to be retained dies or is to be removed it shall be replaced within twelve months thereafter with a tree of such size and species which shall be first agreed in writing by the Local Planning Authority.

CONDITION 14 - Before the access is brought into use all obstructions exceeding 0.6m high shall be cleared from the land within the visibility splays.

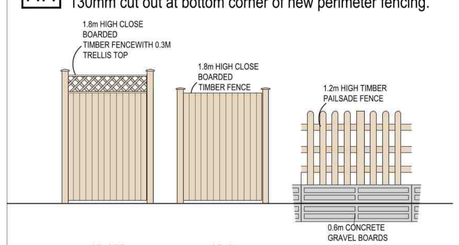
CONDITION 15 - C.R.C.P has been positioned on site and all plots will be provided with a garden cart to assist with moving waste to the collection point.

CONDITION 16 - The water consumption of each dwelling should not exceed the requirement of 110 litres per person per day.

CONDITION 6

Cross sections see site plan and Drawing No. 1901-CS-01.

HH Incorporate Hedgehog Highway to consist of 130mm x 130mm cut out at bottom corner of new perimeter fencing.



BOUNDARY TREATMENT

CONDITION 7

TREE PROTECTION NOTE

Please refer to Arboricultural Report by John Wilcockson for full details on pruning of existing trees and fence protection of existing trees during the construction phase.

UNDER NO CIRCUMSTANCES MUST THE FENCE BE MOVED.

- No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and ground levels within those areas shall not be altered, nor shall any excavation be made,
- No burning of materials or other items shall take place within 3 metres of the corwn spread of any of the trees to be retained,
- No services shall be routed under the spread of the crowns of the trees to be retained.
- No trees to be cut down, up rooted, destroyed, topped or lopped unless agreed with the Local Planning Authority.
- If any tree which is to be retained dies or is to be removed it shall be replaced within twelve months thereafter with a tree of such size and species witch shall be first agreed in writing by the Local Planning Authority.

CONDITION 8

Bird nest boxes & bat roost units.

BAT - Bat box

PST - pair of sparrow terrace bird boxes

ensure units are not installed directly above doors or windows.

HH Incorporate Hedgehog Highway to consist of 130mm x 130mm cut out at bottom corner of new perimeter fencing.



Project Title.
Proposed Residential Development land rear of No.75 Backgate, Cowbit, Spalding, Lincs PE12 6AP

BROADGATE HOMES
Broadgate Homes Limited

Broadgate House, Weston Hills, Spalding, Lincs. PE12 6DB
T: 01406 380 532
E: info@broadgate-homes.com
W: www.broadgate-homes.com

Drawing. Proposed Site Layout

Application Site Area: 0.98 acres / 0.39 ha

Scale. 1:250

Drawn By: CW Date. Dec 2019 Drawing No: 1901-FPA-03

Rev: F Date:21.09.23

Rev: A Description:Amendments to private drive
Rev: B Description: Amendments to perimeter fencing
Rev: C Description: Planning amendments
Rev: D Description: Tree protection note amended
Rev: E Description: Planning amendments
Rev: F Description: Northern Boundary