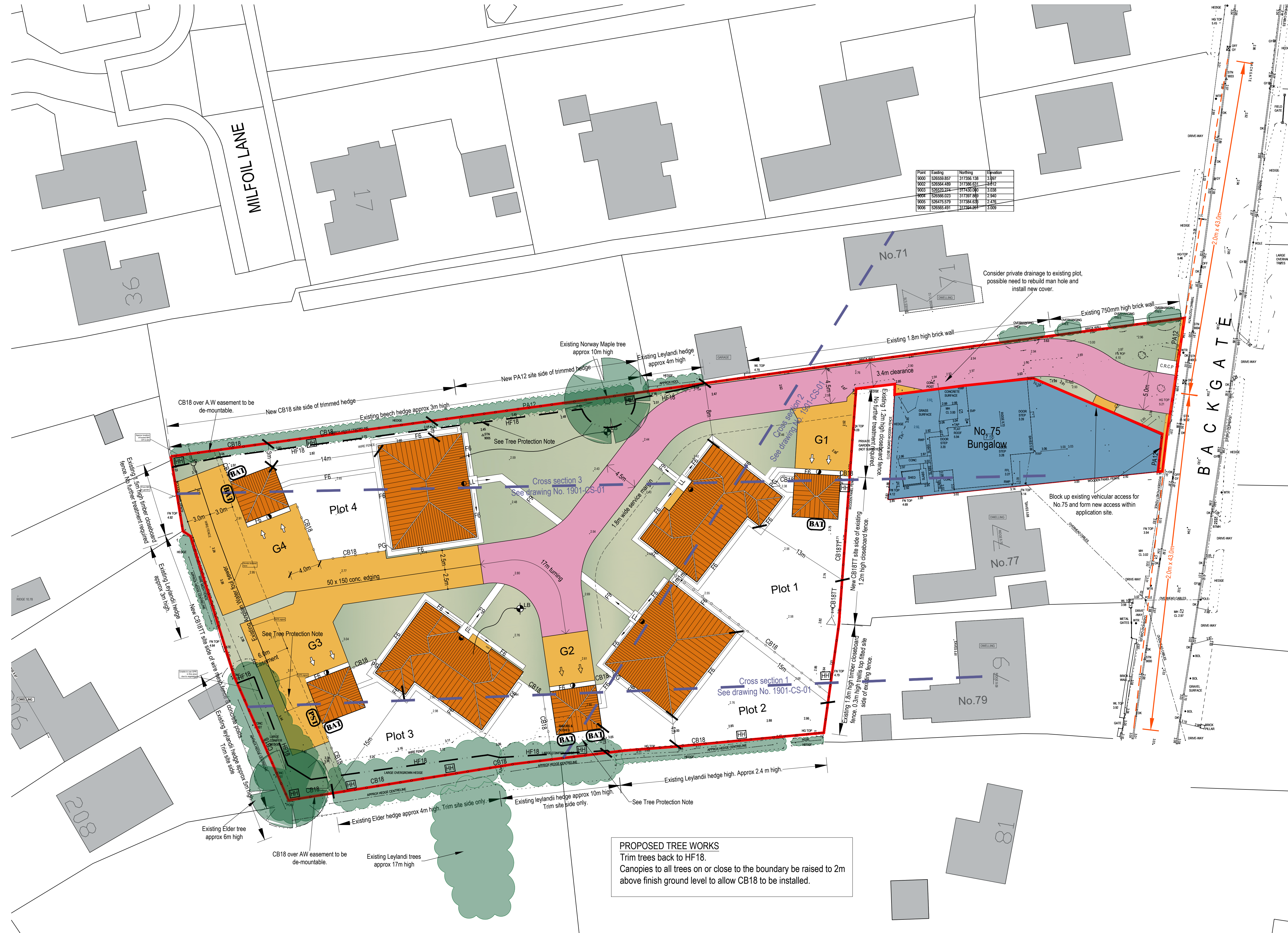




Point	Existing	Northing	Elevation
9000	536558.857	317356.138	3.997
9001	536564.489	317356.531	4.912
9003	536559.224	317437.000	3.188
9004	536566.023	317387.889	2.560
9005	536475.519	317384.839	2.415
9006	536565.981	317344.991	1.700

BOUNDARY TREATMENT

- PA12 - 1.2m high timber palisade
- CB18 - 1.8m timber closeboard
- CB18TT - 1.8 high timber closeboard plus 0.3m trellis top
- HF18- 1.8m high Herras fencing to be erected during construction
- 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 of 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.

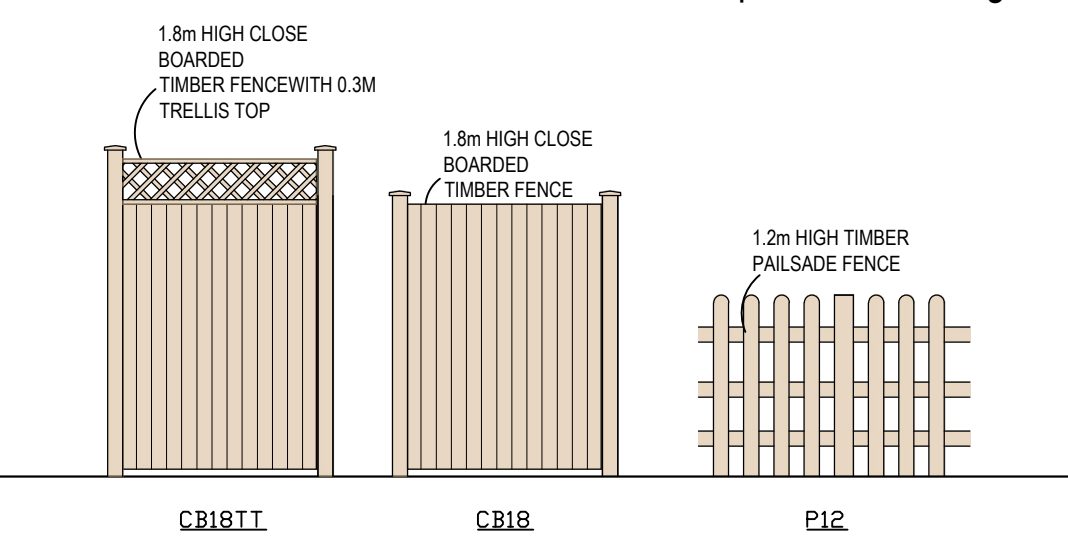
CONDITION 14 - Before the access is brought into use all obstructions exceeding 0.6m high shall be cleared from the land within the visibility splays.

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.

PROPOSED TREE WORKS
Trim trees back to HF18.
Canopies to all trees on or close to the boundary be raised to 2m above finish ground level to allow CB18 to be installed.

CONDITION 6
Cross sections see site plan and Drawing No. 1901-CS-01.
Incorporate Hedgehog Highway to consist of 130mm x 130mm cut out at bottom corner of new perimeter fencing.



CONDITION 7
TREE PROTECTION NOTE
Dashed line denotes position of Herras 1.8m high fencing to remain firmly in position throughout the whole duration of construction.
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 crown 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 which 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 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

Rev: A Description: Amendments to private drive
Rev: B Description: Amendments to perimeter fencing
Rev: C Description: Planning amendments

Rev: C Date: 24.11.20