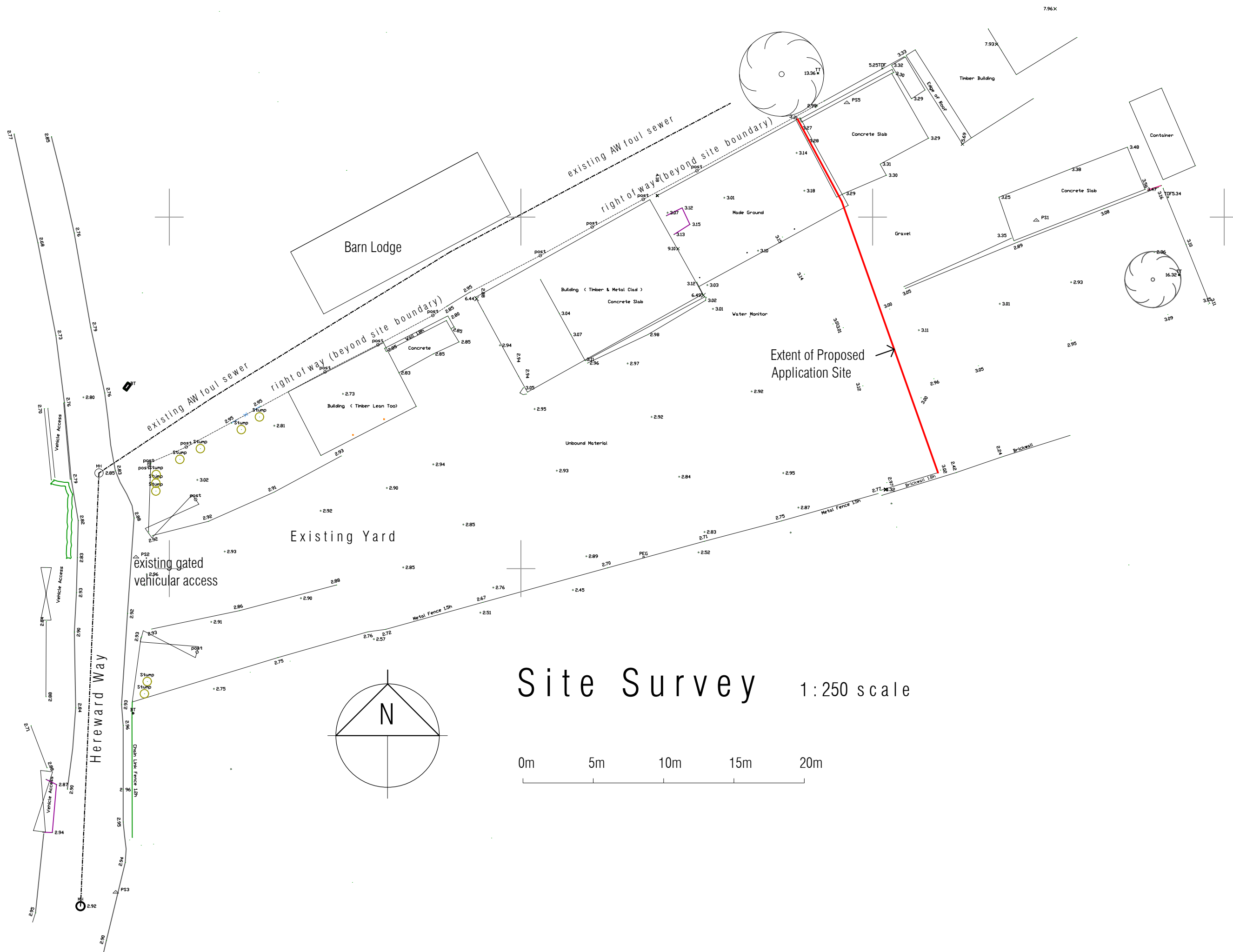
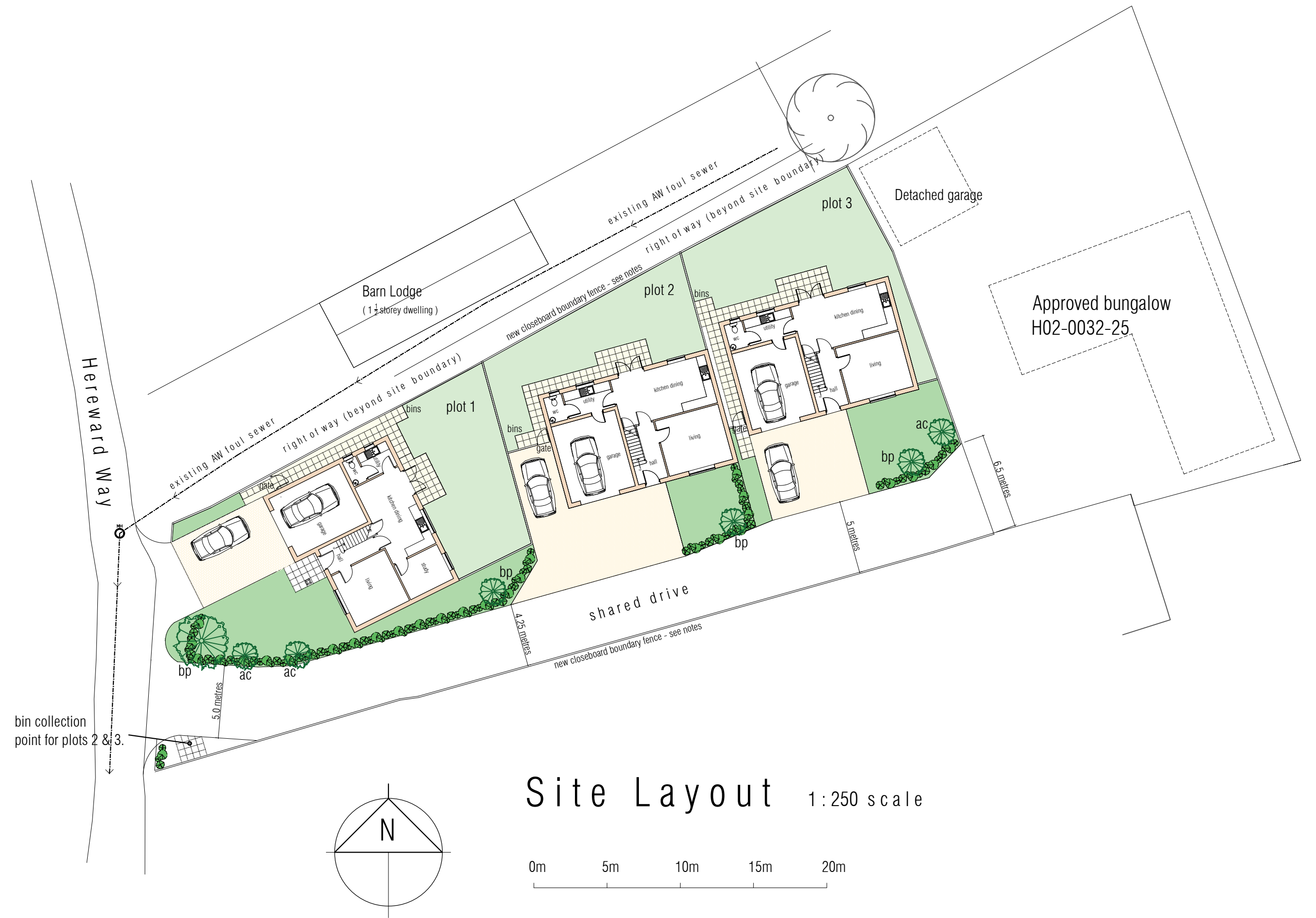
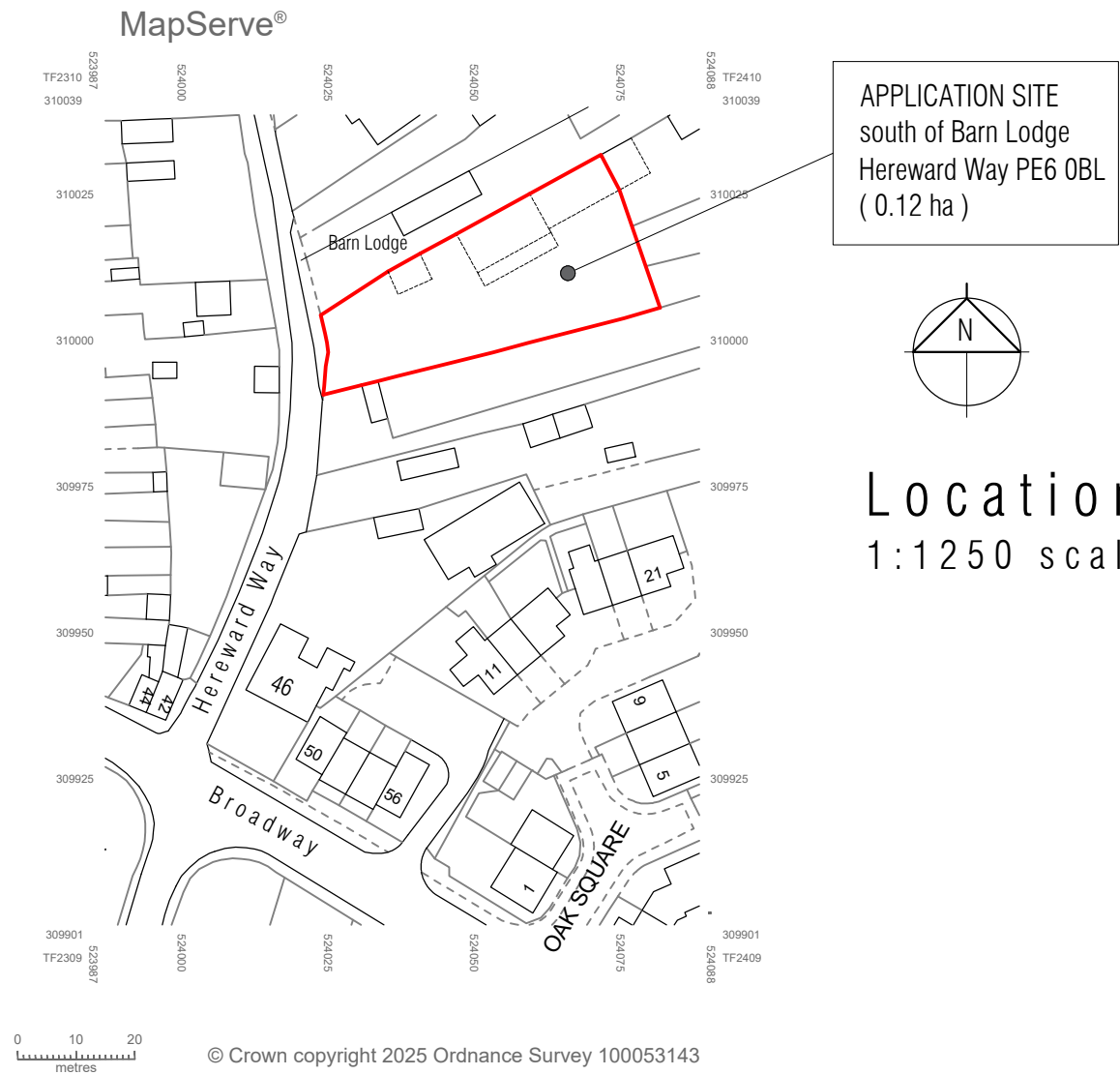




Highways

The existing commercial vehicular access is to be removed and the frontage reconfigured to provide a single vehicle access to serve Plot 1 and a shared drive to serve plots 2 & 3 and the land to the east where a single dwelling has been previously approved under H02-0032-25. Driveway designs to incorporate measures to avoid any surface water run-off onto Hereward Way or neighbouring land.

Each new dwelling has a minimum of 3No. parking spaces with oversized single garages to each plot (24m² internal floor areas)

Fire Appliance Access - Approved Doc B

The shared drive to have a minimum width of 3.7metres and a 12.5 tonne weight bearing capacity for any attending fire appliances in accordance with section 13 of Document part 5b.

Refuse Storage and Collection

Storage provision within the private garden area for general refuse and recycle waste as indicated on plan. On day of collection the waste from Plots 2 & 3 will be placed for collection at the dedicated collection point at the entrance to the shared drive

Drainage

Foul Drainage - to connect to existing Anglian Water foul sewer adjacent to the application site

Surface Water Drainage - Shared Drive and Roof water to discharge into suitably sized and located soakaways in accordance with Building Regulations.

Sizing to be determined by percolation tests in accordance with BRE 365.

Landscaping & Boundary Treatment

Proposed Tree Planting

Trees to be 1.8 - 2.4m high suitably staked and tied

ac - *acer campestre* Field Maple

bp - *betula pendula* Silver Birch

Hedge Planting

Prunus Laurocerasus 'Rotundifolia' Cherry Laurel as indicated on layout

45/60cm bare root / pot grown depending upon planting season @ 4 per metre run

Set plants in suitably prepared pits with mulch cover using clean bark chippings (10-60cm)

Boundary fencing

1.8m high closeboard fencing to be erected to northern boundary and eastern boundary

1.8m high closeboard fencing to rear dividing boundaries with lockable side access gates

1.2m high closeboard fence to be erected to southern boundary adjacent to shared drive.

note - heights are from finished ground levels.

Bio-diversity Net Gain

Please refer to accompanying BNG Exemption statement

The site is to be developed as self-build / custom build scheme and is therefore exempt from the current BNG regulations. However the re-development of this brownfield site will actually result in a bio-diversity gain. We also propose to introduce bat / swallow bricks to each property as indicated on the submitted plans.

revision	date	init.	revision details.