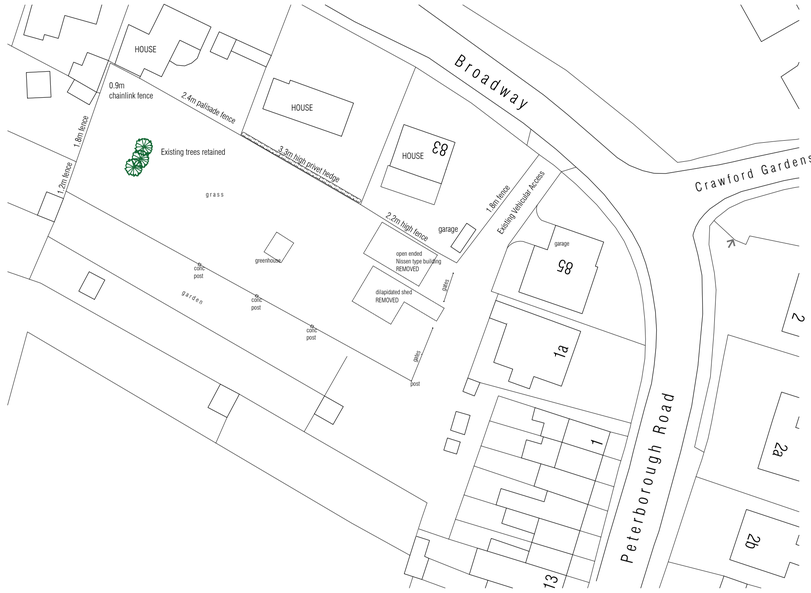
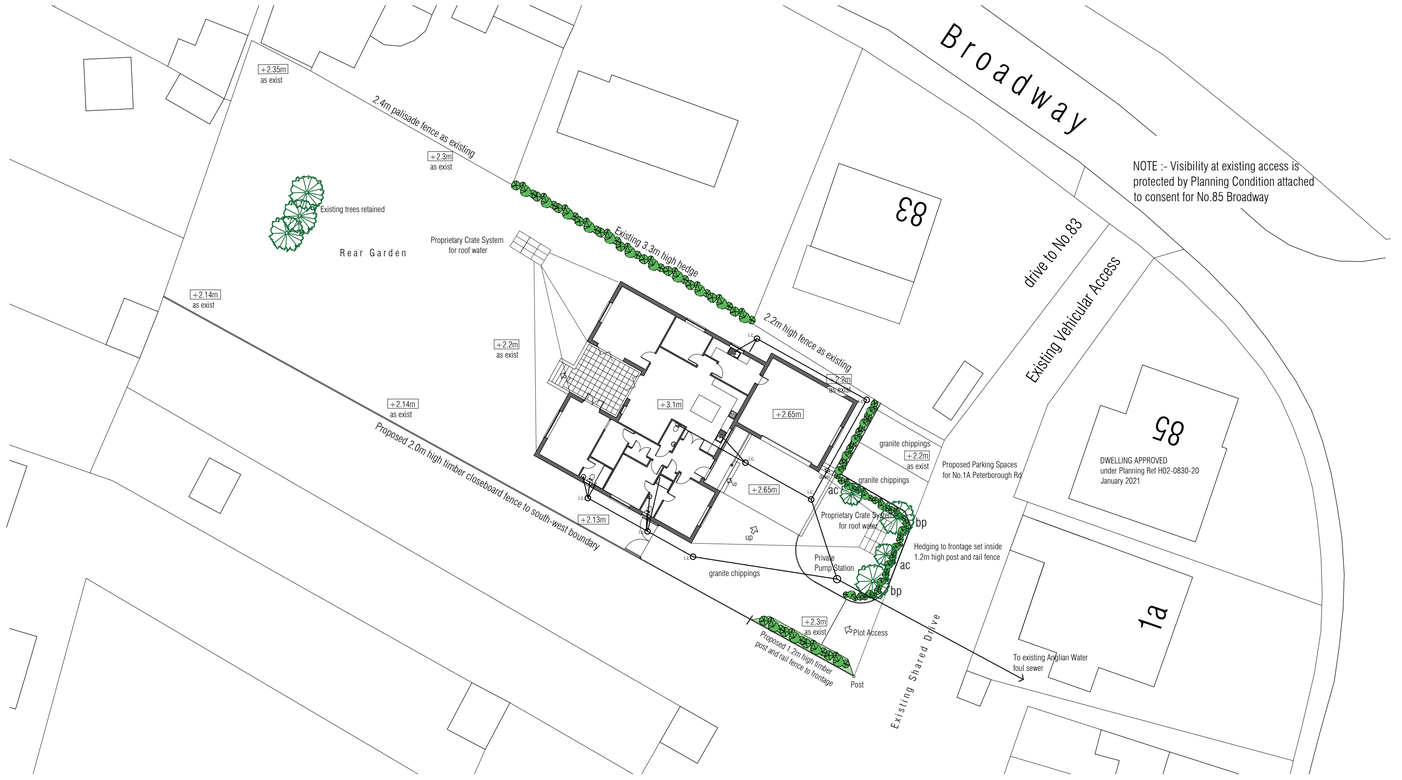


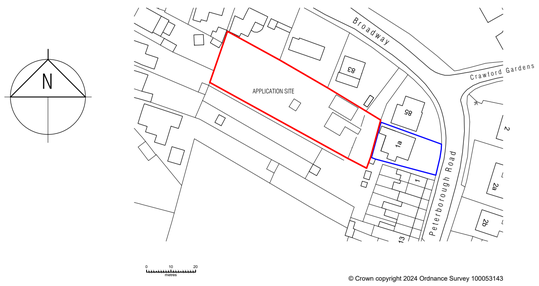
Site Layout as existing 1:500 scale

0 10 20 metres



Site Layout as proposed 1:250 scale

0 10 metres



Location Plan 1:1250 scale

Highways

The means of access to the proposed dwelling is as existing via a shared driveway which was considered acceptable by LCC Highways to serve the recently constructed dwelling (No.85 Broadway) approved 29/01/2021 ref H02-0830-20.

As part of the scheme it is intended to provide an additional 2 parking spaces to serve the existing dwelling No.1a Peterborough Road as indicated on the layout plan.
The parking spaces are a minimum of 6metres x 3metres each.

The proposed dwelling will have not less than 4 parking spaces including the double garage as well as turning facility

The existing means of access is permeable whereby there will be no surface water run-off onto adjacent property

Refuse Storage and Collection

There will be adequate storage provision within the private garden area for general refuse and recycle waste
On day of collection the waste will be placed for collection from Broadway as per the recently constructed dwelling

Drainage

Foul Drainage - to connect to existing Anglian Water foul sewer in Peterborough Road

Surface Water Drainage - 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

New fence required to south-west boundary - 1.8m high closeboard fence to private rear garden with 1.2m high timber post and rail to frontage as indicated on layout.
(Hedging set inside of post and rail fence).

Boundaries onto rear garden requiring additional privacy to be provided with 1.8m high closeboard fence.

Flood Risk

Refer to Site Specific Flood Risk Assessment for details

Fire Appliance Access - Approved Doc B

The existing access road to have minimum width of 3.7m and 12.5 tonne weight bearing capacity for attending appliances in accordance with Section 13 of Document part B5.

Biodiversity Net Gain measures (Condition 11 of Planning Consent)

The development of this site does not involve the removal of any trees or hedging
The footprint of the bungalow is partially offset by the removal of two dilapidated structures (as indicated on the site plan as existing) There is therefore minimal impact on the biodiversity on this specific site.

A scheme of landscaping has been approved under planning reference H02-0266-24 and this is to be carried out in the first planting season following practical completion of the development.

The existing mature hedge and group of trees in the rear garden are to be retained.

Whilst it would be desirable to introduce integrated nesting boxes for bats and swifts into the proposed building this is a single storey building with a hipped roof - it it therefore impractical to incorporate such measures in this instance. Similarly the built up character of the area does not provide a suitable location for pole mounted barn owl roost boxes.

With the enhanced landscaping to the site and no loss of any existing trees and hedging it is considered that the development is able to deliver a net gain in biodiversity in accordance with Policy 28 of the SELLP 2019

SHDC Planning Ref - H02-0266-24
B Reg Ref - B02-0506-24

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revision	date	init.	revision details.
A	05/24	ajf	foul drainage revised
			FRA - levels added to plan
			site plan updated
B	09/24	ajf	drainage detail added including
			foul pump chamber added
C	10/24	ajf	note added ref Fire Appliance access
D	11/24	ajf	details added for Planning Condition compliance

Project
Proposed Detached Bungalow
Land off Broadway Crowland
for Mr & Mrs. C. Newman

Drawing
Location Plan
Site Plan

date August 2024
scale(s) 1:250, 1:500, 1:1250 @A1
DRG. No. NEWM / BR / 01revD