

sharman architecture

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Project:	Land off Hereward Way. Crowland. Peterborough. PE6 OBL.
Planning:	Planning conditions.
Date:	1 st October 2024.

Planning permission reference no:
H02-0151-24
Dated 21 st JUNE 2024.

Condition C9:

Prior to its installation, details of the proposed boundary treatments, including a schedule of fencing levels, heights and materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use and retained thereafter.

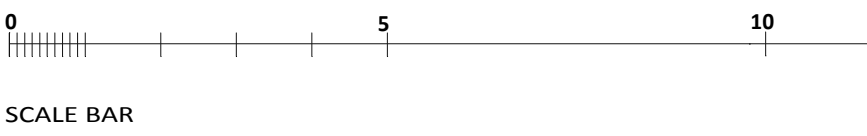
Note: Where levels are raised above existing ground levels, the submission shall be supported by cross-sectional drawings showing the relationship with adjoining uses and buildings to enable the Local Planning Authority to be satisfied that sufficient mitigation measures will be in place.

Reason: In the interests of the character and appearance of the development and the amenity of the area in which it is set including the amenity of nearby occupiers.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019

Answer.

A drawing has been produced to show the soft and hard landscaping
This is drawing reference HW/09/A
Copy details are enclosed



SHRUB PLANTING SCHEDULE			
CODE	PLANT NAME	CTS	SIZE
BD	BERBERIS DARWINII	350	2.0L
CC	CISTUS CRETICUS	900	2.0L
CCB	COTONEASTER CORAL BEAUTY	350	2.0L
EGC	ESCALLONIA GOLDEN CARPET	600	2.0L
EEG	EUONYMUS EMERALD AND GREEN	900	2.0L
OB	OSMANTHUS BURKWOODII	400	2.0L
P.SOL	PYRACANTHA SOLEIL DOR	300	2.0L
VM	VINCA MINOR GERTRUDE JEYKLL	300	1.0L

TREE PLANTING SCHEDULE		
CODE	PLANT NAME	SIZE
NT1 to NT5	CRATEAGUS LAEVIGATA-PAULS SCARLET	STD
NT6 to NT7	BETULA UTILIS JAQUEMONTII	STD
NT8 to NT9	SORBUS ACUPARIA	STD

THE TIMING FOR PLANTING IS TO BE THE NEXT AVAILABLE PLANTING SEASON AFTER COMPLETION OF THE DWELLINGS

HARD SURFACES

- The driveways are to be constructed from 200 x 100 x 60mm precast concrete block pavers. Colour to be RED. Roadway as above but colour BRINDLE and 80mm thick. Entrance road to Rumble strip in Asphalt.
- Paths to front of dwellings to be 1200mm minimum wide and 600mm to rear. Paths to be from 600mm x 600mm x 50mm precast or natural stone pavings laid on 50mm sharp sand with portland cement mixed in to the top on 150mm DOT type 1 granular fill on Terram 500 geotextile. Formation layer to be compacted prior to commencement of the works.
- Level access to be provided at dwelling entrances.
- Bins are stored to the rear of the dwellings in the positions as shown and are located on a hardstanding formed from precast concrete pavings on a consolidated hardcore sub base. The bins are to be left at the bin collection points shown on the bin collection days.

FENCING LEGEND AND NOTES

BOUNDARY FENCING

Boundary fencing to the site and plot boundaries to be 1800mm high close boarded feather edged fencing

- Garden gates to give a clear 850mm wide opening and to be provided with 1 pair of anti lift heavy duty t hinges, 1 suffolk latch & 1 sliding bolt.
- Feather edged fencing to be from 90mm x 13mm to 6mm feather edge fencing.
- All fencing to be from green tanalised pressure treated timber and to be retained in that colour. Preservative to give 30 years of life to the fence.
- Fencing palings fixed to 3 aris rails cut from 100mm x 100mm timber.
- Fencing rails secured to 125mm x 100mm concrete posts at 2400mm maximum centres. Posts set 750mm in the ground in 450mm x 450mm plain concrete base.
- Knee rails to dwellings Plots 1 and 2 from 140mm x 140mm posts with birdsmouth tops that support 100mm x 100mm rails. Posts secured in a concrete base 350mm x 350mm x 450mm deep with the horizontal rails attached to the posts with galvanised steel birdsmouth straps and galvanised nails. Heights to be 450mm with a rail length of 1800mm

LEVELS AND DRAINAGE

To be in accordance with the Infrastructure Engineers designs and details. Please refer to separate details, specification and drawings.

EXISTING LEVELS AND BUILDINGS ETC

These are all shown coloured purple/pink

title HARD AND SOFT LANDSCAPING PLAN	scale 1:100 @ A1	date OCTOBER 2024
contract TUNJI FASAE & GEORGE LAWL	revision A 10/10/2024	DRAWING FIRST ISSUED

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