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Public Open Space (P.O.S.)
Combined Total Area of Public Open Space = 1201sqM (including Local Area for Play)

Proposed Hard & Soft Landscaping

Boundary Treatment

- 1.8m or 2.4m High close boarded fence (all plot boundaries to be 1.8m unless otherwise stated)
- 1.8m High brick wall (brick to match dwelling to which it is associated with)
- 1.2m High Timber post & rail fence
- 0.9m High Timber picket fence

Existing Trees & Hedges to be retained

Existing Trees to be removed

Tree & Hedge Planting

Proposed Tree Planting:

MA = Sorbus Aucuparia - Rowan (Mountain Ash)
FM = Acer Campestre - Field Maple
WC = Prunus Avium - Wild Cherry
SB = Betula Pendula - Silver Birch

- All trees to be acquired from advanced nursery stock.
- Minimum 12-14cm girth container grown heavy standard (unless otherwise stated) at approx. 2.5m to 3.5m high.
- Spacing between trees to be no less than 2.5m.
- Tree pits should be sized to suit the root ball.
- All trees to be supported with min 75mmØ stake driven into the grown vertically and secured with rubber ties at the highest point below the first branch.
- Strimmer guards to be fitted for protection.
- Any failures with the initial 7 years of establishment are to be replaced with same.

Low-level planting including:

- Hebe Pingifolia 'Pagei'
- Pachysandra Terminalis 'Variegata'
- Vinca Minor 'Atropurpurea'
- Bergenia 'Silberlicht'
- Rubus Tricolor

Proposed Hedge Planting: Viburnum Tinus (Laurustinus)

- Hedges planted in double rows @ 300mm staggered centres.
- Hedging whips to be minimum 40cm to 60cm high.
- All planting to take place during first available planting season.
- Any failures with the initial 7 years of establishment are to be replaced with same.

Heating

All dwelling to be heated with Air Source Heat Pumps, located where shown on the plan as:

ASHP to be placed on concrete base with gravel trap to rear

Cycle Storage & Waste:

To comply with Condition 3 VII of the outline planning permission all plots to provide storage area for wheelie bins and waste disposal bags (indicated as 'bins' on each plot). Garages to be used for secure storage of cycles where applicable however, if no garage is provided a suitable location is provided on each plot for a lockable shed (indicated as 'shed').

Highway requirements:

All adoptable road construction to conform to Lincolnshire County Council Highway & Flood Authority Development Road and Sustainable Drainage Specification and Construction (March 2021 Edition)

SPECIFICATION:

Minor Access Road to be Non Pervious Tarmac @ 5.5m wide with 2m wide Tarmac Footways and as specified in Clause 1.10 Chart 4

Non Highway Surfaces:

SPECIFICATION:
Individual drives and private drives serving multiple dwellings to be construction with permeable tarmac to provide surface water drainage, as described in the surface water drainage scheme.

Front and rear gardens to be made good, levelled and turfed.

Concrete paving slabs to be laid to front and rear entrance of each dwelling from the drive or communal parking area and include a level threshold to comply with current Building Regulations Approved Document M - Access for the Disabled.

Minimum 3m x 3m concrete paving slabs laid outside all patio or bi-folding doors. (size will vary between plots)

Affordable Housing = A1 A2 A3

Total of 10no. affordable houses to be provided, covering Plots 28 to 37, comprising:
- 2no. 1 bed semi detached houses (A1)
- 5no. 2 bed semi detached houses (A2)
- 3no. 3 bed semi detached houses (A3)

Off road parking provided. Refer to Plot Schedule & individual house type drawings for full details.

Waste Collection

Storage of bins has been provided for each plot and collection of wheelie bins will be from the frontage of each dwelling. However, Private Drives have been provided with dedicated 'Bin Collection' points, which will be obscured on 3 sides by 1.2m high c/b fence (see plan) to help screen the bins from view on collection days. Bin Collection Points to be 800mm x 800mm for each dwelling.

Rev	Date	Description
A	23-06-2021	Drain maintenance access added to southern boundary & Plot 29 to 40 adjusted. Plot boundary treatment added
B	30-06-2021	House type details added. Plot boundary and hard & soft landscaping added.
C	06-07-2021	House type changes and plots reconfigured to suit.
D	19-10-2021	Major changes to layout and house types. 1 bed affordable house added. Foul Pumping Station.
E	22-10-2021	Update annotation prior to submission to reflect revised layout
F	10-11-2021	Plots 28-29 reconfigured. Location ASHP's added. Boundary treatments amended. Low-level planting added.
G	15-11-2021	Parking on Plot 28 amended. Picket fence added to Plots 18-19.
H	24-11-2021	Rear boundary fence to Plots 28-31 and Plots 38-42 raised to 2.4m high
J	02-12-2021	North end of adoptable road extended and bin collection points adjusted
K	06-07-2021	Minor amendment to tree plant adjacent to cycle path. JHWalter logo changed to Brown&Co/JHWalter logo.
L	25-01-2022	Bin collection point in private drive amended as requested by SHDC

0 40 70

Scale 1:500

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L-WOO-074-SLPP

Woodgate Developments Ltd

Land of Boston Road & High Street, Gosberton

Residential Develeopment

PROPOSED SITE LAYOUT PLAN and LANDSCAPING SCHEME

ISO A1 sheet @ Scale 1:500	Date: 25-01-2022	L
Drawn by: PAW	Checked by: SJC	