Adopted road

Retained Silver Birch G1 TPO no 28/2004

42-Esc A BL

11-Spir Gold

7-EEGal

10-Berg Cord

10-Pho Red

14-Ger JB

6-Hyp Cal

6-Pho Ten Atro

14-Ger War Pink

16-Com A Sib

14-Vin Min Var

19-Heb Bri

8-Pitt Ten TT

12-Ger Roz

21-Heuc Pri

11-Vin Min Var

Retained Silver Birch T1 TPO no 28/2004

120°26'25"

56.9

Adopted road

1687A-10

Route of existing water main

PLAY AREA
10m W x 5m L

Private dwellings

Private parking

MANHOLE WITH 150mm Ø ORIFICE PLATE

13-Sor Hum

Private courtyard parking

30-Ger Roz

27-Pitt Ten TT

50-Hac A

20-Hyp Hid

Bin store

BIN

Underplanted with 35-Vin Min

14-Brach

17-Heb A

12-Hyp Cal

6-EEGal

5-EEGal

Heb A

23-Vin. Min

8-Heb A

18-Sorb Jap

16-Brach

Retained Ash Tree
(Crown reduced)

114.723

1 6 30'00"40"

22-Ger JB

21-Prun L Zab

10-Spir Gold

10-Com A Sib

40-Ger JB

28-Ger Danw

7-Sal Hum

5-EEGal

6-Sal Hum

6-Lav Hid

4-Sal Hum

5-EEGal

13-EEGal

10-Cot Hor

25-Hyp Dan

5-Bud BK

9-EEGal

16-Prun Cis

16-Heb A

16-Lon Pil

Sovereign Regal Turf

Overhead electric line

EP

EP

Wild Flower Grass Seed - EM3F

(1.96m)

Plot 30

Plot 18

Plot 19

Plot 20

Plot 21

Plot 22

Plot 31

Plot 32

Plot 33

Plot 34

Plot 35

Plot 36

Plot 37

Plot 38

Plot 39

Plot 40

Plot 41

Plot 42

Plot 43

1687B-10

1687B-10

REFER TO 1687B-10 For North and West Areas of Site
REFER TO 1687C-10 For Schedule, Legend and Details

SHDC
Planning & Development
20 MAY 2010
Ref: 0430-10

N
W E
S

gdc Ltd
Landscaping & Lawnmower specialists
Beccles Road, St.Olaves, Gt. Yarmouth, NR31 9AD
Tel: 01493 488228 Fax: 01493 488503
E-mail: office@gdclimited.co.uk

REV.	DATE	DESCRIPTION
3	15.05.10	Modified fences and landscaping to suit clients comments
2	04.03.10	Rear garden turf to seed
1	26.02.10	Added planting to area between 36 & 37

PROJECT		CLIENT		
Barrington Gate, Holbeach,		Hill Partnerships Ltd		
SUBJECT		DATABASE	DATE	SCALE
Soft Landscaping			23.02.10	1:200 @ A1
PROJECT NR	DRAWING NR	REV.	DRAWN	CHECKED
1687	1687A-10	3	N.B.	C.B.

LANDSCAPING SCHEDULE:

QTY:	SPECIES:	CODE:	STOCK:	SIZE:	SPACINGS:
-	SHRUBS	-	-	-	-
-	-	-	-	-	-
16	Hebe Marjorie	Heb Marj	3L	30-40cm	60cm
44	Spiraea Goldflame	Spir Gold	3L	30-40cm	60cm
40	Vinca Minor	Vin Min	2L	20-30cm	20cm
25	Vinca Major Variagata	Vin Maj Var	2L	20-30cm	20cm
26	Cotoneaster Horizontalis	Cot Hor	3L	30-40cm	60cm
-	Cotoneaster Dammenii	Cot Dam	-	-	-
44	Lonicera Pileata	Lon Pil	2L	30-40cm	60cm
42	Hebe Pagei	Heb Pag	3L	20-30cm	60cm
19	Hebe Bowles Variety	Heb BV	3L	30-40cm	60cm
61	Hebe Albicans	Heb A	3L	30-40cm	60cm
30	Lavendula Hidcote	Lav Hid	2L	20-30cm	30cm
68	Euonymus Emerald Gaiety	EEGai	2L	20-30cm	60cm
41	Euonymus Emerald Gold	EEGold	2L	20-30cm	60cm
118	Sarcococca Humilis	Sar Hum	3L	30-40cm	60cm
67	Berginia Cordifolia	Ber Cord	3L	10-20cm	45cm
45	Heuchera Palace Purple	Heuc PP	2L	10-20cm	30cm
76	Escallonia Apple Blossom	Esc A BL	3L	30-40cm	60cm
20	Fushia Mrs Popple	Fush Mrs P	2L	30-40cm	60cm
14	Photinia Fraseri Red Robin	Pho Red	3L	40-60cm	60cm
36	Hypericum Hidcote	Hyp Hid	3L	40-60cm	60cm
6	Hypericum Calycinum	Hyp Cal	3L	20-30cm	60cm
40	Geranium Wargrave Pink	Ger War Pink	2L	10-20cm	30cm
42	Geranium Rozanne	Ger Roz	2L	10-20cm	30cm
126	Geranium Johnsons Blue	Ger JB	2L	10-20cm	30cm
26	Cornus Alba Sibirica	Corn A Sib	5L	60-80cm	60cm
26	Spiraea Japonica Little Princess	Spir Jap LP	3L	30-40cm	60cm
35	Pittisporum Tenifliurn Tom Thumb	Pitt TenTT	3L	40-60cm	60cm
45	Hebe Salicifolia	Heb Sal	3L	30-40cm	60cm
26	Pleioblastus Variagata	Pleio Var	3L	20-30cm	45cm
5	Buddleja Black Knight	Bud BK	3L	40-60cm	60cm
27	Prunus Cistena	Prun Cis	3L	40-60cm	60cm
26	Viburnam Davidii	Vib Dav	3L	30-40cm	60cm
29	Brachyglottis Dunedin	Brach	3L	30-40cm	45cm
34	Prunus Laurocerasus Zabeliana	Prun L. Zab	3L	40-60cm	60cm
8	Grissolina Lit. Varaigata	Gris Lit Var	3L	60-80cm	60cm
28	Berberis Darwinii	Ber Darw	3L	30-40cm	60cm
-	TREES	-	-	-	-
-	See Key and post specifications	-	-	-	-
2	Acer Campestre	AC	BR	10-12cmg	-
2	Betula Pendula	BP	BR	10-12cmg	-
2	Tillia Cordata	TC	BR	10-12cmg	-
2	Sorbus Aucuparia	SA	BR	10-12cmg	-
2	Quercus Rubur	QR	BR	10-12cmg	-
1	Fraxinus Ornus	FO	BR	10-12cmg	-
-	SPECIMEN PLANTS	-	-	-	-
-	-	-	-	-	-
4	Syringa Vulgaris	SV	10L CG	80-100cm	-
8	Amelanchier Lamarkii Ballerina	AL	30L CG	2.5 - 3m	-
7	Phormium Tenax Atropurpurea	PTA	30L CG	90-100cm	-
2	Photmium Tenax	PT	30L CG	90-100cm	-
-	CLIMBERS	-	-	-	-
-	-	-	-	-	-
3	Lonicera Periclymenum	LP	3L	60-80cm Spread	
3	Clematis Vitalba	CV	2L	60-80cm Spread	
3	Parthenocissus Tricuspidata	PT	2L	60-80cm Spread	
1	Hedera Helix Gold Heart	HHGH	2L	40-60cm Spread	
-	NATIVE HEDGING	-	-	-	-
-	Double staggered rows 60cm Ctrs x 30cm	-	-	-	-
-	between rows, clear spiral guards and canes	-	-	-	-
173	Crataegus Monogyna 50%	-	BR	60-80cm	60cm
35	Viburnam Opulus 10%	-	BR	60-80cm	60cm
35	Acer Campestre 10%	-	BR	60-80cm	60cm
35	Ilex Aquifolium 10%	-	2L CG	30-40cm	60cm
35	Corylus Avellana 10%	-	BR	60-80cm	60cm
35	Cornus Sanguinea 10%	-	BR	60-80cm	60cm
-	BULBS	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
900	Narcissus	-	Bulb	-	-
900	Narcissus February Silver	-	Bulb	-	-

R.B. = Root Ball, planting between November and March
B.R = Bare Root, planting between November and March
C.G = Container Grown, planting all through the year

Notes:

Subsoil to be broken up to 300mm depth
Topsoil spread at minimum of 150mm depth
Planting borders to receive 75mm depth ornamental bark mulch
Current standards of best practice to be abided by BS 4043/ BS 4428

Turf - Sovereign Regal (mix)

Sovereign Regal Turf Mix:

25%	Conrad	Perennial Ryegrass	Lolium Perenne
25%	Almerita	Strong Creeping Red Fescue	Festuca Rubra
10%	Musica	Chewings Fescue	Festuca Rubra Commutata
20%	Cezanne	Slender Creeping Red Fescue	Festuca Rubra Litoralis
20%	Limousine	Smooth Stalked Meadow Grass	Poa Pratensis

Wild Flower Grass Seed mixture - Emorsgate EM3F

%	Latin name	Common name
2.5	Achillea millefolium	Yarrow
7.5	Centaurea nigra	Common Knapweed
5	Centaurea scabiosa	Greater Knapweed
2.5	Daucus carota	Wild Carrot
2.5	Gallium mollugo	Hedge Bedstraw
5	Gallium verum	Lady's Bedstraw
5	Knautia arvensis	Field Scabious
2	Leontodon hispidus	Rough Hawkbit
4	Leucanthemum vulgare	Oxeye Daisy
7.5	Lotus corniculatus	Birdsfoot Trefoil
1	Lychnis flos-cuculi	Ragged Robin
4	Plantago media	Hoary Plantain
2.5	Primula veris	Cowslip
5	Prunella vulgaris	Selfheal
10	Ranunculus acris	Meadow Buttercup
5	Rhinanthus minor	Yellow Rattle
5	Rumex acetosa	Common Sorrel
7.5	Sanguisorba minor ssp.	minor Salad Burnet
5	Silene dioica	Red Campion
4	Silene vulgaris	Bladder Campion
5	Stachys officinalis	Betony
2.5	Vicia cracca	Tufted Vetch
100		

LEGEND:

LEGEND:

- Emosgate Wild Flower Grass Seed EM3F
- Trees, 2 post specification
- Public Open Space Trees - 4 post guard specification
- Trees, Single post specification
- Bulbs
- Planting area
- Turf
- Native Hedging
- Climbers
- Existing/ retained Trees
- Amenity Grass Seed

ENCLOSURES TYPE LEGEND

FENCE TYPE 01 -
1800MM HIGH TREATED CLOSEBOARD FENCE
WITH 300MM HIGH TREATED TRELLIS OVER

FENCE TYPE 02 -
1800MM HIGH TREATED CLOSEBOARD FENCE / PRIVACY SC
2000MM LONG RUN ADJACENT TO PROPERTY

FENCE TYPE 03 -
1200MM HIGH TREATED CLOSEBOARD FENCE
WITH 600MM HIGH TREATED TRELLIS OVER

FENCE TYPE 04 -
1800MM HIGH TREATED CLOSEBOARD FENCE / PRIVACY SC
TO PERIMETER OF DEVELOPMENT & BIN STORE AREAS

FENCE TYPE 05 -
KEE BAR TREATED SOFTWOOD BARRIER

FENCE TYPE 06 -
1200MM HIGH RPC METAL TUBULAR BOWTOP - BLACK
GALVANIZED FINISH AS STANDARD TO BS EN 1461
WITH MATCHING GATES

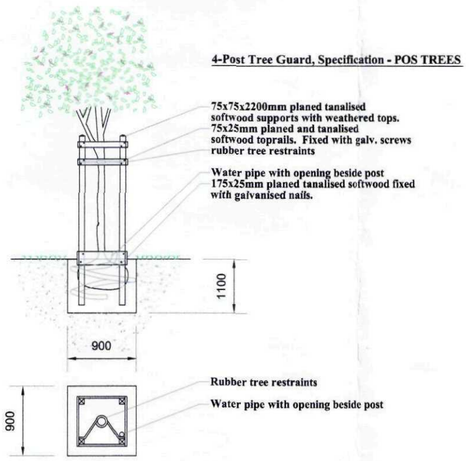
WALLED GARDEN -
1800MM HIGH GARDEN WALL
WITH SOLDIER COURSE CAPPING

GENERAL NOTE -
REAR GARDENS TO INCLUDE THE FOLLOWING -
6 SQM OF PATIO SPACE
ROTARY CLOTHES LINE
COMPOSTING BIN
WASTER RECYCLE BINS
GARDEN SHED (TO INCLUDED CYCLE STORE PROVISION)

GATE

1.8 high to provide a minimum clear opening of 850mm

TREE PLANTING/ SUPPORT SPECIFICATIONS:



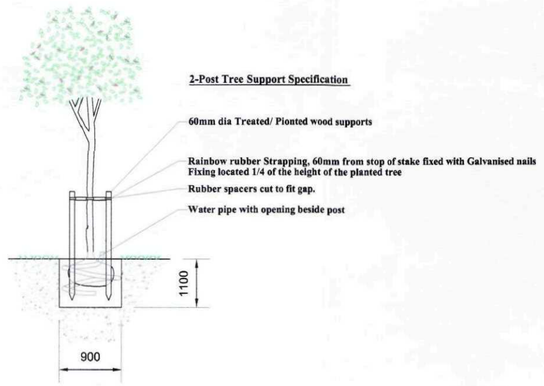
4-Post Tree Guard, Specification - POS TREES

75x75x2200mm planed tanalised softwood supports with weathered tops. 75x25mm planed and tanalised softwood toprails. Fixed with galv. screws rubber tree restraints

Water pipe with opening beside post 175x25mm planed tanalised softwood fixed with galvanised nails.

Rubber tree restraints

Water pipe with opening beside post



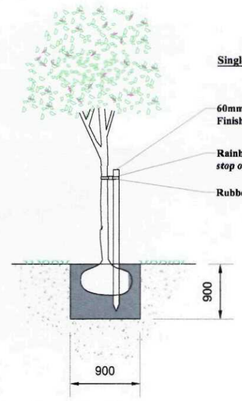
2-Post Tree Support Specification

60mm dia Treated/ Pionted wood supports

Rainbow rubber Strapping, 60mm from stop of stake fixed with Galvanised nails Fixing located 1/4 of the height of the planted tree

Rubber spacers cut to fit gap.

Water pipe with opening beside post



Single post tree support specification

60mm dia Treated/ Pionted wood supports. Finish height 1/3 of trees height

Rainbow rubber buckle tie, 60mm from *stop of stake fixed with Galvanised nails*

Rubber spacers

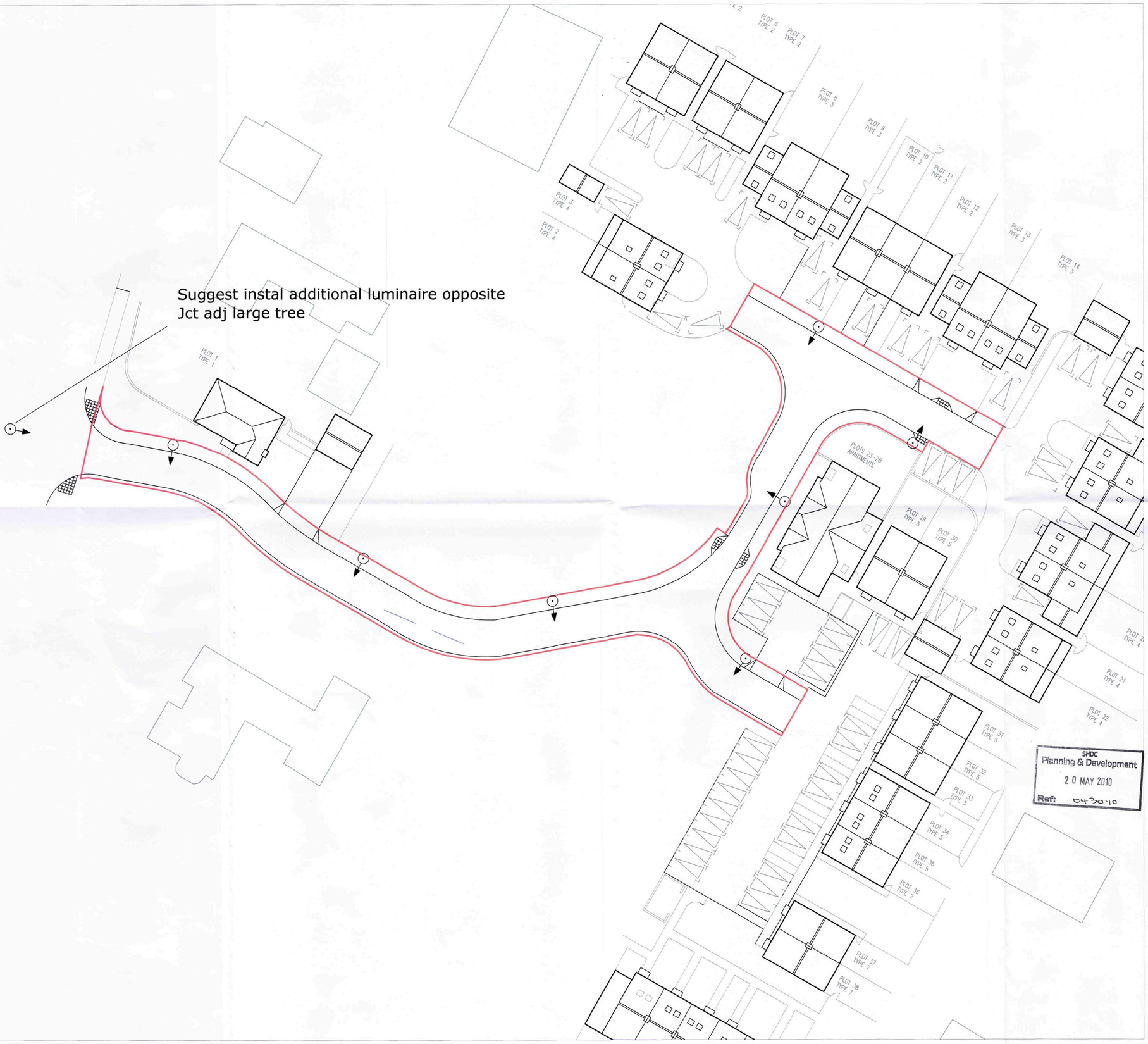
gdc Ltd
Landscaping & Lawnmower specialists
Beccles Road, St.Olaves, Gt. Yarmouth, NR31 9AD
Tel: 01493 488228 Fax: 01493 488503
E-mail: office@gdclimited.co.uk

REFER TO 1687A-10 For Southern Part of Site
REFER TO 1687B-10 For North Part of Site

SHDC
Planning & Development
20 MAY 2010
Ref: 0430-10

REV:	DATE:	DESCRIPTION:
3	15.05.10	Modified fences and landscaping to suit clients comments
2	04.03.10	Added amenity grass seed and altered shading to wild flower seed
1	26.02.10	Updated quantities of plants

PROJECT	CLIENT		
Barrington Gate, Holbeach	Hill Partnerships Ltd		
SUBJECT	DATABASE	DATE	SCALE
Schedule, Legend and Details		23.02.10	1:200 @
PROJECT NR / DRAWING NR	REV	DRAWN	CHECKED
1687 / 1687C-10	3	N.B.	C.B.



Notes

A

Resldium FGS224 36w PL-L with Polycarbonate Bowl on 5m column Post Top Mounted, 5 Deg Tilt

Lamp Pos N/A

Ref FGS224 36wPL-L/830 K HFP P3 (Add P1 for Nema, P3 for Minicell)

Spigot Adaptor for P/T Mounting GGP101 D76

Rev A - 12/05/10
Changed luminaires to 36w PL-L. Changed columns from 6m to 5m height

Disclaimer
The nominal values shown in this report are the result of precision calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, refection properties and electrical supply.

Drawn by
Steve Johnston

Philips Account Manager
Mike Mills

Scale
1:250 @ A1

Drawing Title
Lighting Layout to BS EN 5489 Pt 1 S5 5m 50w SON-TP

Project Title
Barrington Gate, Lincs

PHILIPS
Philips Lighting Solutions
Philips Centre, Guildford Business Park
Guildford, Surrey GU2 8XH
Telephone: 01293 776774 Fax: 01483 575534
Web: www.lighting.philips.co.uk

Date
12/05/10

Project Reference
10-139

Drawing Number
10/139/SJ/L01

Rev
A

HIGHWAY NOTES:

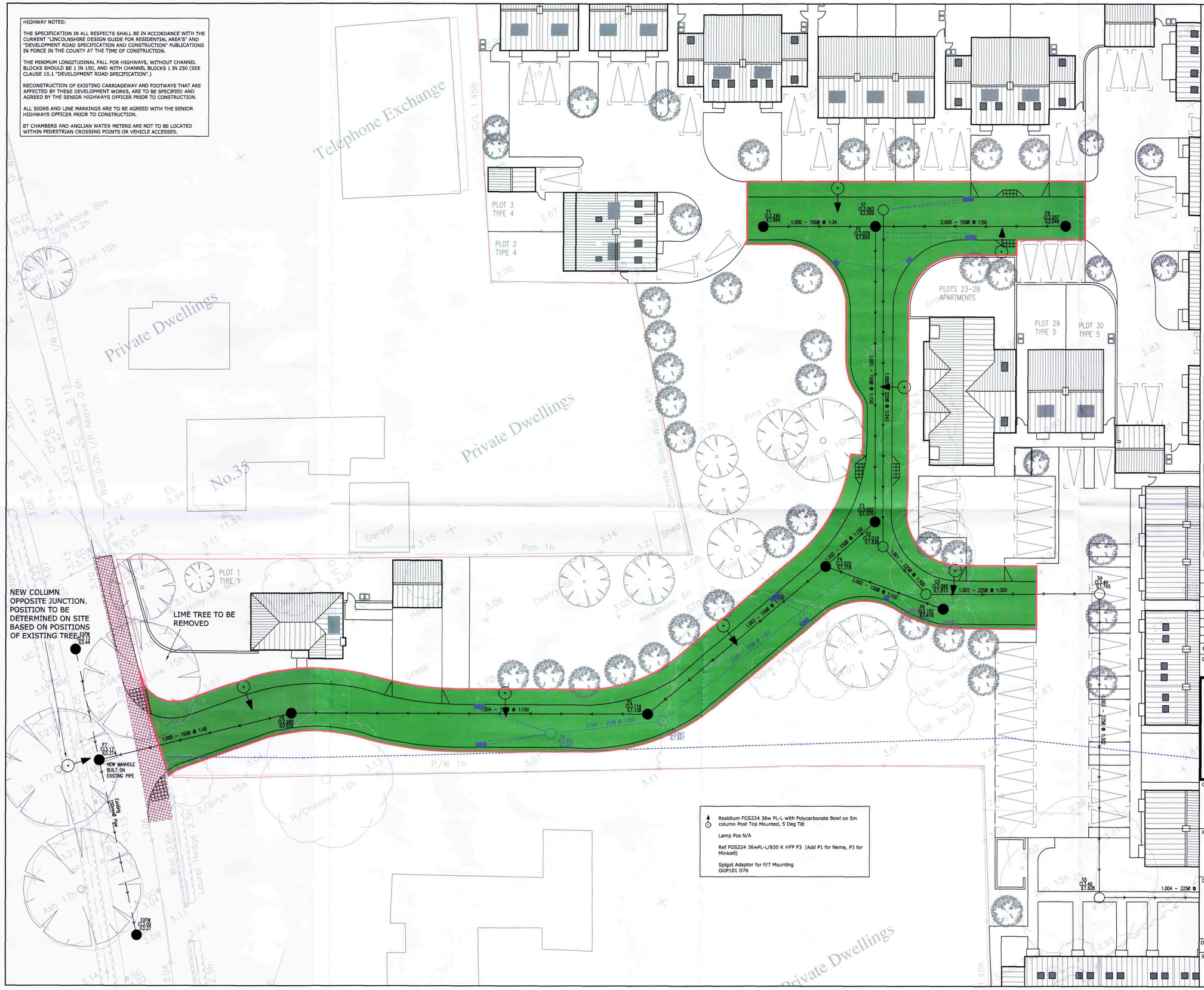
THE SPECIFICATION IN ALL RESPECTS SHALL BE IN ACCORDANCE WITH THE CURRENT "LINCOLNSHIRE DESIGN GUIDE FOR RESIDENTIAL AREA'S" AND "DEVELOPMENT ROAD SPECIFICATION AND CONSTRUCTION" PUBLICATIONS IN FORCE IN THE COUNTY AT THE TIME OF CONSTRUCTION.

THE MINIMUM LONGITUDINAL FALL FOR HIGHWAYS, WITHOUT CHANNEL BLOCKS SHOULD BE 1 IN 150, AND WITH CHANNEL BLOCKS 1 IN 250 (SEE CLAUSE 10.1 "DEVELOPMENT ROAD SPECIFICATION".)

RECONSTRUCTION OF EXISTING CARRIAGEWAY AND FOOTWAYS THAT ARE AFFECTED BY THESE DEVELOPMENT WORKS, ARE TO BE SPECIFIED AND AGREED BY THE SENIOR HIGHWAYS OFFICER PRIOR TO CONSTRUCTION.

ALL SIGNS AND LINE MARKINGS ARE TO BE AGREED WITH THE SENIOR HIGHWAYS OFFICER PRIOR TO CONSTRUCTION.

BT CHAMBERS AND ANGLIAN WATER METERS ARE NOT TO BE LOCATED WITHIN PEDESTRIAN CROSSING POINTS OR VEHICLE ACCESSES.



NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS, ARCHITECTS AND SPECIALISTS DRAWINGS AND THE SPECIFICATION.

2. DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. WRITTEN PERMISSION MUST BE OBTAINED FROM MLM PRIOR TO SCALING ELECTRONICALLY OR USING THIS ELECTRONIC FILE.

KEY

- AREA OFFERED FOR ADOPTION
- WORKS WITHIN EXISTING HIGHWAY
- SITE BOUNDARY
- PROPOSED STREET LIGHTING COLUMN
- HIGHWAY DRAINAGE

CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007

DESIGNERS HAZARD INFORMATION FOR CONSTRUCTION

1. *IF YOU DO NOT FULLY UNDERSTAND THE RISKS INVOLVED DURING THE* CONSTRUCTION OF THE ITEMS INDICATED ON THIS DRAWING ASK YOUR MANAGER, HEALTH & SAFETY ADVISOR OR A MEMBER OF THE DESIGN TEAM BEFORE PROCEEDING.

2. Existing services may exist on site. The contractor shall liaise with all relevant service companies and arrange for all services to be located, marked and protected.

3. Drainage works involve deep excavations and/or heavy plant/materials.

4. The contractor shall read and understand the soils report and be aware of any potential variations in soil conditions over the site.

5. The potential for danger to the general public and site personnel exists from works in the public highway. The contractor shall liaise with the highway authority and ensure that a safe method of working is maintained at all times.

6. Existing drainage pipes may be asbestos cement or fibre reinforced pipes, or concrete pipes containing asbestos fibre. Contractor to ensure competent staff adequately trained are engaged in the works, and disposal of any affected material is undertaken in line with current legislation and good practice guidelines.

7. The contractor is to be aware that overhead cables cross the site.

8. *The contractor is to be aware that works involve working adjacent to or in* existing watercourses.

9. Wors involve working in close proximity to an existing water main. The contractor is to ensure that this is fully located and protected during the works.

THE ABOVE NOTES REFER SPECIFICALLY TO THE INFORMATION SHOWN ON THIS DRAWING.
REFER TO THE HEALTH AND SAFETY PLAN FOR FURTHER INFORMATION.

Rev	Date	Description	Made	Checked
G	13.05.10	STREET LIGHTING UPDATED TO REVISED DESIGN	DK	AJM
F	27.04.10	STREET LIGHTING UPDATED TO REVISED DESIGN	DK	JEB
E	14.04.10	UPREVED FOR CONSTRUCTION	RR	DK
D	16.02.10	Adoption area at site entrance amended	DK	JEB
C	15.01.10	Updated to suit revised road design	DK	JEB
B	17.09.09	Updated to suit highways comments	DK	JEB
A	05.06.09	Street lighting and hatching added.	DK	JEB

Drawing Status: PRELIMINARY

MLM
Consulting Civil, Structural & Building Services Engineers
190 Eureka Park, Upper Pemberton, Ashford TN25 4AZ
Tel: 01233 610530 Fax: 01233 618299
Website: www.mlm.uk.com
Cambridge * Chelmsford * Ipswich * London * Norwich.

Client: HILL PARTNERSHIPS

Project: BARRINGTON GATE
HOLBEACH
LINCOLNSHIRE

Drawing Title: SECTION 38 ADOPTION PLAN

SHDC
Planning & Development
20 MAY 2010
Ref: 0430-10

Drawn/Design	Checked	Approved	Date
DK	JEB	JEB	27.03.09

Scales: 1:200 @ A1

Drawing No.: 612976/C/105

Rev: G

REFER TO 1687A-10 For Southern Part of Site
REFER TO 1687C-10 For Schedule, Legend and Details

SHDC
Planning & Development
20 MAY 2010
Ref: 0430-10

N
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gdc Ltd
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Tel: 01493 488228 Fax: 01493 488503
E-mail: office@gdclimited.co.uk

REV:	DATE:	DESCRIPTION:
3	15.05.10	Modified fences and landscaping to suit clients comments
2	04.03.10	Rear garden turf to seed
1	26.02.10	Added further planting to plot 1

PROJECT		CLIENT		
Barrington Gate, Holbeach.		Hill Partnerships Ltd		
SUBJECT		DATABASE	DATE	SCALE
Soft Landscaping			23.02.10	1:200 @ A1
PROJECT NR	DRAWING NR	REV	DRAWN	CHECKED
1687	1687B-10	3	N.B.	C.B.

Barrington Gate
60m
Visibility Splay
Wall 0.25h Wall 0.25h Wall 0.55h Wall 0.3h
Wall 0.2h I/R Above 0.6h
Wall 0.6h
Retained Cherry tree
Retained Holly tree
12-Ger JB
3-Pho Ten Atro & 2 Pho Ten mixed
24-Heuc PP
26-Pleio Var
26-Ger WP
8-EEGal
45-Heb Sal
11-Berg Cord
24-Ger JB
Plot 1
14-Ger JB
8-Gris LS Ja
5-Spir Gold
6-Berg Cord
8-Heb Pag
25-Sar Hum
11-Prun Cis
13-Prun L Zab
2.5m
GFL 3.300
106° 47' 33"
16.558
Retained Horse Chestnut T1 TPO no 22/1997
1687A-10
Adopted road
Private dwellings
Amenity space
Prunus Avium Plena Retained, Ivy to be removed
Crataegus Monogyna Retained
Retained trees, 4 Pines
Retained Silver Birch G1 TPO no 28/2004
90 lim Native Hedge
Plot 2
Plot 3
Plot 4
Plot 5
Plot 6
Plot 7
Plot 8
Plot 9
Plot 10
Plot 11
Plot 12
Plot 13
Plot 14
Plot 16
Plot 17
Plot 18
Plot 19
Plot 20
Plot 21
Plot 22
Plots 23-28
Plot 26
Plot 30
13.Slm Native Hedge
11-EEGold
8-Hyp Hid
8-Heb Pag
6-EEGal
5-Fuch Mix P
4-Cot Hor
1-AL
16-Esc A.Bl
18-Esc A.Bl
Private courtyard parking
3-Lav Hid
3-EEGal
3-AL under planted with 20 Vin Min
10-Heb Pag
7-Heb Pag
3-Heb Pag
8-Ber Cord
5-Sar Hum
6-Ber Cord
6-Berg Cord
6-Cot Hum
14-Lon Pil
1-Syringa Vulgaris
4-Heb Mac
4-Spir Gold
3-Syringa Vulgaris under planted with 20 Vin Min
3-Spir Gold
GATE
HIGH
Private courtyard parking
42-Esc A.BL
11-Spir Gold
7-EEGold
7-EEGal
10-Berg Cord
10-Pho Red
4-Pho Pleo
12-Berg Cord
Private parking
13-Sar Hum
MANHOLE WITH 120mm ø ORIFICE PLATE
14-Ger JB
6-Hyp Cal
8-Spir Jap LP
4-Pho Ten Mas
14-Ger War Pink
16-Com A Sib
14-Vin Min Var
19-Heb BV
8-Pitt Ten TT
12-Ger Roz
21-Heuc PP
11-Vin Min Var
Retained Silver Birch T1 TPO no 28/2004
120°26'25"
56.9
Adopted road
1687A-10