

Highways
Driveways to be permeable (gravel / granite chippings) with tarmac apron in verge onto highway in accordance with LCC Highways specification.
Turning areas to enable vehicles to exit drive in forward gear
Refuse Collection - available at plot frontages with provision made to each dwelling for separate storage of general and recycling waste pending collection.

Drainage
Foul Drainage - Install Package Treatment Unit to each plot in accordance with Building Regulations and other relevant legislation. Discharge of treated water to suitably sized soakaways or discharge into adjacent drains to north and south of site. (Soakaways subject to satisfactory soil percolation tests in accordance with BRE 365)

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

Landscaping & Boundary Treatment
Tree Planting to be 1.8m - 2.0m high suitably staked and tied
ac - *acer campestre* Field Maple
bp - *betula pendula* Silver Birch
Hedgerow to plot frontages -
fagus sylvatica 'purpurea' Copper Beech 40 / 60 2L pot @ 5 plants per metre run set inside 1.2m high black metal 'estate' railings.
Frontage dividing boundaries to be 1.2m high black metal 'estate' railings
Rear gardens to be screened with 1.8m high timber closeboard fencing

MAINTENANCE

Proposed Trees - to be planted in suitably prepared tree pits to avoid compaction of roots and allow root growth into surrounding soils
All trees to be watered in with regular watering during periods of dry weather until establishment (3-5 years)
Undertake weed control during first 3 years to ensure good growth with wood chip mulch around base with hand weeding as and when required
Tree stakes and ties to be routinely checked and adjusted with stakes and ties removed when trees become established (3-5 years)
All trees shall be maintained by the respective owner for the period of 5 years beginning from the date of completion of the scheme and during that period any losses shall be made good as and when necessary.

Proposed Hedgerow - Planting to be carried out between November and March avoiding adverse weather conditions such as excessive rainfall or freezing ground
Plants to be watered in with regular watering during periods of dry weather until establishment (3-5 years)
Provide temporary protection to plants to avoid damage and monitor growth to ensure equal growth to hedge - replace any defective plants as soon as possible to ensure consistent growth.
Undertake weed control during first 3 years to ensure good growth with wood chip mulch continuous to hedge borders with hand weeding as and when required
Once hedge is established (2-4 years) undertake light trimming to encourage growth and remove any dead as necessary.
All planting shall be maintained by the respective owner for the period of 5 years beginning from the date of completion of the scheme and during that period any losses or defective sections of hedging shall be made good as and when necessary.

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DCF BUILDERS Limited

Project
Proposed Detached Bungalow - Plot 1
Land Adjacent Longfield House
Northon's Lane Holbeach
for DCF Builders Limited

Drawing
SITE LAYOUT

date may 2021
scale(s) 1 : 500 @ A3
DRG. No. DCF / pl / P1 / 02