



PROPOSED RESIDENTIAL DEVELOPMENT, DAMGATE, HOLBEACH

LANDSCAPE and MANAGEMENT PLAN

For

Development Roads, Parking Courts and Footpaths

Seagate Homes Ltd

February 2025

Seagate Homes

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Introduction

1.1 This Management Plan has been prepared in response to South Holland District Council's planning approval H09-0287-24 to satisfy Condition 8 relating to the residential development at Damgate, Holbeach.

Condition 8

The development hereby permitted shall be carried out in accordance with the recommendations of the approved Ecology and Protected Species Survey (Scarborough Nixon Associates Limited, June 2016) approved under reference H09-0332-16 on 3rd May 2018.

In addition, before above ground work begins, details of the management of the following areas of landscaping, in line with the Biodiversity Metric 4 calculations submitted as part of the development hereby approved, and in conjunction with Conditions 5, 6 and 7 shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these areas shall be maintained in accordance with the approved details:

- Biodiversity Management for the 9m strip adjacent to the IDB drain as shown on plan 10009-SGH-SL-AR-1001 Rev P03*
- Long term management plan for newly planted trees, including management in dry periods for at least the first two years so that they can take advantage of the long daylight hours of spring and summer to establish root systems;*
- Management of amenity space around the ponds, including for Biodiversity Net Gain, including protective fencing during construction periods to create Biodiversity islands that remain undisturbed;*
- Management of areas within amenity space to sustain and enhance wildlife, including cutting regimes to retain longer grassed areas, shorter grass near paths to reduce fire hazards;*
- Details of the management of the replacement comprehensive landscaping scheme agreed to replace the removal of trees as part of permission H09-0277-20, so that it is incorporated into the overall landscaping scheme as approved.*

1.2 A management plan includes long term design objectives, management responsibilities and maintenance details for all development roads, parking courts and footpaths/cycle paths.

1.3 The drawings on which this management plan is based on:

- 10009-SGH-MRP-AR-1004 P02 - Maintenance and Responsibility Plan*
- 10009-SGH-DR-AR-1006 C06 Boundary and External Works (Ph1) 1of4*
- 10009-SGH-DR-AR-1007 C05 Boundary and External Works (Ph1) 2of4*
- 10009-SGH-DR-AR-1008 C05 Boundary and External Works (Ph1) 3of4*
- 10009-SGH-DR-AR-1016 C02 Boundary and External Works (Ph1) 4of4*

1.4 It is not the scope of the Management Plan to provide a detailed specification for management works. What is provided are general requirements and schedules of operations which are applicable to most of the different character areas of the site.

2.0 Management Responsibilities

2.1 The road areas coloured blue on the Maintenance Responsibilities Plan will be offered to Lincolnshire County Council Highways for adoption under a Section 38 Agreement.

2.2 All Areas are identified on the Maintenance Responsibilities Plan.

3.0 Habitat Management

3.1 Maintenance years 1 to 4.

In the first 4 years, emphasis is on the control of competitive weed vegetation around tree and shrubs, the eradication of weeds in general, the need to water to ensure establishment without losses of both plants and grass together with making good of any damage due to vandalism or accident.

3.2 Maintenance years 5 to 7.

In the last three years of the establishment period, the emphasis on the maintenance approach changes from the need to avoid plant losses to the need to control and develop vegetation, although most maintenance operations included in years 1-4 will be relevant in years 5-7.

3.3 Maintenance years 8 to 15.

It should be assumed that by year 8 all planting is well established with closed canopies within both structure and ornamental plantings, herbicide treatments within plantations should no longer be necessary. The objective for the areas of structural planting is to develop plantations with as wide an age distribution of trees and shrubs as possible. This will be achieved by coppicing and a management regime which allows for natural regeneration. A wide age distribution of trees and shrubs encourages a more stable and self-perpetuating plant population and reduces the overall need for management. Plantations with a well-developed branch system at all levels, which results from a wide age distribution, also provide good screening as well as good wildlife habitats. Management Plan 10 The management of ornamental shrub planting tends to be less dynamic and concentrates more on maintaining the status quo after the establishment period. The principle of coppicing or hard pruning is applicable to rejuvenate shrubs and reduce specimens which have outgrown their space, but natural regeneration is generally not desirable, except for when related to herbaceous plants.

3.4 Maintenance years 15 +.

The maintenance and management beyond year 15 continues as previous years with the level of work needed to planted areas dependent on localized growth rates, re-generation and general wear and tear. Grass areas should continue to be managed as before, with repair work such as reseeding and re-turfing carried out as necessary, allowing for temporary protective fencing to ensure establishment.

3.5 New Trees

- All new trees are to be watered as necessary to ensure their healthy establishment.
- Tree stakes and ties are to be regularly inspected and adjusted as necessary.

- All tree stakes and ties are to be removed after two years or when the tree is stable.
- Trees shall be pruned as necessary to retain good form and shape. Any dead, dying, diseased or dangerous branches shall also be removed.
- Any trees which die or are removed within five years of completion of the development shall be replaced with similar sized plants of similar species during the next planting season.

3.6 New Hedges

- New hedge planting shall be pruned regularly to promote dense, neat, and bushy growth.
- New hedges shall generally be pruned to remove half of the previous season's growth such that the desired height is gradually reached.
- Hedge trimming shall be carried out using appropriate shears.
- Arisings shall be removed from site.
- Any plants which die or are removed within five years of completion of the development shall be replaced with similar sized plants of similar species during the next planting season.

3.7 New Shrubs

- Shrubs generally are to be allowed to attain their natural height and form.
- Overhanging shrubs shall be pruned away from roads and footways.
- All shrubs are to be watered as necessary to ensure healthy establishment.
- Shrub beds are to be kept free of weeds either through hand weeding or the use of appropriate herbicide.
- Any shrubs which die or are removed within five years of completion of the development shall be replaced with similar sized plants of similar species during the next planting season.

3.8 Wildflower Grassland

- In the first year after sowing, regular cutting will be undertaken, cutting when the sward reaches an average height of 15cm, reducing sward height to approximately 5cm, with cuttings removed.
- Long-term maintenance will involve an annual cut in late summer.
- Additional cuts throughout the year will be up to the discretion of the developers/ appointed management company's discretion, however no cutting shall take place between April 1st and July 15th to allow flowering and seeds to set except to maintain footpaths.
- Uncut margins of 2m to 5m around hedgerows, woodland and areas of scrub are acceptable.

3.9 Amenity Grassland

- Amenity grassland will be cut to a height of between 25-30mm and arisings spread on site if possible.
- Generally, the amenity grassland will be mown weekly during the growing season.

- The height of growth must not exceed 75mm at any time. Trim all edges/ obstructions prior to general cut and sweep adjacent hard surfaces.
- Bare areas, and areas of dead grass that have failed to thrive shall be made good by re-cultivation and reseeding/ turfing as required.

3.10 Swirls and Scallops Grassland

- 'Swirls/ scallops' of grass being allowed to reach a height to set seed, before being mowed where appropriate at the end of the season.
- The grass being kept short near the footpaths to reduce any fire hazard.

4.0 Adoption under Section 38

4.1 Areas to be offered to the Local Highway Authority for adoption under Section 38 of the Highways Act 1980:

- a. In the short term, i.e. prior to the signing of the Section 38 Agreement, the Contractor will maintain the roads prior to the adoption, ensuring a suitable level of maintenance to facilitate future adoption and a safe working site.
- b. Should the Section 38 Agreement not be signed or completed, the Contractor will maintain the roads prior to site completion and handover to a level which would otherwise be deemed suitable for adoption by the Highways Authority.
- c. The site shall be inspected quarterly and any failures within the potential adopted public highway shall be repaired to the requirements of the Housing Estate Road Construction Specification current at the time within 28 days of the inspection or within 7 days if the damage is deemed to represent a hazard to the users of the site.
- d. Any damage reported to the owner of the road shall be inspected within 5 working days and remedial action in accordance with the above shall be undertaken.

5.0 Maintenance of Private Driveways

5.1 The responsibility for maintaining private driveways, either permeable or non-porous, will be the Homeowners / Tenants, whose home the driveway shares.

Individual Homeowners / Tenants will be made aware of their responsibilities for maintenance via the handover packs for the property and this will be reinforced by details included in the legal packs.

5.2 Maintenance Schedule:

| Maintenance Schedule | Action Required | Frequency |
|-------------------------------|--|--|
| <i>Regular Maintenance</i> | Sweeping and vacuuming | Three times/year at end of winter (March), summer (July/August), after autumn leaf fall, or as required based on site-specific observations of clogging or manufacturer's recommendations. |
| <i>Occasional Maintenance</i> | Stabilise and mow contributing and adjacent areas. | As required |
| | Removal of weeds | As required |
| <i>Remedial Actions</i> | Remediate any landscaping which, through vegetation, maintenance or soil slip, has been raised to within 50mm off the level of paving. | As required |
| | Remedial work to any depressions, rutting considered detrimental to the structural performance or a hazard to users. | As required |
| | Reconstruction of surface and upper sub-structure | As required (if infiltration performance is reduced as a result of significant clogging). |
| <i>Monitoring</i> | Initial inspection | Monthly for 3 months after installation |
| | Inspect for evidence of poor operation and/or weed growth. If required, take remedial action | 3-monthly and 48hrs after a storm that is considered to be a 1:30 year event |
| | Inspect silt accumulation rates and establish appropriate sweeping frequencies | Annually |
| | Monitor inspection chambers and catchpits and clean as required | Annually |

6.0 Other General Maintenance

6.1 Site Furniture, Structures:

- Inspect the following on a quarterly basis to ensure stability in the ground, the effectiveness of all fasteners and the sound condition of all timber/ metal work:
- Fences (including temporary protective fencing)
- Signposts
- Re-apply paints and other protective coatings as necessary to maintain all structures in a sound and attractive condition.

6.2 Fly-tipping:

- Inspect areas regularly which, because of their location and access, may attract fly-tipping, including along fences of back gardens.
- Remove tipped/ deposited material at the earliest opportunity so as to avoid further accumulation and possible health hazard.

6.3 Ecology measures & Maintenance

- Please refer to the Ecology measure and report by MKA Consultants
- Timetable in appendix 10.0

7.0 Appendix A – Maintenance Responsibilities Plan

8.0 Appendix B – Grounds Maintenance Plan

GROUNDS MAINTENANCE SCHEDULE

Your local Estates Services Officer will be jointly responsible for making sure these tasks are carried out as per the schedule.

Got something to say about your estate services? We want to hear.

We routinely survey customers about the standard of the grounds maintenance and communal cleaning services.

Please let us know if you are dissatisfied and we will look into it. For urgent enquiries, please contact 0345 678 0555.

| | JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | OCT | NOV | DEC | SPECIFICATION | |
|---|--|------|---|------|----------------------------|------|------|------|-----|------|-----|------|---|---|
| Grass cutting | | | 16 times a year (Frequency depends on weather) | | | | | | | | | | | <ul style="list-style-type: none"> Grass will be cut short or even height. Grass will be cut from edge-to-edge and as close as possible to paths, beds, fences and railings, etc. Clippings will be removed and disposed of. |
| Edging of beds | | | | Once | | | Once | | | Once | | | <ul style="list-style-type: none"> All beds will be edged and hoed. | |
| Hard surface clearance | Every visit | | | | | | | | | | | | <ul style="list-style-type: none"> Leaves may be collected using a sweeping brush or a leaf blower. Gullies and drains must be kept clear of fallen leaves and other debris. | |
| Hard surfaces – removal of moss and weeds | 2 times a year | | | | | | | | | | | | <ul style="list-style-type: none"> Manual removal of weeds and moss from hard surfaces (paving, tarmac, gravel and brick). With agreement from Accent, chemical weed control may be used. | |
| Collect litter, debris and fallen leaves | Every visit | | | | | | | | | | | | <ul style="list-style-type: none"> Litter, stones and fallen leaves must be removed before cutting the grass. Litter must be collected from all areas, including up to the building entrance. Litter is to be placed in refuse sacks, sealed and removed from the site. All fallen leaves, twigs and branches will be bagged and disposed of. Leaves must not be left in piles for later collection. | |
| Weed control (using herbicides) | As and when required | | | | | | | | | | | | <ul style="list-style-type: none"> Herbicides may be used for weed control. | |
| Hoe and remove weeds | | | | Once | | Once | | Once | | Once | | | <ul style="list-style-type: none"> All beds will be raked to remove litter and weeds. All beds will be hoed and the soil left with a fine tith. Herbicides may be used for weed control. | |
| Shrub beds – summer maintenance | | | 8 times a year (Frequency depends on weather) | | | | | | | | | | <ul style="list-style-type: none"> All shrubs and beds will be kept free of litter, weeds, roots and large stones. Dead shrubs will be removed and replaced (not necessarily on the same visit). Shrubs and beds will be watered in dry weather. | |
| Shrub beds winter maintenance | | Once | | | | | | | | | | Once | <ul style="list-style-type: none"> All shrubs and beds will be kept free of litter, weeds, roots and large stones. Dead shrubs will be removed and replaced (not necessarily on the same visit). | |
| Pruning of shrubs and hedges | 3 times a year (As and when required) | | | | | | | | | | | | <ul style="list-style-type: none"> Pruning will be carried out to maintain the growth and shape of shrubs and ensure they do not cause an obstruction. Where shrubs are adjacent to buildings, they must not be higher than the window sill. Shrubs and hedges are to be kept at least 25cm away from the building and walls. All vents, flues, downpipes, windows, entrances and access ways will be kept clear at all times. | |
| Pruning overhead branches | As and when required | | | | | | | | | | | | <ul style="list-style-type: none"> Growth from the trunk of a tree and up to a height of 2m above ground level will be removed. Ivy and dead branches will be removed. Tree roots will be maintained so they do not damage buildings or hard surface areas. Any health and safety risks concerning trees will be reported to Accent. Any major tree work will be identified and dealt with separately by a specialist. | |
| Strimming | | | | | 2 times during this period | | | | | | | | <ul style="list-style-type: none"> Any grass strip between fencing and the site boundary will be strimmed. | |
| Clear bramble/gorse | | | | | 2 times during this period | | | | | | | | <ul style="list-style-type: none"> Pruning will be carried out to maintain the growth and shape of shrubs and ensure they do not cause an obstruction. | |
| Rough verge maintenance | | | | Once | | | Once | | | Once | | | <ul style="list-style-type: none"> All rough verges will be cleared. | |

9.0 Appendix C – Ecology Post Development Management Timings

Table 14: Post development management timings

| Activity | Frequency | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|--|--------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Grassland and wildflower meadows | Spring/autumn | | | | | | | | | | | | |
| Bee lawns | Monthly/bi-monthly | | | | | | | | | | | | |
| General vegetation, trees and hedgerows | As needed | | | | | | | | | | | | |
| Pond management (removal of dead aquatic vegetation) | As needed | | | | | | | | | | | | |
| Maintenance of bird boxes | Annual | | | | | | | | | | | | |
| Check of bat box entrances | Annual | | | | | | | | | | | | |
| Maintenance of hedgehog hibernation boxes | Annual as needed | | | | | | | | | | | | |

Key

| | |
|-----------------------------|--|
| Appropriate timing of works | |
|-----------------------------|--|

10.0 Appendix D – Planting Proposals Plan

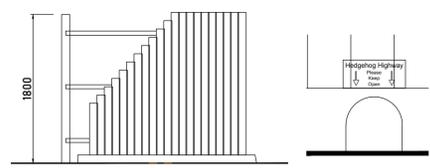
DAMGATE - HOLBEACH



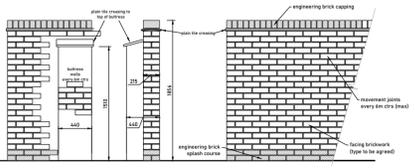
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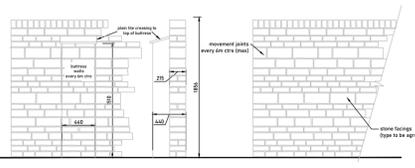
0.45m high timber knee rail fence



1.8m high Close-boarded Timber Fencing with timber gravel board
 13cm x 13cm hedgehog opening at the bottom of fence/brick wall. Hedgehog Highway Sign fitted above openings.



1.8m high facing brick garden wall
 1.8m high stone garden wall



1.2m high black galvanised estate railings
 1.2m post and rail timber fence



1.8m high stone garden wall

1.2m high black galvanised estate railings

Key

- Shared Driveways
Block Pavers - 60mm Marshall's Keylock Block Paving in Charcoal
Laying Course - 50mm minimum (when compacted) sand laying course.
Sub-Base - 200mm Type 1 granular material with geotextile at formation.
Where laid to either a 90 or 45 degree herringbone pattern, the edge perimeter should be laid with one single row of stretcher bond set parallel to the edge restraint. Where block pavers are laid abutting drainage channels, gully grates, etc. the upper surface of the block pavers should be set 3-6mm above the grating.
- Private Drives
Block Pavers - 60mm Marshall's Keylock Block Paving in Natural with Charcoal Edging
Laying Course - 50mm minimum (when compacted) sand laying course.
Sub-Base - 200mm Type 1 granular material
Capping - 170mm min. GFS material with geotextile at formation.
Where laid to either a 90 or 45 degree herringbone pattern, the edge perimeter should be laid with one single row of stretcher bond set parallel to the edge restraint. Where block pavers are laid abutting drainage channels, gully grates, etc. the upper surface of the block pavers should be set 3-6mm above the grating.

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 IF IN DOUBT ASK!

Key

- Proposed Housing
- Ornamental Bark Chipping + Membrane
(To be laid under any shrubs and hedges)
- Private Rear/Front Garden Areas unless noted otherwise
Turfed with Rowspan Medialone
- Public Open / Green Spaces
Seeded with hard wearing seed mix (with ryegrass)
- Principal Highway / Road - Tarmacadam
- Principal Highway / Road - Footpaths - Tarmacadam
- Shared Driveways
(Marshall's Keylock Block Paving in Charcoal)
- Private Drives
(Marshall's Keylock Block Paving in Natural with Charcoal Edging)
- Grey Paving Slabs
Principle entrances require slabs to create 1200mm² landing
- Grey Paving Slabs - 900mm Footpaths
- Gravel
- Filter Strip
- 9m IDB Easement
- Tactile Paving Area
(For space see Civils Package)
- 1.8m Close-boarded Timber Fencing
- 0.45m knee rail fence
- Concrete gravel board with fence on top
(Number of concrete gravel boards needed specified on plan)
- 1.2m high galvanised black estate railings
- 1.2m post and rail timber fence
- 1.8m high facing brick garden wall
- 1.8m brick wall
- 1.8m stone wall
- Gates
(1.8m Square top timber filled with galvanised hinges and latch)
- Proposed Tree Planting
- Bat Box
Integrated - Installed on southern or eastern elevations 3-4m above ground and not above windows.
- 25mm nest box
Installed 2-3m above the ground on northern or eastern elevations.
- 28mm nest box
Installed 2-3m above the ground on northern or eastern elevations.
- Open fronting nest box
Installed 1-2m above the ground on northern or eastern elevations.
- Sparrow terrace box
Integrated - Installed 2-4m above the ground on northern or eastern elevations. Ideally placed near the roof line.
- Swift nest box
Integrated - Installed 2-7m above the ground on northern or eastern elevations. Ideally placed near the roof line.
- Swallow nest box
Installed 2-6m above the ground on northern or eastern elevations. Best placed under eaves.
- House martin nest box
Installed 2-6m above the ground on northern or eastern elevations. Best placed under eaves.
- Proposed Hedge
- Proposed Shrubs
- Hedgehog Box
- Hedgehog Highway
13cm x 13cm opening in the bottom of the fence. Refer to ecology report for further details.

| Rev | Notes | Date | By |
|-----|---|----------|-----|
| C06 | Boundary fence to Plot 3 amended to client request. | 11.09.25 | MC |
| C05 | Plot 1 & 2 BCP relocated to the other side of the private drive and block paved. Size of the new BCP is 2400mm x 600mm. Front tree moved. | 05.09.25 | WK |
| C04 | Driveway Specification Amended | 10.07.25 | MLB |
| C03 | Legend updated, hedgehog highway added in line with ecology report, minor amendments | 16.06.25 | WK |
| C02 | Plot 185 handed, patio updated | 01.04.25 | WK |
| C01 | Plot & rear patio amended. AS & OPP added to all plots | 05.03.25 | MB |
| P01 | First Issue | 13.06.24 | WK |



Project: **PROPOSED RESIDENTIAL DEVELOPMENT, DAMGATE, HOLBEACH, LINCS.**

Drawing: **BOUNDARY AND EXTERNAL WORKS PLAN (PHASE 1) 1 OF 4**

Drawn: **WK** Date: **JUNE 2024**

Status: **CONSTRUCTION** Scale: **1:200 @A1**

Drawing Number: **10009-SGH-DR-AR-1006** Issue: **C06**

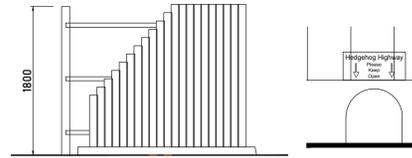
DAMGATE - HOLBEACH



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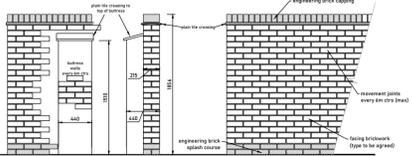


0.45m high timber knee rail fence

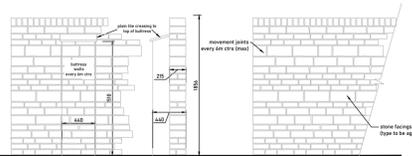


1.8m high Close-boarded Timber Fencing with timber gravel board

13cm x 13cm hedgehog opening in the bottom of fence/brick wall
Hedgehog Highway Sign fitted above openings.



1.8m high facing brick garden wall



1.8m high stone garden wall



1.2m high black galvanised estate railings

Key

- Shared Driveways
Block Paving - 60mm Marshall's Keyplok Block Paving in Charcoal
Laying Course - 50mm minimum (when compacted) sand laying course.
Sub-Base - 200mm Type 1 granular material with geotextile at formation.
Where laid to either a 90 or 45 degree herringbone pattern, the edge perimeter should be laid with one single row of structural bond set parallel to the edge restraint. Where block pavers are laid abutting drainage channels, gully grates, etc. the upper surface of the block pavers should be set 30mm above the grating.
- Private Drives
Block Paving - 60mm Marshall's Keyplok Block Paving in Natural with Charcoal Edging
Laying Course - 50mm minimum (when compacted) sand laying course.
Sub-Base - 200mm Type 1 granular material
Capping - 170mm min. G5 material with geotextile at formation.
Where laid to either a 90 or 45 degree herringbone pattern, the edge perimeter should be laid with one single row of structural bond set parallel to the edge restraint. Where block pavers are laid abutting drainage channels, gully grates, etc. the upper surface of the block pavers should be set 30mm above the grating.

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Key

- Proposed Housing
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(To be laid under any shrubs and hedges)
- Private Rear/Front Garden Areas unless noted otherwise
Turfed with Rowleam Mediation
- Public Open / Green Spaces
Seeded with hard wearing seed mix (with ryegrass)
- Principal Highway / Road - Tarmacadam
- Principal Highway / Road - Footpaths - Tarmacadam
- Shared Driveways
(Marshall's Keyplok Block Paving in Charcoal)
- Private Drives
(Marshall's Keyplok Block Paving in Natural with Charcoal Edging)
- Grey Paving Slabs
Principle entrances require slabs to create 1200mm² landing
- Grey Paving Slabs - 900mm Footpaths
- Gravel
- Filter Strip
- 9m IDB Easement
- Tactile Paving Area
(For space see Civils Package)
- 1.8m Close-boarded Timber Fencing
- 0.45m knee rail fence
- Concrete gravel board with fence on top
(Number of concrete gravel boards needed specified on plan)
- 1.2m high galvanised black estate railings
- 1.2m post and rail timber fence
- 1.8m high facing brick garden wall
- 1.8m brick wall
- 1.8m stone wall
- Gates
(FLB Square top timber fitted with galvanised hinges and latch)
- Proposed Tree Planting
- Bat Box
Integrated - installed on southern or eastern elevations. 3-4m above ground and not above windows.
- 25mm nest box
Installed 2-3m above the ground on northern or eastern elevations.
- 28mm nest box
Installed 2-3m above the ground on northern or eastern elevations.
- Open fronting nest box
Installed 1-2m above the ground on northern or eastern elevations.
- Sparrow terrace box
Integrated - installed 2-4m above the ground on northern or eastern elevations. Ideally placed near the roof line.
- Swift nest box
Integrated - installed 5-7m above the ground on northern or eastern elevations. Ideally placed near the roof line.
- Swallow nest box
Installed 2-6m above the ground on northern or eastern elevations. Best placed under eaves.
- House martin nest box
Installed 2-6m above the ground on northern or eastern elevations. Best placed under eaves.
- Proposed Hedge
- Proposed Shrubs
- Hedgehog Box
- Hedgehog Highway
13cm x 13cm opening in the bottom of the fence. Refer to ecology report for further details.

| Rev | Notes | Date | By |
|-----|--|----------|-----|
| C05 | Driveway Specification Amended | 10.07.25 | MLB |
| C04 | Legend updated, hedgehog highway added in line with ecology report, minor amendments | 16.06.25 | WK |
| C03 | Plot 157 slabs updated, Plot 162 drive updated | 04.04.25 | WK |
| C02 | Plot 154-157 patios and fences updated following changes to the layout | 01.04.25 | WK |
| C01 | Plots 149,156,157 & 161 Rear patio amended. AS & OPP Added | 05.03.25 | MB |
| P01 | First Issue | 13.06.24 | WK |



| Project: PROPOSED RESIDENTIAL DEVELOPMENT, DAMGATE, HOLBEACH, LINCS. | | | |
|--|----------------------|--------|-----------|
| Drawing: BOUNDARY AND EXTERNAL WORKS PLAN (PHASE 1) 2 OF 4 | | | |
| Drawn | WK | Date | JUNE 2024 |
| Status | CONSTRUCTION | Scale | 1:200 @A1 |
| Drawing Number: | 10009-SGH-DR-AR-1007 | Issue: | C05 |

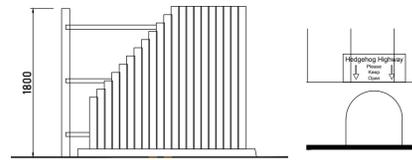
DAMGATE - HOLBEACH



FENCING DETAILS

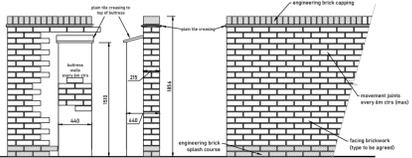


0.45m high timber knee rail fence



1.8m Close-boarded Timber Fencing with timber gravel board

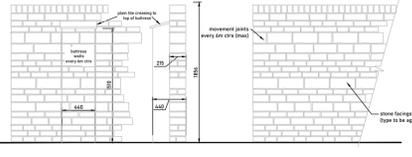
13cm x 13cm hedgehog opening in the bottom of fence/brick wall
Hedgehog Highway Sign fitted above openings.



1.8m high facing brick garden wall

1.8m brick wall

1.8m stone wall



1.8m high stone garden wall



1.2m high black galvanised estate railings

Key

- Shared Driveways
Block Paving - 60mm Marshall's Keyplok Block Paving in Charcoal
Laying Course - 50mm minimum (when compacted) sand laying course.
Sub-Base - 200mm Type 1 granular material with geotextile at formation.
Where laid to either a 50 or 45 degree herringbone pattern, the edge perimeter should be laid with one single row of structural bond set parallel to the edge restraint. Where block pavers are laid abutting drainage channels, gully grates, etc. the upper surface of the block pavers should be set 3-6mm above the grating.
- Private Drives
Block Paving - 60mm Marshall's Keyplok Block Paving in Natural with Charcoal Edging
Laying Course - 50mm minimum (when compacted) sand laying course.
Sub-Base - 200mm Type 1 granular material
Capping - 170mm min. G5 material with geotextile at formation.
Where laid to either a 50 or 45 degree herringbone pattern, the edge perimeter should be laid with one single row of structural bond set parallel to the edge restraint. Where block pavers are laid abutting drainage channels, gully grates, etc. the upper surface of the block pavers should be set 3-6mm above the grating.

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All dimensions to be checked on site prior to construction or off-site fabrication by the Contractor, his Sub-contractor or Supplier.
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IF IN DOUBT ASK!

- Proposed Housing
(To be laid under any arches and hedges)
- Ornamental Bark Chipping + Membrane
(To be laid under any arches and hedges)
- Private Rear/Front Garden Areas unless noted otherwise
Turfed with Rowleam Mediation
- Public Open / Green Spaces
Seeded with hard wearing seed mix (with ryegrass)
- Principal Highway / Road - Tarmacadam
- Principal Highway / Road - Footpaths - Tarmacadam
- Shared Driveways
(Marshall's Keyplok Block Paving in Charcoal)
- Private Drives
(Marshall's Keyplok Block Paving in Natural with Charcoal Edging)
- Grey Paving Slabs
Principle entrances require slabs to create 1200mm² landing
- Grey Paving Slabs - 900mm Footpaths
- Gravel
- Filter Strip
- 9m IDB Easement
- Tactile Paving Area
(For type see Civils Package)
- 1.8m Close-boarded Timber Fencing
- 0.45m knee rail fence
- Concrete gravel board with fence on top
(Number of concrete gravel boards needed specified on plan)
- 1.2m high galvanised black estate railings
- 1.2m post and rail timber fence
- 1.8m high facing brick garden wall
- 1.8m brick wall
- 1.8m stone wall
- Gates
(F45 Square top timber fitted with galvanised hinges and latch)
- Proposed Tree Planting
- Bat Box
Integrated - installed on southern or eastern elevations. 3-4m above ground and not above windows.
- 25mm nest box
Installed 2-3m above the ground on northern or eastern elevations.
- 28mm nest box
Installed 2-3m above the ground on northern or eastern elevations.
- Open fronting nest box
Installed 1-2m above the ground on northern or eastern elevations.
- Sparrow terrace box
Integrated - installed 2-3m above the ground on northern or eastern elevations. Ideally placed near the roof line.
- Swift nest box
Integrated - installed 5-7m above the ground on northern or eastern elevations. Ideally placed near the roof line.
- Swallow nest box
Installed 2-6m above the ground on northern or eastern elevations. Best placed under eaves.
- House martin nest box
Installed 2-6m above the ground on northern or eastern elevations. Best placed under eaves.
- Proposed Hedge
- Proposed Shrubs
- Hedgehog Box
- Hedgehog Highway
13cm x 13cm opening in the bottom of the fence. Refer to ecology report for further details.

| Rev | Notes | Date | By |
|-----|--|----------|-----|
| C05 | Driveway Specification Amended | 10.07.25 | MLB |
| C04 | Legend updated, hedgehog highway added in line with ecology report, minor amendments | 16.06.25 | WK |
| C03 | Plot 156 & 182 slabs updated, Plot 174 gate moved | 04.04.25 | WK |
| C02 | Plot 154-157 patios and fences updated following changes to the layout | 01.04.25 | WK |
| C01 | Plots 155, 156, 157 & 181 Rear patios corrected. AS & OPP Added to all plots. | 05.03.25 | MB |
| P01 | First Issue | 13.06.24 | WK |

SEAGATE HOMES

Project: **PROPOSED RESIDENTIAL DEVELOPMENT, DAMGATE, HOLBEACH, LINCS.**

Drawing: **BOUNDARY AND EXTERNAL WORKS PLAN (PHASE 1) 3 OF 4**

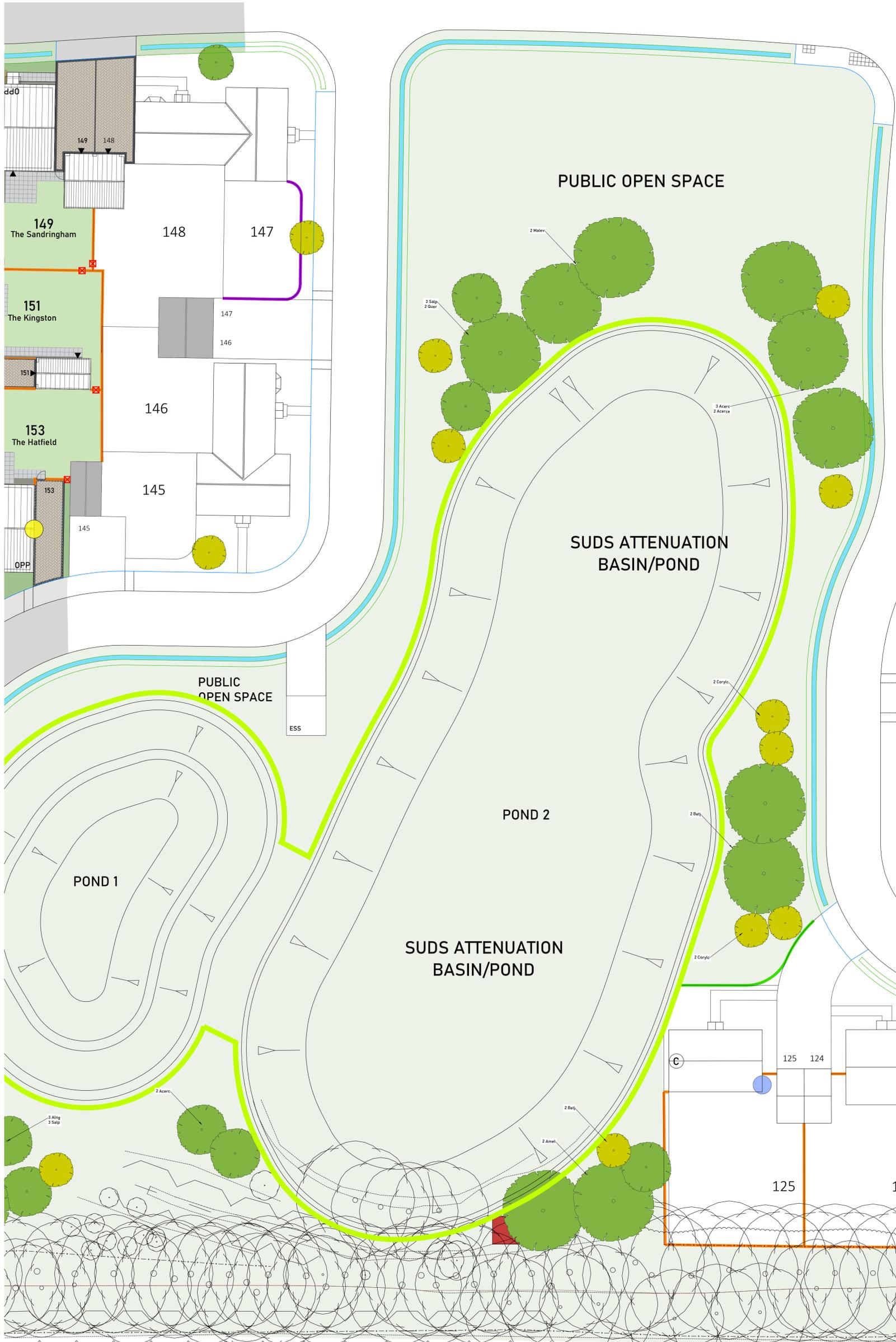
Drawn: **WK** Date: **JUNE 2024**

Status: **CONSTRUCTION** Scale: **1:200 @A1**

Drawing Number: **10009-SGH-DR-AR-1008** Issue: **C05**

DAMGATE - HOLBEACH

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 IF IN DOUBT ASK!



- Key**
- Proposed Housing
 - Ornamental Bark Chipping + Membrane (To be laid under any shrubs and hedges)
 - Private Rear/Front Garden Areas unless noted otherwise (Turfed with Rowleam Medialon)
 - Public Open / Green Spaces (Seeded with hard wearing seed mix (with ryegrass))
 - Principal Highway / Road - Tarmacadam
 - Principal Highway / Road - Footpaths - Tarmacadam
 - Shared Driveways (Marshall's Keylock Block Paving in Charcoal)
 - Private Drives (Marshall's Keylock Block Paving in Natural with Charcoal Edging)
 - Grey Paving Slabs (Principle entrances require slabs to create 1200mm² landing)
 - Grey Paving Slabs - 900mm Footpaths
 - Gravel
 - Filter Strip
 - 9m IDB Easement (For spec see Civils Package)
 - Tactile Paving Area (For spec see Civils Package)
 - 1.8m Close-boarded Timber Fencing
 - 0.45m knee rail fence
 - Concrete gravel board with fence on top (Number of concrete gravel boards needed specified on plan)
 - 1.2m high galvanised black estate railings
 - 1.2m post and rail timber fence
 - 1.8m brick wall
 - 1.8m stone wall
 - Gates (FLB Square top timber fitted with galvanised hinges and latch)
 - Proposed Tree Planting
 - Bat Box (Integrated - Installed on southern or eastern elevations 3-4m above ground and not above windows)
 - 25mm nest box (Installed 2-3m above the ground on northern or eastern elevations)
 - 28mm nest box (Installed 2-3m above the ground on northern or eastern elevations)
 - Open fronting nest box (Installed 1-2m above the ground on northern or eastern elevations)
 - Sparrow terrace box (Integrated - Installed 2-4m above the ground on northern or eastern elevations)
 - Swift nest box (Integrated - Installed 5-7m above the ground on northern or eastern elevations. Ideally placed near the roof line)
 - Swallow nest box (Installed 2-6m above the ground on northern or eastern elevations. Best placed under eaves)
 - House martin nest box (Installed 2-6m above the ground on northern or eastern elevations. Best placed under eaves)
 - Proposed Hedge
 - Proposed Shrubs
 - Hedgehog Box
 - Hedgehog Highway (15cm x 12cm opening in the bottom of the fence. Refer to ecology report for further details)

- Key**
- Shared Driveways (Block Paver - 60mm Marshall's Keylock Block Paving in Charcoal) (Laying Course - 50mm minimum (when compacted) sand laying course. Sub-Base - 370mm Type 1 granular material with geotextile at formation. Where laid to either a 90 or 45 degree herringbone pattern, the edge perimeter should be laid with one angle row of drainage board set parallel to the edge restraint. Where block pavers are laid abutting drainage channels, gully grates, etc. the upper surface of the block pavers should be set 50mm above the grating.)
 - Private Drives (Block Paver - 60mm Marshall's Keylock Block Paving in Natural with Charcoal Edging) (Laying Course - 50mm minimum (when compacted) sand laying course. Sub-Base - 200mm Type 1 granular material. Capping - 110mm min. SF 5 material with geotextile at formation. Where laid to either a 90 or 45 degree herringbone pattern, the edge perimeter should be laid with one angle row of drainage board set parallel to the edge restraint. Where block pavers are laid abutting drainage channels, gully grates, etc. the upper surface of the block pavers should be set 50mm above the grating.)

| Rev | Notes | Date | By |
|-----|--------------------------------|----------|-----|
| CD2 | Driveway Specification Amended | 10.07.25 | MLB |
| CD1 | First Issue | 18.06.25 | WK |

SEAGATE HOMES

Project: **PROPOSED RESIDENTIAL DEVELOPMENT, DAMGATE, HOLBEACH, Lincs.**

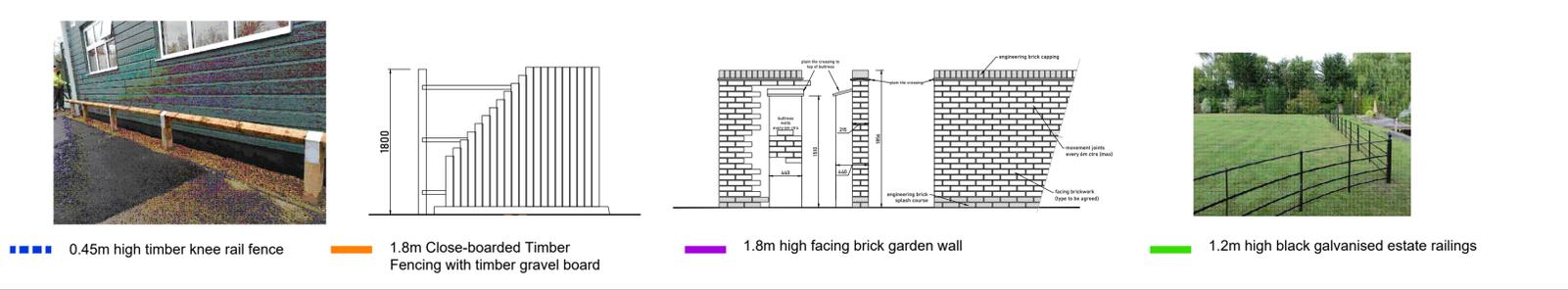
Drawing: **BOUNDARY AND EXTERNAL WORKS PLAN (PHASE 1) 4 OF 4**

Drawn: **WK** Date: **MAY 2025**

Status: **PRELIMINARY** Scale: **1:200 @A1**

Drawing Number: **10009-SGH-DR-AR-1016** Issue: **C02**

FENCING DETAILS



- 0.45m high timber knee rail fence
- 1.8m Close-boarded Timber Fencing with timber gravel board
- 1.8m high facing brick garden wall
- 1.2m high black galvanised estate railings