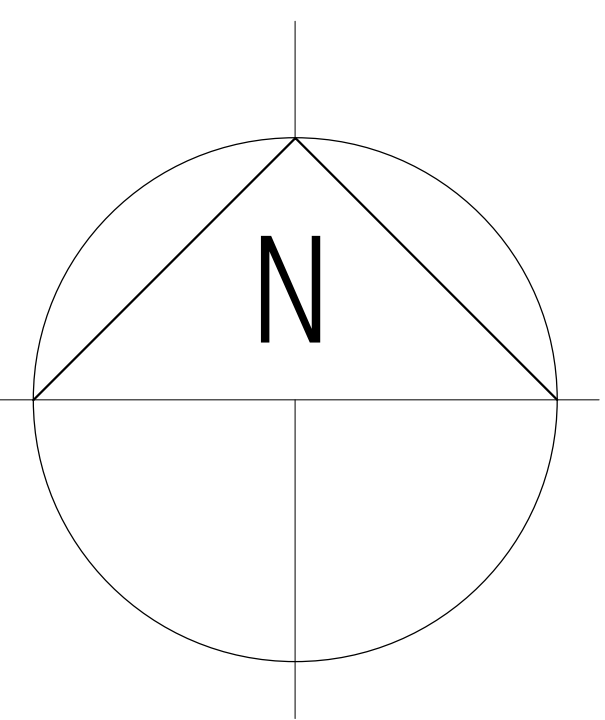




Site Levels
Finished Floor Levels of dwellings are to be 300mm above existing carriageway level in accordance with the FRA.
Datum level - centre of road Inspection Chamber cover +0.00m
Proposed garden levels are to remain as existing as indicated on plan

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 - Dwellings to be connected to the existing Anglian Water foul sewer located in public highway

Surface Water Drainage - Roof water to discharge into suitably sized and located proprietary soakaways.
soil percolation testing in accordance with BRE Digest 365. Installation in accordance with Building Regulations.

Landscaping & Boundary Treatment
Existing frontage hedge to be retained allowing for vehicular access points.
Hedge to be retained at a height of not less than 1.0 metre.
Existing trees to site frontage to be retained with the exception of one tree (plot 2 driveway)
Side boundaries to the site to remain as existing with mature hedging and screening

Proposed Landscaping
Tree planting as indicated on site layout - 1.8-2.4m height suitably staked and tied.
ac - *acer campestre* Field Maple
bp - *betula pendula* Silver Birch

Proposed Hedgerow to rear boundary
Ligustrum Vulgare - wild privet 40/60cm @ 300c/c planted to inside of boundary fence

Boundary Treatment
Rear site boundary to be 1.2m high timber post and rail
Rear dividing boundaries to be 1.8m high timber closeboard fence
Frontage dividing boundaries to be 1.2m high timber post and rail.

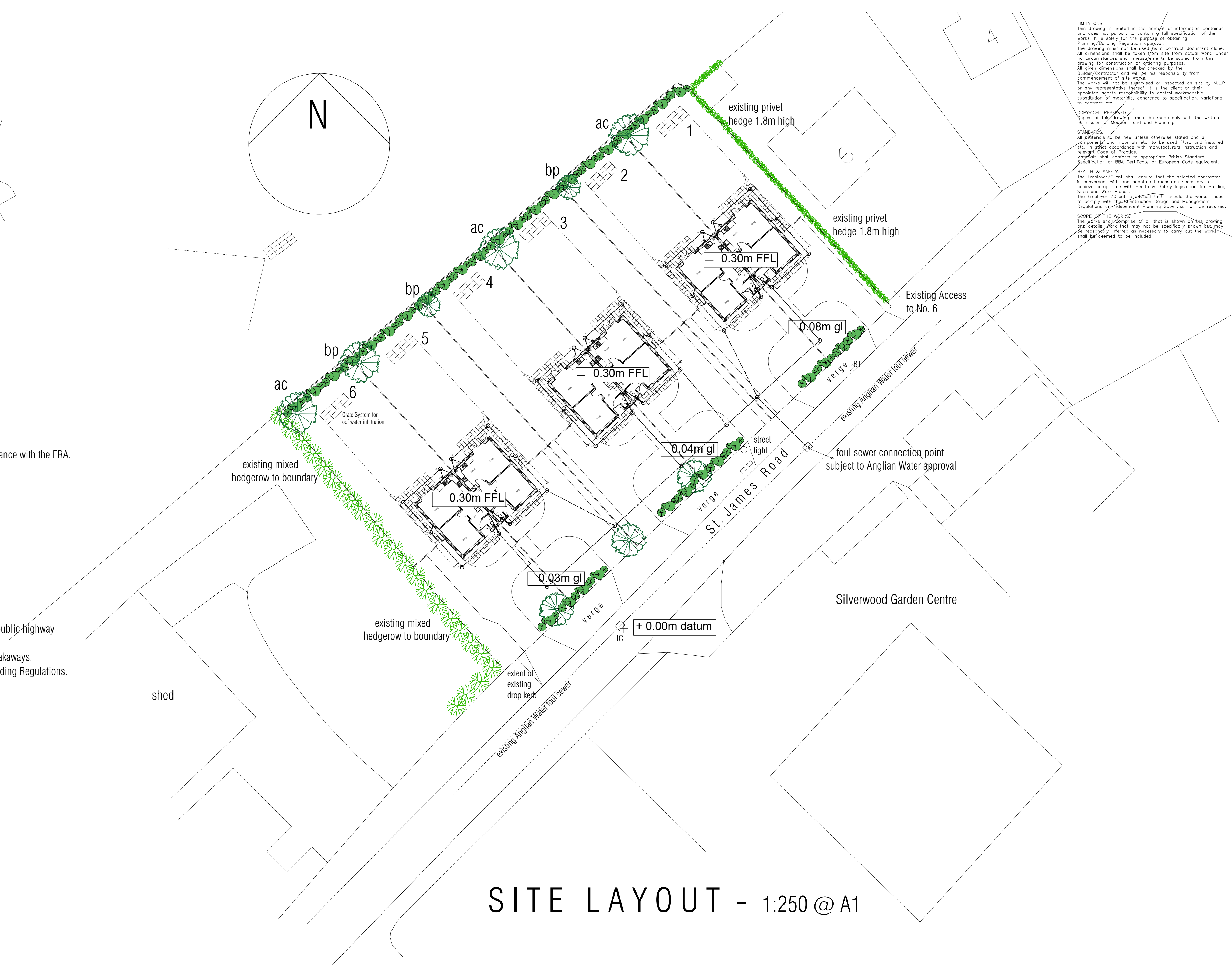
Ecological Enhancement (Condition 10 of Outline Planning)
Install Manthorpe Swift Brick to each gable end at high level in accordance with manufacturers specification

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/Building Regulation approval.
The drawing must not be used for a contract document alone. All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or other purposes.
All given dimensions shall be checked by the Builder/Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by M.L.P. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.
COPYRIGHT RESERVED. Copies of this drawing must be made only with the written permission of Moulton Land and Planning.

STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer/Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer/Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.



SITE LAYOUT - 1:250 @ A1

SHDC Building Reg Ref - B11-0476-22