



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