

Site Plan

Scale: 1:250

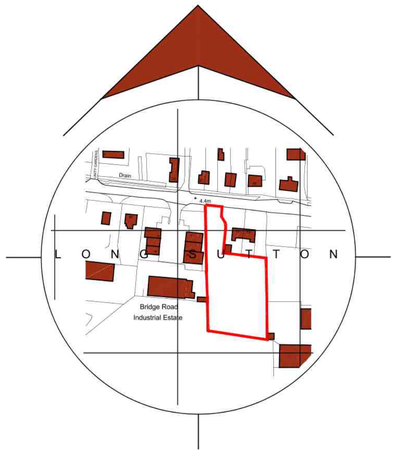
0 5 10
metres

Proposed boundary fence to be 2.0m high timber close boarded to be erected on application site boundary.

Existing fences to remain.

Floor level of the two storey dwellings will be raised 500mm above lowest ground level with flood resilient construction up to 300mm above finished floor level and safe refuge available at first floor level.

Landscaping Description	
T - Trees to include Prunus (Flowering Cherry) 'Accolade' Field Maple (Acer campestre) Mountain Ash (Sorbus aucuparia) Whitebeam (Sorbus aria majestica) Size 10-12cm planted.	GC - Ground Cover Plants Cotoneaster Horizontalis, Hedera Helix, Lavendula Spica 6 plants per sq m, 15cm planting size
SP - Shrub Planting to include: Lonicera Pileatea, Spirear Godl Flame, Scenecio Greyii, Rosa Rugosa, Prunos Laurocerasus, Syringa Vulgaris C3 pot size, planting size 40-60cm, planted at 750mm ctrs	Hedging - Laurel
Landscaping Notes - All planting, seeding or turfing as shown on the above landscaping plan are to be carried out in the first planting and seeding seasons following the occupation of the dwelling of the completion of the development, whichever is sooner; and any trees or plants which within a period of 5 years from the completion die, are to be removed and replaces with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.	



Location Plan

Scale: 1:2500

0 25 50 75 100
metres

Site Plan Key

- Indicates proposed dwellings
- Indicates existing features to be demolished
- Indicates existing buildings from OS plan
- Indicates proposed estate road with footpaths to be permeable tarmac
- Indicates proposed site access (Site Access)
- Indicates proposed car park spaces to be block paving
- Indicates proposed trees
- Indicates proposed private drive and service strip to be gravel
- Indicates proposed laurel hedging
- Indicates proposed areas to be grass
- Indicates proposed shrub planting (SP)
- Indicates proposed patios
- Indicates proposed ground cover planting (GC)
- Indicates proposed refuse collection point as per Refuse Collection strategy (Refuse collection point for plots 1 - 9)
- Indicates existing planting (Existing hedge)
- Indicates proposed refuse storage sheds as per Refuse Collection strategy
- Indicates proposed planting to be similar to existing (Proposed hedge)

Method statement for protection of trees on site during construction

- Prior to the commencement of any construction work on site, protective fencing shall be erected around each tree or tree group. Protective fencing in accordance with above table and BS 5837 unless otherwise agreed in writing with the local Planning Authority. Please see protected areas marked on proposed site plan.
- No trenches or pipe runs for services and drains shall be sited within 4m of the trunk of any trees retained on the site, unless otherwise agreed in writing with the local Planning Authority.
- New hard surfaces or paths in accordance with minimum recommended distances for protective fencing.
- No burning shall take place in a position where the flames could extend to within 5m of foliage, branches or the trunk of any tree to be retained.

Method statement for nature conservation

- The existing remaining tree on site is to be protected as above for the duration of the construction to safeguard the habitats of any nesting birds that may be present.

Schedule of Dwellings

Plot	House Type	Bedrooms
1	Semi House	3 Bed
2	Semi House	3 Bed
3	Semi House	3 Bed
4	Semi House	3 Bed
5	Semi House	3 Bed
6	Semi House	3 Bed
7	House	3 Bed
8	House	3 Bed
9	House	4 Bed

General Notes

1. This drawing shall not be scaled, figured dimensions only to be used.
2. All dimensions are shown in 'mm' unless otherwise stated.
3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
4. This drawing is to be read in conjunction with all relevant engineers and specialist sub-contractors drawings and specifications.
5. Any discrepancies are to be brought to the designers attention.

Revisions

01	March 2019	First Issue.
02	May 2019	Drawing revised to suit Client's requirements.
03	May 2019	Drawing revised to suit Client's requirements.
04	June 2019	Refuse collection point allocated.
05	July 2019	Refuse storage sheds allocated and refuse collection point updated.

Status

FOR APPROVAL

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Job Title
Proposed Residential Development
Bridge Road, Long Sutton
for: I M N Properties Ltd

Date: July 2019
Drawn by: GG
Checked by: GE

Drawing Title
Planning Drawing
Location Plan and Site Plan

Job No.: SE-1146
Sheet Size: A1
Dwg No.: PP1000
Revision: 05