SWANN EDWARDS ARCHITECTURE

# REFUSE COLLECTION STRATEGY REPORT

## PROPOSED RESIDENTIAL DEVELOPMENT

AT

BRIDGE ROAD
LONG SUTTON
SPALDING
LINCS

FOR

IMN PROPERTIES LTD

Job No. SE-1146

17 July 2019

**Swann Edwards Architecture Limited** - Registered in England & Wales No. 07943586.
Place of Business: Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA
**t** 01945 450694 **e** info@swannedwards.co.uk **w** www.swannedwards.co.uk
Registered Office: 22-26 King Street King's Lynn PE30 1HJ.

This Refuse Collection Strategy Report is for the proposed residential development of 9No. houses in Bridge Road, Long Sutton for IMN Properties Ltd.

As the road is to be under the ownership and control of a management company, it is also planned that the refuse collection area along with the landscaped areas that fall outside of the immediate dwellings curtilage is also to be under the control of the same management company of which each household will pay an agreed monthly sum for the management and upkeep.

The dwellings will each have a timber shed as in appendix A which is to be used for the storage of the used bin bags which are to be brought to the collection point for collection by the local authority. The householders will be instructed that they are not to use the collection point until 6:00pm the day before collection, and the management company will ensure this is complied with. The site plan with the location of the sheds is in appendix B.

The two collections that are undertaken by the local authority for both household waste and recycling will be managed in the same way.

Appendix A



Rear garden storage shed.

Appendix B




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<br>Prunus (Flowering Cherry) 'Accolade'<br>Field Maple (Acer campestre)<br>Mountain Ash (Sorbus aucuparia)<br>Whitebeam (Sorbus aria majestica)<br>Size 10-12cm planted. | GC - Ground Cover Plants<br>Cotoneaster Horizontalis, Hedera Helix, Lavandula Spica<br>6 plants per sq m, 15cm planting size |
| SP - Shrub Planting to include<br>Lonicera Fragrantissima, Spiraea Gold Flame, Sorbaria Grandi, Rosa Rugosa, Prunus Laurocerasus, Syringa Vulgaris<br>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 replaced with others of a similar size and species, unless the Local Planning Authority gives written consent to any variation.

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.




Location Plan
Scale: 1:2500
metres

| 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 | 3 Bed |

Site Plan Key

- Indicates proposed dwellings
- Indicates existing buildings from OS plan
- Indicates proposed site access
- Indicates proposed trees
- Indicates proposed laurel hedging
- Indicates proposed shrub planting
- Indicates proposed ground cover planting
- Indicates existing planting
- Indicates proposed planting to be similar to existing
- Indicates existing features to be demolished
- Indicates proposed estate road with footpths to be permeable tarmac
- Indicates proposed car park spaces to be block paving
- Indicates proposed private drive and service strip to be gravel
- Indicates proposed areas to be grass
- Indicates proposed patios
- Indicates proposed refuse collection point as per Refuse Collection strategy
- Indicates proposed refuse storage sheds as per Refuse Collection strategy

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 | 16/04/2015 | First issue. |
| 02 | 1/05/2015 | Drawing revised to suit Client's requirements. |
| 03 | 1/05/2015 | Drawing revised to suit Client's requirements. |
| 04 | 24/06/2015 | Refuse collection point allocated. |
| 05 | 2/07/2015 | Refuse storage sheds allocated and refuse collection point updated. |

Status: FOR APPROVAL

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Swann Edwards Architecture Limited, Swann Edwards Architecture, Black Barn, Fen Road, Guyhirn, Wisbech, Cambs. PE13 4AA.
t: 01945 450266 e: info@swannedwards.co.uk w: www.swannedwards.co.uk

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Checked by: GE
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