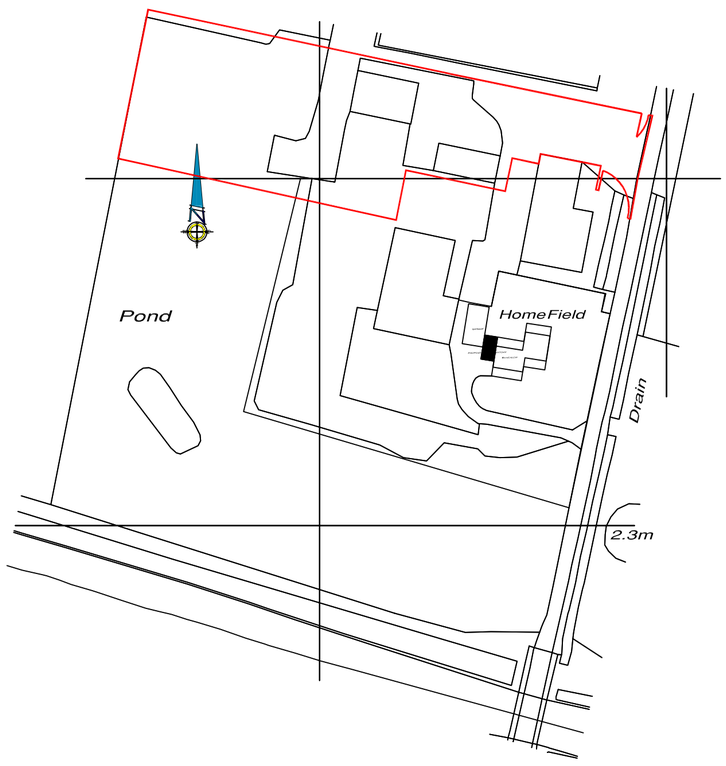
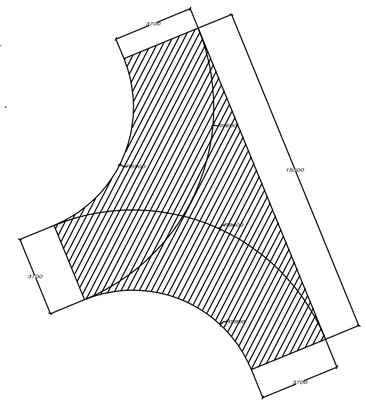



# LOCATION PLAN 1:250

1.8m High Green plastic coated Weld mesh fencing
1.8m High Green Plastic coated Weld Mesh Fencing
Staff recreational area
1 Red May
2 Field Maple
3 Alder
4 Ash
ADDITIONAL PARKING STANDING FOR PLANT AND MATERIALS
39,240
Vehicle turning up to 12.5 tons capacity
21,082
CONCRETE HARDSTANDING
3,030
Skip bay
Skip bay
LIGHT GOODS PARKING
PROPOSED WORKSHOP (New Build)
INTERNAL FLOOR AREA 470 SQ.M
Existing building floors are 200mm above surrounding ground level, the change of use will raise the floor by 150 mm therefore all new floor levels will be 350mm Above surrounding ground level
PARKING
PROPOSED OFFICES (Change of use and alterations)
INTERNAL FLOOR AREA 183 SQ.M
2,727
proposed 1.8m high palisade fencing
1,917
93,595
GLASS HOUSES
Package Sewage Treatment Plant Discharging to Drain in foreground
Motor Cycle Store
PARKING
Vehicle turning up to 12.5 tons capacity
1,742
PROPOSED STORE SHED (Change of use no alterations) F.A 145 SQ.M
Cycle store
PARKING
11,385
PIGGERY
GARAGE
Home Field
AGRICULTURAL BUILDING
17.200
4.800
1.8m high Palisade fencing
6.000
1.8m high Palisade Electric Sliding gate Gate
1.8m high Palisade fencing
125 x 255 P.C Concrete Channel Blocks
PC Concrete Kerbs
R12,000
1:10.95 Gradient
Drain
Storm water and Treated water discharge
1.200
Grass verge
JARVISGATE
ACCESS
Grass verge
Drain



*MIN AREA OF ROADWAY REQUIRED FOR EMERGENCY SERVICES ACCESS AND COMPLIANCE WITH BUILDING REGULATIONS PART B5. ROADWAY CONSTRUCTION UP TO AND INCLUDING THIS AREA TO BE CONSTRUCTED TO CARRY MIN WEIGHT VEHICLE 12.5 tonnes*

## PLANTING AND LANDSCAPING

*Native Hedgerow*
*Common Alder*
*Grey Willow*
*Hazel*
*Field Maple*
*Guelder Rose*
*Hawthorn*
*Holly*
*Laurel*
*Yew*
*Planting in 2 rows 600mm apart and staggered at 300mm c-c*

*All Species planted in combination*
*Ground to be broken in depth with a chisel plough or similar and bed prepared*
*and furtilised before planting*
*All trees to be planted in the first appropriate season following the occupation of the Dwellings and there-after maintained*
*Any diseased or dead items to be replaced at the appropriate time.*

*Main Tree species*
*1 Red May*
*2 Field Maple*
*3 Alder*
*4 Ash*

*Planted at half standard*

## PLANTING AND LANDSCAPING

*TARMAC ACCESS*
*GRAVELLED DRIVEWAY*
*GRASSED AREA*
*EXISTING BUILDINGS*
*CONCRETE DRIVEWAY SELF DRAINING TO SIDES*

*Accss to be constructed to Lincolnshire County Highways specifications for 10m into site*

*Jarvis gate Cat 4 Carriageway*
*Heavy Duty Crossing Flexible construction*
*PC Conc kerbs or channel blocks shall be laid on a 150mm thick x 380mm wide base of ST3 (C12/15 N/mm,sq) concrete (approx 1 cement: 2.5 sand: 4 course aggregate by volume*

*CONSTRUCTION*

*Excavate for as necessary and compact the formation prior to laying any binder course materials (all topsoil/vegetation must be removed(. In all cases at least 200mm of soil shall be removed prior to placing the binder course*
*Provide lay and compact a finished thickness, in acordance with Table 1, of 20mm dense recipe mixture binder course (AC 20 dense bin rec) to BS EN 13108-1 using 40/60 or 70/100 grade binder. Air voids content to be within the range 2% to 10%.*
*The bindercourse shall be laid in individual layers exceeding 110mm*
*Binder course Thickness 200mm for min CBR 2.4*
*Provide lay and compact 40mm finished thickness complete with 20mm coated chippings, of approved L.C.C Standaerd Mix 14mm 30% stone content type F design mix hot rolled asphalt surface (HRA 30/14 surf 40/60 des) to BS EN 13108-4 and made with 40/60 binder. Air voids shall be within the range 2% to 6%.*
*The coated chippings shall be from an approved source and shall have a minimum PSV of 60, an Abrasion Value of 12 or less and shall comply with the requirements of the Lincolnshire County Council Development Road Specification and Construction Document.*


**D B D S**

CONCEPT 2000
DESIGN AND DEVELOPMENT
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|---|---|
| Issue 1 | PLANING APPLICATION 27 08-2015 |
| Client: | D A ROLLINS |
| Drawing No: | 1862- 1 PROPOSED SITE AND LOCATION PLAN |
| Project: | PROPOSED CHANGE OF USE OF FARM PREMISES<br>PROPOSED CHANGE OF USE OF A REDUNDANT AGRICULTURAL BUILDING TO FORM OFFICES INCLUDING ALTERATIONS.<br>PROPOSED NEW PANEL ASSEMBLY (ELECTRICAL) WORKSHOP.<br>PROPOSED CHANGE OF USE OF A REDUNDANT AGRICULTURAL BUILDING TO FORM STORE SHED, NO ALTERATIONS<br>PROPOSED ACCESS GATES AND SECURITY FENCING<br>PROPOSED CAR AND LIGHT GOODS VEHICLE PARKING |
| Site: | HOME FIELD<br>JARVIS GATE<br>SUTTON ST JAMES |

| Postcode: | Drawn: | Checked: |
|---|---|---|
| - | DB | - |
| **Print Scale:** | **Date:** | **Revision No:** |
| 1:200 | AUG 15 | - |


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