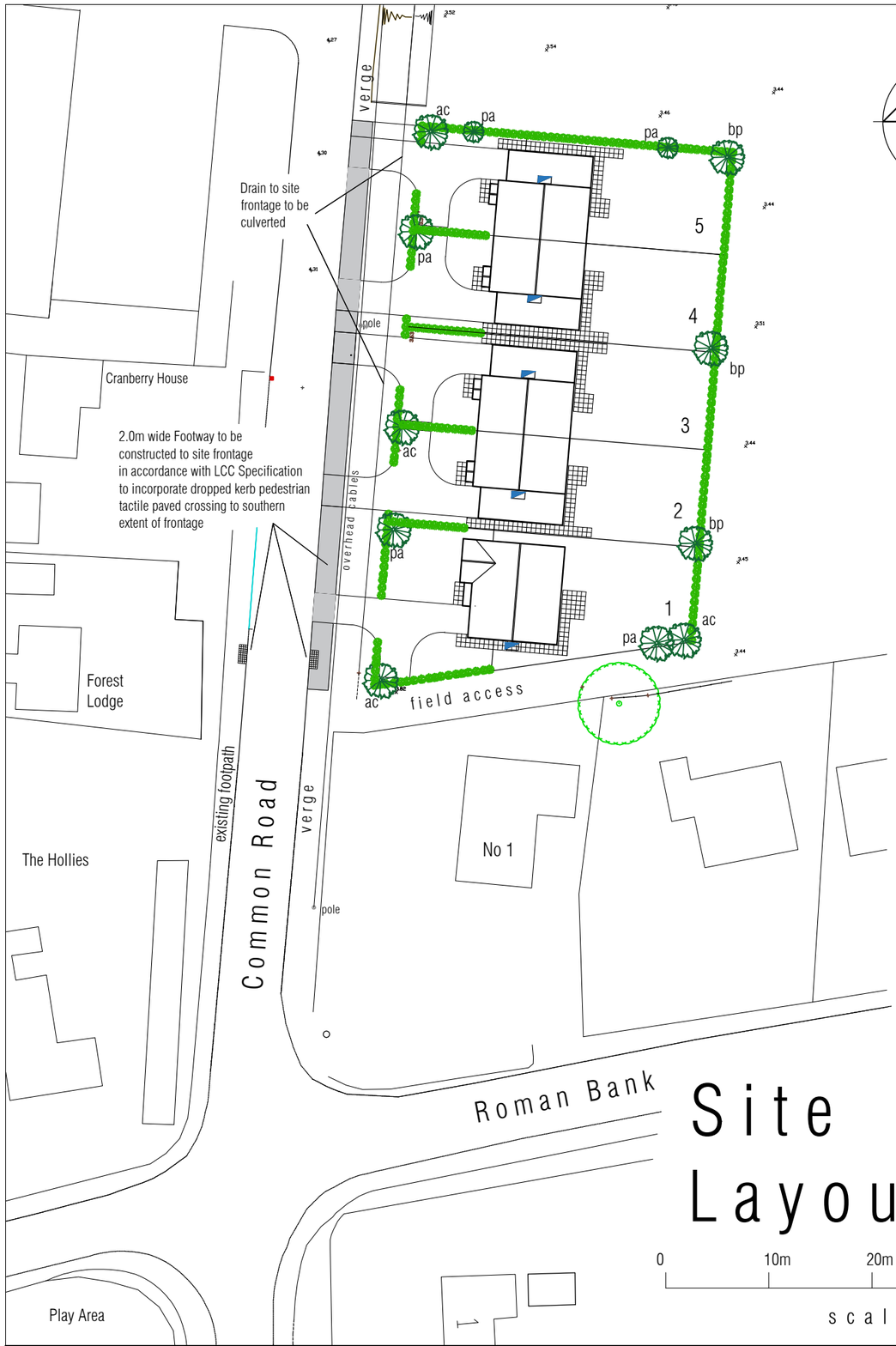


Site Layout

1 : 500 scale

0 10m 20m 30m 40m 50m

scale bar 1 : 500

N

Landscaping & Boundary Treatment
Tree Planting to be 1.8m - 2.m high suitably staked and tied
ac - *acer campestre* Field Maple
bp - *betula pendula* Silver Birch
pa- *prunus avium* Wild Cherry

Native Mixed Species Hedgerow
70% hawthorn : 30% mixed species - blackthorn, hazel, field maple, holly
30-50cm in double staggered rows 5 plants per metre run. to site perimeter
& plot frontages. planted inside 1.2m high timber post & rail fencing.

Rear gardens to be divided by 1.8m high timber closeboard fence.
Front & Rear Gardens to be turfed
Driveways to be permeable (gravel / granite chippings) with tarmac apron
in verge onto highway in accordance with LCC Highways specification.
2.0m wide footway to be constructed to site frontage in accordance with LCC Highways specification
to incorporate pedestrian drop kerb crossing with tactile paving - all to be in accordance with LCC Highways Specification.

Drainage
Foul Drainage - Install Package Treatment Unit to each plot in accordance with
Building Regulations and other relevant legislation. Discharge of treated water to
suitably sized soakaways or discharge into adjacent drain subject to relevant consents.
(Soakaways subject to satisfactory soil percolation tests in accordance with BRE 365)

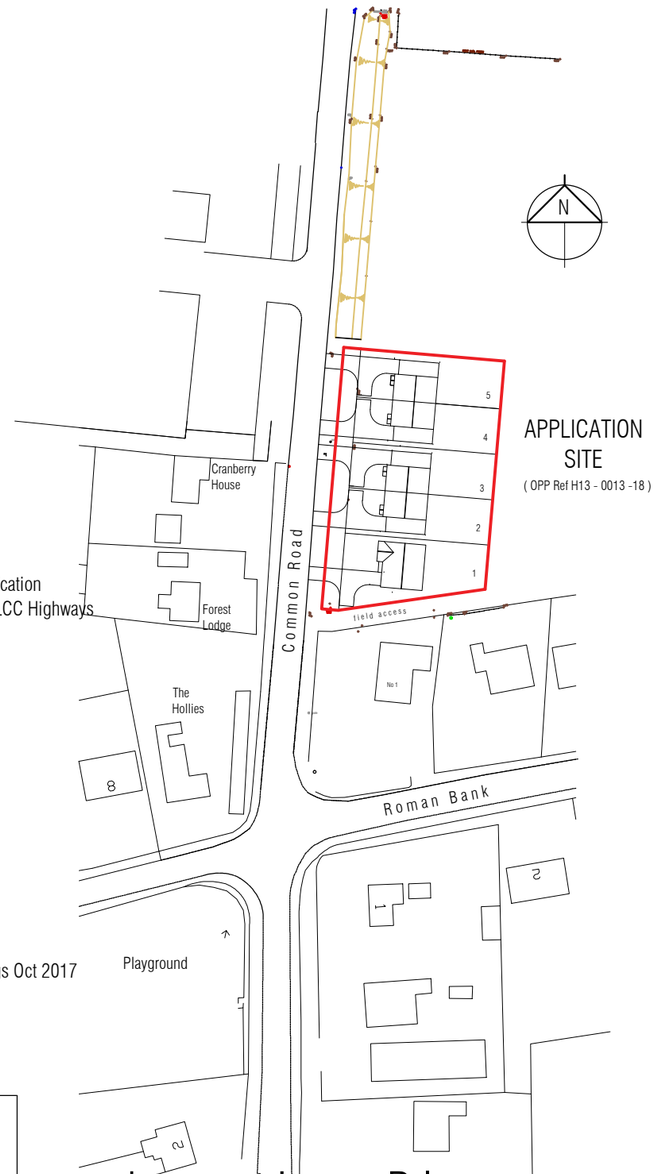
Surface Water Drainage - Roof water to discharge into suitably sized and located
soakaways in accordance with Building Regulations.

Site Levels
For details of existing site levels please refer to Topographical Survey
Finished Floor Levels to dwellings are to be at min of 4.00mOD and incorporating 300mm of
resilient construction above finished floor level in accord. with Approved FRA by SM Hemmings Oct 2017

Refuse Storage and Collection
provision is made within rear gardens for suitable storage of general and recycle materials
pending collection from dwelling curtilage in accordance with SHDC refuse policy.

Nesting Boxes
In accordance with Condition 8 of planning consent H13-0848-20 each dwelling is to have
proprietary Swift nesting box integrated into the gable end at high level.
Installation to be in accordance with manufacturers details - Manthorpe Building Products Ltd.

DENOTES LOCATION OF NEST BOX AT HIGH LEVEL



Location Plan

1 : 1250 scale

0 10m 20m 30m 40m 50m

scale bar 1 : 1250

Revision B - jun2021 - notes added ref swift nest boxes (Cond 8)

Revision A - nov2020 - footway provision as per LCC Highways request

SHDC Planning Ref H13 - 0848 - 20

mlp Moulton Land and Planning

moultonlandandplanning.co.uk 1 Chapel Court Wansford Peterborough PE8 6JF
tel 01780 782306 mob 07484 101655 e-mail alan@moultonland.co.uk

SH SCENIC HOMES

Project
Residential Development
Land at Common Road Moulton Seas End
for Scenic Homes Ltd.

Drawing
Location Plan
Site Layout

date sept 2020
scale(s) 1 : 1250 & 500 @ A3
DRG. No. SCE20 / pl / 001revB