



Site Plan Key/Legend	
	Proposed mobile home
	Proposed utility/day room
	Proposed touring caravan
	Proposed loose bound permeable hardstanding
	Residential gardens
	Grassed area
	Additional native hedge & tree planting
	Existing hardstanding
	Existing hedgerow
	Proposed tree planting
	Existing trees
	Proposed surface water drainage
	Proposed foul drainage
	Proposed package treatment plant
	Existing buildings/structures
	Existing post & rail timber fence
	Proposed post & rail timber fence
	Proposed trespass proof fence
	Existing Watercourse/Drainage Ditch
	Proposed tarmacadam surface
	Indicative turning space
	Indicative parking space
	Proposed bin storage
	Proposed gate

Notes:

- DO NOT SCALE FROM THIS DRAWINGS
- This drawing relates to the discharge of conditions 4, 7 & 8 imposed on Planning Decision H14-0402-23.

Condition 4

- Surface water will be drained via the existing roadside drainage ditch.
- Rainwater run-off from proposed structures; the mobile homes and dayrooms, will be conveyed in gutters and downpipes and drain into the existing roadside ditch via a piped connection as shown on this drawing.
- All foul drainage from the site will be dealt with by a package treatment plant. Outflow from such will drain into the existing roadside drainage ditch. Connections will be made as shown on this drawing.

Condition 7

- Subject to LPA written approval of confirmation of compliance with conditions, the development hereby permitted shall be carried out in accordance with the measures set out in the Flood Risk Assessment (GCB/GREEN PLANNING, prepared by Geoff Beel Consultancy, dated May 2022).
- Finished floor levels of the utility/day room and static caravan shall be set 500mm above existing ground levels.
- The static caravan shall be anchored to the ground, in accordance with drawing no. SD/16/001.

Condition 8

- New tree planting to mix of the following tree species:
 - Acer Campestre - Field Maple
 - Prunus Acaia - Wild Cherry
 - Sorbus Aucuparia - RowanNew trees to be larger feathered trees 1.5 to 2 metres in height with immediate visual effect.
- Trees to be pruned to maintain form of respective trees. Clear stem heights shall be uniform. Refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.
- New hedge planting to be a mix of the following species:
 - Acer Campestre - Field Maple
 - Cornus Avelancia - Hazel
 - Crataegus Monogyna - BlackthornPlants to be 0.6m - 0.8m at time of planting, to be planted at 3 plants per metre at 0.33m apart.
- Hedges to be trimmed on an annual basis, at the end of winter after berries have been eaten by birds and small mammals and before nesting season begins. Avoid trimming during periods of frost. To produce a hedge which is suitable for nesting birds trim the hedge into an "A" profile by cutting inwards from base to the top. This shape ensures maximum exposure to the sun and allows snow to slip off easily. Existing hedges to be maintained at a minimum height of 2 metres. Refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.
- Any tree or hedge removed, uprooted, destroyed, that dies or becomes seriously damaged/defective, in the opinion of the local planning authority, will be replaced by another of the same species and size as that originally planted unless otherwise agreed in writing by the local planning authority.
- Subject to LPA written approval of confirmation of compliance with conditions, the planting will be undertaken within 12 months of commencement of lawful development of first subsequent planting season (October - March).
- Proposed post and rail fencing will also bound the developments southern, eastern and western borders, as shown on this drawing. Please see SD (90)302 Typical post and rail fence for further details.
- Taking into account Network Rail's consultation responses, the proposed boundary treatment will also include a suitable trespass proof fence adjacent to Network Rail's boundary (approx. 1.8 m high) - as illustrated. Such fencing will be maintained to Network Rail's satisfaction during the development's lifespan.

P02	Initial Transmittal	P02	EG	04/12/2023
P01	Initial Transmittal	P01	EG	12/09/2023
Issue ID	Issue Name	Current Revision	Initials	Date

Do not scale from this drawing except for planning application purposes. The contractor is to check all site dimensions, levels and sewer inverts before works commence. This drawing must be checked and read against any structural or specialist consultant drawings. The contractor is to comply in all respects with the current Building Regulations and BS Codes of Practice whether or not specifically stated on these drawings. This drawing is not intended to show details of foundations, ground conditions or ground contaminants and confirmation and/or investigation is to be carried out by suitable experts. This drawing and the building works/designs depicted are the copyright of Green Planning Studio Ltd and are not to be reproduced in any form or by any means without the written consent of Green Planning Studio Ltd.
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Client Thomas Connors	
Project 21_1186A Land North of Gatehouse - Conditions Land North of Gatehouse, 86 Langhole Drove, Pinchbeck, Spalding, PE11 3SS	
Drawing Title Conditions - Site Development Scheme	
Scale @A2 1:200	Date 04/12/2023
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