



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 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 a sustainable drainage system utilising unbound surface drainage detail. Hardstanding is to be formed of loose-bound permeable aggregate to allow for surface water to be sustainably drained by percolation into the ground through surface infiltration.
 - Rainwater run-off from proposed structures: the mobile homes and dayrooms, will be conveyed in gutters and downpipes and drain on to the permeable hardstanding and into the soakaway.
 - 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 (CCBGREEN PLANNING, prepared by Geoff Beal 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 Aculm - 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
 - Corylus Avellanea - Hazel
 - Cornus 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 hedgerows 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.

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
12/09/2023

Drawn
EG

Case No
21_1186A

Status
Initial Status

Drg No
011

Rev
P01