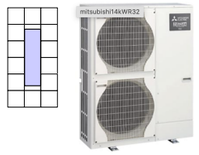
PLANNING APPLICATION DRAWING

NOTES
This drawing is to be read in conjunction with all relevant project drawings and specifications.
Do NOT scale from this drawing or any other prepared by JDA in connection with this project. Use figured dimensions only. All levels and dimensions to be checked on site. All level and dimensional discrepancies are to be bought to the immediate attention of JDA.
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Copyright retained in accordance with the copyright design and patents act 1988. This drawing may only be used for the client and location specified in the title block. It may not be copied or disclosed to any other third party without prior written consent from JDA.
The Contractor is to check all dimensions on site and report any discrepencies PRIOR TO commencing work.
All details shown on this drawing are based upon typical site conditions related to the area. No resposibility can be accepted for abnormal conditions unless theyhave been reported in detail so that design amendments may be considered.
All relevant dimensions and levels to be ascertained or checked and verified on site before specific areas of work are commenced.
All works and materials are to be in full accordance with current British Standards, Building Regulations, Agrement Certificates and Manufacturers printed instructions.
All Building Regulations inspections are to be carried out at the appropriate stages of work.
This drawing is to be read in conjunction with clients specification/employers requirements and structural engineers design.



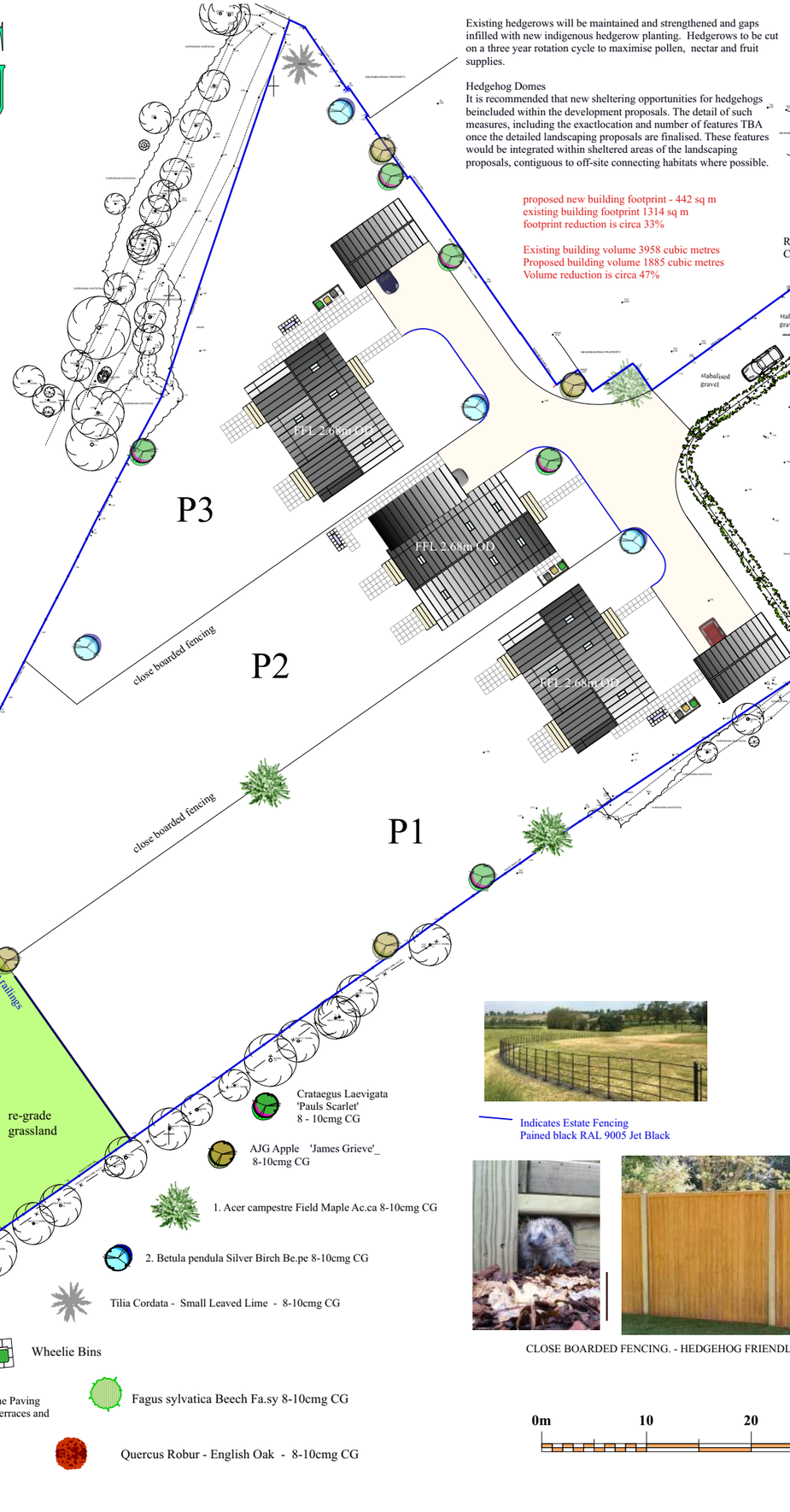
Mitsubishi 14kW R32 ASHP



Stabalised Gravel



Paths, steps, ramps and patios
450 x 450mm and 450mm x 900mm paving slabs - Fairfield Old Gold



Existing hedgerows will be maintained and strengthened and gaps infilled with new indigenous hedgerow planting. Hedgerows to be cut on a three year rotation cycle to maximise pollen, nectar and fruit supplies.

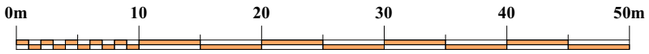
Hedgehog Domes
It is recommended that new sheltering opportunities for hedgehogs beincluded within the development proposals. The detail of such measures, including the exactlocation and number of features TBA once the detailed landscaping proposals are finalised. These features would be integrated within sheltered areas of the landscaping proposals, contiguous to off-site connecting habitats where possible.

proposed new building footprint - 442 sq m
existing building footprint 1314 sq m
footprint reduction is circa 33%

Existing building volume 3958 cubic metres
Proposed building volume 1885 cubic metres
Volume reduction is circa 47%

Indicates Estate Fencing
Pained black RAL 9005 Jet Black

CLOSE BOARDED FENCING. - HEDGEHOG FRIENDLY



DEMOLITION - WHERE REQUIRED TO FACILITATE THE DEVELOPMENT
Measures to be put in place during and after the demolition to ensure the protection of the public, public amenities and adjoining properties.

Such measures to include:

- The shoring of adjoining buildings.
- The control of dust and noise generation.
- The weatherproofing of any parts of adjoining buildings which are left exposed by the demolition.
- The repairing and making good any damage to any adjacent building effected by the demolition.
- The removal of material or rubbish resulting from the clearance and demolition of the site.
- The disconnection, sealing or removal of any drain or sewer, as required.
- The making good of any disturbed ground.
- Any arrangements necessary for the disconnection off all services (e.g. gas, water, electricity).

Consultation with the Health and Safety Executive, and Fire Authority should be sought if burning structures or materials on site.

If the demolition is more than 50m³ in volume a formal notice of demolition is to be given to building control at least six weeks before any demolition work starts, in accordance with The Building Act 1984: Sections 80-83.

Consultation to be undertaken with the occupiers of adjacent buildings where applicable and a Party Wall agreement put in place. A planning application to demolish to be made where required.

All demolition work to comply with the Construction (Design and Management) Regulations 1994 and a Health and Safety plan is to be provided by the principal contractor.

If applicable, reference should be made to the Construction Design Management Plan.

Tree planting:
Tree planting should ideally be carried out between October and March.
Mark out the estimated spread of roots, adding an extra 30-60cm (1-2ft). Excavate to the depth of the root ball and fork over the base and sides. Place the plant in the hole, checking that the roots can be spread out fully. Where necessary, adjust the size of the planting hole. The correct planting depth will place the soil around the tree level with the planting site.
Firm around the plant carefully to eliminate air pockets as the planting hole is filled. Specimen trees will require staking or guying for a year or two after planting until established to prevent wind rock.
1. Acer campestre Field Maple Ac.ca 8-10cmg CG
2. Betula pendula Silver Birch Be.pe 8-10cmg CG
3. Malus sylvestris Crab Apple Ma.sy 8-10cmg CG Rootstock M29
4. Prunus avium Wild Cherry Pr.pa 8-10cmg CG Rootstock M29
5. Sorbus acuparia Rowan So.ac 8-10cmg CG
6. Pyrus sp. Pear Py.sp 8-10cmg CG
7. Fagus sylvatica Beech Fa.sy 8-10cmg CG
8. Populus tremula Aspen Po.tr 8-10cmg CG
9. Quercus robur Oak Qu.ro 8-10cmg CG
10. Sorbus aria Whitebeam So.ar 8-10cmg CG
11. Acer davidii (Pere David's Maple) 8-10cmg CG
12. Acer rubrum (Red Maple) 8-10cmg CG
13. Crataegus Laevigata (Paul's Scarlet) 8-10cmg CG
14. Malus sylvestris (Wild Crab Apple) 8-10cmg CG
15. Prunus avium (Wild Cherry)_ 8-10cmg CG Rootstock M29
16. Pinus sylvestris (Scots Pine) 8-10cmg CG
17. Quercus ilex (Evergreen Oak) 8-10cmg CG
18. Quercus robur (English Oak) 8-10cmg CG
19. Sorbus aucuparia 'Joseph Rock' 8-10cmg CG
20 AJG Apple 'James Grieve'_ 8-10cmg CG
21 AWP Apple 'Worcester Pearmain' 8-10cmg CG
22 CS Cherry 'Stella'_ 8-10cmg CG
23 DM Damson 'Merryweather' 8-10cmg CG
24 PBH Pear 'Beurre Hardy'_ 8-10cmg CG
25 PC Pear 'Conference'_ 8-10cmg CG
26 PWB Pear 'Worcester Black' 8-10cmg CG
27 PIPE Plum 'Pershore Emblem' 8-10cmg CG
28 PIPP Plum 'Purple Pershore 8-10cmg CG
All fruit trees to have M9 Rootstock unless otherwise notes

Nesting Birds – General Safeguarding
All Habitats capable of supporting nesting birds should not be subject to clearance and / or management works during the recognised nesting bird season (March – August inclusive).

Where this is neither practicable nor possible, any habitats capable of supporting nesting birds should only be subject to works following a Nesting Bird Survey. This would aim to establish whether any active bird nests are present, and instate an appropriate buffer to the proposed works. Such a buffer zone should remain in place until the chicks have fledged and the nest becomes inactive. Such surveys must be carried out within three days of vegetation works commencing.

cabe chartered building engineer

JOHN DICKIE ASSOCIATES

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John Dickie Associates
Chartered Building Engineers
5, Victor Way,Cherry Holt Road,
Bourne, Lincs PE10 9PT
Tel 07778 297733 jda@ndirect.co.uk

Erection of Three Dwellings at
Witteman Nurseries
South Drove, Spalding Lincs. PE11 3BD

Drawing Title : Proposed Site Layout

Date : February 2024

Scales 1 to 200 at A3 Portrait

Drawing No JDA/2024/720/SITE/001