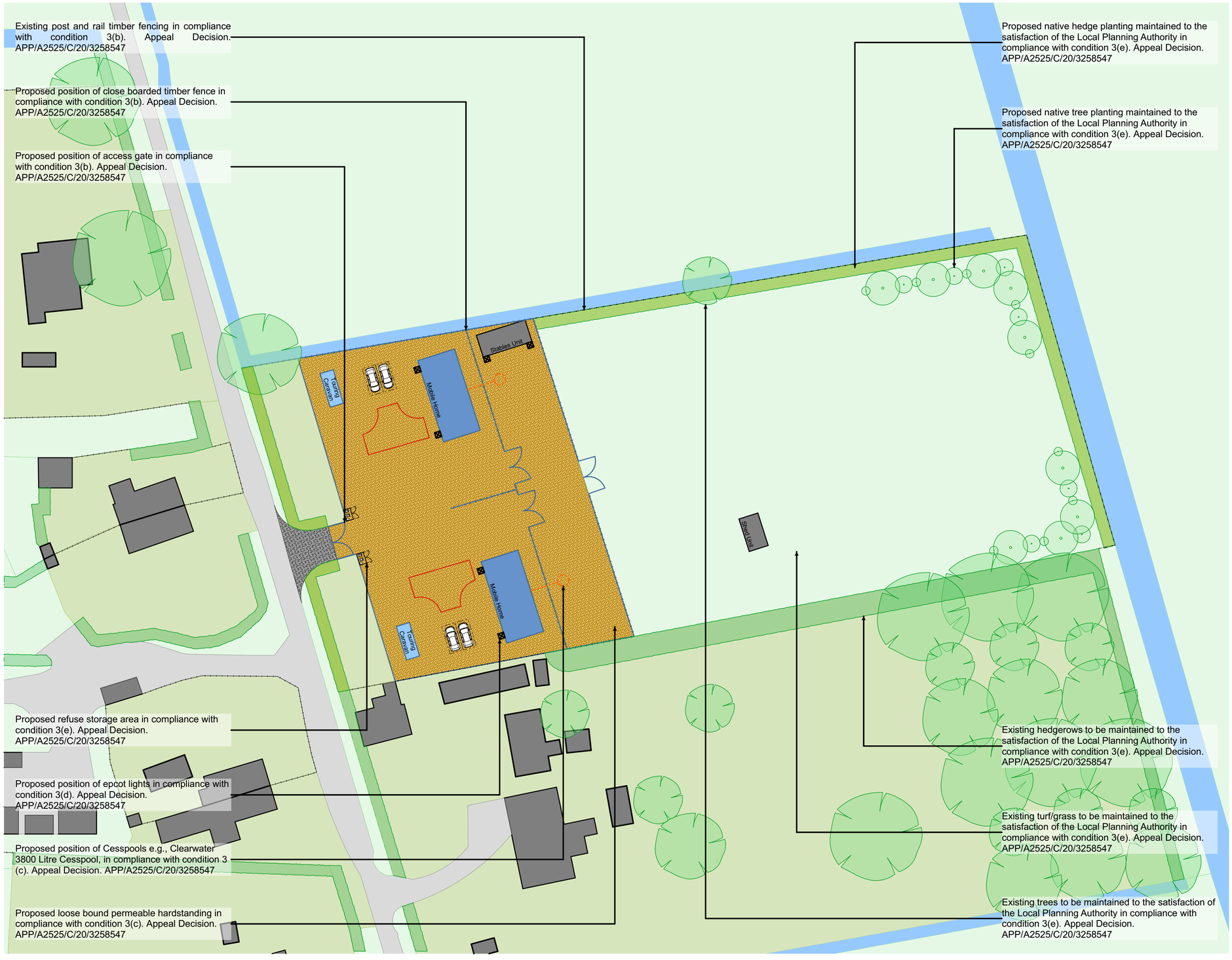


Site Plan Key/Legend

- Residential gardens
- Grassed area
- Existing buildings/structures
- Existing caravan
- Existing hardstanding
- Existing hedgerow
- Existing trees
- Existing Watercourse
- Existing post & rail timber fence
- Existing close boarded timber fence
- Proposed mobile home
- Proposed touring caravan
- Proposed loose bound permeable hardstanding
- Proposed tarmacadam surface
- Proposed native hedge & tree planting
- Proposed trees
- Proposed Foul drainage
- Proposed Cesspool e.g. Clearwater 3800 Litre Cesspool
- Indicative turning head
- Indicative parking space
- Proposed bin storage
- Proposed post & rail timber fence
- Proposed close boarded timber fence
- Proposed bulkhead fittings - Epcot LED

Notes:

1. DO NOT SCALE FROM DRAWING.

2. This drawing relates to the discharge of conditions 3 (a-e) imposed on Appeal Decision APP/A2525/C/20/3258547.

Condition 3(b)

3. Proposed boundary treatment will comprise of existing post and rail timber fencing, as shown on this drawing, on the Northern and Eastern boundaries.

4. Internal sub-divisions will comprise of proposed close boarded timber fencing with access gates, as shown on this drawing.

Condition 3(c)

5. The means of foul water drainage of the site will be, as shown on this drawing, via connection to two individual cesspools e.g., Clearwater 3800 Litre Cesspool. Cesspools are pumped on a 6 week regime.

6. The means of surface water drainage of the site will be via a sustainable drainage system.

7. Proposed hard surfacing will comprise of permeable hardstanding, supporting sustainable drainage principles.

Condition 3(d)

8. External lighting will be bulkhead fittings - Epcot LED supplied by 4D Lighting Ltd - 01275 349383, in positions as shown on this drawing (please see accompanying specification).

Condition 3(e)

9. New tree planting to mix of the following tree species:
   - Acer Compestre - Field Maple
   - Prunus Acium - Wild Cherry
   - Sorbus Aucuparia - Rowan

New trees to be larger feathered trees 1.5 to 2 metres in height with immediate visual effect.

10. New hedges planting to be a mix of the following species:
   - Acer Campestre - Field Maple
   - Corylus Avelleanca - Hazel
   - Crataegus Monogyna - Blackthorn

Plants to be 0.6m - 0.8m at time of planting, to be planted at 3 plants per metre at 0.33m apart. Refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.

11. Grassed/turfed areas to be cut at least once annually (preferably July to allow seeding of spring and early summer species) to a height of 50mm.

12. Trees to be pruned to maintain form of respective trees. Clear stem heights shall be uniform.

13. 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. See standard detail SD (90) 401. Ongoing water of new hedgerows and shrubs planting.

14. Any tree, hedge or shrub removed, uprooted, destroyed or dies of, in the opinion of the local planning authority, become seriously damaged or defective, 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.

15. 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).

16. Planting to occur in the first planting season subsequent to the discharge of conditions.

Issue ID	Issue Name	Current Revision	Initials	Date
P01	Initial Transmittal	P01	EG	24/02/2023

Do not scale from this darwing 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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Green Planning Studio

Client
John Smith

Project
20_1101 Land E of Baulkins Drove - Conditions
Land on East side of Baulkins Drove,
Baulkins Drove,
Sutton Saint James,
South Holland,
PE12 0JU

Drawing Title
Conditions - Site Development Scheme

Scale @A2	Date	Drawn
1:500	24/02/2023	EG

Case No	Status
20_1101	Initial Status

Drg No	Rev
011	P01

ISO 19650 No:
20_1101-GPS-ZZ- -DR-A-011

Green Planning Studio Ltd
Unit D Lunesdale,Upton Magna Business Park, SY4 4TT
t: +44 (0) 1743 709364
e: applications@gpsltd.co.uk
www.greenplanningstudio.co.uk

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