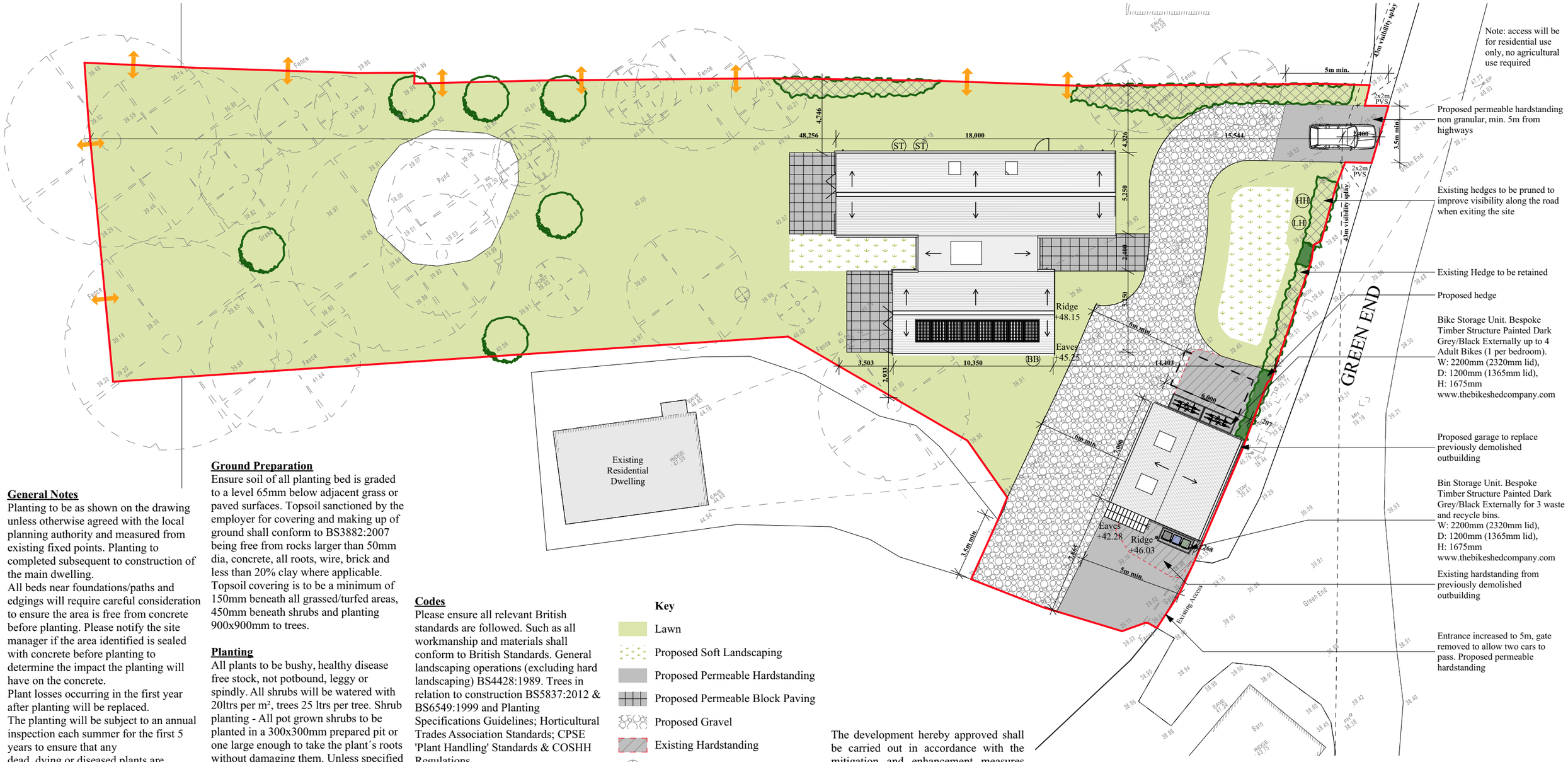

Note: access will be for residential use only, no agricultural use required

Proposed permeable hardstanding non granular, min. 5m from highways

Existing hedges to be pruned to improve visibility along the road when exiting the site

Existing Hedge to be retained

Proposed hedge

Bike Storage Unit. Bespoke Timber Structure Painted Dark Grey/Black Externally up to 4 Adult Bikes (1 per bedroom).
W: 2200mm (2320mm lid),
D: 1200mm (1365mm lid),
H: 1675mm
www.thebikeshedcompany.com

Proposed garage to replace previously demolished outbuilding

Bin Storage Unit. Bespoke Timber Structure Painted Dark Grey/Black Externally for 3 waste and recycle bins.
W: 2200mm (2320mm lid),
D: 1200mm (1365mm lid),
H: 1675mm
www.thebikeshedcompany.com

Existing hardstanding from previously demolished outbuilding

Entrance increased to 5m, gate removed to allow two cars to pass. Proposed permeable hardstanding

General Notes
Planting to be as shown on the drawing unless otherwise agreed with the local planning authority and measured from existing fixed points. Planting to completed subsequent to construction of the main dwelling.
All beds near foundations/paths and edgings will require careful consideration to ensure the area is free from concrete before planting. Please notify the site manager if the area identified is sealed with concrete before planting to determine the impact the planting will have on the concrete.
Plant losses occurring in the first year after planting will be replaced.
The planting will be subject to an annual inspection each summer for the first 5 years to ensure that any
dead, dying or diseased plants are removed. Those removed will be replaced with the same size or species as per the planting specification.
Management of the overall scheme will incorporate regular reviews to
check that the scheme is establishing well and any concerns highlighted and an appropriate professional
consulted in order to address any issues.
All Planting to be installed and maintained in accordance with Supplier´s Instructions.
Drawing is not for construction / installation, but for Planning Purposes only.

Ground Preparation
Ensure soil of all planting bed is graded to a level 65mm below adjacent grass or paved surfaces. Topsoil sanctioned by the employer for covering and making up of ground shall conform to BS3882:2007 being free from rocks larger than 50mm dia, concrete, all roots, wire, brick and less than 20% clay where applicable. Topsoil covering is to be a minimum of 150mm beneath all grassed/turfed areas, 450mm beneath shrubs and planting 900x900mm to trees.

Planting
All plants to be bushy, healthy disease free stock, not potbound, leggy or spindly. All shrubs will be watered with 20ltrs per m², trees 25 ltrs per tree. Shrub planting - All pot grown shrubs to be planted in a 300x300mm prepared pit or one large enough to take the plant´s roots without damaging them. Unless specified use pot grown stock, 2-3 litre pot size. Plants to be firmed in well after planting, water well and remove and dead or damaged branches. Tree Planting - All standard trees to be planted in a 900x900 pit, unless specified. Single or double staked as required. Note larger trees to be double staked and double tied. Tree pits to be backfilled with tree and shrub compost and imported topsoil. Firm in and water well. Bare Rooted Shrub / Tree Planting - Plant bare rooted stock between November and March depending on local conditions and availability.

Codes
Please ensure all relevant British standards are followed. Such as all workmanship and materials shall conform to British Standards. General landscaping operations (excluding hard landscaping) BS4428:1989. Trees in relation to construction BS5837:2012 & BS6549:1999 and Planting Specifications Guidelines; Horticultural Trades Association Standards; CPSE 'Plant Handling' Standards & COSHH Regulations.

Patio/Paths
Patio area to fall away from the dwelling. Adequate surface water run off is required at a minimum fall of 1 in 80.

Spacing of Hedges
New Hedges to be planted with min. 60cm max 100cm apart

Timing
Planting will be carried out in the next available planting season after completion of the construction works

Key

- Lawn
- Proposed Soft Landscaping
- Proposed Permeable Hardstanding
- Proposed Permeable Block Paving
- Proposed Gravel
- Existing Hardstanding
- Existing Tree
- Proposed Trees
- Existing Hedge
- Proposed Hedge
- (BB) Bat Box
- (ST) Sparrow Terrace Bird Box
- (LH) Log Habitat Pile
- (HH) Hedgehog Mammal House
- Hedgehog Routes*

The development hereby approved shall be carried out in accordance with the mitigation and enhancement measures contained in the submitted Great Crested Newt Impact Scoping Assessment by Greenwillows Associates Ltd.

* To ensure the site remains fully accessible following development, any fencing should be fitted with hedgehog access holes at their base. These need to be a minimum of 13cm in diameter (which is too small for most pets to pass through) and located every 10m. These can simply be a hole of the appropriate size cut into the base of the fence and kept open.

Replacement tree planting specification

- Species: Quercus robur (Common Oak)
- Size: Heavy Standard (12-14cm girth, 3.5m–4.0m overall height) supplied in accordance with BS 3936-1.
- Form: Clear stem to 1.8m, well-structured, balanced crown.
- Root Type: Container grown (minimum 45-litre pot).
- Planting Detail: To be planted in the exact location of the removed tree. Ground to be prepared with a pit dug 3x the width of the root ball.
- Support & Protection: Tree to be secured using dual low-stakes and flexible rubber ties. A 500mm radius mulch circle to a depth of 75mm will be laid over the root zone (avoiding direct contact with the stem).
- Aftercare & Guarantee: The tree will be watered regularly during the first two growing seasons. If the tree dies, becomes severely damaged, or is diseased within a 5-year period from planting, it will be replaced with an identical specimen.

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Status	Title
Planning	Proposed Site Plan
Client Name	**Scale** / **Date**
Mark Sykes	1:250@A3 / 06/11/2026
Project Address	**Drawing Number** / **Revision**
1 Green End, Great Stukeley Huntingdon PE28 4AE	23042-1001 / P6

Rev	Date	Drawn by	Change description
P1	16/10/2023	GC	Issued for Comment
P2	15/11/2023	GC	Issued for Planning
P3	07/05/2024	GC	Revised Planning Issue
P4	12/02/2026	CL	Revised Planning Issue
P5	23/10/2026	CL	Trees removed and added
P6	05/11/2026	CL	Updated

0m 5m 10m 15m 20m 25m
0ft 50ft

N

General Notes
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The drawing representative of the building or site and intended works. Contractors should carry out their own independent site surveys to confirm dimensions