Amendments:

A: 30/08/2024: Drainage away from highway added RH

B: 30/09/2024: Wildflower grassland area removed from existing small holding access and repositioned in area formerly occupied by lawn. Exact areas of wildflower grassland, tree and hedgeplanting numbers will be confirmed in biodiversity net gain template at conditions discharge stage. RH

Ugg Mere Court Road, Ramsey, Huntingdon, PE26 2RQ

Note to case officer:

Proposed dwelling to be sited in line with Plot one of neighbouring approved application reference 18/02395/FUL

The intention is to avoid the overshadowing of the neighbouring amenity area to plot 2

The two existing static caravans and the 2 shipping containers on site will be removed should the dwelling receive approval.

Note to highways:

Red dashed line denotes 60mph vehicular visbility splay. Please note although not fully visible on the plan the visibility splays are accommodated.

Blue triangles denote 2x2m pedestrian visibility splays.

As can be seen from this plan there is ample parking and turning space for vehicles it is therefore assumed that vehicle tracking plans are not required for such a simple manouvre

It should also be noted that the existing tarmac access will not be altered in anyway and the marshall priora blockpaving will only start beyond the yellow line. There will be an aco drain to take any surface water away from the public highway discharging to the drainage ditch at the point where the tarmac meets the block paving



Key

- Wildflower grassland
- Lawn
- Nature pond
- Native hedge
- Marshalls tegula prior block paving
- 3no. wheeled bins
- Application site boundary
- Other land in applicants ownership
- External light

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