

CONSTRUCTION AND OPERATIONAL PHASE PROTECTION/ ENHANCEMENT MEASURES SPECIES PROTECTION

Nesting Birds
Where possible, areas of hedgerow along the northern Site boundary should be retained within the development proposals;
Clearance works of potential bird nesting habitat should be performed either before early March or after late August in order to avoid the main bird nesting season. Conflict with the development can be avoided by cleaning the Site of any suitable nesting habitat outside of the breeding period in advance of any proposed works; and

Reptiles
There is a low risk that reptiles may disperse onto Site from adjacent habitats and, therefore, the following precautions should be followed prior to any Site clearance works:
Maintaining the grassland at a height of 15 cm either through grazing or mowing and the removal of scrub, working progressively from central areas to the boundaries, prior to works commencing should be implemented around working areas in order to encourage the dispersal of any reptiles which may be present away from the development footprint.

Bats
It is not anticipated that the nature of the proposed works will significantly impact the potential foraging or roosting opportunities for bats on Site, or adversely impact the status of this species. However, the following measures should be taken in relation to bats:
The hedgerow and scattered trees along the northern Site boundary should be retained, where practicable, to provide foraging and commuting opportunities for bats that may utilise the Site and the surrounding habitats; and

Badgers
As is general good practice for Sites where badgers may occur, it is recommended that no excavations or trenches are left uncovered overnight during the development works in order to prevent this species from becoming trapped. Alternatively, ramps can be provided to enable them to climb out of trenches or excavations.

Hedgehogs
Scrub clearance works should proceed with care to ensure that hedgehogs are not harmed. If found, they should be put in a safe sheltered location away from any works; and
All fencing within the development should allow access and egress for hedgehogs. This requires 13 cm2 access to be left in a coordinated network to enable access and egress between suitable foraging habitats throughout the Site, and to the wider landscape. Hedgehogs require territories of up to 1 km and, as such, it is important large feeding areas are made available. Hedgehogs do not generally damage domestic gardens and this size of hole is not large enough for most household pets, or rabbits, to use.

PLANTING WITHIN SWALES :

A MIX OF 1:1 NATIVE WILD FLOWER SPECIES INCLUDING 2 ANNUALS, FIELD POPPY, CORNFLOWER AND 9 PERENNIALS. IT HAS 7 GRASS SPECIES INCLUDING YELLOW OAT GRASS AND SWEET VERNAL GRASS

HR DENOTES HEDGEHOG ROUTE

ALL SOLID FENCE PANELS ARE TO HAVE A 13x13cm GAP AT THE BOTTOM TO ALLOW HEDGEHOGS TO PASS THROUGH THE GARDENS

SOFFIT LIGHTING IS TO BE PROVIDED TO ALL FRONT GABLES AND UP AND DOWN LIGHTING IS TO BE PROVIDED ADJACENT TO FRONT DOORS AND GARAGES.

NOTE:
ANY PROPOSED LAWN OR AMENITY GRASS AREAS WITHIN THE DEVELOPMENT SITE SHOULD BE SEED WITH APPROPRIATE WILDFLOWER MIXES. LAWN AREAS SHOULD BE SEED WITH A FLOWERING LAWN MIXTURE WHICH CAN WITHSTAND REGULAR MOWING, AND AMENITY GRASSLAND AREAS SHOULD BE SEED WITH WILD FLOWER MIXES AND CUT ONCE A YEAR.

BIRD NESTING BOXES OF VARIOUS DESIGNS WILL BE MOUNTED TO THE TREES AT THE NORTHERN BOUNDARY 2 No per tree so 10 IN TOTAL.

NB DENOTES "NEST BOX"
"WOODSTONE" ALICANTE OPEN NEST BOX BY "CJ WILDLIFE"
NEST BOXES ON FRONT OF GARAGE GABLE ENDS ARE "MANTHORPE SWIFT BRICKS"

BB DENOTES : BAT BOXES
TO THE REAR GABLES OF ALL THE GARAGES A "BAT BOX" WILL BE INSERTED THIS IS TO BE "BIBSTOCK ENCLOSED BAT BOX C" OR SIMILAR APPROVED (ON THE SEMI DETACHED GARAGES, TWO WILL BE INSTALLED)

NOTE:
PLOTS 3, 4 AND 5 WILL BE BUILT TO THE HIGHER ACCESS STANDARDS OF PART M4(2) OF THE BUILDING REGULATIONS

MH CL: 6.44
IL: 4.95

LEGEND
0.9m PICKET FENCE
1.8m CLOSE/BOARDED FENCE
Chestnut post and rail fence to 1.2m high

NOTE :
FOR DRAINAGE PLAN AND DETAILS REFER TO WALDECKS DRG
180419-WDK-00-SI-DR-C-33000
180419-WDK-00-SI-DR-C-33002
180419-WDK-00-SI-DR-C-34000

TREE N°	SPECIES	RPA
T1	Fraxinus excelsior	4.8m
T2	Fraxinus excelsior	2.1m
T3	Fraxinus excelsior	3.6m
T4	Fraxinus excelsior	9.6m
T5	Fraxinus excelsior	9.6m
T6	Fraxinus excelsior	3.3m
T7	Fraxinus excelsior	9.6m
T8	Fraxinus excelsior	6.6m
T9	Fraxinus excelsior	2.6m

provide 750mm wide paving slabs tp the perimeter of the dwelling with 150mm gravel strip to the inside

LANDSCAPING - WORKS SPECIFICATION

All plants and planting to conform with all the relevant latest British Standards

TREE PLANTING

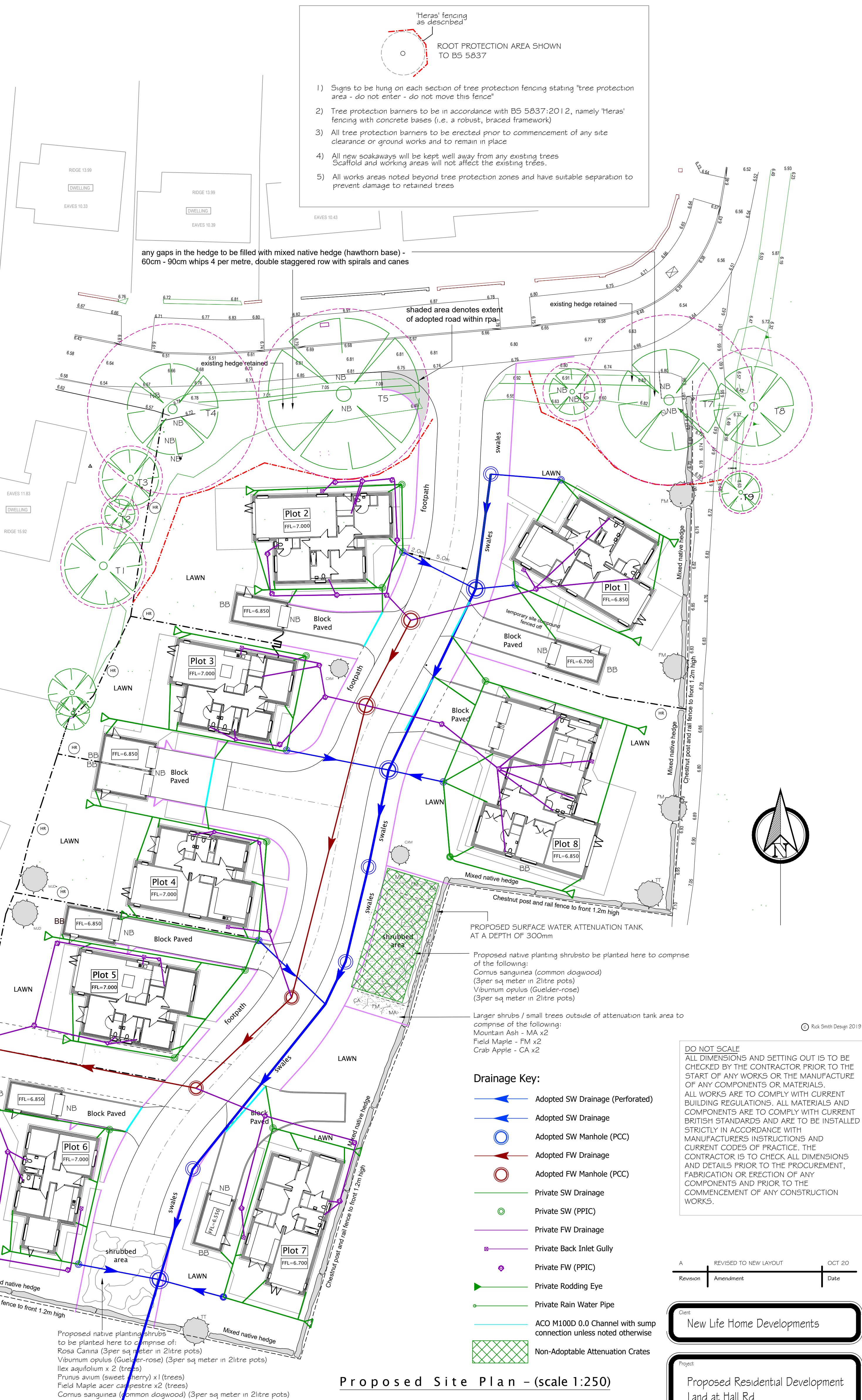
Excavate pit 1.25 x 1.25 x 600mm deep, fork subsoil and sides of pit, spread roots evenly and backfill with good quality topsoil, firming 150mm layers
Staking: Stakes to be 1.8m peeled pointed 'analised' softwood, minimum top diameter 20/30mm.
Tie: One approved tie, attached within 250mm of top of stake.
Mulch: 50mm depth of coarse grade pulverised bark or equivalent, spread over planting pit.

TREE SPECIFICATION

MUD MALUS JOHN DOWNIE
TT Tilia Tomentosa
FM Field Maple
CoC CORNUS CONTROVERSA
CXM CRATAEGUS X MEDIA
MA MOUNTAIN ASH
CA CRAB APPLE

HEDGE SPECIFICATION

mixed native hedge where indicated (600 - 900 high bare rooted transplants 350mm between plants in double staggered rows 500mm apart.
Hedge to be 80% Hawthorn, 5% Hazel, 5% dog rose, 5% holly, 5% field maple



Proposed Site Plan - (scale 1:250)

Drainage Key:

- Adopted SW Drainage (Perforated)
- Adopted SW Drainage
- Adopted SW Manhole (PCC)
- Adopted FW Drainage
- Adopted FW Manhole (PCC)
- Private SW Drainage
- Private SW (PPIC)
- Private FW Drainage
- Private Back Inlet Gully
- Private FW (PPIC)
- Private Rodding Eye
- Private Rain Water Pipe
- ACO M100D 0.0 Channel with sump connection unless noted otherwise
- Non-Adoptable Attenuation Crates

DO NOT SCALE
ALL DIMENSIONS AND SETTING OUT IS TO BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF ANY WORKS OR THE MANUFACTURE OF ANY COMPONENTS OR MATERIALS. ALL WORKS ARE TO COMPLY WITH CURRENT BUILDING REGULATIONS. ALL MATERIALS AND COMPONENTS ARE TO COMPLY WITH CURRENT BRITISH STANDARDS AND ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND CURRENT CODES OF PRACTICE. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS AND DETAILS PRIOR TO THE PROCUREMENT, FABRICATION OR ERECTION OF ANY COMPONENTS AND PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORKS.

Revision	Amendment	Date
A	REVISED TO NEW LAYOUT	OCT 20

Client
New Life Home Developments

Project
Proposed Residential Development
Land at Hall Rd
Great Hale

Building Regulations
Proposed Site Plan

Dwg No.
182071-P9002A

Scale
1:250

Date
02/20

Rick Smith Design
Architectural Design Consultancy

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Sleaford, Lincolnshire NG34 7DP
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e-mail: rick@ricksmithdesign.com

LANDSCAPING - WORKS SPECIFICATION

All plants and planting to conform with all the relevant latest British Standards and Codes of Practice.

GENERAL

Ensure adequate suitable water is available for planting and subsequent maintenance. Maintain the planted areas until 12 months after the date for completion as follows:

- a. Hoe or otherwise remove weed.
- b. Make up levels where necessary with topsoil.
- c. Keep plants watered in hot weather early or later in the day.
- d. Spray against harmful insects or fungal attack.

TREE SPECIFICATION (14-16cm girth @ 1m from ground level)

HEDGE/TREE PROTECTION

The trees shall be protected during construction work to BS 5837 2012 or a 1.8m high HERAS fencing on concrete bases erected around the trees at a distance as shown on this drawing.
The fences shall be retained until all construction works have been completed. Within the protected area no alteration to the ground level shall take place, no additional water shall be allowed to flow in, no vehicles shall be allowed to pass, no materials shall be stored, no waste tipped, no fires lit, no pruning of branches shall take place.
In addition the following should be addressed or avoided:-

- a) Cane should be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact can result in serious damage to them and might make their safe retention impossible. Consequently, any transit or traverse of plant in close proximity to trees should be conducted under the supervision of a bankerman to ensure that adequate clearance from trees is maintained at all times. In some circumstances it may be impossible to maintain adequate clearance thus necessitating access facilitation
- b) Material which will contaminate the soil, e.g. concrete mixings, diesel oil and vehicle washings, should not be discharged
- c) Fires should not be lit in a position where their flames can extend to within 5m of foliage, branches or trunk. This will depend
- d) Notice boards, telephone cables or other services should not be attached to any part of the tree / hedge.