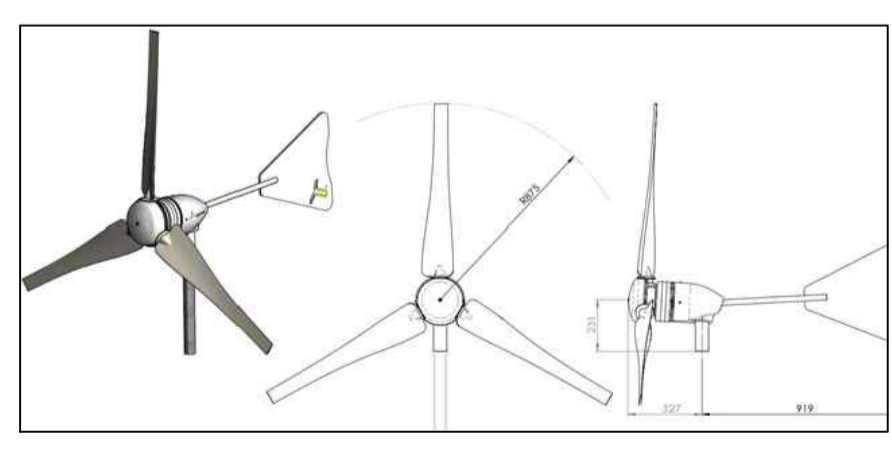


EXISTING SITE PLAN 1:200

- A** CURRENTLY VACANT - THIS BUILDING HAS NOT BEEN ACTIVELY USED BY THE APPLICANT FOR CIRCA 10 YEARS. BUILDING PROPOSED FOR RESIDENTIAL USE.
- B** MISCELLANEOUS STORAGE - E.G. WOOD, TRAILER, DIESEL TANK (ALL OF WHICH CAN BE RE HOMED WITHIN THE BUILDINGS ON SITE). BUILDING IN STATE OF DISREPAIR AND PROPOSED TO BE REMOVED TO MAKE WAY FOR NEW GARAGE / SECURE STORE & CAR PORT.
- C** WINTER HOUSING FOR SHEEP AND DURING LAMBING PERIODS.
- D** WINTER HOUSING FOR SHEEP AND DURING LAMBING PERIODS.
- E** OLD DAIRY WHICH ACTS AS A TOOL SHED AND ALSO A LAMBING HOSPITAL WHEN REQUIRED
- F** ALL YEAR GENERAL PURPOSE STORAGE (EG - FEED (HAY/STRAW) AND TRACTOR / MACHINERY).



TYPICAL STYLE WOODEN COVERED BIN STORE



TYPICAL DETAIL OF PROPOSED MICRO DOMESTIC WIND TURBINE WITH 8M (MAX) TOWER KIT

Proposed New Tree planting:
To ensure the tree plantation is successful, ensure the preparation of the planting area should be to at least a standard set out in British Standard BS4428:1989 Code of practice for general landscape operations. Trees should be planted to a depth appropriate to the size of the plant stock, which should be to the same depth at which they had been previously grown in the nursery. Bare root stocks to be planted between November and the end of March. Ensure that all plants are well heeled in after planting and watered in dry weather. Including some composted material to improve growth rate and improve water retention, in soil during the summer.

New trees with a height of 1.5m or more when planted, to be supported by the use of a stake until the root system is established, placed at a 45° angle to the trunk to avoid damaging the tree root system.

New trees to be protected from damage by animals, by the use of Spiral protection tubes to a height of 600mm above ground level. Newly planted trees to have weed protection for at least three years after planting, such as Mulch mats. Ensure existing vegetation is destroyed prior to application. Mulch to be applied a minimum depth of 100mm covering an area of at least 1m² around the tree.

TYPICAL STYLE OF WALL MOUNTED DOWN LIGHTER



All Lighting to be in accordance with recommendations by the Bat Conservation Trust - 'Bats and lighting in the UK'.

Typical style of proposed external lighting to be Warm white light LED. Shrouded directional down light to be fixed to external wall at the identified locations.

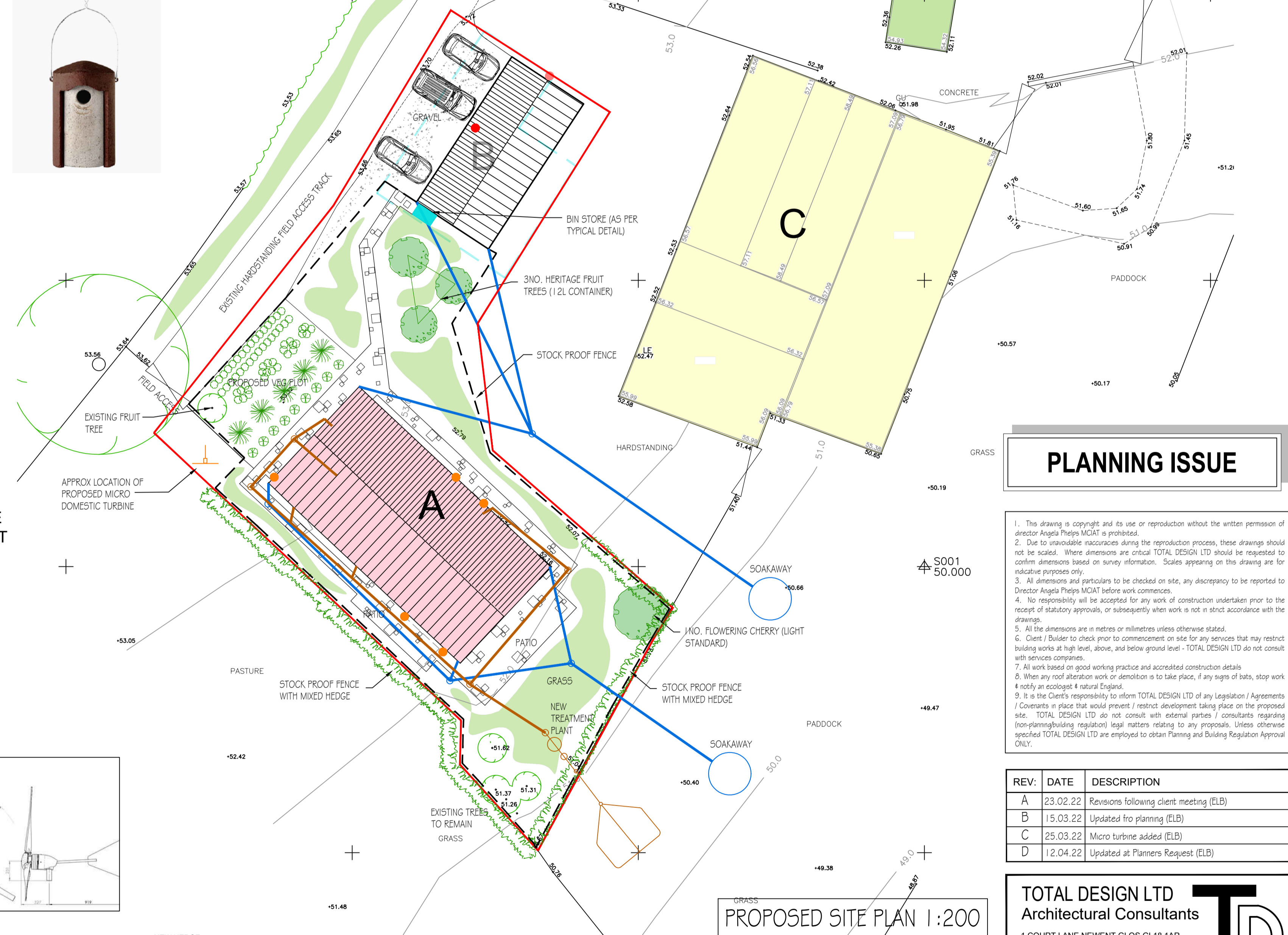
LIGHTING SPECIFICATION TO REDUCE IMPACT ON BATS

- External lights in locations proposed as per site plan.
- Light to be directional down lighter
- Light to have shrouding to ensure light emitted is aimed downward only.
- Lighting to be fitted vertically (downwards).
- 'Warm white light' LED bulbs to be used to ensure light emitted is more directional.
- Lighting to be positioned at a height no higher than 2m.
- Lights to be fitted with PIRs and / or minimal timers to keep the light time to a minimum.
- Maximum bulb wattage to be 150w (2000 lumens).

SCHWEGLER 1B TIT NEST BOX



APPROX LOCATION OF PROPOSED MICRO DOMESTIC TURBINE



PROPOSED SITE PLAN 1:200

PLANNING ISSUE

1. This drawing is copyright and its use or reproduction without the written permission of director Angela Phelps MCIAT is prohibited.
2. Due to unavoidable inaccuracies during the reproduction process, these drawings should not be scaled. Where dimensions are critical TOTAL DESIGN LTD should be requested to confirm dimensions based on survey information. Scales appearing on this drawing are for indicative purposes only.
3. All dimensions and particulars to be checked on site, any discrepancy to be reported to Director Angela Phelps MCIAT before work commences.
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6. Client / Builder to check prior to commencement on site for any services that may restrict building works at high level, above, and below ground level - TOTAL DESIGN LTD do not consult with services companies.
7. All work based on good working practice and accredited construction details.
8. When any roof alteration work or demolition is to take place, if any signs of bats, stop work & notify an ecologist & natural England.
9. It is the Client's responsibility to inform TOTAL DESIGN LTD of any Legislation / Agreements / Covenants in place that would prevent / restrict development taking place on the proposed site. TOTAL DESIGN LTD do not consult with external parties / consultants regarding (non-planning/building regulation) legal matters relating to any proposals. Unless otherwise specified TOTAL DESIGN LTD are employed to obtain Planning and Building Regulation Approval ONLY.

REV:	DATE	DESCRIPTION
A	23.02.22	Revisions following client meeting (ELB)
B	15.03.22	Updated for planning (ELB)
C	25.03.22	Micro turbine added (ELB)
D	12.04.22	Updated at Planners Request (ELB)

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PROJECT: Little Oaklands Farm
Northwood Green
GL14 1NA

TITLE: Existing & Proposed Site

CLIENT: Mr & Mrs B Fisher

SCALE: As Stated @ A1
DATE: Jan 2022
DRAWN: ELB

DWG NO: T1374.06D

Hedgerows within the development site:
Within the proposal where new hedgerows are to be provided or where gapping up to the existing hedgerows, adequate protection and management is to be provided.

All hedges will be planted in two staggered rows at a density of not less than 5 per meter. With approx 450mm between plants in the same row, and 300-400mm between rows.

Protection:
If large grazing animals / livestock are present on adjacent land, permanent protection fencing is installed to a sufficient height to prevent grazing over the top. Fences to be treated wooden posts with galvanised stock netting and wire to a height of 1.4m. Where damage from small rodents / rabbits is possible, protection via spiral guards or rabbit netting will be provided, which can be removed once the hedge is well established.

Management:
Hedge trimming will take place on a two or three year rotation to allow for thick nesting cover and to increase any berry crop. Trimming will take place in January or February.

When trimming an 'A' shape or 'Topped A' shape trim will be adopted to promote wildlife and hedge visibility. Although the hedges will be kept in good condition for a number of years, some restoration works may be required to prevent gaps developing or turning into a line of trees, this will be carried out by either:

- Coppicing - this will take place if the hedge is too large to be laid.
- Laying

NEW HEDGE
All hedgerow planting should be carried out in accordance with BS4428:1989 Code of practice for general landscape operations.

New hedges should only be planted between November and March. Prepare trenches to a min depth of 400mm and width of 600mm. Plants to be well heeled in after planting and watering during dry weather. Provide a layer of mulch 100mm deep and 600mm wide as a means of weed control, alternatively use mulch mats.

MANAGEMENT PLAN
New & Existing hedge to be maintained to match existing hedge height and if any plants/sections should die, then replace as noted below in the next planting season.

Main matrix of new hedge (70%) to be planted in two staggered rows, with approx 450mm between plants in the same row & 350mm between rows. (Matrix to consist of: Hawthorn and Blackthorn)

Interplant of new hedge (30%) to be planted in groups of three between main matrix. (Interplant to consist of: Hazel, Dog Rose Field Maple, Dogwood, Spindell, Wild Privet)

Plants are to be protected against drying out during transport and prior to planting.

The hedge should be inspected periodically for damage by weeds, animals, rodents, etc. Trimming should take place on a two year rotation during January and February only. Occasionally it is necessary to lay the hedge using traditional methods to prevent gaps developing.