



Close boarded timber fence, in compliance with condition 3. Appeal Decision. APP/Q3305/C/22/3292439

All existing hedgerows are to be maintained, in compliance with condition 3. Appeal Decision. APP/Q3305/C/22/3292439

Proposed sealed tank, in compliance with condition 3. Appeal Decision. APP/Q3305/C/22/3292439

Existing grass/turf to be maintained, in compliance with condition 3. Appeal Decision. APP/Q3305/C/22/3292439

Indicative vehicle parking spaces, in compliance with condition 3. Appeal Decision. APP/Q3305/C/22/3292439

All existing trees are to be maintained, in compliance with condition 3. Appeal Decision. APP/Q3305/C/22/3292439

Existing hardstanding, in compliance with condition 3. Appeal Decision. APP/Q3305/C/22/3292439

Post and rail timber fence, in compliance with condition 3. Appeal Decision. APP/Q3305/C/22/3292439

Indicative vehicle turning spaces, in compliance with condition 3. Appeal Decision. APP/Q3305/C/22/3292439

Line/Hatch Key		Site Plan Key	
Symbol	Description	Symbol	Description
[Grey Box]	Existing buildings/structures	[Green Circle]	Existing Tree
[Green Box]	Grassed/Turfed Area	[Blue Box]	Single Mobile Home
[Light Green Box]	Existing Hardstanding	[Blue Box]	Touring Caravan
[Green Box]	Existing Planting	[Red Dashed Box]	Turning Head
[Orange Line]	Proposed Foul drainage	[Red Circle]	Proposed Sealed Tank
[Red Circle]	Proposed Sealed Tank	[Black Line]	Closed Boarded Timber Gate

- Notes:**
- DO NOT SCALE FROM THIS DRAWINGS
 - This drawing relates to the discharge of conditions 3 imposed on Appeal Decision. APP/Q3305/C/22/3292439.
 - All existing trees, hedges and grassed areas are to be maintained to the satisfaction of the LPA.
 - 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. Trees to be pruned to maintain form of respective trees. Clear stem heights shall be uniform.
 - 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. Refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.
 - Any tree, hedge or shrub removed, uprooted, destroyed, that dies or becomes seriously damaged/defective, in the opinion of the local planning authority, 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.
 - If necessary, trees and hedges will be protected using HERAS fencing. HERAS fencing will border the mobile home and touring caravan, and also protect specific trees close to development areas. For additional information, please refer to the HERAS Fencing Brochure.
 - Existing hard landscaping comprises of tarmac/adam surfaces and loose bound permeable hardstanding, the extent of which is as shown on this drawing.
 - Existing post and rail fencing, and close boarded fencing will be maintained as per this drawing.
 - Existing gateways will be maintained as means of access to different sections of the wider site.
 - All foul drainage from the site will be dealt with by a sealed tank e.g., Marsh AT3800 Cesspool. Connections will be made as shown on this drawing. The sealed tank will be emptied by a registered Waste Carrier in line with the accompanying specification.
 - A vehicle turning area, as shown on this drawing, will be kept clear of obstructions and made permanently available for the turning of vehicles.
 - Vehicle parking spaces, as shown on this drawing, will be kept clear of obstructions and made permanently available for vehicles accessing the site.
 - Subject to LPA written approval of confirmation of compliance with conditions, any work associated with condition 3 will be undertaken within 12 months of commencement of lawful development of first subsequent planting season (October - March), if necessary.

Issue ID	Issue Name	Current Revision	Initials	Date
P01	Initial Transmittal	P01	EG	30/11/2023

Do not scale from this drawing 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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Client
Elizabeth Smith

Project
21_1184A Westside Honeyhurst Lane - Conditions

Westside,
Honeyhurst Lane,
Rodney Stoke,
Mendips,
BS27 3UJ

Drawing Title
Conditions - Site Development Scheme

Scale @A3	Date	Drawn
1:500	30/11/2023	EG

Case No	Status
<insert case no>	Initial Status

DRAWING No	Rev
<insert case no>-011	P01

ISO 19650 No:
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Green Planning Studio Ltd
Unit D Lansdale Upton Magna Business Park, SY4 4TT
t: +44 (0) 1743 709364
e: applications@gpsstd.co.uk
www.greenplanningstudio.co.uk

