

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-  
Yard - existing concrete finish.  
Patios - riven reconstituted paving slabs.  
Paths - riven reconstituted paving slabs.  
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

BOUNDARY TREATMENTS

The existing site boundaries are to remain insitu with no changes proposed.

SOFT LANDSCAPING :-

The existing mature planting around the site is to be maintained and enhanced/made good once the construction works are complete with planting areas, tree/hedgerow planting and grassed areas as indicated.

TREE PLANTING :-

Supplementary tree planting is to be undertaken as part of the scheme.

HEDGEROWS :-

Where indicated a mixed native hedgerow is to be planted behind protective timber post and rail fencing, comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinosa (Blackthorn) and the remainder made up of a mix of Ilex aquifolium (Holly), Lonicera periclymenum (Honeysuckle) and Rosa canina (Dog Rose). Plants to be spaced in a double row, at 300mm staggered centres in both directions.  
Newly planted hedgerows are to be protected with rabbit netting.

DRAINAGE PROPOSALS

Foul waste from the proposal is to discharge into a new packaged treatment plant replacing the existing septic tank, with outfall discharging into a suitably designed irrigation field in the adjacent field.  
Storm water created by the development is to discharge into suitably designed soakaways.

SEWAGE TREATMENT PLANT - BIO DISC SYSTEM

The Client / property owner is responsible for contacting the Environment Agency Office in order to determine whether a 'consent to discharge' is required and conditions to be observed. This must be undertaken prior to work commencing on site and be confirmed in writing.

The property owner is also legally responsible to ensure that the system does not cause pollution, a health hazard or nuisance.

Prior to commencement of works on site the owner is to have conducted a series of porosity tests to determine the permeability of the sub soil and to establish the most suitable position of the plant and length of irrigation drains.

All test results and assumptions made are to be submitted to L.A. Building Control prior to installation of tank.  
Sewage treatment plant with full BS EN 12566-3 Certification to be installed.

The glass reinforced plastic high performance packaged sewage treatment plant is to be installed to accept new foul water waste from the development. Plant size is to be determined by manufacturer to suit the expected hydraulic flow, organic load, ammonia levels and treatability and be agreed with the L.A. Building Inspector.

Locate in a suitably protected area of the site, being a minimum of 7m downslope from any building and within 30.0m of tanker access for de-sludging etc.  
Inspection chambers should be provided to both the inlet and outlets of the tank for sampling and inspection.

A notice plate shall be fixed within the building describing the necessary maintenance as noted in Building Regulation Part H section H2, 1.57 page 34.

Treated effluent from treatment plant is to be discharged into a drainage field :-

The outfall drainage field shall be designed and constructed to BS 6297:2007+A1:2008 and be sited downslope and terminate at least 15.0m from any building.

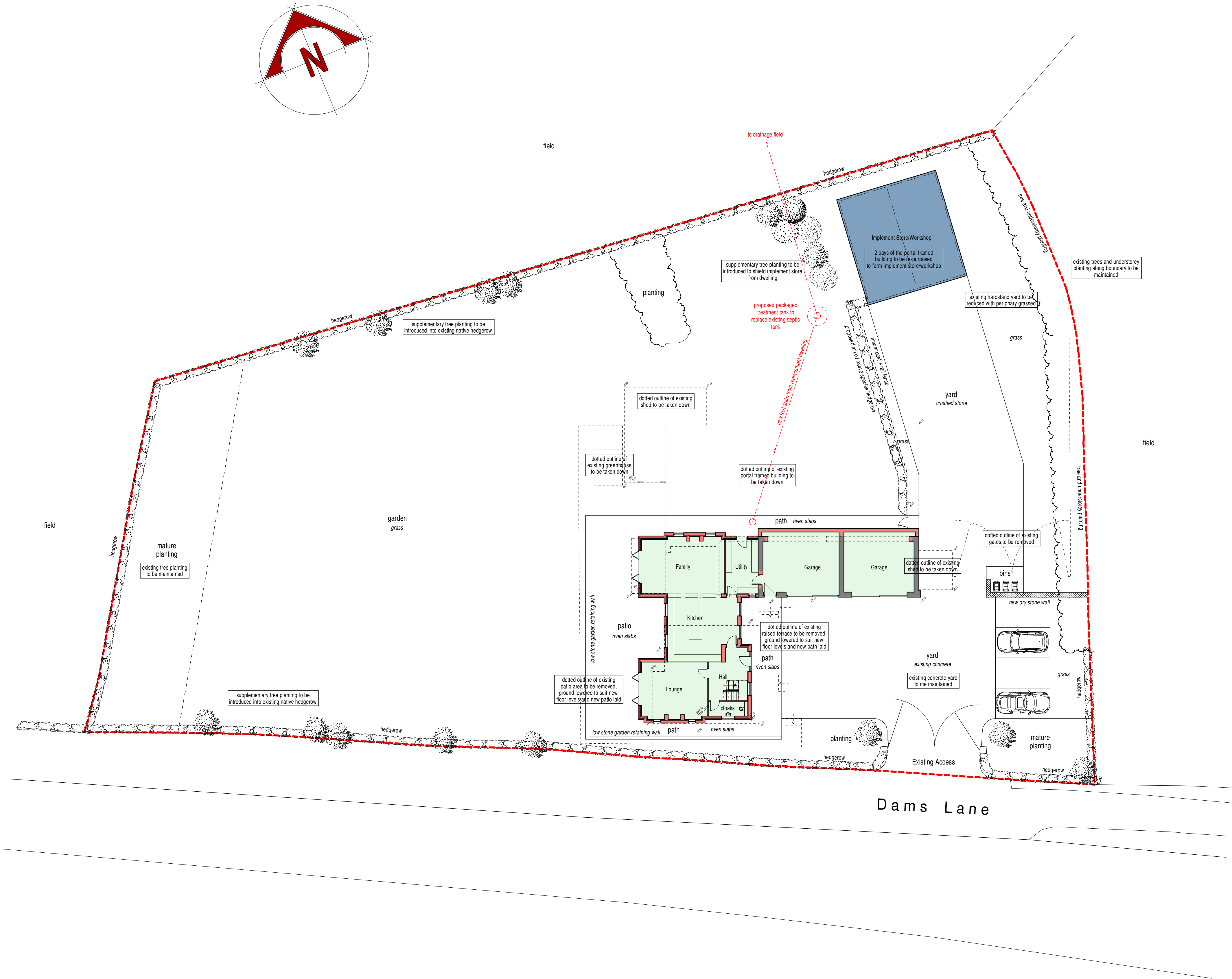
Irrigation area drains should be of 100mm diameter perforated pipe laid at 1 in 200 gradient and at least 500mm to invert in trenches between 600 to 900mm wide spaced 2000mm apart. Provide bed of 300mm clean shingle / stone (graded between 20mm and 50mm) before laying pipes then top up with same to 50mm above pipe and cover with geotextile membrane and 300mm earth.

SOAKAWAYS

Soakaways to be designed in accordance with the BRE Digest 365.

A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.

Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L.A. Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.



PLANNING PROPOSAL

It is proposed to demolish the existing farmhouse and adjoining portal framed workshop and construct a replacement dwelling.  
For details of the replacement dwelling refer to drawing 2023-2824-03.

DEMOLITION

The outline of the buildings to be demolished are shown dotted here but for details of layout and elevations refer to drawing 2023-2824-02.

IMPLEMENT STORE/WORKSHOP

A section of the portal framed building removed is to be re-purposed and made into a store come workshop. Details of this building can be found on drawing 2023-2824-07.

SITE ACCESS

The existing gated site access to the farmhouse and workshop is to remain unaltered.

SERVICES

The existing supplies serving the current property are to be adapted to suit the new property.

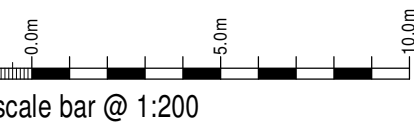
REFUSE STORAGE

3 wheely bins are to be provided as indicated.

LEVELS

The floor level of the replacement dwelling is to be lowered from that of the existing to enable taller room heights to be achieved without raising the overall height of the ridge. The new floor level is to be set 150mm above the current garage floor level, with ground around the property excavated with remaining ground supported with low stone retaining walls.

The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.



Mr & Mrs K Tyler

Proposed Replacement Dwelling  
Gratton Haye Farm  
Dams Lane  
Gratton  
ST9 9AJ

Planning Proposal  
Site Plan

|        |               |       |    |       |       |
|--------|---------------|-------|----|-------|-------|
| Date   | November 2023 | Sheet | A1 | Scale | 1:200 |
| Dwg No | 2023-2824-06  | Rev.  | A  | Drawn | RG    |

A-06/11/2023 - TREATMENT TANK ADDED



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