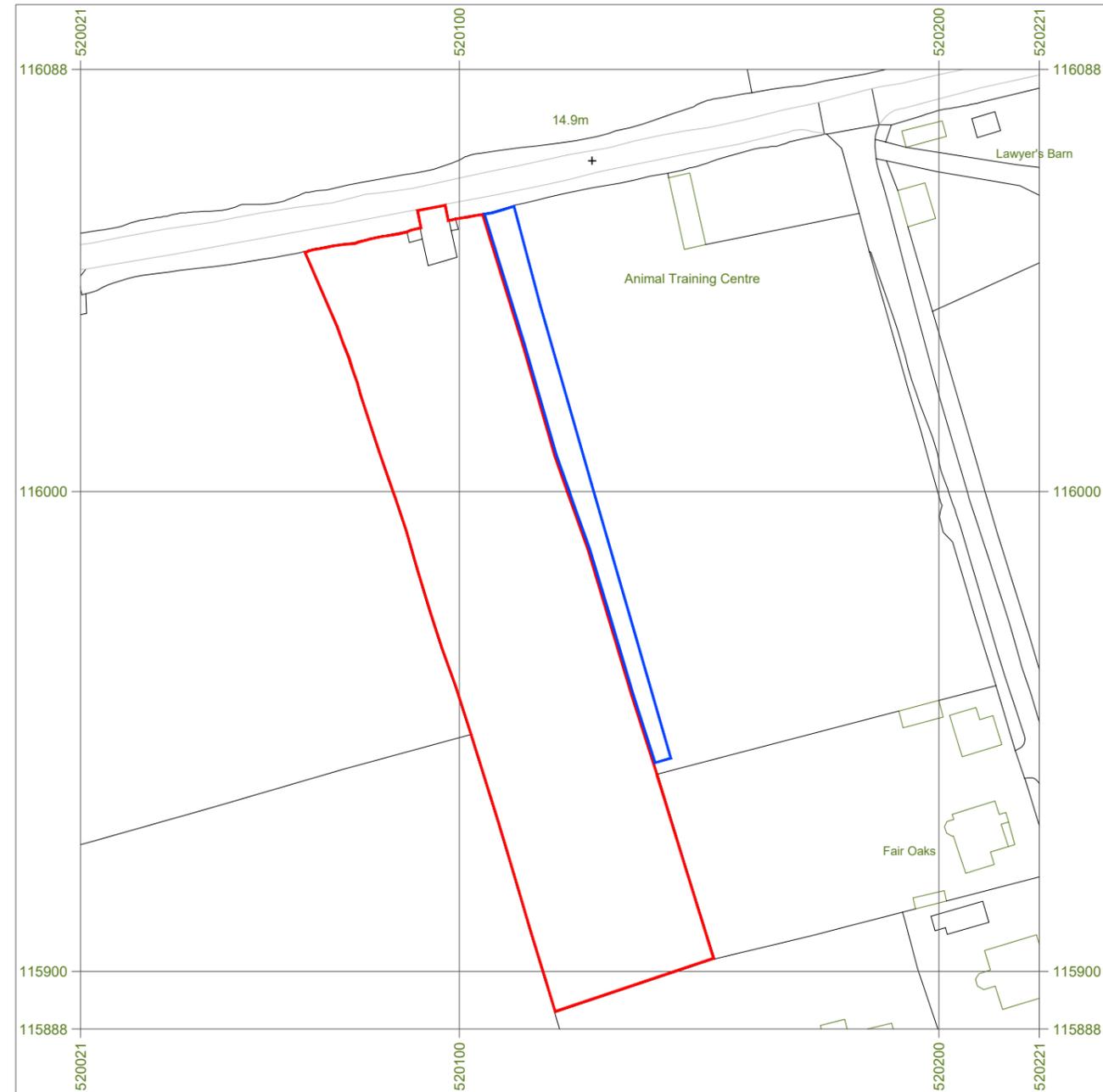
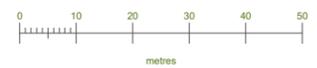


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Location Plan

1:1250 | EXISTING

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Drawing No. 2412WE_R5_000

Scale @ A3 1:1250

Job No. 2412WE_R5

Drawn By MD

Checked By BK

Drawn On 17.12.2025

Issued On 17.12.2025

Status Existing

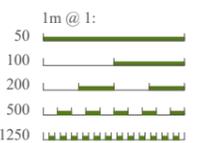
Drawing Location Plan

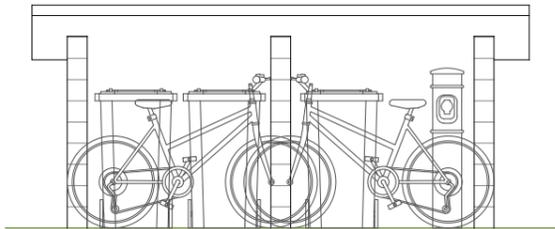
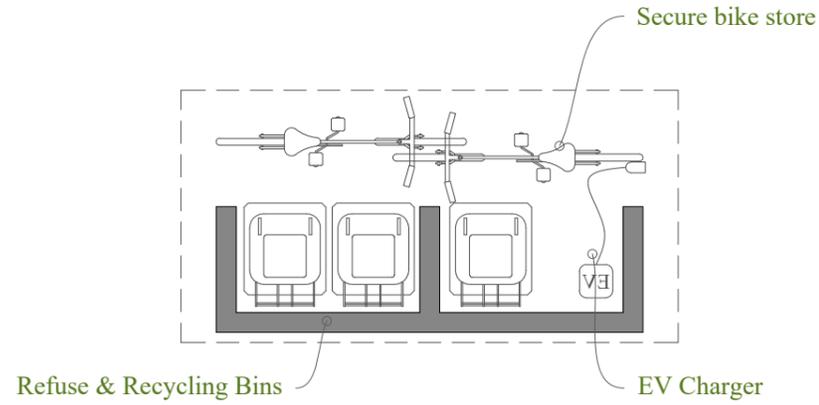
Submission **Planning**

Application Area: 5851 m²



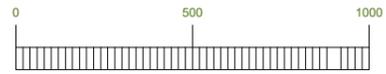
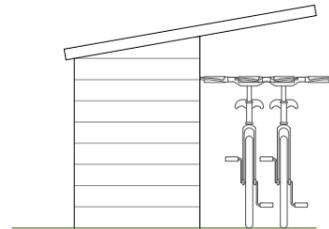
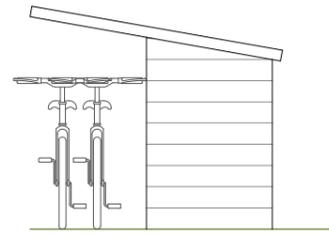
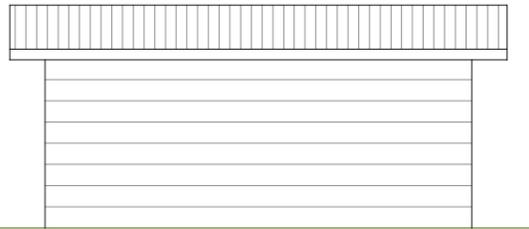
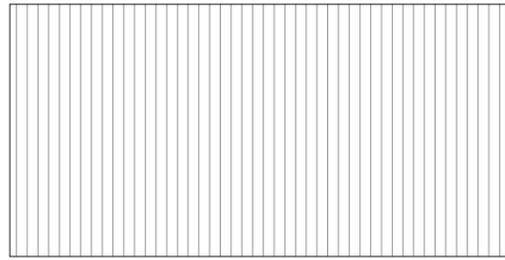
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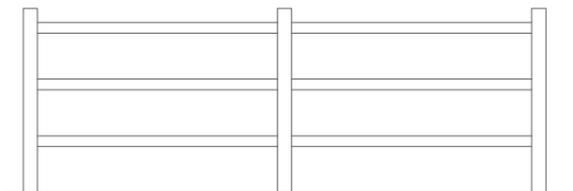


Bin & Bike Store

1:50 PROPOSED



SCALE BAR: 1:20 MM



Typical 1.2m timber post & rail fence

1:50 PROPOSED

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Drawing No. 2412WE_R5_100

Scale @ A3 As Indicated

Job No. 2412WE_R5

Drawn By MD

Checked By BK

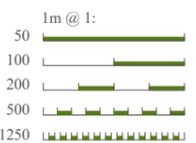
Drawn On 17.12.2025

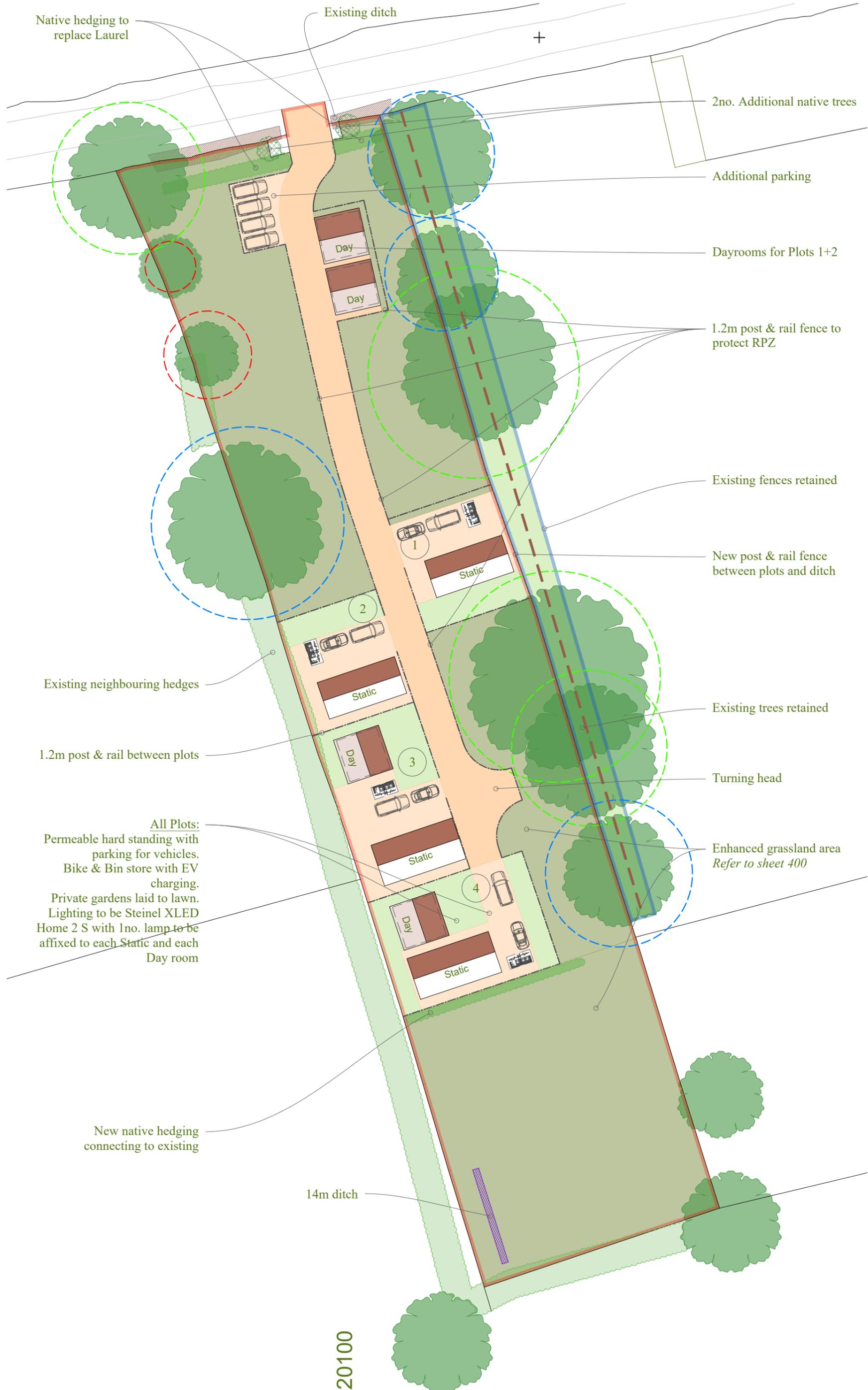
Issued On 17.12.2025

Status Proposed

Drawing Refuse, Boundary &
Surfacing

Submission **Planning**





- Permeable hardstanding comprising cellweb or similar filled with clean (no fines) aggregate & pinned timber edges
- Enhanced Grassland Area outside gardens
- Grass
- Existing ditch (north)
- New ditch (south)
- Native hedging
- Existing Tree
- New native tree
- Existing tree RPZ (colour denotes condition)
- Post & rail fencing
- Existing ditch (east)

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Drawing No. 2412WE_R5_001

Scale @ A3 1:500

Job No. 2412WE_R5

Drawn By MD

Checked By BK

Drawn On 17.12.2025

Issued On 17.12.2025

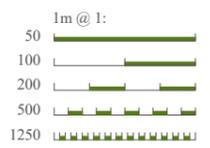
Status Proposed

Drawing Block Plan

Submission **Planning**



Indicative: 0.0°



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Drawing No. 2412WE_R5_101

Scale @ A3 1:100

Job No. 2412WE_R5

Drawn By MD

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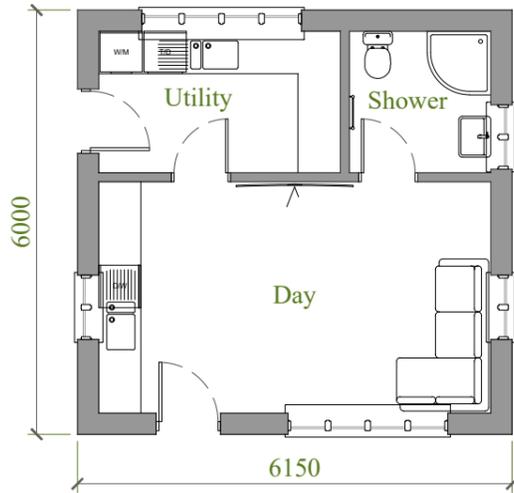
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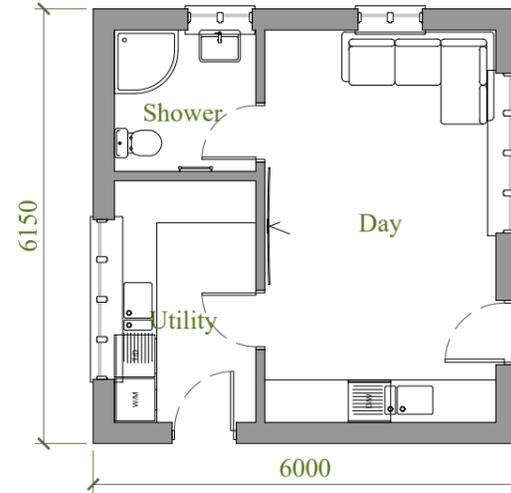
Drawing Day Room

Submission **Planning**



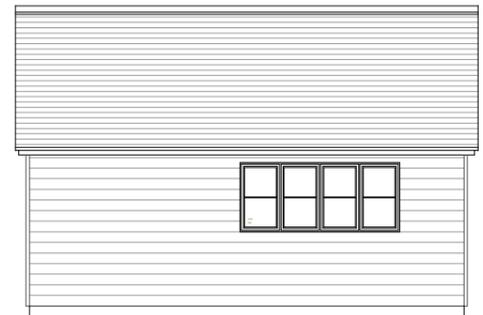
Ground Floor Plan

1:100 PROPOSED



Ground Floor Plan

1:100 PROPOSED



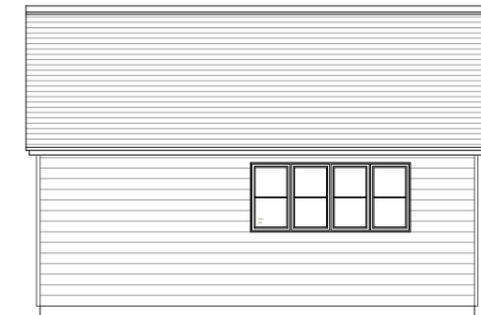
North

1:100 PROPOSED



East

1:100 PROPOSED



West

1:100 PROPOSED



North

1:100 PROPOSED



South

1:100 PROPOSED



West

1:100 PROPOSED



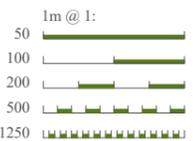
East

1:100 PROPOSED



South

1:100 PROPOSED



Planting Specification for new boundary hedgerows

Plants to be between 80-90cm when planted

Main Matrix (Transplants/Quicks)

70% of planting stock

Hawthorn	Crataegus monogyna
Blackthorn	Prunus spinosa

Interplant (Whips/Transplants)

30% of planting stock

Hazel	Corylus avellana
Holly	Ilex aquifolium
Dog Rose	Rosa canina
Field Maple	Acer campestre
Dogwood	Cornus sanguinea
Spindle	Euonymus europaeus
Wild Privet	Ligustrum vulgare
Common Beach	Fagus sylvatica
Common Hornbeam	Carpinus betulus
Guelder rose	Viburnum opulus

Hedging should be planted in two staggered rows at a density of not less than 5 per metre, with approximately 450mm between plants in the same row, and 300-400mm between rows.

The interplant whips/transplants should be planted within this pattern in groups of 2/3.

Planting will be protected from grazing animals where applicable with a 1.5m high galvanised equine stock fence (or similar) erected 1m away from new plants.

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

Hedgerow shrubs should either be notch planted or trench planted.

Hedge trenches should be dug to a minimum depth of 400mm and width of 600mm, with the plants put into the ground at the same depth at which they had been previously grown in the nursery. All plants need to be well heeled in after planting and watered in during dry weather.

Hedges to be planted between November and March while plants are still dormant. Avoid planting in very cold or wet weather.

20 year Management Plan:

Plant new hedgerows during winter³
Connect them to other natural features to support wildlife spread³
Prune new hedgerows for the first 3-5 years to encourage dense, bushy growth³

Ongoing Management:

Manage hedgerows on a cycle to maintain their health and value for wildlife²
Gradually cut hedges higher and wider to prevent them from becoming 'leggy' or 'gappy'²
Rejuvenate hedges through laying or coppicing every 40+ years²

Protection Measures:

Establish or maintain green cover buffer strips adjacent to hedgerows⁷
Protect hedge nesting birds by avoiding cutting or trimming during their nesting period⁷
Hedgerows will be protected from damage by ensuring these measures are in place⁷

Long-Term Maintenance:

Aim for a balance of old and young hedgerow trees to support diverse wildlife²
Trim at the best time for nature, ideally late winter, to allow wildlife to feed on berries and fruits²

Environmental Benefits:

Hedgerows enhance biodiversity and provide habitat for a wide range of species¹
They offer erosion control, water regulation, and carbon storage to combat climate change¹
A new hedgerow can store 600 to 800 kilograms of carbon dioxide per year for up to 20 years⁹

By following these guidelines, hedgerows can be effectively managed and protected to ensure their ecological and environmental benefits are sustained over the long term. Consult with local wildlife trusts or experts for tailored advice and to comply with any specific regulations in your area.

Enhanced Grassland Area

To be sown with a native perennial wildflower meadow mix (species-rich), suitable for neutral soils.

Seed to be sown at 4g/m² onto prepared ground in early spring or autumn.

Cut to 75mm after establishment, then managed with two cuts per year (late summer & late autumn), removing all arisings to maintain low fertility. No fertiliser or irrigation required after establishment.

Sources:

- Hedgerow management - Farming for Nature.*
<https://www.farmingfornature.ie/your-farm/resources/best-practice-guides/hedgerow-management/>
- Top tips for managing hedgerows - People's Trust for Endangered Species.*
<https://ptes.org/hedgerow/managing-hedgerows-top-tips/>
- The Management of Hedgerows (England) Regulations 2024 - Legislation.gov.uk.*
https://www.legislation.gov.uk/ukdsi/2024/9780348260472/pdfs/ukdsiem_9780348260472_en_001.pdf
- How to manage a hedgerow for wildlife | The Wildlife Trusts.*
<https://www.wildlifetrusts.org/wildlife/managing-land-wildlife/how-manage-hedgerow-wildlife>
- Hedges of Biodiversity - National Geographic Society.*
<https://education.nationalgeographic.org/resource/hedging-biodiversity/>
- How to establish, manage and rejuvenate hedgerows.*
<https://www.fwi.co.uk/arable/how-to-establish-manage-and-rejuvenate-hedgerows>
- Hedgerow planting: answers to 18 common questions - The Tree Council.*
<https://treecouncil.org.uk/wp-content/uploads/2020/05/Hedgerow-planting.pdf>
- A Guide to Hedgerows: Plantings That Enhance Biodiversity*
<https://extension.oregonstate.edu/catalog/pub/em8721>
- Hedgerow Regulations UK | Removing or Working on Hedges - UK Rules.*
<https://www.theukrules.co.uk/rules/legal/environment/countryside/hedgerow-regulations/>

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Drawing No. 400

Scale @ A3 NTS

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Drawn By MD

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Issued On 17.12.2025

Status Proposed

Drawing Landscaping

Submission **Planning**