N

Existing yard

Existing hedge retained as screen

Existing Leylandii hedge retained as screen

Hatching area represents existing buildings to be demolished.

2no. new 2200 litre underground LPG storage tanks

New underground rainwater storage tank (approx. position).

Existing ménage to be removed and new wildlife pond formed instead with associated landscaping and planting.

Existing drive extended to form turning circle.

Hatching area represents existing buildings to be demolished.

Footprint of new replacement dwelling.

New pond formed as part of landscaping in field with associated planting to promote wildlife and create habitat. Existing stream connected into pond.

New sewage treatment plant to replace existing septic tank and soakaway to be installed with E.A. approval and discharge to existing stream.

Sample Chamber.

Outfall to existing stream

Existing stream.

Existing Caravan Site to be closed

Form passing space on existing track.

Form passing space on existing track.

Form passing space on existing track.

Existing hedge removed to form 70m clear visibility splay and new length of stock proof fence to be constructed behind splay and new hedge planted.

70m

70m CLEAR VISIBILITY SPLAY

Plant new trees along drive.

New stock proof post and rail fencing.

Construct new section of driveway (shown hatched) from the new entrance to connect into existing drive with passing space.

Telegraph pole

New vehicular and pedestrian entrance formed off Edisford Road to provide improved visibility and turning space. Stone flank entrance walls constructed with dressed stone cappings and gate posts with metal electric gates.

4.5m

2.4m

Existing access off Edisford Road to be permanently closed. Grub up section of track and grass over to continue field. Plant new section of hedge and trees to extend roadside boundary across.

REV A	Site curtilage boundary altered 2/10/07.
REV B	Telegraph pole added - 3/10/07.
REV C	Client Name Changed 19/11/07 JB
REV D	Various amendments 30/1/08 SGH
REV E	Additional details added to visibility splay proposal as discussed with LPA 28/03/08 SGH
REV F	Visibility splay altered to 70m North of new access. New underground LPG tank position shown. Position of underground rainwater storage tank shown. Position of sewage treatment plant and soakaway shown. 13/04/08 PC
REV G	U/ground LPG tank details altered and fence/hedge notes added behind visibility splay - 15/04/08 PC

Client

Rosedale (J.W.) Investments Limited

Job Title

Proposed Erection Of Replacement Dwelling At Fields House Farm Edisford Road Waddington

3/2008/0517/P

Drawing Title

Proposed Site Plan

Scale	Date	Drawn
1:500	Sept. 2007	SGH

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