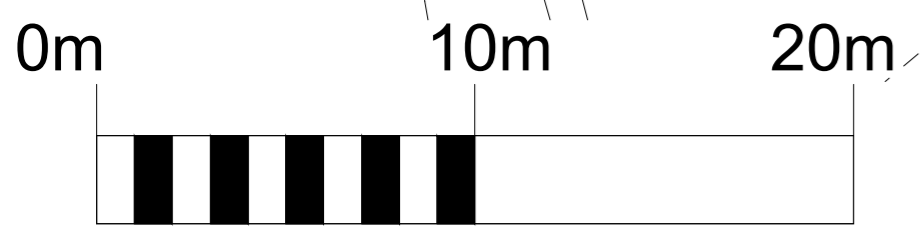
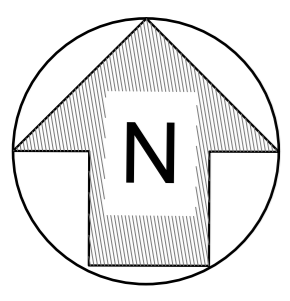


Appendix B Existing Site and Proposed Plans



1 : 200

— Site Boundary

Bashall Brook

Twitter Lane

Wetters Bridge
Plantation

Wetters Bridge

shingle

Bashall Brook

Grassed Area

Grassed Area

Grassed Area

Grassed Area

Vehicular Access
Metal Stable Gate

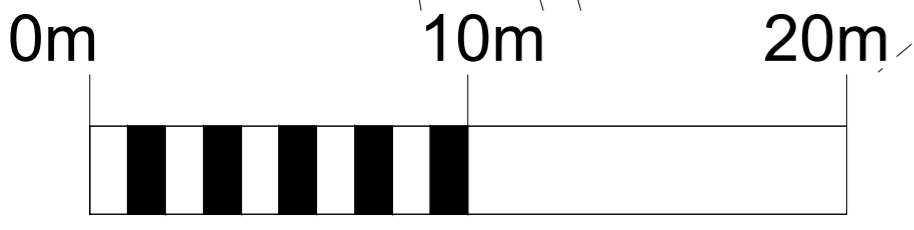
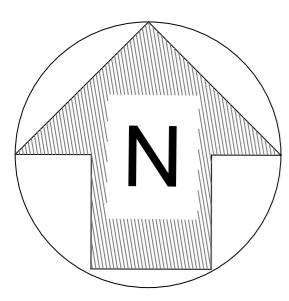
Access
Track

Existing Site Layout Plan

Rev. A - Residential curtilage indicated - P.E. - 06/02/2023

Rev.	Description	By	Date
Project Temporary Accommodation Wetters Bridge Plantation Twitter Lane Clitheroe, Lancashire BB7 3LG		Drawing Title Existing Site Layout	
Drawing No. Wetters/03		Rev. A	
Drawn by P.E.	Scale 1:200	Date Jan. '23	

Figured dimensions to be followed in preference to scale.
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1 : 200

— Site Boundary

⇒ Ensure that settlement encroachment does not threaten the existing woodland resource.

⇒ Manage grazing to facilitate woodland establishment and natural regeneration, ensuring that stock fencing does not intrude visually on the landscape.

⇒ Avoid damage to valuable archaeological sites as a consequence of woodland planting, necessitating the need for robust heritage assessments prior to any woodland planting.

⇒ Balance access and recreation demand with nature conservation interests.

⇒ Preserve the long, open views of the valley plains through the careful selection of planting sites and species.

⇒ Ensure free access is available to the Environment Agency along rivers so that maintenance work can be undertaken.

⇒ Ensure woodland planting and expansion follows the sinuous form of the valley floodplain.

⇒ Ensure that woodland creation does not adversely affect existing areas of ecological or geological value.

⇒ Ensure that land managers have the appropriate skills and support to undertake woodland management.

The Valley Floodplains have medium potential for woodland uplift. Existing woodland should be brought into active management. New planting of small-scale copses should be undertaken using native broadleaved species, whilst maximising the use of locally sourced native black poplar on the valley floor. Wherever possible, continuous linkages should be created between the valley floor and the higher slopes. Woodland is to be a component of a diverse landscape mosaic incorporating open grassland habitats favourable for wet land and wading birds.

The potential for natural regeneration is limited as the existing woodland resource is highly fragmented and the expansion of existing woodlands will have to be very carefully undertaken so as not to detrimentally affect the open character and long views of the valley floodplain.

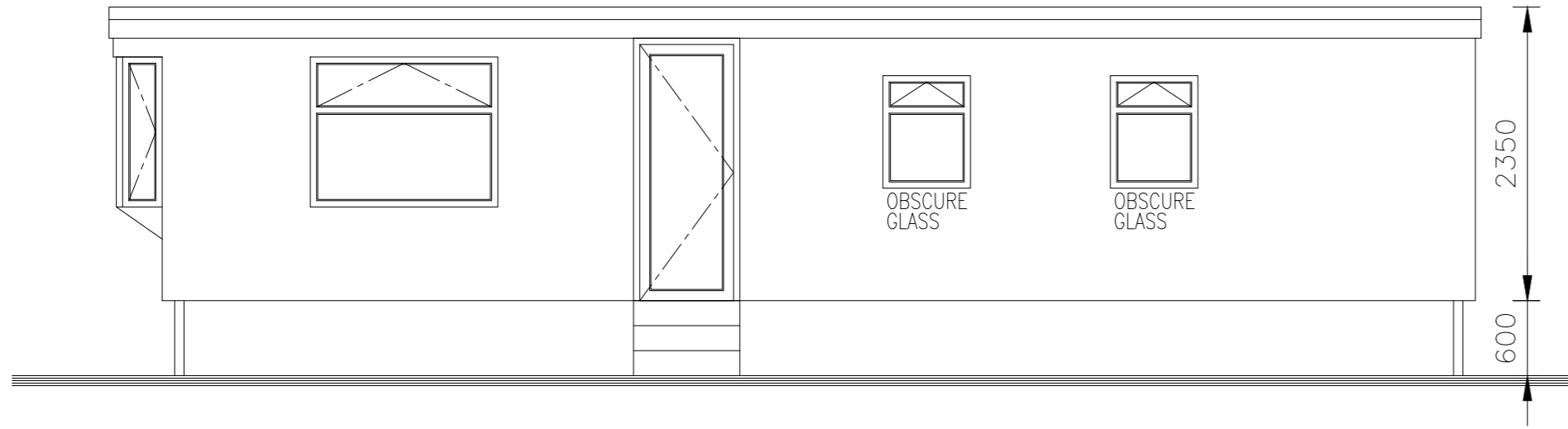
Woodland should, wherever possible, be an intrinsic part of any new development, and new development schemes should contribute to wider woodland expansion and management through the use of Planning Agreements.



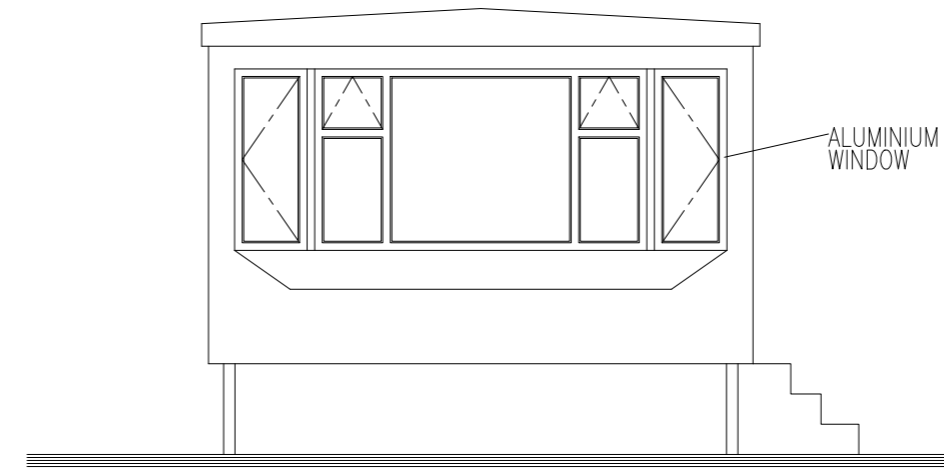
Proposed Site Layout Plan

Rev. A - Residential curtilage indicated - P.E. - 06/02/2023

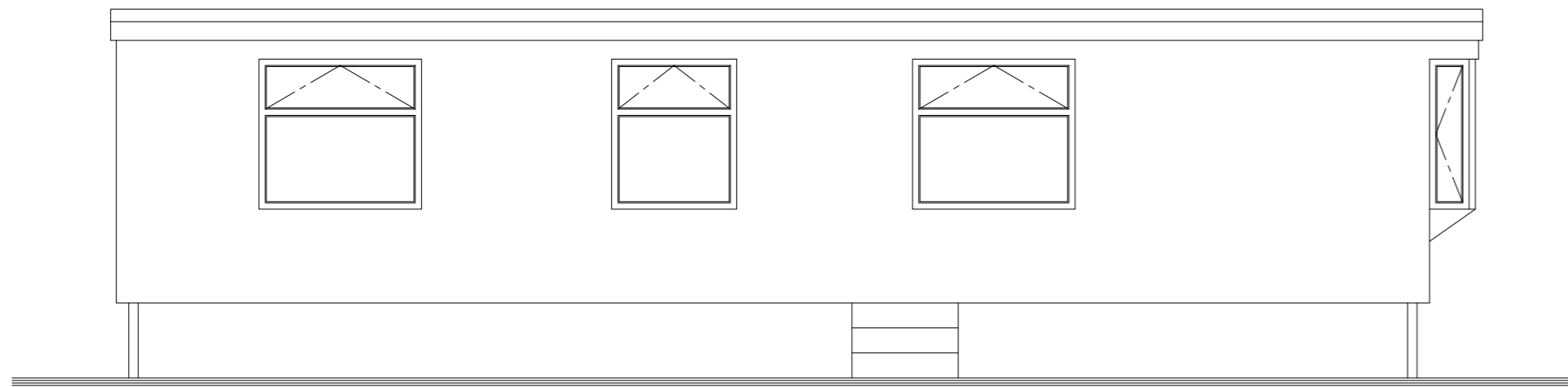
Rev.	Description	By	Date
Project Temporary Accommodation Wetters Bridge Plantation Twitter Lane Clitheroe, Lancashire BB7 3LG		Drawing Title Proposed Site Layout	
		Drawing No. Wetters/04	Rev. A
1. Figure dimensions to be followed in preference to scale. 2. All dimensions to be checked on site prior to the commencement of any work. Any discrepancies to be reported immediately & resolved prior to work commencing. 3. This drawing is the copyright of the Pajal Erskine and may not be copied or used without prior consent.		Drawn by P.E.	Scale 1:200
		Date Jan. '23	



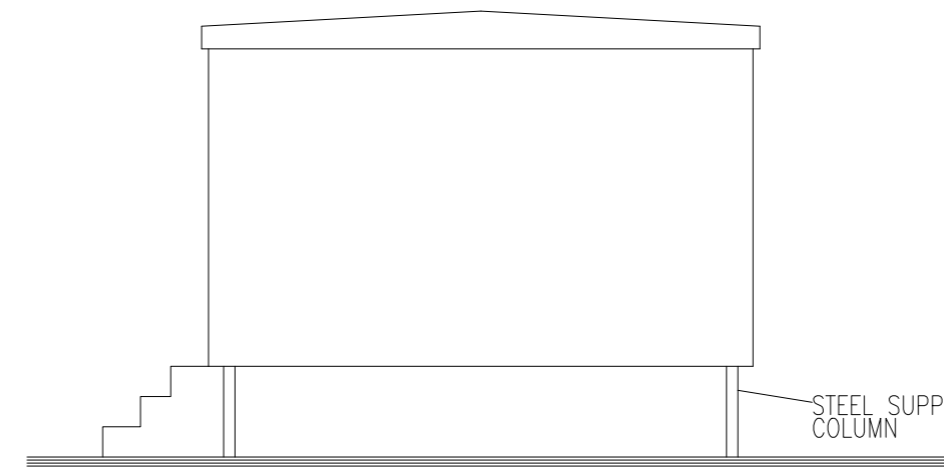
Front Elevation



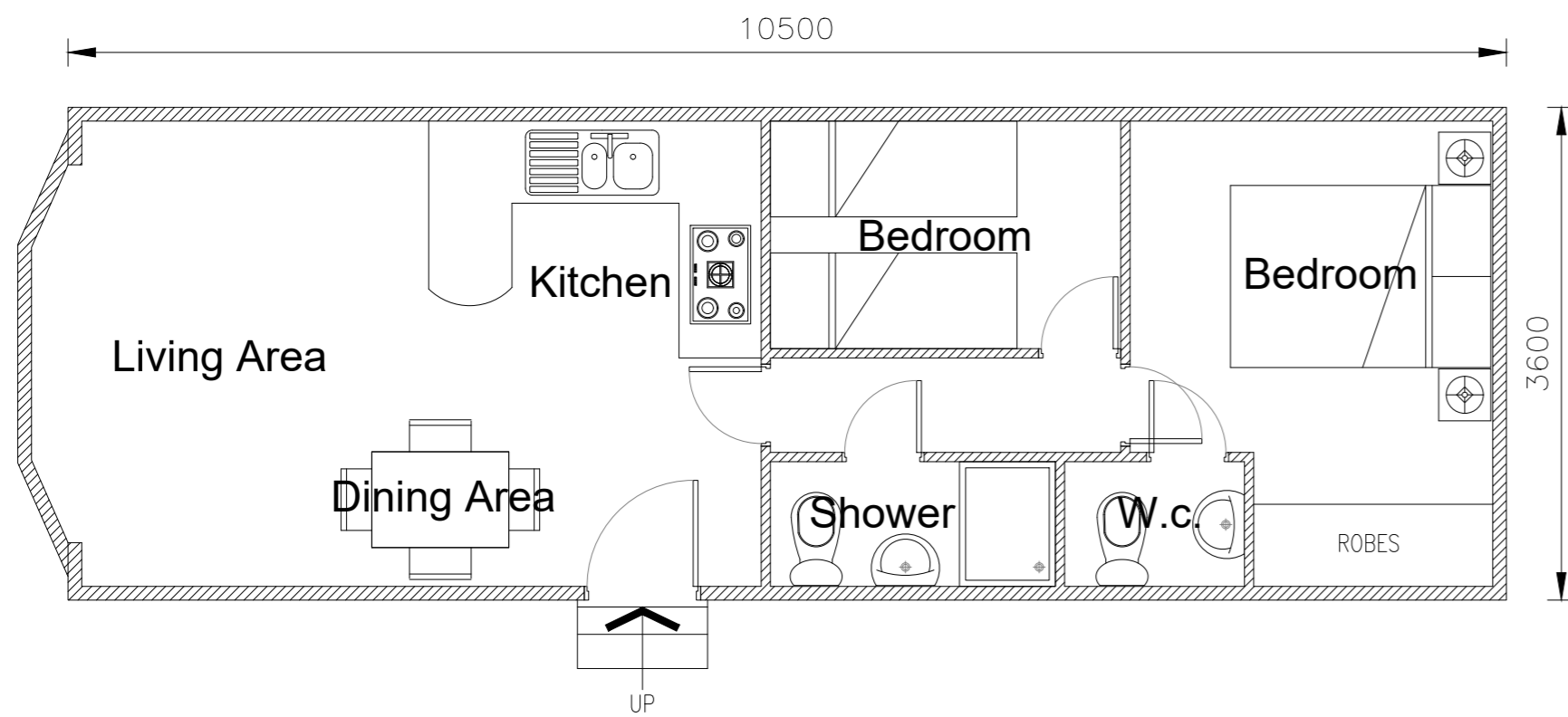
Side Elevation



Rear Elevation



Side Elevation



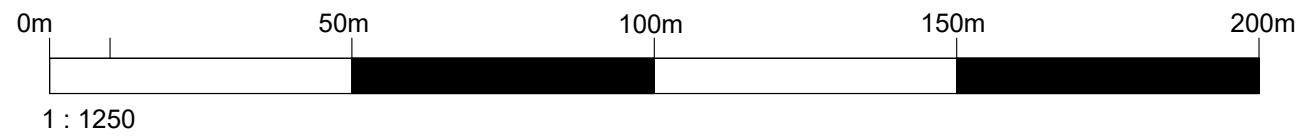
Ground Floor Plan
600mm above finished ground level



Rev. A - Elevations and dimensions added, planner request - P.E. - 06/03/2023

Rev.	Description	By	Date
Project Temporary Accommodation Wetters Bridge Plantation Twitter Lane Clitheroe, Lancashire BB7 3LG		Drawing Title Caravan Layout	
Drawing No. Wetters/05		Rev. A	
Drawn by P.E.		Scale 1:50	Date Jan. '23

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Rev. A - Residential curtilage indicated - P.E. - 06/02/2023

Rev.	Description	By	Date
Project Temporary Accommodation Wethers Bridge Plantation Twitter Lane Clitheroe, Lancashire BB7 3LG		Drawing Title Location Plan	
Drawing No. Wethers/01		Rev. A	
<small>1. Figured dimensions to be followed in preference to scale. 2. All dimensions to be checked on site prior to the commencement of any work. Any discrepancies to be reported immediately & resolved prior to work commencing 3. This drawing is the copyright of the Paul Erskine and may not be copied or used without prior consent.</small>		Drawn by P.E.	Scale 1:1250
		Date Jan. '23	

