

## SCHEDULE A: Applications with Recommendation

19/0302

**Item No: 02**

Date of Committee: 22/11/2019

**Appn Ref No:**  
19/0302

**Applicant:**  
Maris Properties Ltd

**Parish:**  
Orton

**Agent:**

**Ward:**  
Dalston & Burgh

**Location:** Land to the South East of Smiddy Croft, Great Orton, Carlisle, CA5 6LZ

**Proposal:** Erection Of 7no. Detached Dwellings

**Date of Receipt:**  
15/04/2019 16:01:00

**Statutory Expiry Date**  
10/06/2019 16:01:00

**26 Week Determination**  
02/09/2019

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### REPORT

**Case Officer:** Alanzon Chan

Members resolved to defer consideration of this application at the 30th August 2019 meeting in order to allow in order to investigate the cause of the recent local flooding incident at a neighbouring property and to await a further report on the application at a future meeting of the Committee.

Following the committee meeting in August, the investigation findings suggest that the recent local flooding incident at this neighbouring property was likely to be caused by an unanticipated blockage within the foul sewer system which this property connects to. Whilst the investigation is ongoing, based on the topography of the application site that it sits at a lower ground than this property which recently got flooded, there is no evidence to suggest that this flooding incident was related to this application site.

Meanwhile, the applicant has provided a new landscaping plan and detailed surface water drainage scheme comprising a drainage layout plan, micro drainage details and details of the proposed attenuation options for each plot. Accordingly, several conditions (conditions 2, 9, 13 and 14) and several paragraphs (paragraphs 6.22, 6.27, 6.29, 6.36) within the original report have been updated. The original paragraphs 6.36-6.39 have been replaced with an updated new paragraph 6.36.

Apart from the aforementioned amendments to reflect the details of the latest landscaping plan and detailed surface water drainage scheme, there is nothing further to add to the committee report and the application is recommended for approval.

**THE UPDATED COMMITTEE REPORT FOLLOWS:**

## **1. Recommendation**

- 1.1 It is recommended that this application is approved with conditions.

## **2. Main Issues**

- 2.1 Whether The Principle Of The Development Is Acceptable
- 2.2 Whether The Scale And Design Is Acceptable
- 2.3 Impact Of The Proposal On The Living Conditions Of Neighbouring Residents
- 2.4 Impact Of The Proposal On Highway Safety
- 2.5 Issues Regarding Foul And Surface Water Drainage
- 2.6 Issues Regarding Trees
- 2.7 Provision Of Affordable Housing
- 2.8 Impact Of The Proposal On Biodiversity
- 2.9 Other Matters

## **3. Application Details**

### **The Site**

- 3.1 The application site is approximately 0.4 hectares in size, and is currently grazing land.
- 3.2 The northern boundary of the development site is bound by a terrace of 4no. two-storey properties (Smiddy Croft) and a detached bungalow (Langstrath). Smiddy Croft is separated from the site by a post and wire fence, whilst a low timber fence separates the site from Langstrath.
- 3.3 The eastern site boundary of the development site consists of a hedgerow which incorporates a few mature trees, with agricultural land being located beyond this. A road adjoins the western site boundary, beyond which lies some residential properties (Bleak House, The Hawthorns, Skiddaw View and South View Cottages) and part of a field. To the south of the development site is a field which is owned by the applicant.

### **Background**

- 3.4 In 2016, Outline planning permission (15/1051) was granted for the erection of dwellings at this site. The housing development site boundary proposed under the current application remains the same as the one approved under application 15/1051.
- 3.5 In addition to the aforementioned outline permission, it is noted that full planning permission (16/0946) was also granted for the erection of seven dwellings on land to the south of the Wellington Inn, which is in close proximity to the application site. Both sites are approximately 0.4ha in size, and both are located at the edge of Great Orton Village.

## **The Proposal**

3.6 The proposal seeks full planning permission for the erection of 7no. dwellings. This would be across four different house types:

- Type 1 (Plots 1 & 2) – 3 bedroom bungalow with attached garage. Maximum width of 16.1m, length of 17.1m and height of 5.8m;
- Type 2 (Plots 3 & 4) – 3 bedroom bungalow with attached garage. Maximum width of 13.8m, length of 14.2m and height of 7.2m;
- Type 3 (Plot 5) – 4 bedroom dwelling with detached garage. Dwelling: Maximum width of 13.9 m, length of 7.9m and height of 7m; Garage: Maximum width of 4m, length of 5m and height of 4.4m; and
- Type 4 (Plots 6 & 7) – 2 bedroom bungalow with attached garage. Maximum width of 12.8 m, length of 14.6m and height of 7.2m;

## **4. Summary of Representations**

4.1 This application has been advertised by means of a site notice and notification letters sent to 27 neighbouring properties.

4.2 During the initial consultation, 9 letters of objection (of which 8 of them were identical letters from the same household), and 1 letter of support were received. The concerns raised within the letters of objection are summarised below:

- the development is not physically connected with the settlement and will add nothing to Great Orton apart from more car journeys due to lack of public transport.
- the developer has cut down four oak trees prior to the submission of the application, without the consent of the adjoining land owner and tenant, to enable the increase of residential units on the land.
- the applicant did not provide details in relation to estimated volumes or calculations detailing the surface water runoff. The highway ditch does not have the capacity to drain more surface water runoff. The applicant does not have any legal drainage rights to allow the surface water to drain into the adjoining highway ditch, and the applicant's proposed route should have been consulted with the neighbouring landowner and tenant.
- there are no calculations for the number of units on the site, and the size of the pumping station seems inadequate.
- Outline planning permission was given for 5 dwellings and the proposal is for 9 dwellings.
- the agricultural hedge and trees do not form part of the owner or applicant's ownership title.
- the submitted tree survey does not comply with British Standard BS5837:2012.
- As part of the application, the applicant has not provided a bat survey or a flora and fauna survey. The loss of the Oak trees might have disturbed a nesting site for local wildlife

4.3 In addition to the aforementioned neighbours representations, Councillor Allison has raised the following concerns on behalf of the Parish Council:

- Increase in the number of dwellings from 5 in the outline permission to 9 units including bungalows which require a larger footprint.
- Unannounced felling of 4 mature oak trees on the N/E boundary to accommodate an increase in the number of dwellings.
- Drainage issues: insufficient information is submitted; it is not clear if the owner/tenant of the adjacent fields will allow access for pipes or culverts.
- Local amenities including public transport; this application ticks the boxes with respect to local amenities including the pub, school, church and village hall. However, On transport links, there is only one bus per week and the costs are likely to be high. The single fare from Cummersdale to Carlisle (which is much nearer than Great Orton) is £5.

4.4 Following several discussions, the applicant has taken into consideration some of the local concerns and revised the proposal by reducing the number of proposed dwellings to 7. During the second consultation period, a letter of support, a letter of comment and 4 letters of objection were received. The concerns raised within the letter of comment and the letters of objection are broadly the same as those within the initial objections, except for the following points:

- The field has always flooded when there has been spells of heavy rain and has been notoriously slow with drying up in comparison with neighbouring fields.
- The installation of the new footpath will encourage parking, which will end up being used by parents for partially parking upon during school start/finishing times and if this is to happen, the visibility of the existing access will be reduced.
- Objection to the proposed Cherry trees being planted on the border to the residence of Smiddy Croft. If these trees were to grow, their roots and branches will eventually protrude into neighbouring gardens. Any tree that grows to a considerable size will block the sunlight into these gardens. The sun runs opposite the face of the house and gardens of Smiddy Croft adjacent to the development site. There is currently a sufficient boundary to the adjacent gardens.

## 5. Summary of Consultation Responses

**Cumbria County Council - (Highways & Lead Local Flood Authority):** No objection subject to the imposition of conditions

**Local Environment - Environmental Protection (former Comm Env Services- Env Quality):** No objection subject to the imposition of conditions

**Orton Parish Council:** Objects to the application with the following reasons:

- the number of houses should be 5 rather than 7
- insufficient information about the surface water drainage, it was noted that a drainage outlet is marked on the plan but no indication where this is from or how the flow is to be attenuated
- several trees at the site had been cut down prior to the submission of this application

**Local Environment, Waste Services:** No objection

**United Utilities:** No objection subject to the imposition of conditions

## **6. Officer's Report**

### **Assessment**

- 6.1 Section 70 (2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) and Policies SP1, SP2, SP6, HO2, HO4, IP3, IP6, CC5, CM5, GI3 and GI6 of the Carlisle District Local Plan 2015-2030 (CDLP).

The proposal raises the following planning issues:

#### **1. Whether The Principle Of The Development Is Acceptable**

- 6.3 One of the main issues to establish when assessing this application is the principle of development. The NPPF and CDLP Policy SP1 require development proposals to be considered in the context of a presumption in favour of sustainable development in order to secure development that improves the economic, social and environmental conditions of the district.
- 6.4 Paragraph 11 of the NPPF outlines that *"at the heart of the NPPF is a presumption in favour of sustainable development"*.
- 6.5 Meanwhile, Paragraph 59 of the NPPF states that:
- "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*
- 6.6 Paragraph 78 of the NPPF further states that housing in rural areas should be located where it will enhance or maintain the vitality of rural communities, and sustainable development in rural areas can help to support local services.
- 6.7 This coincides with the objectives of the adopted CDLP Policies SP1 and HO2. Policy SP1 advocates that when considering development proposals, Carlisle City Council should take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. As for Policy HO2, it makes provision for new windfall housing development within or on the edge of villages within the rural area of the district.
- 6.8 Great Orton, which is identified as a Local Service Centre in the adopted

Local Plan, contains a primary school, a public house, a shop, a church and a village hall. As such, Great Orton is considered to be a sustainable location for housing development.

- 6.9 Under outline planning permission (application ref: 15/1051), the principle of residential development on this land has already been established. The proposed development will be sited on the southern edge of Great Orton. It will be well related to existing village and will not intrude unduly into the open countryside. As such, in line with paragraphs 59 and 78 of the NPPF, as well as the objectives of the CDLP Policies SP1 and HO2, the principle of residential development on this site remains to be acceptable, subject to all other material considerations being satisfied.

## **2. Whether The Scale And Design Is Acceptable**

- 6.10 The NPPF states that planning decisions should ensure developments function well and add to the overall quality of the area; are visually attractive; are sympathetic to local character and history whilst not preventing or discouraging appropriate innovation or change; establish or maintain a strong sense of place; and, optimise the potential of the site to accommodate and sustain the appropriate mix of development.
- 6.11 The adopted CDLP policies require that development is appropriate, in terms of quality, to that of the surrounding area. Proposals should, therefore, incorporate high standards of design, including care in relation to siting, scale, use of materials and landscaping that respects and, where possible, enhances the distinctive character of townscape and landscape. This is particularly reflected in Policy SP6 of the CDLP which requires that development proposals should also harmonise with the surrounding buildings, respecting their form in relation to height, scale and massing and making use of appropriate materials and detailing.
- 6.12 The applicant originally proposes to erect 9no. dwellings comprising of a mix of two storey dwellings and bungalows. Following a series of discussions, the applicant has taken into consideration the local concerns and revised the proposal to erect 7no. dwellings, of which six of them would be bungalows, with one proposed dwelling (Plot 5) having a split level. In terms of scale, it is noted that the ridge heights of the proposed dwellings will vary between 5.8m to 7.2m. Although these bungalows do not have a low roof height, it is noted that the majority of the surrounding properties are two-storey, with one on the opposite side of the road being three-storey. Taking into consideration that the surrounding residential properties vary in scale and height, and that the proposed development will be seen against the backdrop of the existing properties in the village, on balance, it is considered that the proposal would be acceptable in relation to height, scale and mass.
- 6.13 One objector raised that the proposal would form a cramped development. It is noted that the application site is approximately 0.4 hectares in size. The site area of the application site is comparable to the development site adjacent to the Wellington Inn, situated approximately 35m from the application site. Planning permission (16/0946) for the erection of 7no.

dwellings on this development site was granted in 2016. The footprint of the proposed dwellings and the dwellings approved under 16/0946 are also comparable, as such, it is considered that the density of the plots will be in keeping with those in the surrounding area.

- 6.14 The retention of the existing hedgerows around the application site, together with proposed hard and soft landscaping within the site would also help to soften and blend the proposed dwellings into the street scene. Furthermore, the proposed development would also achieve adequate external space and parking provision to serve each of the dwellings.
- 6.15 In overall terms, the proposal will respond positively to the local context, and it will not detrimentally affect the street scene nor the character of Great Orton.

### **3. Impact Of The Proposal On The Living Conditions Of Neighbouring Residents**

- 6.16 One of the core planning principles of the NPPF is that planning has an essential role in seeking to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 6.17 In addition, local policies also seek to protect residential amenity by setting out a number of criteria by which applications for development will be assessed. These include protecting the character of the locality, ensuring satisfactory daylight, outlook and privacy for all dwellings. The living conditions of the occupiers of adjacent residential properties should not be adversely affected by proposed developments. This is echoed and reinforced in local plan policies and SPDs, which importantly requires that the suitability of any development proposal be assessed against the policy criteria.
- 6.18 The City Council's Supplementary Planning Document "Achieving Well Designed Housing" (SPD) states that:

"Where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (and 12 metres between any wall of the building and a primary window)."
- 6.19 The layout of the proposed development is such that the proposed dwellings have been so orientated to achieve the minimum distances outlined in the aforementioned SPD. In overall terms, given the location of the application site in relation to neighbouring residential properties, the proposal would not have a detrimental impact on the living conditions of the occupiers of the surrounding properties on the basis of loss of light, overlooking or over dominance.
- 6.20 To further mitigate for any unacceptable noise, dust or vibration disturbance during construction, it is suggested that conditions with regard to construction hours limit and construction management plan are to be imposed.

#### **4. Impact Of The Proposal On Highway Safety**

- 6.21 In order to accommodate the proposed dwellings, an access road that connects with the existing highway road will be laid. According to the Highways Authority, the Cumbria Development Design Guide 2017 sets out that the standard visibility splays requirement for vehicles is 2.4m x 60m on a 30mph road. The submitted visibility splays plan shows that the proposal will satisfy the visibility requirement.
- 6.22 Cumbria County Council, as Highways Authority, were consulted and they have raised no objections to this application, subject to the imposition of a series of conditions in respect of: highway construction; visibility splays; provision of ramps; surface water drainage details; driveways and access road surfacing details, and footways provision.
- 6.23 A concern was raised that the new footpath will be heavily utilised by parents for temporary parking during school drop off/pick up times, and consequently, affects the visibility for the existing access. It is noted that unauthorised parking on footpath by public users will be a police / highway enforcement matter, and not material planning consideration, as such, this cannot be taken into account when determining this application.

#### **5. Issues Regarding Foul And Surface Water Drainage**

- 6.24 In order to protect against pollution, CDLP Policies IP6 and CC5 seek to ensure that development proposals have adequate provision for the disposal of foul and surface water. The application document submitted as part of the application outlines that foul sewage would be disposed into the mains sewer whilst surface water would be discharged into a watercourse.
- 6.25 In terms of surface water disposal, the applicant has commissioned a qualified engineer to carry out a percolation test. The submitted percolation test report outlines that the ground conditions are not suitable for direct infiltration. As such, in accordance with the SUDs hierarchy as detailed within the NPPF and NPPG, the next available option is to discharge water into a surface water body.
- 6.26 Prior to the submission of this application, the applicant has also consulted the Lead Local Flood Authority (LLFA) regarding surface water disposal. The LLFA has agreed that it would be acceptable to discharge the surface water from the proposed development to the ordinary watercourse, subject to that suitable attenuation was provided and the water was piped.
- 6.27 Following the committee meeting in August, the applicant has provided a detailed surface water drainage scheme comprising a drainage layout plan, micro drainage details and details of the proposed attenuation options for each plot. These details were assessed by the LLFA whom confirm that the submitted details are acceptable and they have no objections with regards to the approval of this application, subject to the imposition of two conditions in respect of the future maintenance and operation of the surface water systems, and construction surface water management.



- 6.28 As for foul water disposal, the applicant proposes to discharge foul water through mains sewers. In order to do so, a private pumping station with rising main will be required to be installed to discharge foul water from the development site through the existing mains sewer system. United Utilities (UU) were consulted and they have raised no objections to the proposed method of foul drainage, subject to the imposition of conditions which require that no surface water is permitted to drain directly or indirectly into the public sewer, and that foul and surface water shall be drained on separate systems.
- 6.29 The concerns of the Parish Council and third parties are noted; however, in light of the consultation responses from both UU and the LLFA, the proposed means of foul and surface water disposal are considered acceptable.
- 6.30 Some objections raised that the owner/tenant of the adjacent fields might not allow access for pipes or culvert. Whilst this a civil issue, if the approved drainage scheme cannot be delivered, an alternative scheme will be required to progress the development.

## **6. Issues Regarding Trees**

- 6.31 Policy GI6 of the local plan seeks to ensure that proposals for new development provide for the protection and integration of existing trees and hedges. This aim is further reiterated in Policy SP6 of the local plan which requires all developments to take into account important landscape features and ensure the enhancement and retention of existing landscaping.
- 6.32 The City Council's SPD 'Trees and Development' outlines that native large growing species are intrinsic elements in the landscape character of both rural and urban areas alike and acquire increasing environmental value as they mature. Large trees need space in which to grow to maturity without the need for repeated human intervention. Not only should the design of the development seek to retain existing tree and hedgerow features, but sufficient space should be allocated within the schemes to ensure integration of existing features and space for new planting it is important that these issues are considered at the very start of the planning process.
- 6.33 As noted by the Parish Council and third parties, 4no. oak trees were felled prior to the submission of this application. That being said, these trees were not previously protected by any Tree Preservation Orders (TPO), nor is the site situated in a conservation area. Consequently, the applicant will not need to notify the Council prior to the removal of these trees. According to the applicant, a notice had been served to the land owner prior to the removal of these 4no. Oak trees.
- 6.34 Upon the notification by third parties, the Council's Tree Officer undertook an assessment to the remaining trees on site, and subsequently confirmed a group TPO on 6no. trees, of which 2no. of them are located within the development site, with the remaining 4no. trees located at the adjacent field.
- 6.35 As part of the application, the applicant has commissioned Westwood

Landscape to undertake a tree survey to examine the remaining trees within the application site. Both the tree survey report and the landscape plan illustrate that all the existing trees and hedgerows around the development site will be retained.

- 6.36 In light of the loss of trees within the development site, the applicant has agreed to replant 5no. garden trees within the development site and 3no. Oak trees at the boundary of the adjacent field. According to the submitted details, the proposed trees will be approximately 2.5m tall when planted. The proposed arrangement is considered acceptable and it is considered that the replacement trees will lead to a positive contribution to the visual amenity of the area.
- 6.37 Taking into consideration the footprints of the proposed dwellings, it is considered that the roots of the retaining trees will unlikely be affected by the proposal. To ensure that no retaining trees will be affected by the proposal, conditions are recommended to be imposed to restrict that tree protective fencing is to be erected and maintained outwith all root protection areas, and that no excavation, tipping, stacking or compaction of the ground within the root protected area may occur.

## **7. Provision Of Affordable Housing**

- 6.38 The application site falls within Affordable Housing Zone B. However, since this application is for less than 11 residential units, there would be no affordable housing requirement.

## **8. Impact Of The Proposal On Biodiversity**

- 6.39 The application site is currently grazing land and has limited ecological value. With the planting of additional trees and hedgerows, it will help to enhance biodiversity in the area.
- 6.40 The Council's GIS Layer has identified that there is the potential for several key species to be present within the vicinity. Using the guidance issued by Natural England it is unlikely that the proposed development would harm protected species or their habitat. To further protect biodiversity and breeding birds, informatics are recommended within the decision notice, drawing the applicant's attention to the requirement under conservation legislation such as the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2010.

## **9. Other Matters**

- 6.41 In respect of the 2015 application which sought outline planning permission with all matters reserved for a further application. Accordingly, the submitted drawings in respect of scale and layout of the dwellings were indicative only. The application now before Members seeks full planning permission and has to be considered on its own merits.
- 6.42 The applicant has commissioned GEO Environmental Engineering to

undertake a Preliminary Environmental Risk Assessment, and it is not considered that there are any ground contamination or environmental risks associated with the application site.

## **Conclusion**

- 6.43 The principle of residential development in this land has already been established under planning permission 15/1051. The scale and design of the proposed dwellings would be appropriate to the site and would not have an adverse impact on the character or appearance of the area.
- 6.44 Given the location of the application site in relation to neighbouring residential properties, the proposal would not have a detrimental impact on the living conditions of the occupiers of any neighbouring properties on the basis of loss of light, overlooking or over dominance. Furthermore, to mitigate for any unacceptable noise, dust or vibration disturbance during construction, it is suggested that conditions with regard to construction hours limit and construction management plan are to be imposed.
- 6.45 The proposed means of foul and surface water disposal are considered acceptable. The proposal will not have a detrimental impact on highway grounds, existing trees, hedgerows or biodiversity.
- 6.46 Overall, the application is considered to be in full accordance with both local and national planning policies. Therefore, it is recommended that this application is approved with conditions.

## **7. Planning History**

- 7.1 The following applications are considered to be relevant to the assessment of this application:

(15/1051) Erection Of Dwellings (Outline with all matters reserved). This outline application was approved on 18/03/2016.

## **8. Recommendation: Grant Permission**

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

**Reason:** In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 ( as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:

1. the submitted planning application form, received 14 Aug 2019;
2. the Location and Block Plan (Dwg No. GO/LBP/e), received 5 Nov

- 2019;
3. the Visibility Splay Plan (Dwg No. GOVS), received 6 Aug 2019;
4. the Elevation Plan for Plots 1&2 (Dwg No. GOTBBE (1/2)), received 6 Aug 2019;
5. the Floor Plan for Plots 1&2 (Dwg No. GOTBB (1/2)), received 6 Aug 2019;
6. the Elevation Plan for Plots 3&4 (Dwg No. GOTBBE (3/4)), received 6 Aug 2019;
7. the Floor Plan for Plots 3&4 (Dwg No. GOTBB (3/4)), received 6 Aug 2019;
8. the Elevation Plan for Plot 5 (Dwg No. GOFBE (5)), received 6 Aug 2019;
9. the Floor Plan for Plot 5 (Dwg No. GOFBD (5)), received 6 Aug 2019;
10. the Garage Plan for Plot 5 (Dwg No. GOG(5)), received 16 Aug 2019;
11. the Elevation Plan for Plots 6&7 (Dwg No. GOTBBE (6/7)), received 6 Aug 2019;
12. the Floor Plan for Plots 6&7 (Dwg No. GOTBB (6/7)), received 6 Aug 2019;
13. the Tree Constraints Plan (Dwg No. L02), received 17 Jun 2019;
14. the Landscaping Plan (Dwg No. GO/LP/B), received 5 Nov 2019;
15. the Root Protection Area Fencing Specification, received 15 Apr 2019;
16. the Percolation test report, received 25 Jun 2019;
17. the Proposed Drainage Layout Plan (Dwg No. 1909-22-001 Rev B), received 24 Oct 2019;
18. the Proposed Attenuation Options, received 24 Oct 2019;
19. the Mirco Drainage Details (Plot 1), received 24 Oct 2019;
20. the Mirco Drainage Details (Plot 2), received 24 Oct 2019;
21. the Mirco Drainage Details (Plot 3), received 24 Oct 2019;
22. the Mirco Drainage Details (Plot 4), received 24 Oct 2019;
23. the Mirco Drainage Details (Plot 5), received 24 Oct 2019;
24. the Mirco Drainage Details (Plot 6), received 24 Oct 2019;
25. the Mirco Drainage Details (Plot 7), received 24 Oct 2019;
26. the Mirco Drainage Details (Road), received 24 Oct 2019;
27. the Design and Access Statement, received 14 Aug 2019;
28. the Desk Top Study Land Contamination Assessment, received 15 Apr 2019;
29. the Notice of Decision; and
30. any such variation as may subsequently be approved in writing by the Local Planning Authority.

**Reason:** To define the permission.

3. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained to the satisfaction of the Local Planning Authority and in this respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. Any works so approved shall be constructed before the development is complete.

**Reason:** To ensure a minimum standard of construction in the interests

of highway safety, to support Local Transport Plan Policies: LD5, LD7, LD8.

4. Ramps shall be provided on each side of every junction to enable wheelchairs, pushchairs etc. to be safely manoeuvred at kerb lines. Details of all such ramps shall be submitted to and approved in writing by the local planning authority for approval before development commences. Any details so approved shall be constructed as part of the development.

**Reason:** To ensure that pedestrians and people with impaired mobility can negotiate road junctions in relative safety. To support Local Transport Plan Policies: LD5, LD7, LD8 and Structure Plan Policy L5.

5. The development shall not commence until visibility splays providing clear visibility of 60 metres measured down the centre of the access road and the nearside channel line of the major road have been provided at the junction of the access road with the county highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) relating to permitted development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

**Reason:** In the interests of highway safety, and to support Local Transport Plan Policies: LD7, LD8.

6. No dwellings or buildings or structures shall be commenced until the access roads, as approved, are defined by kerbs and sub base construction.

**Reason:** To ensure that the access roads are defined and laid out at an early stage, and to support Local Transport Plan Policies: LD5, LD7, LD8.

7. The main access drive shall be surfaced in bituminous or cement bound materials, or otherwise bound and shall be constructed and completed before the development is brought into use. This surfacing shall extend for a distance of at least 5 metres inside the site, as measured from the carriageway edge of the adjacent highway.

**Reason:** In the interests of highway safety, and to support Local Transport Plan Policies: LD5, LD7, LD8.

8. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational

thereafter.

**Reason:** In the interests of highway safety and environmental management, and to support Local Transport Plan Policies: LD7, LD8.

9. Footways shall be provided along the southwest boundary of the site. The dwellings shall not be occupied until a means of vehicular access has been constructed in accordance with the details as shown on the Block Plan (Dwg no. GO/LBP/e, received 5 Nov 2019).

**Reason:** To ensure a suitable standard of vehicular access in the interests of highway safety, and to support Local Transport Plan Policies: LD5, LD7, LD8.

10. Full details regarding the surfacing of the access road and driveways for each plot shall be submitted to the Local Planning Authority for approval prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

**Reason:** In the interests of highway safety and environmental management and to support Local Transport Plan Policies: LD7, LD8.

11. No development shall commence until details of the future maintenance and operation of the surface water systems are agreed in writing with the local planning authority.

**Reason:** To ensure the surface water system continues to function as designed, and in accordance with the NPPF, NPPG and the objectives of Policy CC5 of the Carlisle District Local Plan 2015-2030.

12. No development shall commence until a construction surface water management plan has been agreed in writing with the local planning authority.

**Reason:** To safeguard against flooding to surrounding sites and to safeguard against pollution of surrounding watercourses and drainage systems.

13. Foul and surface water shall be drained on separate systems. The dwellings hereby permitted shall not be occupied until the approved works for the disposal of foul sewage and surface water have been fully carried out and completed.

**Reason:** To manage the risk of flooding and to ensure that adequate drainage facilities are available in accordance with the objectives of Policy IP6 of the Carlisle District Local Plan 2015-2030.

14. The proposed trees and hedgerows (as shown within the Landscaping Plan (Dwg No. GO/LP/B , received 5 Nov 2019)) shall be planted no later than the first planting season following the completion of the development. Any replacement trees which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar species, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To protect and enhance the character of the site and the area, and to ensure its appearance is satisfactory, in accordance with the objectives of Policies SP6 and GI6 of the Carlisle District Local Plan 2015-2030.

15. For the duration of the development works, all existing trees on site shall be protected by tree protective fencing erected and maintained outwith all root protection areas (as indicated on the submitted Tree Constraints Plan (Dwg no. L02), received 17 Jun 2019). The specification for the tree protective fencing must conform to BS5837:2012 Trees in relation to Construction – recommendations, and within all root protection areas, there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

**Reason:** To protect trees and hedges during development works and in accordance with Policy GI6 of the Carlisle District Local Plan 2015-2030.

16. Development shall not be begun until a Construction Phase Traffic Management Plan (CPTMP) has been submitted to and approved in writing by the local planning authority. The CPTMP shall include details of:

1. details of proposed crossings of the highway verge
2. retained areas for vehicle parking, maneuvering, loading and unloading for their specific purpose during the development
3. retained areas for the storage of materials
4. cleaning of site entrances and adjacent public highway
5. details of proposed wheel washing facilities for vehicles leaving the site
6. the sheeting of all HGVs taking spoil to/from the site to prevent spillage or deposit of any materials on the highway
7. construction vehicle routing
8. construction hours
9. implementation of noise mitigation measures i.e. use of noise attenuation barriers, storage/unloading of aggregates away from sensitive receptors, use of white noise reversing alarms where possible
10. provision and use of water suppression equipment
11. covering of 'dusty' materials

**Reason:** To protect the living conditions of the occupiers of the adjacent residential properties in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

17. No work associated with the construction of the dwellings hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any times on Sundays or statutory holidays).

**Reason:** To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

18. As part of the development hereby approved, adequate infrastructure shall be installed to enable telephone services, broadband, electricity services and television services to be connected to the premises within the application site and shall be completed prior to the occupation of the dwelling.

**Reason:** To maintain the visual character of the locality in accord with Policy IP4 of the Carlisle District Local Plan 2015-2030.

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

**Reason** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

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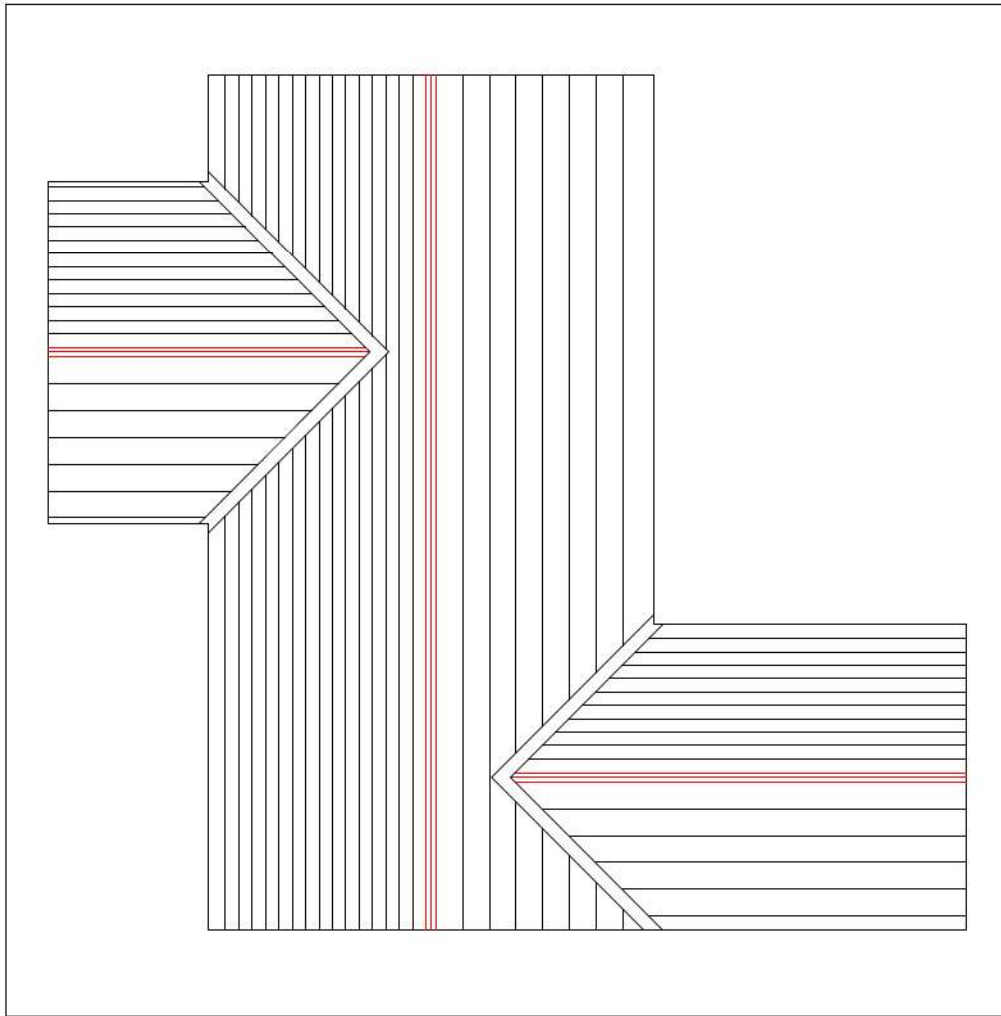


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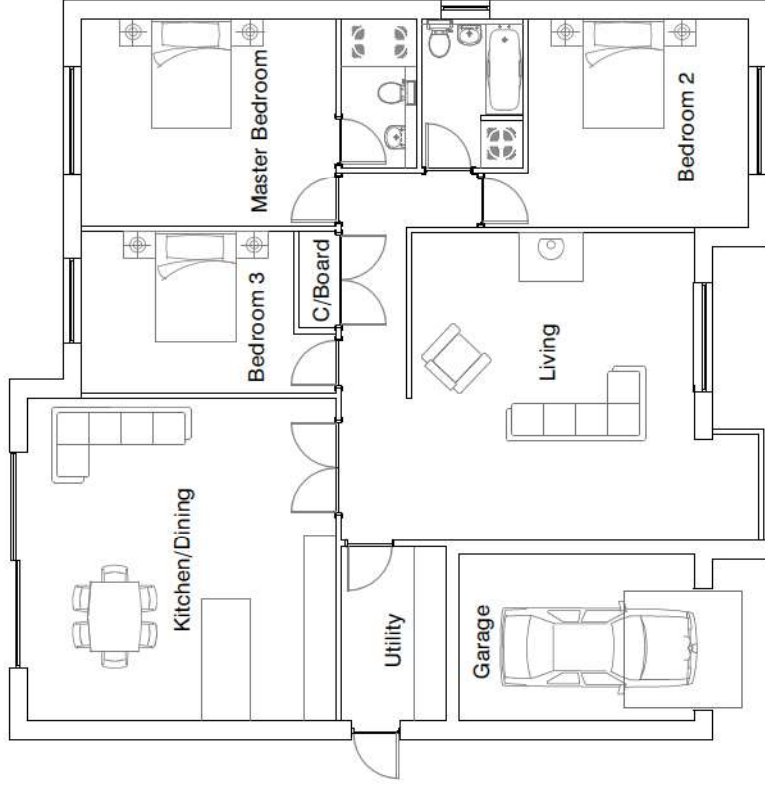


3D printed scaffold

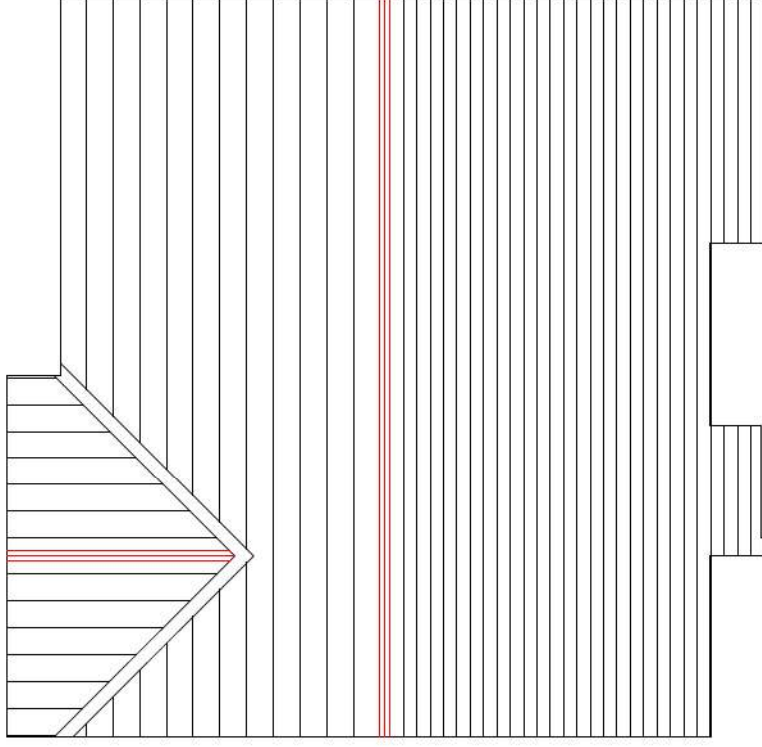


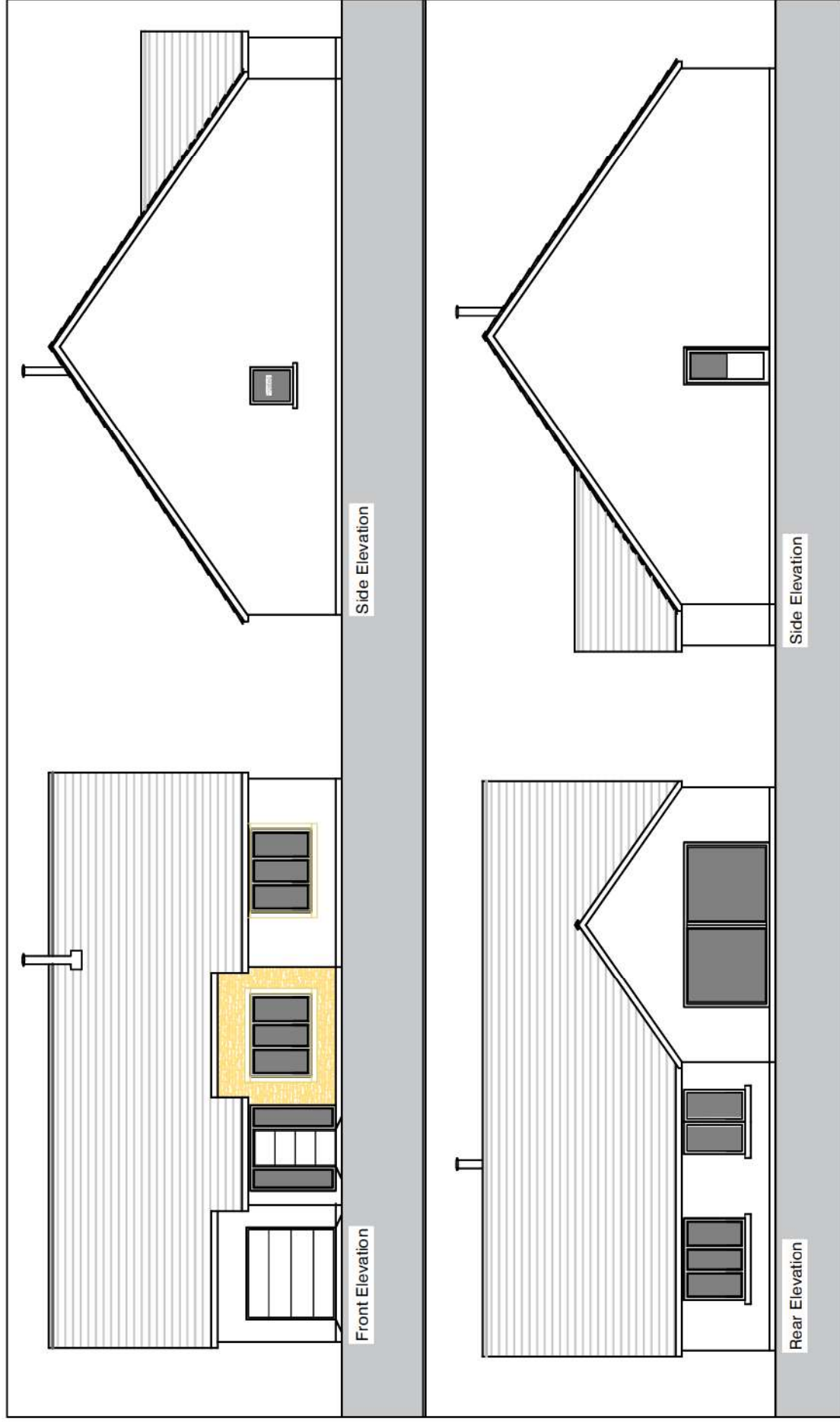






Ground Floor





#### Materials

White 'parex' render  
 Buff Sandstone to front section indicated  
 Grey slate roof  
 Anthracite grey fenestration  
 Anthracite grey guttering and downpipes  
 Anthracite grey garage door

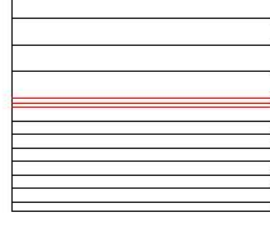
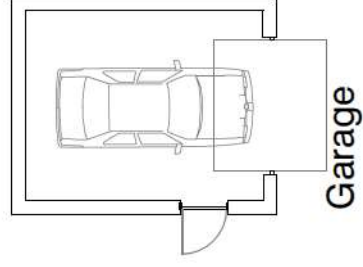
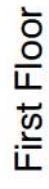
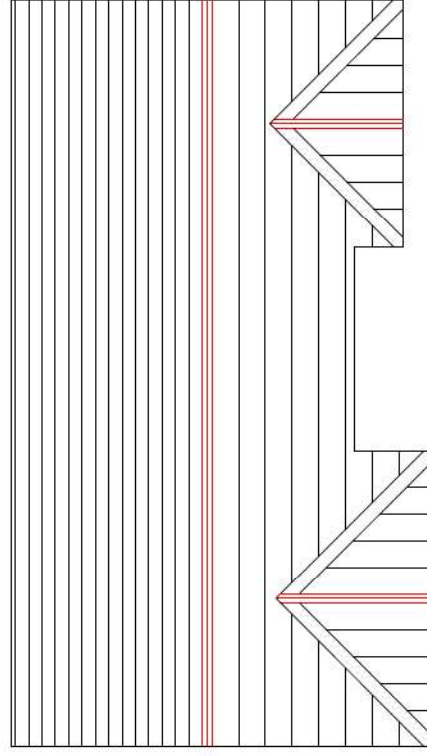


Three Bed Bungalow (3&4)

Plot Area	1000 sqm
Plot Dimensions	1000 x 1000
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Plot Area	1000 sqm
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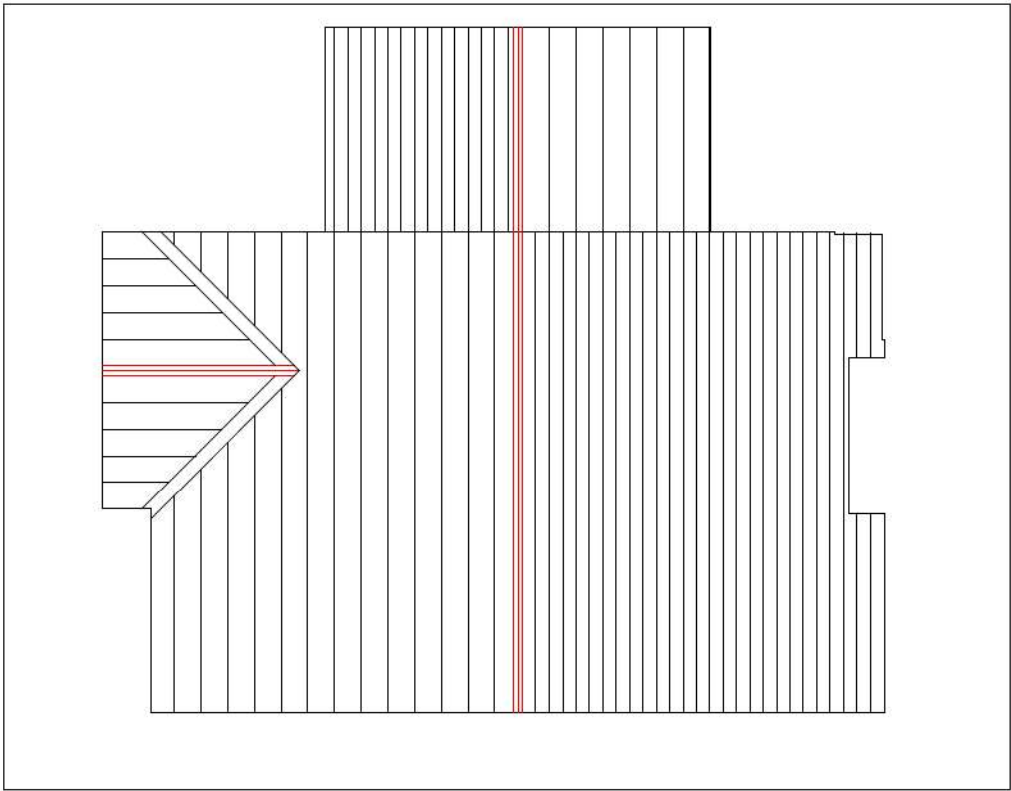
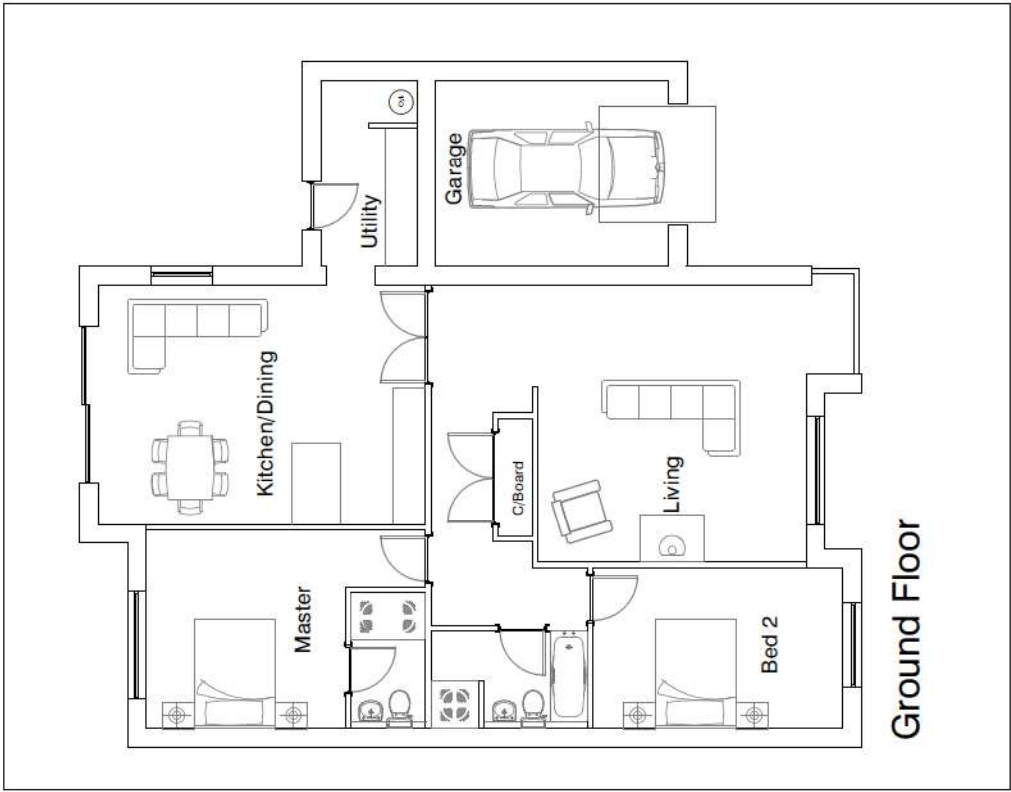
GOTBBE(3/4)

1000 - 1000



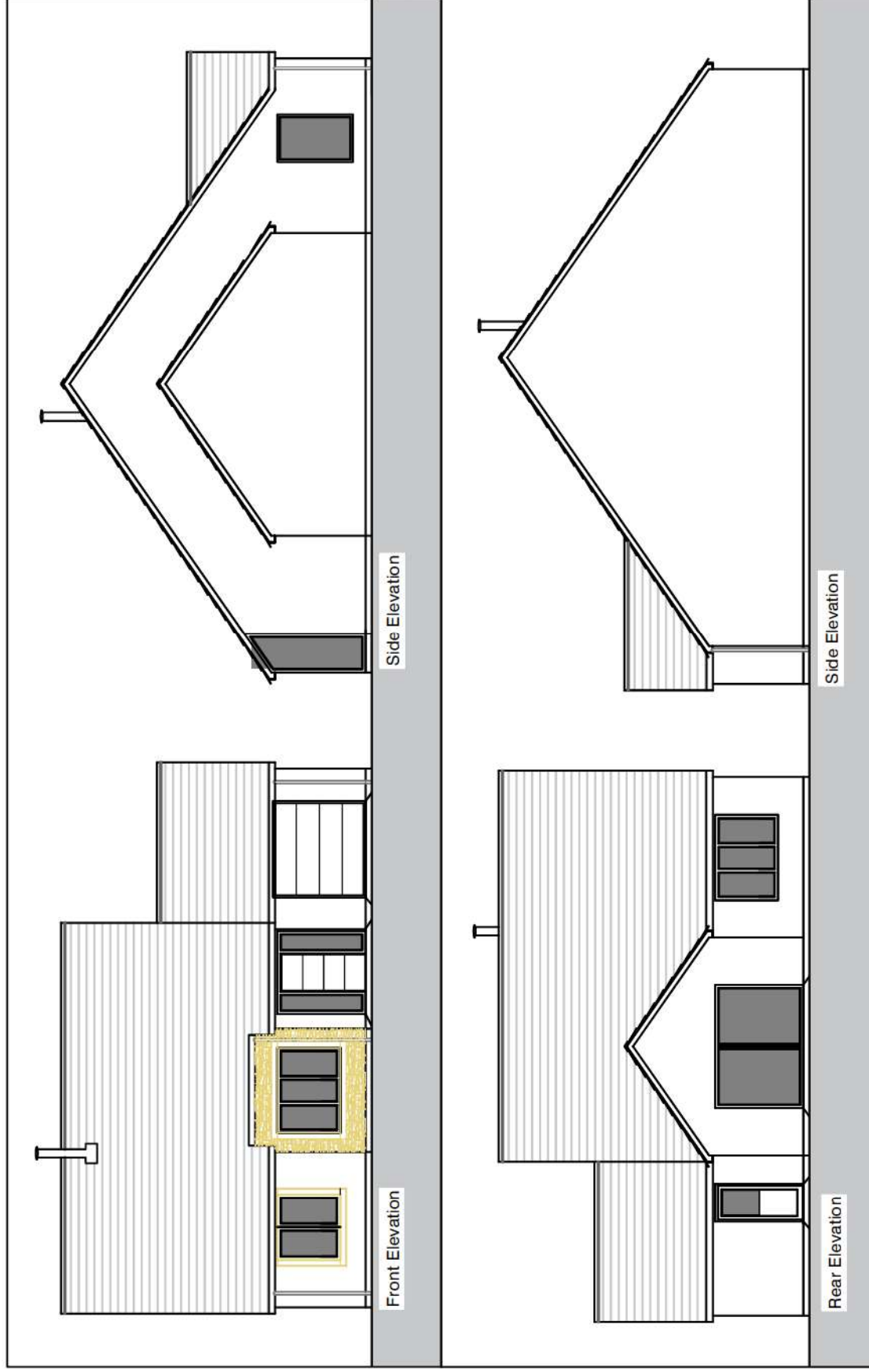






<b>Two Bed Bungalow (6 &amp; 7)</b>	
Client:	Maris Homes Ltd
Project:	Two Bed Bungalow
Drawn by:	Maris Homes Ltd
Check by:	Maris Homes Ltd
Scale:	1:50
Date:	01/01/20



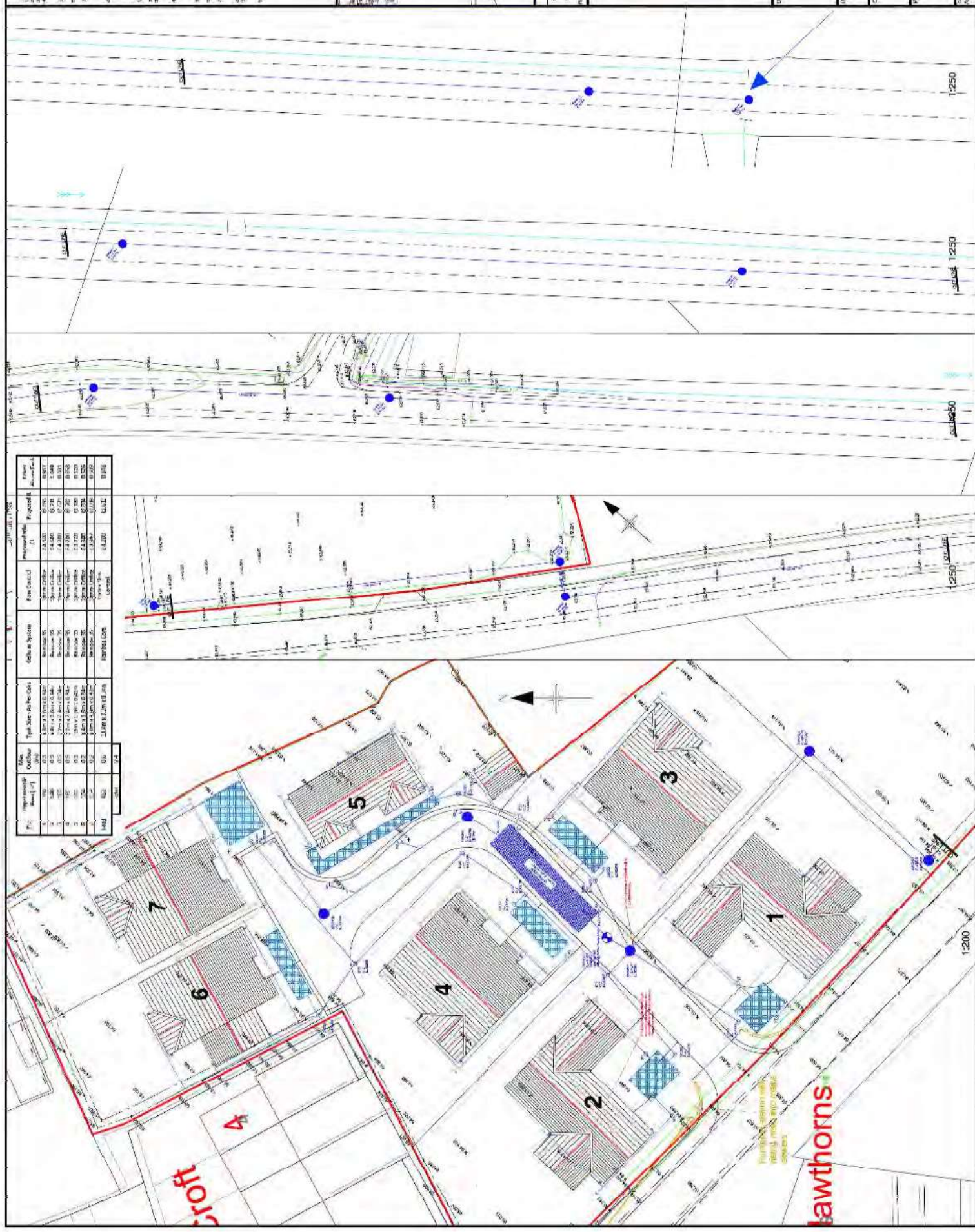


Materials  
 White "parex" render  
 Cedar cladding to front section indicated  
 Grey slate roof  
 Anthracite grey fenestration  
 Anthracite grey guttering and downpipes  
 Anthracite grey garage door



Two Bed Bungalow (6&7)	
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PC	Impressions/week	Cost	Clicks	Cost per click	Conversions	Cost per conversion	Revenue	Profit
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3	3000	0.10	30	0.003	3	0.03	30	30
4	4000	0.08	40	0.002	4	0.02	40	40
5	5000	0.07	50	0.001	5	0.01	50	50
6	6000	0.06	60	0.001	6	0.01	60	60
7	7000	0.05	70	0.000	7	0.00	70	70
8	8000	0.04	80	0.000	8	0.00	80	80
9	9000	0.03	90	0.000	9	0.00	90	90
10	10000	0.02	100	0.000	10	0.00	100	100
11	11000	0.01	110	0.000	11	0.00	110	110
12	12000	0.01	120	0.000	12	0.00	120	120
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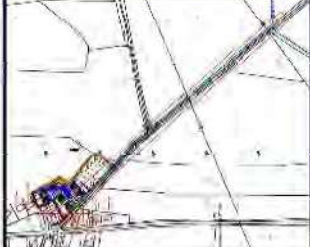


### GENERAL NOTES

- [illegible]

## DRAINAGE NOTES

- [illegible]



EV	DATE	DETAILS	INITIALS
3	2007-01-18	for 5 items affected by water not protected by seal	Travis
4	2007-01-18	1 extra indicated to not overall change of 2.0 fms/board	J.L.



**JDP TECHNICAL SUPPORT**  
Tauranga, Longwood, Cardiff, Curamba, CA6 5LY  
Telephone: 01228 791503  
Email: [technical.support@jdpipes.co.uk](mailto:technical.support@jdpipes.co.uk)  
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### **REPORTING TITLE**

### Proposed Drainage Layout

1909-22-001	REV: B
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0080

Product:

**Maris Properties, Great Orton**

DATE	09/10/2019
TIME	10:00
LOCATION	1000
STATUS	1000
REMARKS	1000



- All perimeter planting to be grey 'Ivory' natural 2600mm x 600mm
- All shrubways to be Labeled 'Haven' natural 1800mm x 600mm
- Access road to be ferned/cast
- All rear boundaries to be 1.8m high timber fence/unless otherwise stated
- All front boundaries to be hedging *Prunus laetifolia*
- All grassed areas to be prepared and sown with quality lawn seeds from April to September. Sowing turf to be laid during dormant months. Soil must be suitably fertilised prior to seeding
- Hedge removal to the access must include a bird survey to ensure no nesting birds are present within the hedge before removal. If nesting birds are present within the hedge the hedge must be left in place until all birds have vacated the nest.
- All planting areas must be suitably prepared and fertilised before planting, with a layer of quality mulch applied after planting.

Planting areas to include the following plants:

- Front hedging to be *Prunus laetifolia* 3 litre pots @ 4no/metre
- New boundary to be planted to be conservation mix to match existing, planted as whips in dormant season (Nov-March)
- New areas will be *2x2x2m* (w) containing Birch (*Betula pendula*), Cherry (*Prunus avium*), English Oak (*Quercus robur*) and Scots Pine (*Pinus Sylvestris*) as indicated on landscaping plan
- Plot planting areas to include:
  - Hyacinth (3 litre pots)
  - Viburnum (2 litre pots)
  - Mahonia (2 litre pots)

Planting density to be planted at 3 no. per square metre density.

All contractors to receive clarification regarding RPA's and this plan must be read in conjunction with the RPA protection measures guide

