

NOTES

Read in conjunction with 1:500 Site Plan attached

1 New Hedges

New native hedgerow planted alongside the eastern edge of the new access road and around the car parking area to be planted according to BS4428:1989 comprising 50% hawthorn, 40% blackthorn, 5% hazel and 5% field maple bare rooted transplants between 450mm and 600mm tall planted in double staggered rows, 6 plants per metre.

The hedge must be protected in perpetuity by stockproof fencing and managed by cutting in alternate years.

2 Drainage

It is proposed to replace the existing septic tank with a new proprietary 6-person (min) sewage treatment plant in the position shown adjacent to the existing septic tank.

The outfall is to be connected to the existing soakaway system comprising clay land drains laid in a herring – bone fashion in the field gradually draining with the fall of the land towards the east. This system was installed many years ago and has always performed well without any problems.

The nearest watercourse is the brook below the field approximately 180m away.

The rainwater system remains as existing.

3 Visibility Splays

Based on speeds of 25mph the proposed access will be provided with visibility splays of 2.4m x 33m in both directions measured to the centreline of the lane. The existing hedgerows within the visibility splays are to be cut back to 1m maximum above ground level.

The access is to be surfaced with tarmac for a depth of 6m from the edge of the lane.