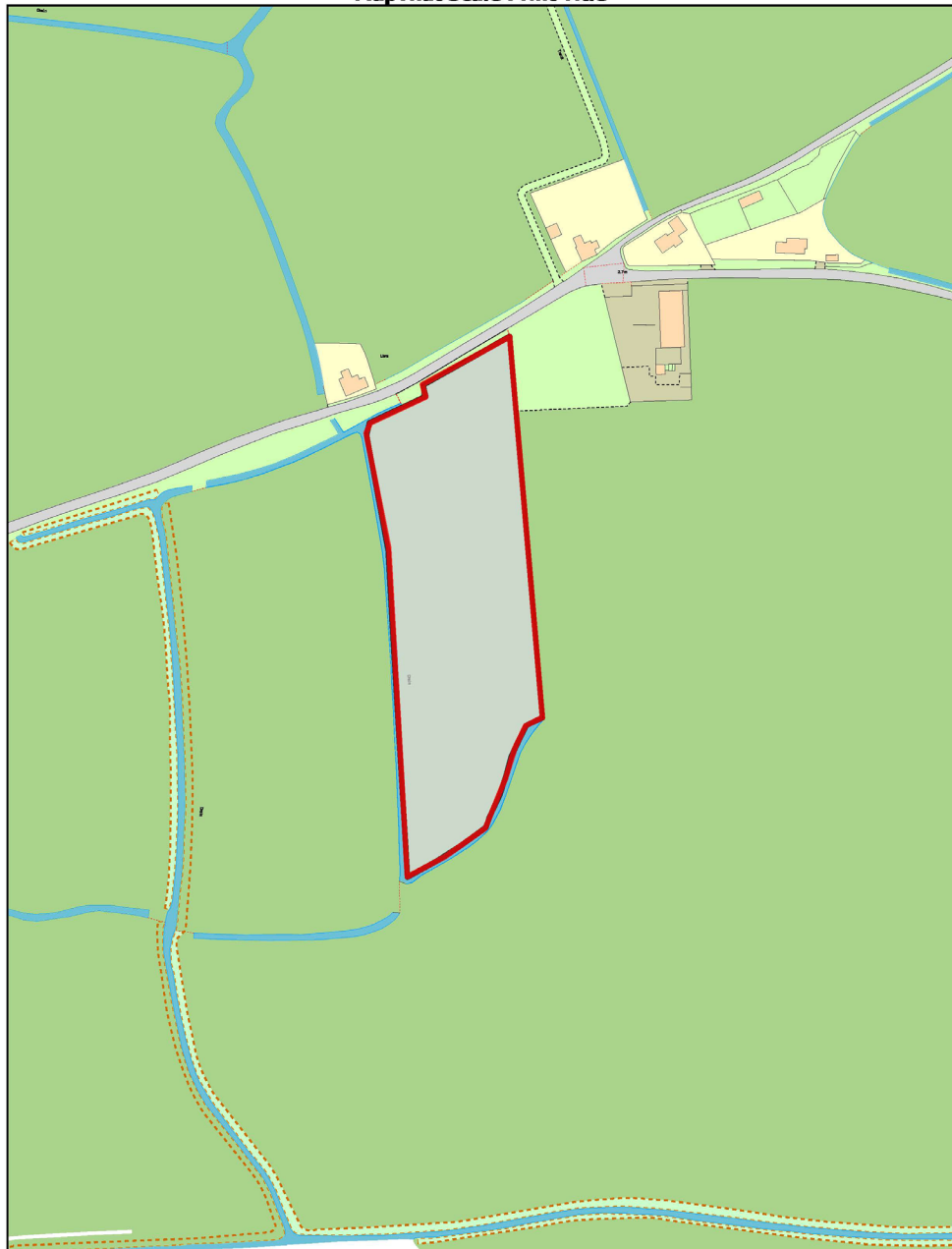
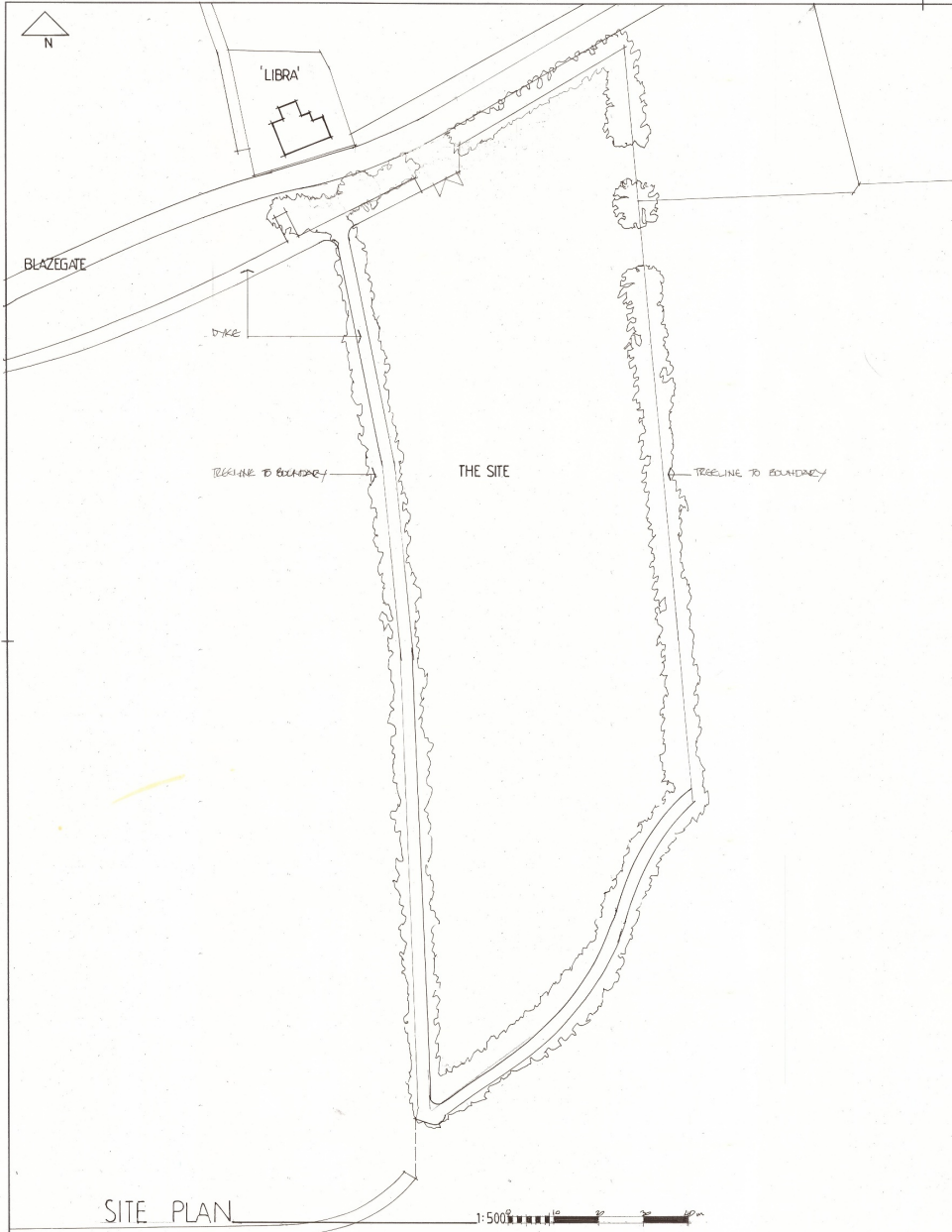


# Welcome to the Planning Committee

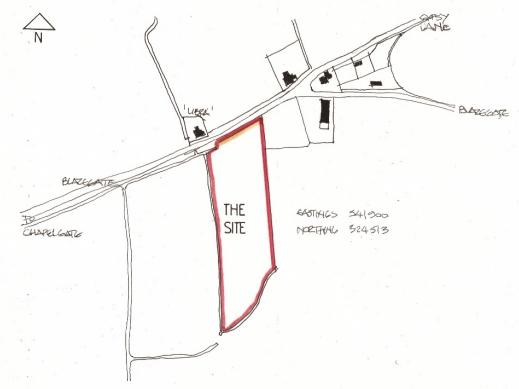






SITE PLAN

1:500



LOCATION PLAN

1:2500

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

A	Date	Revisions

© copyright

Client  
MR J. ROONEY

Job Title  
LAND SOUTH EAST OF 'LIBRA'  
BLAZEGATE  
GOSBY  
SPALDING  
LINES

Drawing Title  
PLANS AS EXISTING

Scale 1:500 1:2500

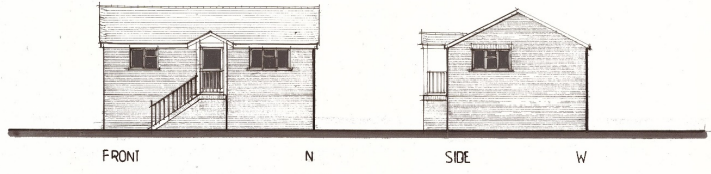
Date DEC 2020 Drawn by KS

Dwg. No.  
20/BLAZE/01

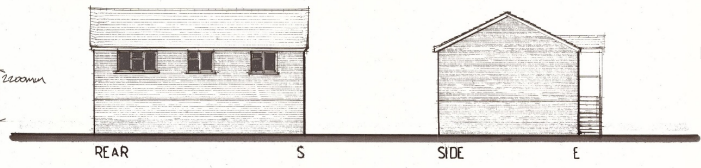


SITE PLAN

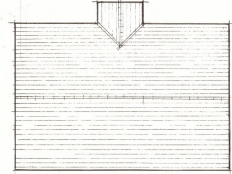
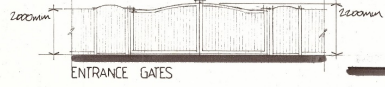
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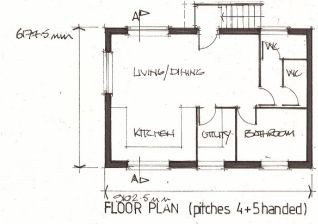
FRONT N SIDE W



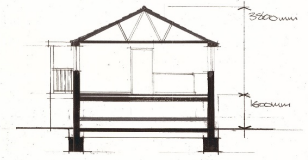
REAR S SIDE E



ROOF PLAN



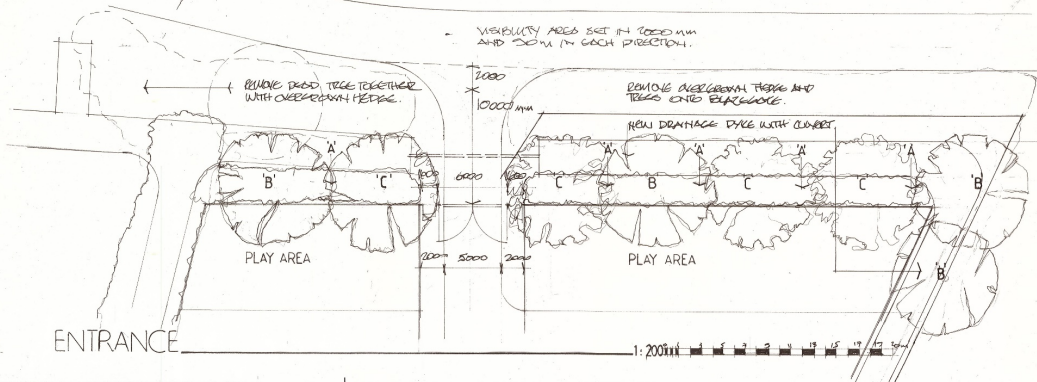
FLOOR PLAN (pitches 4+5 handed)



SECTION A-A

ENTRANCE & DAYROOM

1:100



ENTRANCE

1:200

NOTES:  
All dimensions must be checked on site and not scaled from this drawing.

ROOF  
'MUNBY' (PERMANENT) 'SHEAR ROOFING'  
TILE (DARK) - DARK GRAY  
FASCIA SOFFIT  
PVC/ALU CASINGS, SOFFITS AND  
BARRER BOARDS (SIDE - WOODGRAIN)  
WINDOWS + DOORS  
'PRC.' DOUBLE GLAZED WINDOWS  
AND DOORS (SIDE - WOODGRAIN)  
WALLS  
GASKET WALLS (PERMANENT) FASCIA  
PERMANENT COLOR - COUNTRY RED  
SMOOTH WIREMESH  
FENCING  
ALL FENCING TO BE 1800MM  
HIGH 150MM GALVANIZED BARRIER  
CORNER - HARDWARE  
GATES  
AUTOMATIC MAIN ENTRANCE  
GATES AS CHECKED (COLOR -  
HARDWARE)  
SIDE GATES TO MATCH  
DRIVE + HARDSTANDINGS  
GATES NEW ROUNDED STONE  
CORNER - HARDWARE  
ENTRANCE UP TO GATES AND  
PERMANENT WOODGRAIN  
E. SOUTHERN WOODGRAIN (PERMANENT)  
PERMANENT - DARK TO TREE NEED  
B. ALL WALLS PERMANENT TO WOODGRAIN  
F. PERMANENT TO THE  
SOUTHERN WOODGRAIN (PERMANENT)  
A. B. & F. PERMANENT TO THE  
SOUTHERN WOODGRAIN (PERMANENT)  
Date Revisions  
© copyright

Client  
MR J ROONEY

Job Title  
LAND SOUTH EAST OF 'LIBRA'  
BLAZE GATE  
GEDNEY  
SPALDING  
LINES

Drawing Title  
SITE PLAN, ENTRANCE AND  
DAYROOM AS PROPOSED

Scale 1:100 1:200 1:500

Date DEC 2020 Drawn by KS

Dir. No.  
20 / BLAZE / 02

Rev.  
C





































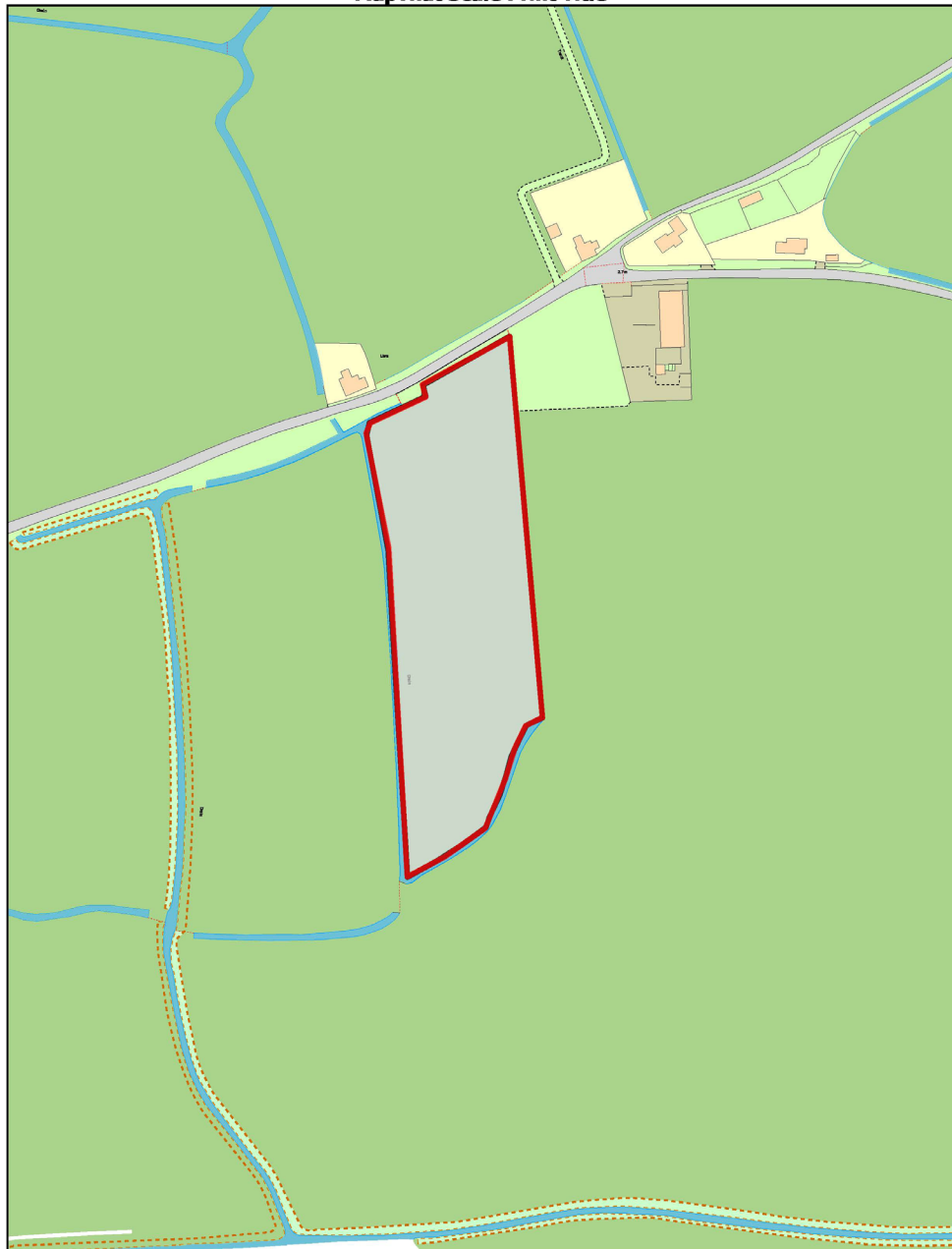




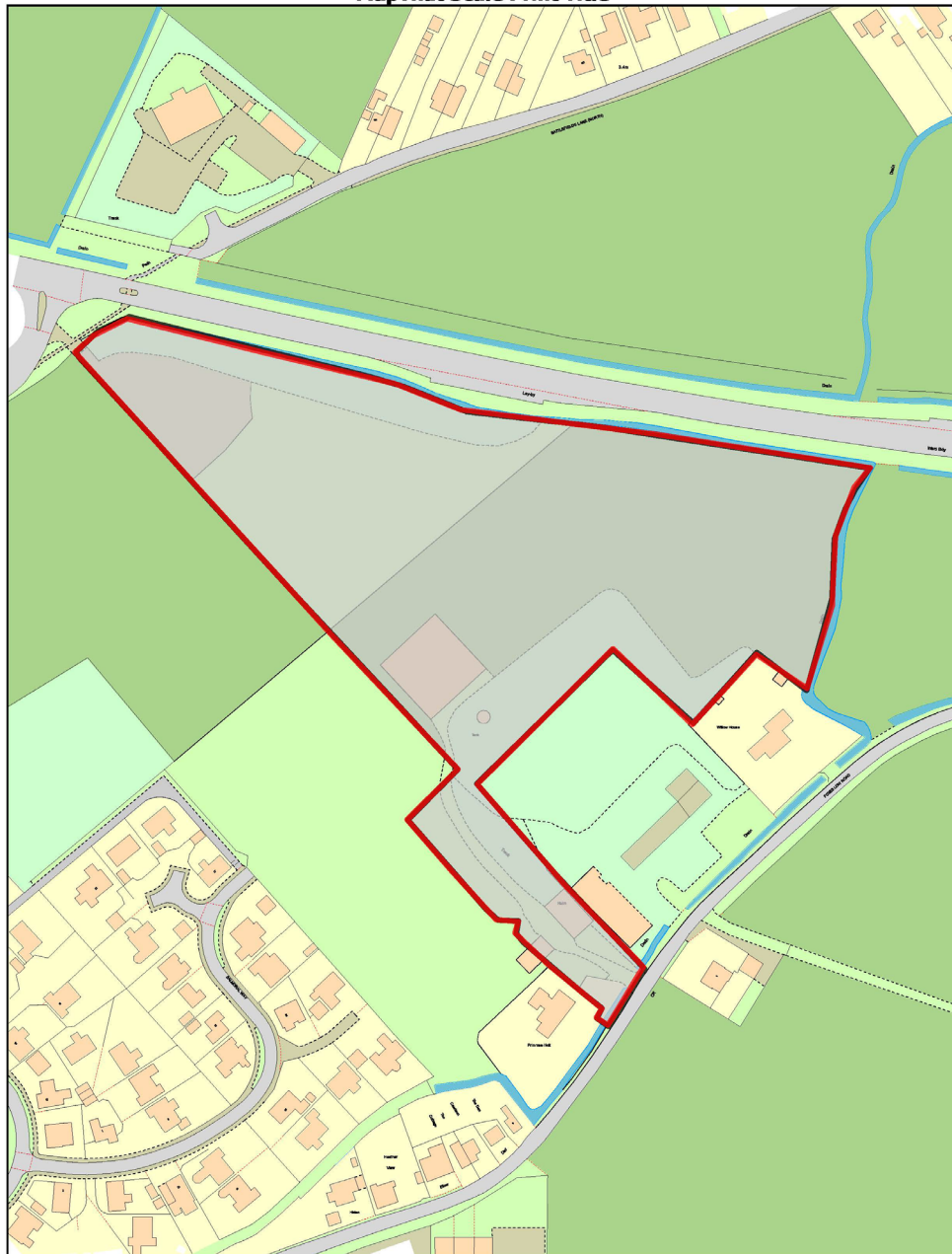




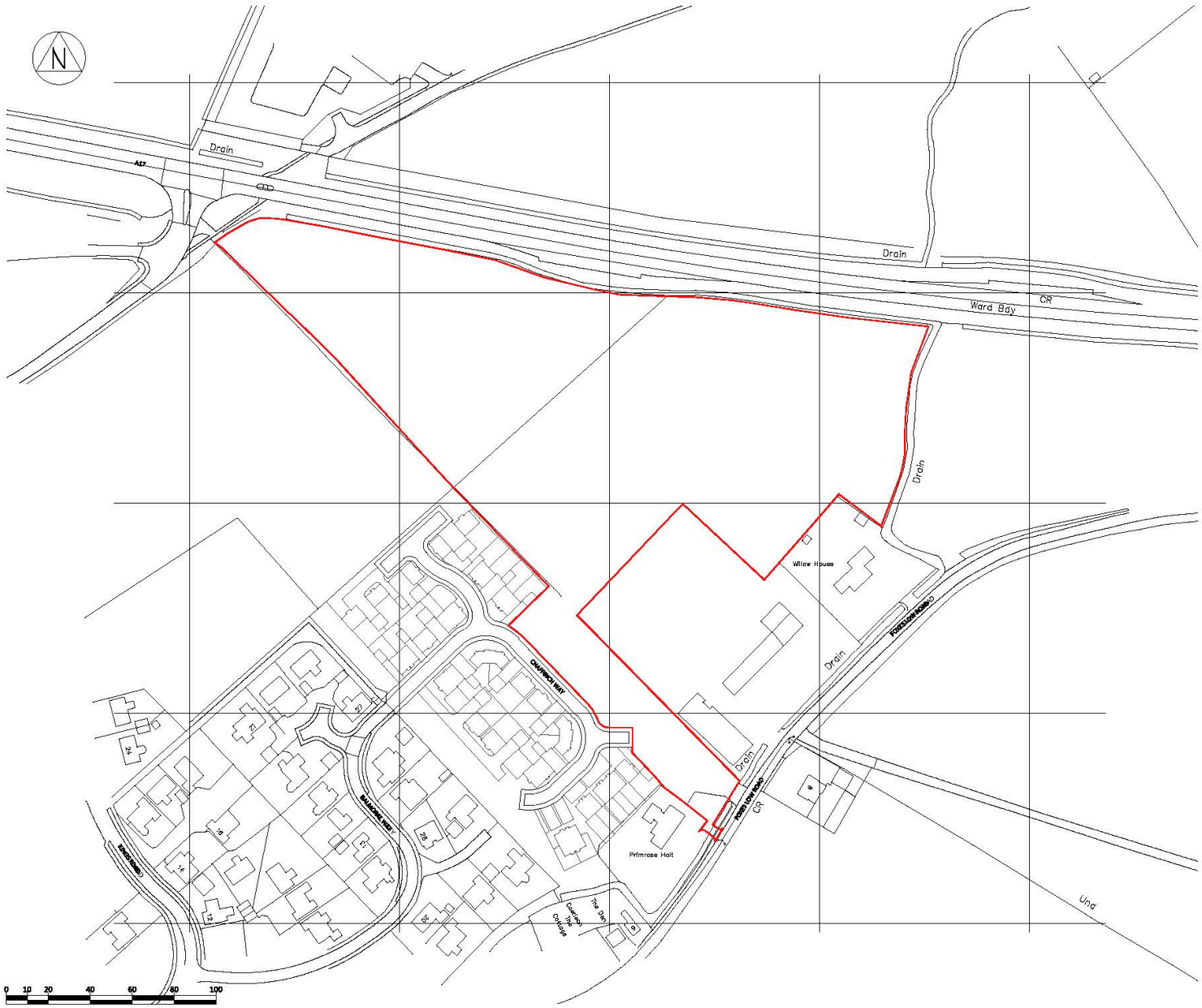













A	25.05.2021	SITE BOUNDARY AMENDED
REV	DATE	DESCRIPTION



**ASHWOOD**  
HOMES

1 Goodison Road, Lincs Gateway Business Park,  
Spalding, Lincs, PE12 6FY T: 01406 488990

PROJECT:  
**PROPOSED RESIDENTIAL DEVELOPMENT AT  
LAND EAST OF CHAFFINCH WAY  
HOLBEACH**

DRAWING TITLE:  
**LOCATION PLAN**

SCALE: 1:2500 @ A4	DATE: 27.04.2021
DRAWN: AR	REV: A

DRAWING No:  
**75 - LP - 01**



Plot Details	Plot Details
Plot No.	House Type
1	MENE
2	CONDOMINIUM
3	CONDOMINIUM
4	SEVERN
5	LOCK
6	RIBBLE
7	HARENS
8	RIBBLE
9	MENE
10	ARE
11	ARE
12	RIBBLE
13	RIBBLE
14	ARE
15	MERE
16	ARE
17	MERE
18	DEE
19	DEE
20	DEE
21	MERE
22	CONDOMINIUM
23	CONDOMINIUM
24	RIBBLE
25	HARENS
26	SEVERN
27	MERE
28	ARE
29	ARE
30	ARE
31	MERE
32	ARE
33	MERE
34	RIBBLE
35	LOCK
36	LOCK
37	AT20
38	AT20
39	AVON
40	AVON
41	AVON
42	AVON
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House Type Schedule - Open Market				
House Type	Est	Stages	Block	No of
ASB	538	2	10-15	2
Dw	732	2	20-30	13
Avn	902	2	20-30	16
Avn	612	2	20-30	6
Corvation	532	2	20-30	4
Hera	1077	2	20-30	3
Lock	1077	2	20-30	3
Hera	1060	2	20-30	11
Holsa-V	1280	2	40-70	7
Draven	1240	2	40-70	2
Hera	1200	2	20-30	2
Hornwood	2000	2	40-50	1
Total				73

House Type Schedule - Rented				
House Type	Est	Stages	Block	No of
ASB	538	2	10-15	2
AT20	732	2	20-30	3
ASB2	902	2	20-30	1
Total				6

House Type Schedule - Shared Ownership				
House Type	Est	Stages	Block	No of
AT20	732	2	20-30	2
ASB2	902	2	20-30	1
Total				3

- 1. ALL RIGHTS RESERVED BY COLLECTOR. PHOTO TAKEN IN 2012.
- 2. DESIGN RIGHTS RESERVED TO 2.
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- 100. ALL RIGHTS RESERVED BY COLLECTOR. PHOTO TAKEN IN 2012.

**ASHWOOD**  
 CONSULTANTS

1 GARDEN ROAD, LINDSAY GARDENS, PERTH, WEST AUSTRALIA 6150  
 TEL: 08 9448 6699

PROJECT:  
 PROPOSED RESIDENTIAL DEVELOPMENT AT  
 LAND EAST OF CHAMFORD WHAT  
 HOLSBEECH

DRAWING TITLE:  
 SITE PLAN

SCALE: 1:500 @ A4 DATE: 22.11.2021  
 DRAWN BY: REV: M  
 DRAWING NO: 75-21-01



- K 21.11.2017 PLANS ARE TO BE APPROVED BY COUNCIL
- J 04.01.2018 PLAN FOR APPROVED TO 2
- L 11.01.2018 APPROVED FOR CONSTRUCTION
- M 11.01.2018 APPROVED FOR CONSTRUCTION
- N 11.01.2018 APPROVED FOR CONSTRUCTION
- O 11.01.2018 APPROVED FOR CONSTRUCTION
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- X 11.01.2018 APPROVED FOR CONSTRUCTION
- Y 11.01.2018 APPROVED FOR CONSTRUCTION
- Z 11.01.2018 APPROVED FOR CONSTRUCTION

**ASHWOOD**  
 CONSULTANTS

1 Gordon Road, Little Gorge, Port Phillip, VIC 3188  
 PH: 03 9594 1111 FAX: 03 9594 1112

PROJECT:  
 PROPOSED RESIDENTIAL DEVELOPMENT AT  
 LAND EAST OF CHAFFINCH WAT  
 HOLBEACH

DRAWING TITLE:  
 COLOURED SITE PLAN

DRAWN: AT DATE: 13.08.2017  
 SCALE: 1:500 @ A4 REV: E  
 DRAWING No: 75-21-102





**KEY**

- Site boundary
- Private Shared Drive
- Pumping station to be adopted by Anglian Water under Section 104 Agreement
- Land to be maintained by Management Company
- Surface-water collection area maintained by Management Company
- Anglian water Drainage Easement
- Utilities Easement, TFC
- \* Shared Ownership Plot
- \* Rental Plot

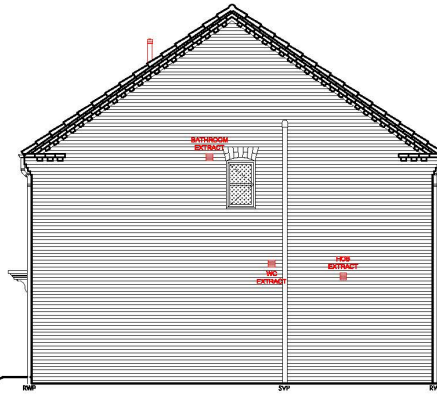
C 2010/001 UNLTD TO NEW UNITS  
 E 01/01/2010 ADD TOWN AND COUNTRY  
 REV DATE 05/03/2010

**ASHWOOD GROUPS**  
 1 Clowden Road, Little Clowden, Huntingdon, Cambs, PE17 8PT T: 01455 48590  
 PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT BALSACRY WAY, HOLBEACH  
 DRAWING TITLE: MAIN CDD CONVEYANCE PLAN  
 SCALE: 1:500 @ A1 DATE: 1.10.2011  
 DRAWN: AT REV: C  
 DTS - MCCP - 01

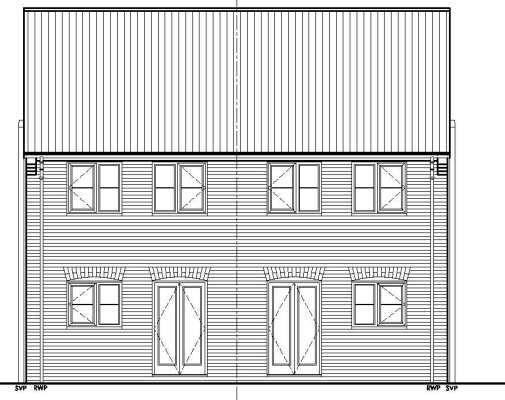




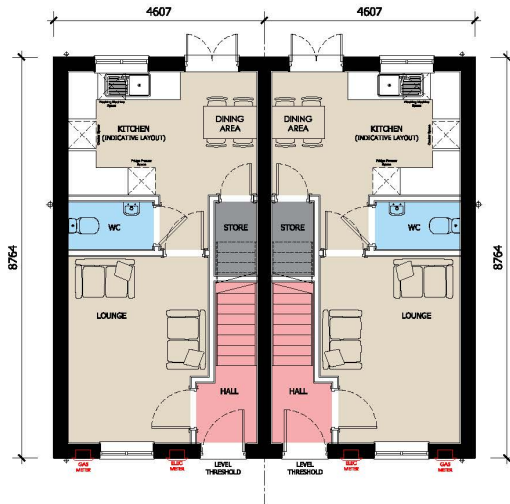
FRONT ELEVATION



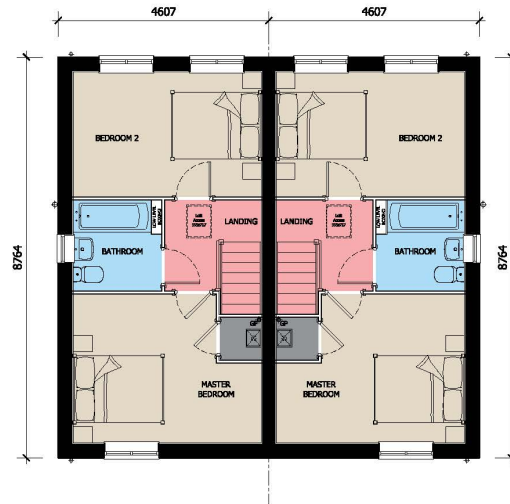
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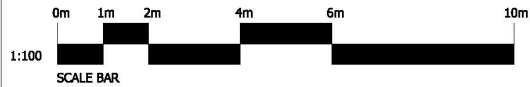
REAR ELEVATION




GROUND FLOOR



FIRST FLOOR

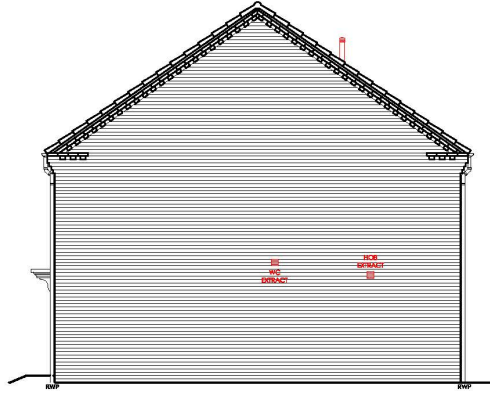


1:100

 <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01438 460590</p>	HOUSE TYPE:	A732(R) (732 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	A732(R)-001



FRONT ELEVATION



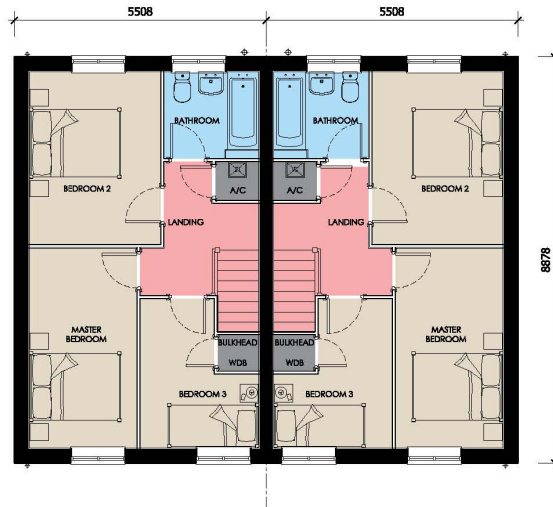
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR




FIRST FLOOR

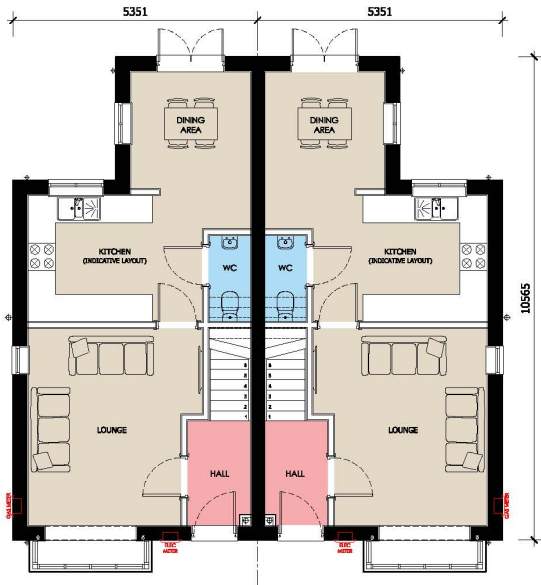


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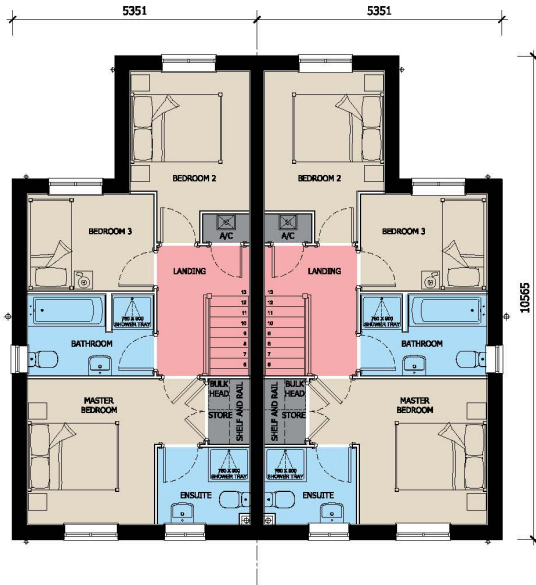
SCALE BAR

 <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01438 480590</p>	HOUSE TYPE:	A902(R) (902 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	A902(R)-001





GROUND FLOOR



FIRST FLOOR



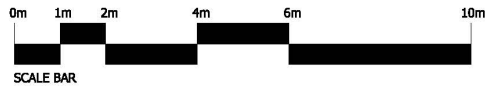
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



1:100

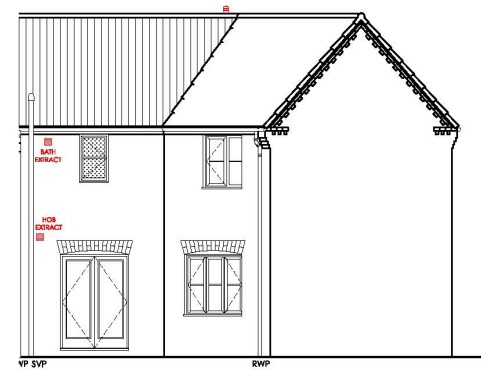
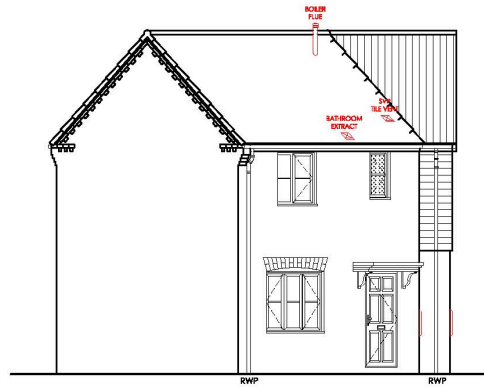
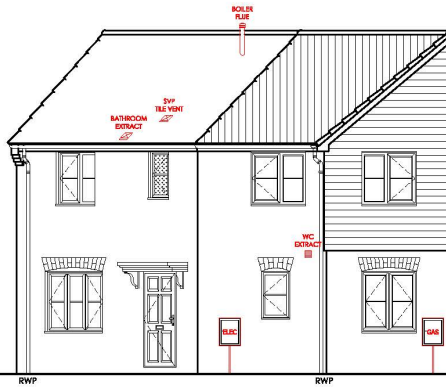
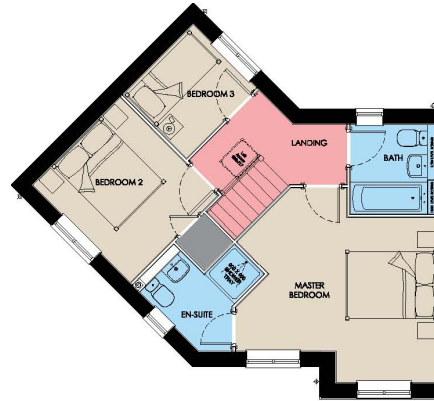
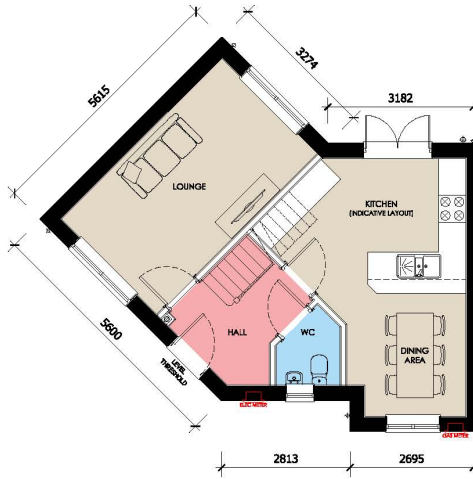
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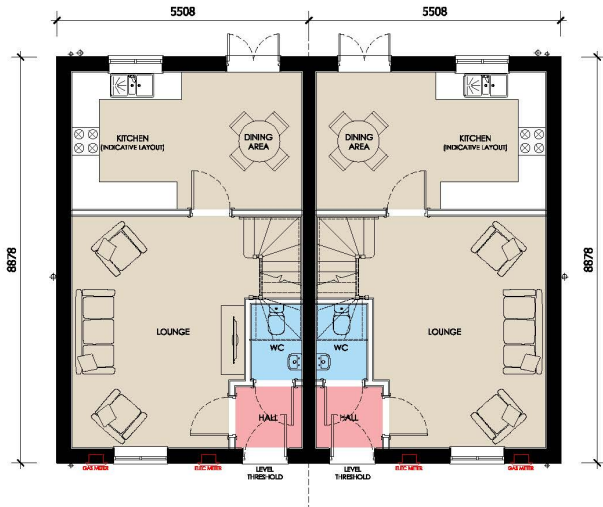
1 Goodison Road, Lincs Gateway Business Park,  
Spalding, Lincs, PE12 8FY T: 01439 480590

HOUSE TYPE:	AVON (910 FT <sup>2</sup> )
DRAWING TITLE:	DESIGN SHEET
DRAWING NUMBER:	AVON-001

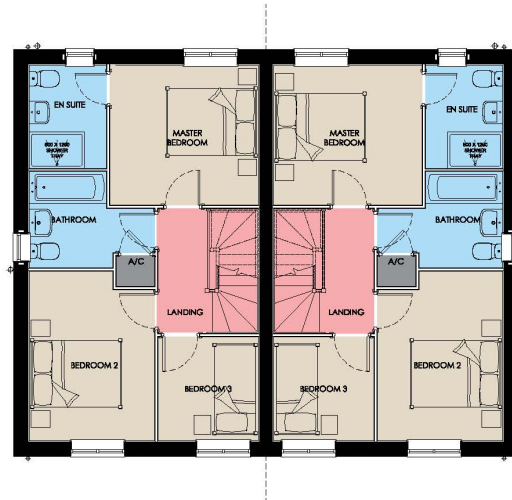




 <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6PY T: 01438 480590</p>	HOUSE TYPE: CORONATION (932 FT <sup>2</sup> )
	DRAWING TITLE: DESIGN SHEET
	DRAWING NUMBER: CORONATION-001



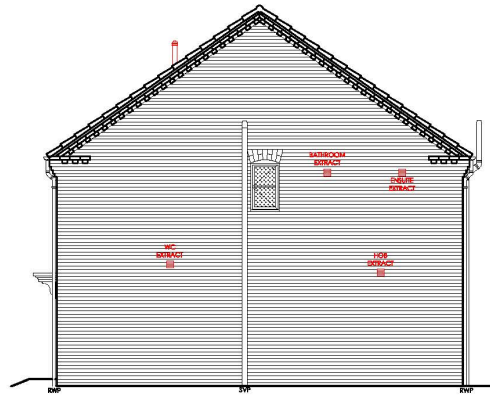
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION



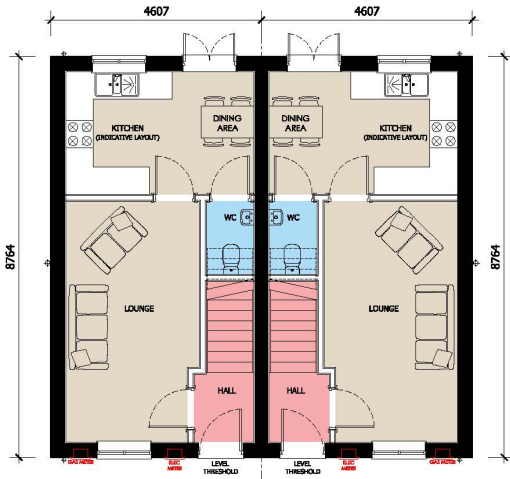
SIDE ELEVATION



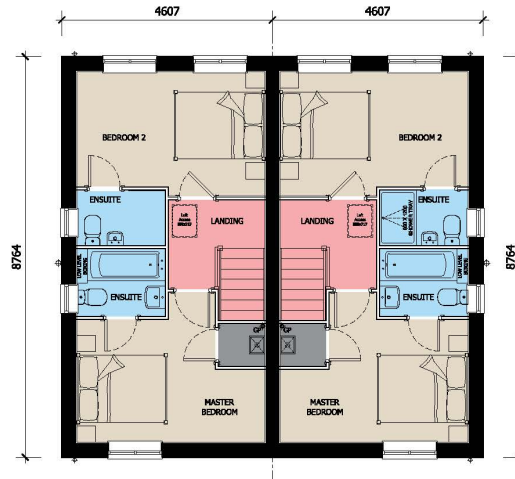
REAR ELEVATION



	HOUSE TYPE:	AIRE (902 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	AIRE-001
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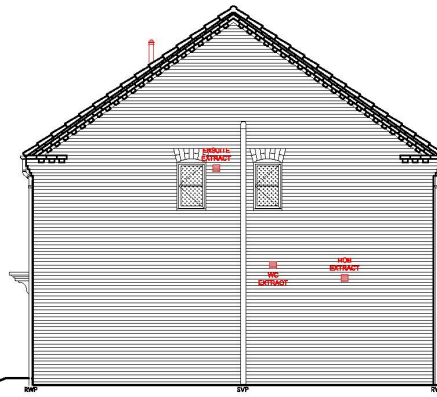
GROUND FLOOR



FIRST FLOOR



FRONT ELEVATION




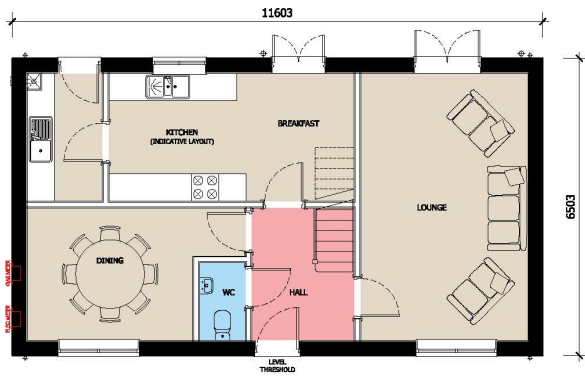
SIDE ELEVATION



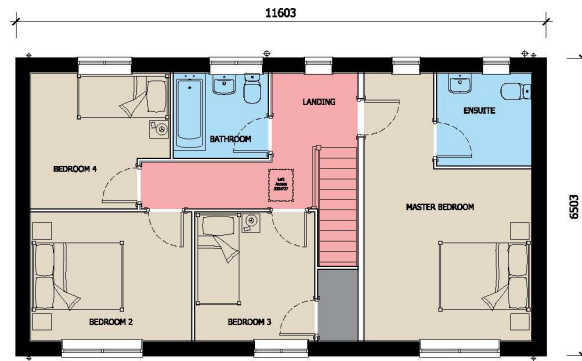
REAR ELEVATION



 <p>ASHWOOD HOMES</p> <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01438 480590</p>	HOUSE TYPE: DEE (732 FT <sup>2</sup> )
	DRAWING TITLE: DESIGN SHEET
	DRAWING NUMBER: DEE-001



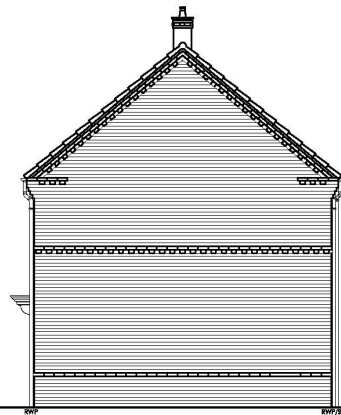
GROUND FLOOR



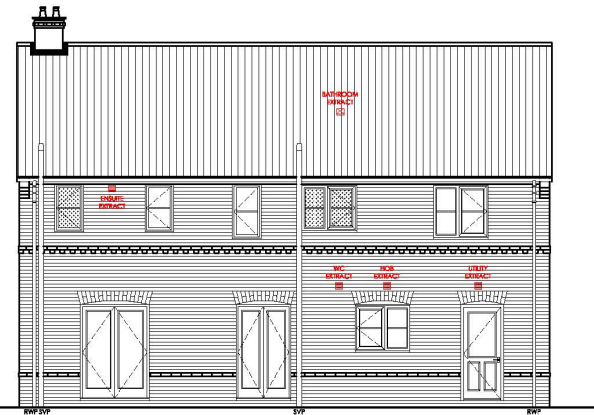
FIRST FLOOR



FRONT ELEVATION




SIDE ELEVATION

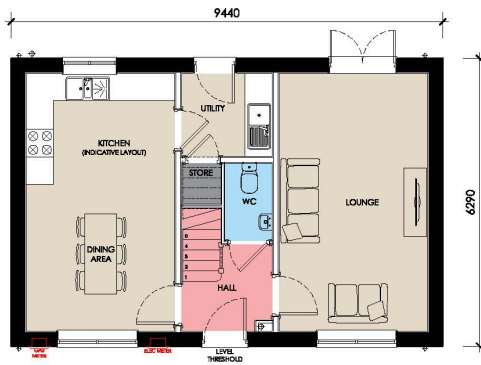


REAR ELEVATION

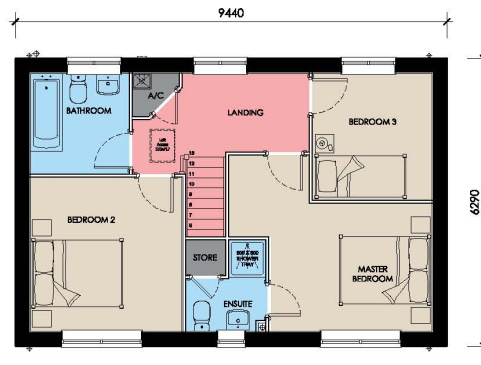


 <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8PY T: 01438 480590</p>	HOUSE TYPE: HARREN (1396 FT <sup>2</sup> )
	DRAWING TITLE: DESIGN SHEET
	DRAWING NUMBER: HARREN-001





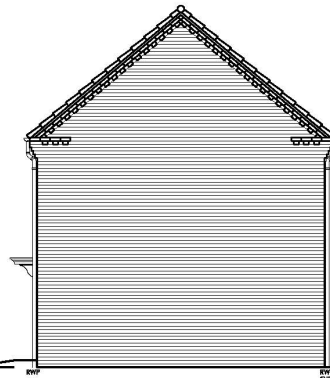
GROUND FLOOR



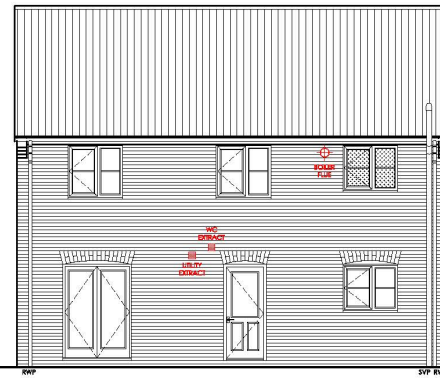
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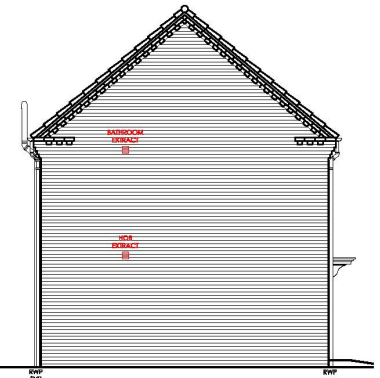
FRONT ELEVATION



SIDE ELEVATION




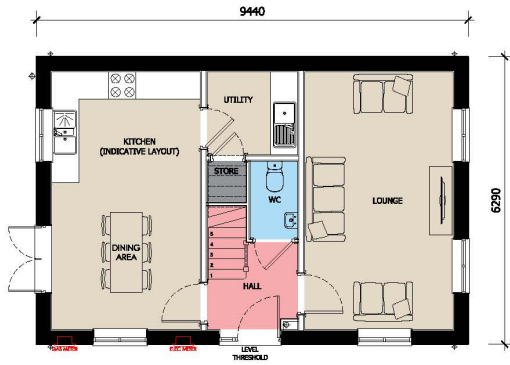
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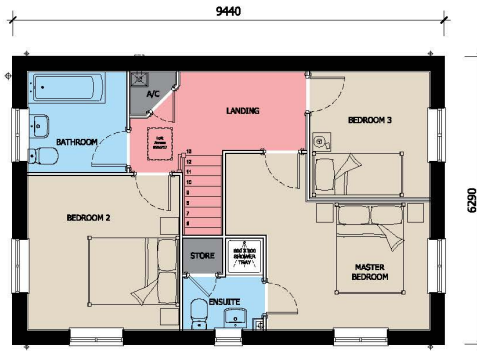
SIDE ELEVATION



 <p>ASHWOOD HOMES</p> <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01439 480590</p>	HOUSE TYPE:	LOCK (1079 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	LOCK-001



GROUND FLOOR



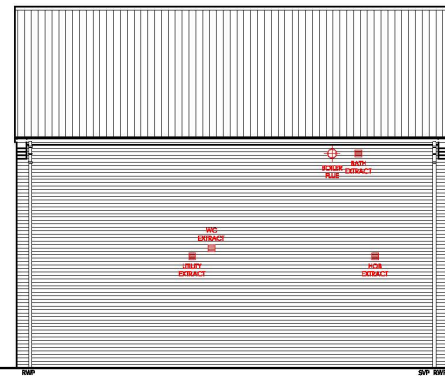
FIRST FLOOR



FRONT ELEVATION



SIDE ELEVATION




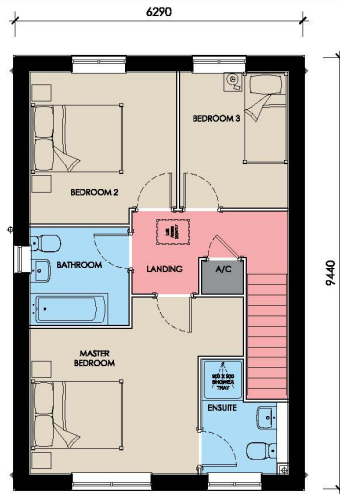
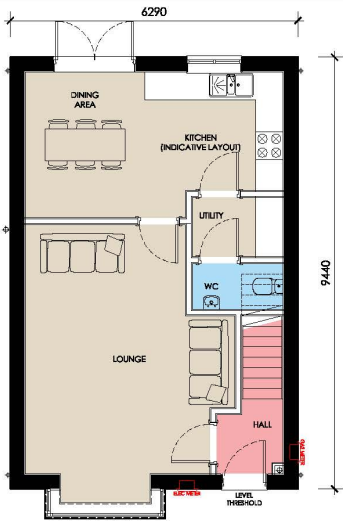
REAR ELEVATION



SIDE ELEVATION



 <p>ASHWOOD HOMES</p> <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01438 480590</p>	HOUSE TYPE:	MERE (1080 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	MERE-001

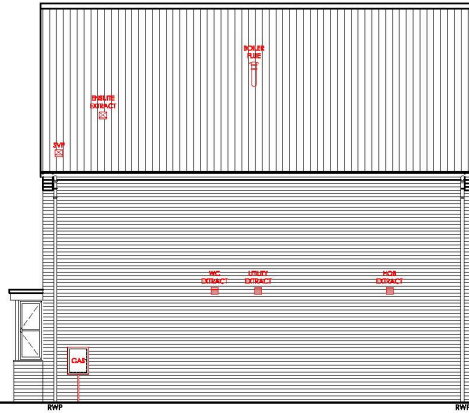


GROUND FLOOR

FIRST FLOOR



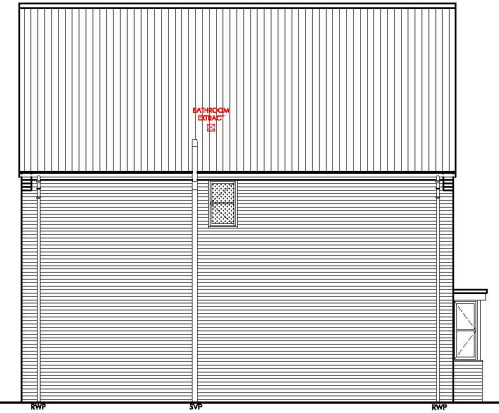
FRONT ELEVATION



SIDE ELEVATION




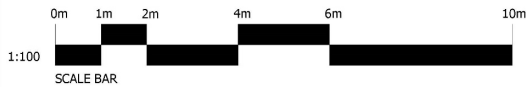
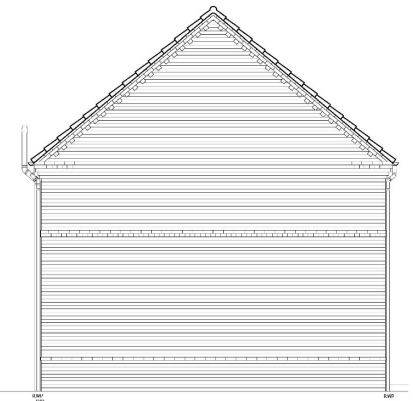
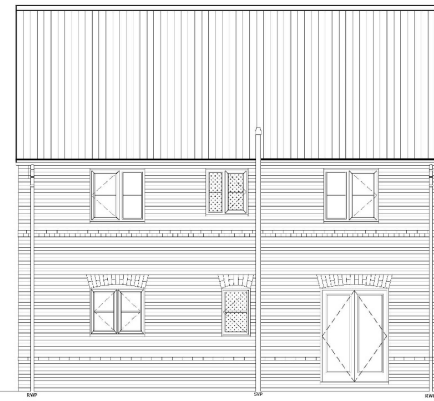
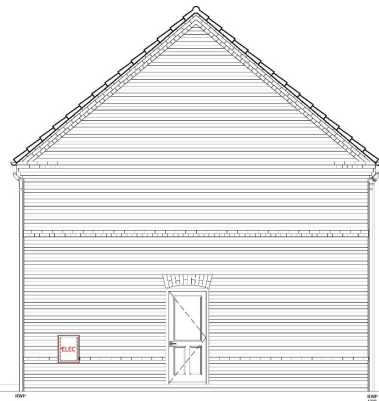
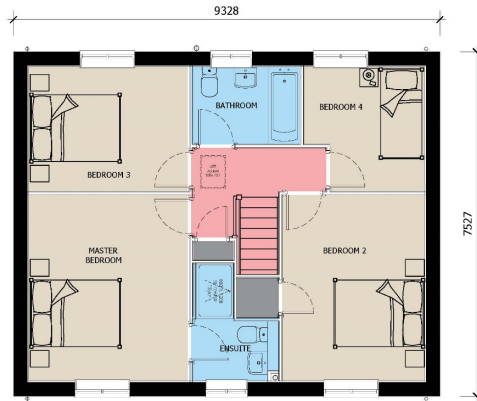
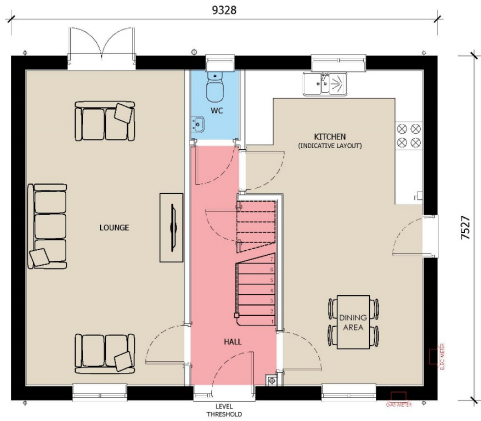
REAR ELEVATION



SIDE ELEVATION



 <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6PY T: 01438 460590</p>	HOUSE TYPE:	NENE (1065 FT <sup>2</sup> )
	DRAWING TITLE:	DESIGN SHEET
	DRAWING NUMBER:	NENE-001

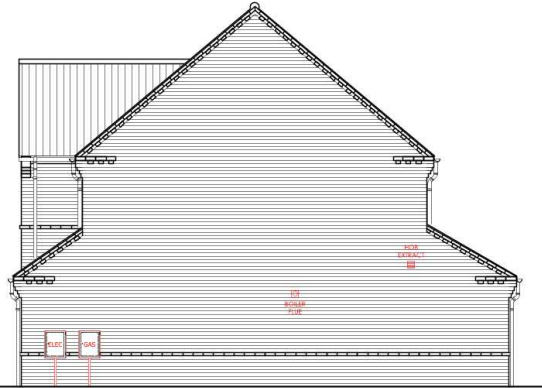


 <p>1 Goodison Road, Lince Gateway Business Park, Spalding, Lincs, PE12 6PY T: 01435 430590</p>	HOUSE TYPE: RIBBLE (1283 FT <sup>2</sup> )
	DRAWING TITLE: DESIGN SHEET
	DRAWING NUMBER: RIBBLE-001





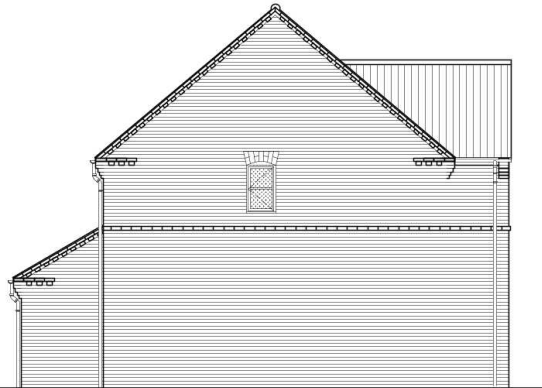
FRONT ELEVATION



SIDE ELEVATION




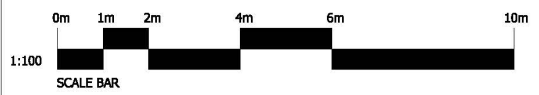
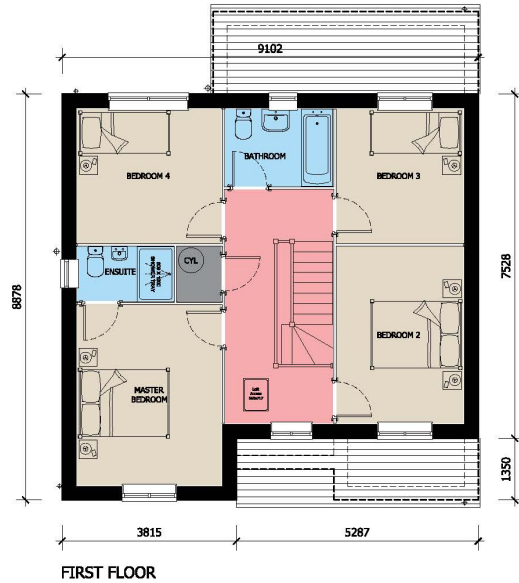
REAR ELEVATION




SIDE ELEVATION



 <p>1 Goodison Road, Linca Gateway Business Park, Spalding, Linca, PE12 8FY T: 01438 490590</p>	HOUSE TYPE: SEVERN (1345 FT <sup>2</sup> )
	DRAWING TITLE: DESIGN SHEET
	DRAWING NUMBER: SEVERN-002



 <p>ASHWOOD HOMES</p> <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8FY T: 01438 460590</p>	HOUSE TYPE: <b>SEVERN</b> (1345 FT <sup>2</sup> )
	DRAWING TITLE: <b>DESIGN SHEET</b>
	DRAWING NUMBER: <b>SEVERN-001</b>





GROUND FLOOR



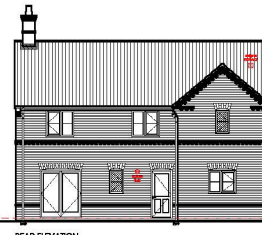
FIRST FLOOR



FRONT ELEVATION



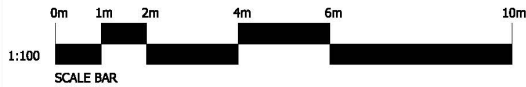
SIDE ELEVATION



REAR ELEVATION




SIDE ELEVATION



1:100

SCALE BAR

 <p>1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 8PY T: 01439 490590</p>	HOUSE TYPE: HUMBER (1578 FT <sup>2</sup> )
	DRAWING TITLE: DESIGN SHEET
	DRAWING NUMBER: HUMBER-001























































































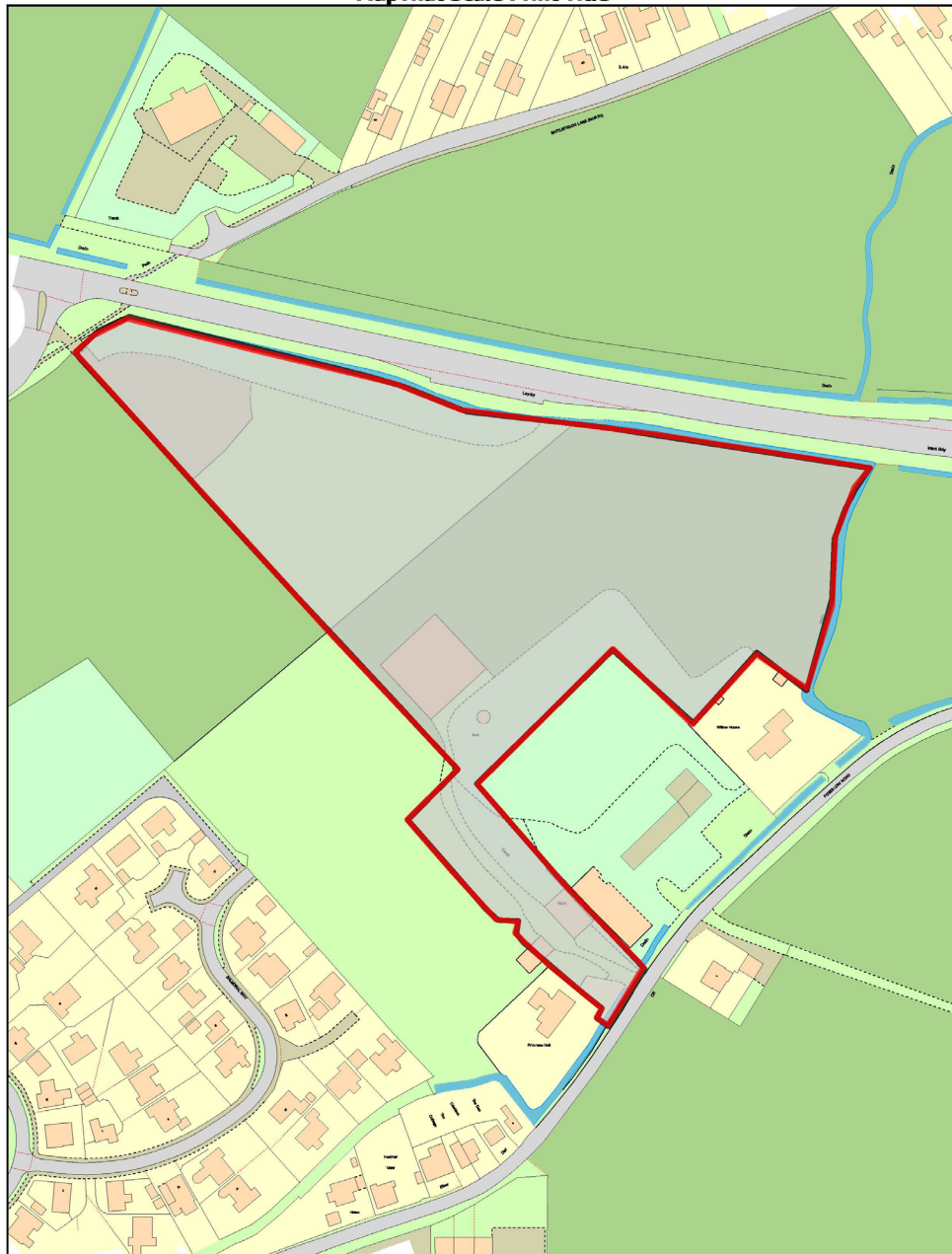














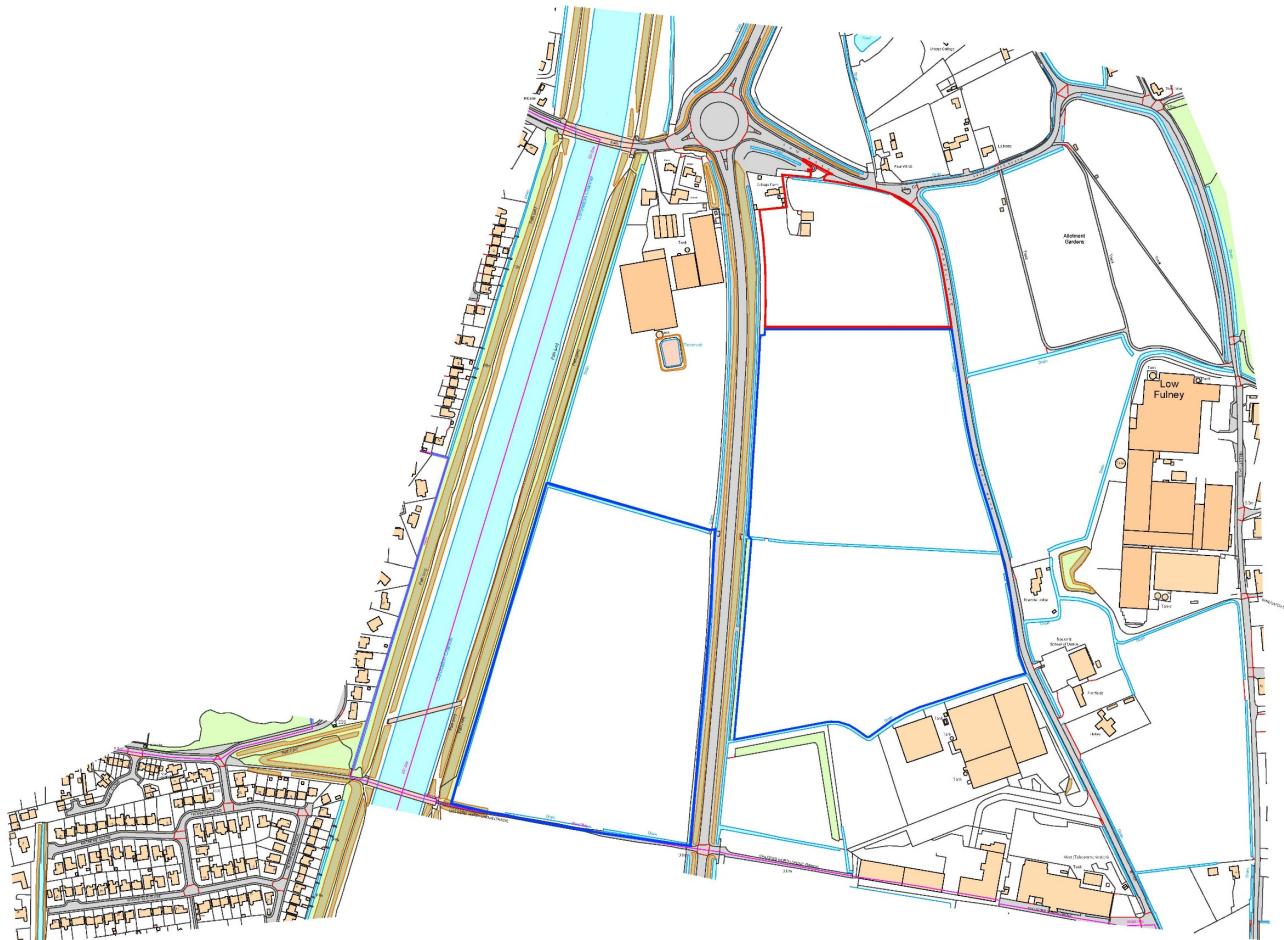






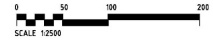


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**Red Line (Development Area)**  
 286,285sqm  
 7.05 Acres  
 2.86 hectares



<b>Project</b> PLANT BASED PROTEIN EXTRACTION FACILITY		
<b>Address</b> NAYLOR FARMS RANGELL GATE, SPALDING LINCOLNSHIRE		
<b>Client</b> NAYLOR FARMS		
<b>Drawn</b> EXISTING LOCATION PLAN		
<b>Date</b> SEPT 2021	<b>Scale</b> 1:2500 @ A1 - 1:5000 @ A3	
<b>Project No.</b> 3899	<b>Drawing No.</b> S01	<b>Revision</b>

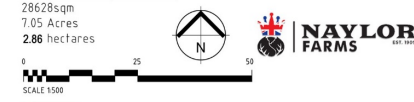
Prokes and Richardson Limited  
 103 Lincoln Road, Peterborough PE1 2PL  
 T: 07733 601119, E: info@prokesandrichardson.com  
 www.prokesandrichardson.com



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Red Line (Development Area)  
 28628sqm  
 7.05 Acres  
 2.86 hectares



<b>Project</b> PLANT BASED PROTEIN EXTRACTION FACILITY		
Address NAYLOR FARMS RANGELL GATE, SPALDING LINCOLNSHIRE		
Client NAYLOR FARMS		
Drawing PROPOSED SITE PLAN		
Date SEPT 2021	Scale 1:500 @ A1 - 1:1000 @ A3	Revision
Project No. 3899	Drawing No. P01	Revision

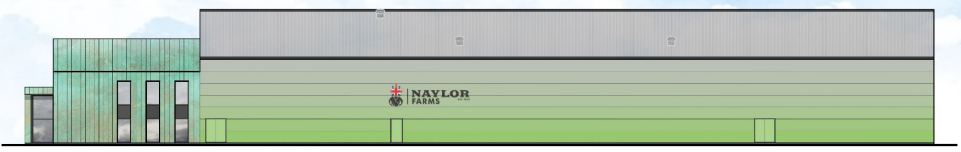




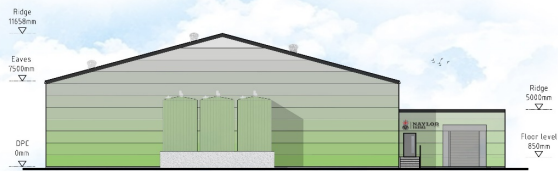
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Front Elevation



Side Elevation



Rear Elevation



Side Elevation

**Materials Key:**



Raised Seam Metal Cladding



Rain Screen Cladding (Green to Grey)



Grey Aluminium glazing



Box profile steel sheets (light grey)



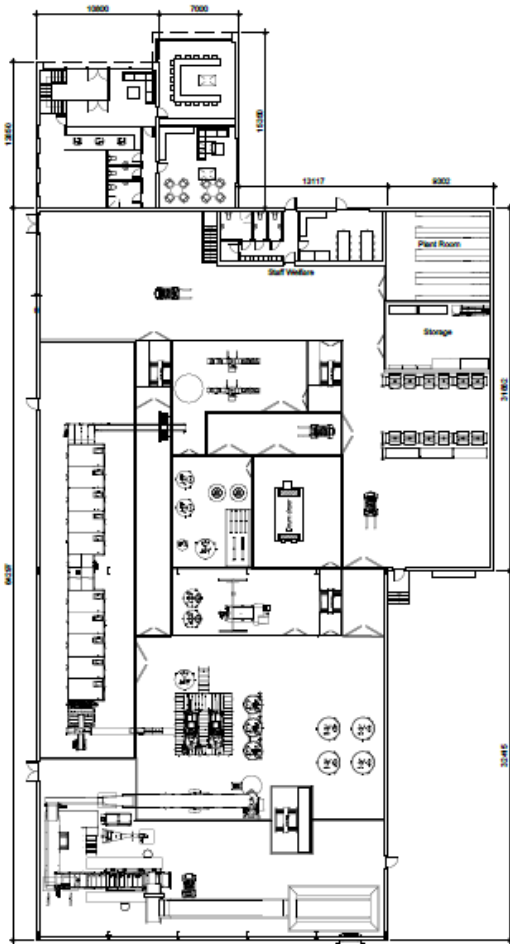
<b>Project</b> PLANT BASED PROTEIN EXTRACTION FACILITY		
<b>Address</b> NAYLOR FARMS RANGELL GATE, SPALDING LINCOLNSHIRE		
<b>Client</b> NAYLOR FARMS		
<b>Drawing</b> PROPOSED FACTORY FLOOR PLAN AND ELEVATIONS		
<b>Date</b> SEPT 2021	<b>Scale</b> 1:200 @ A1 - 1:400 @ A3	
<b>Project No.</b> 3899	<b>Drawing No.</b> P03	<b>Revision:</b>

**P&R**  
 ARCHITECTS

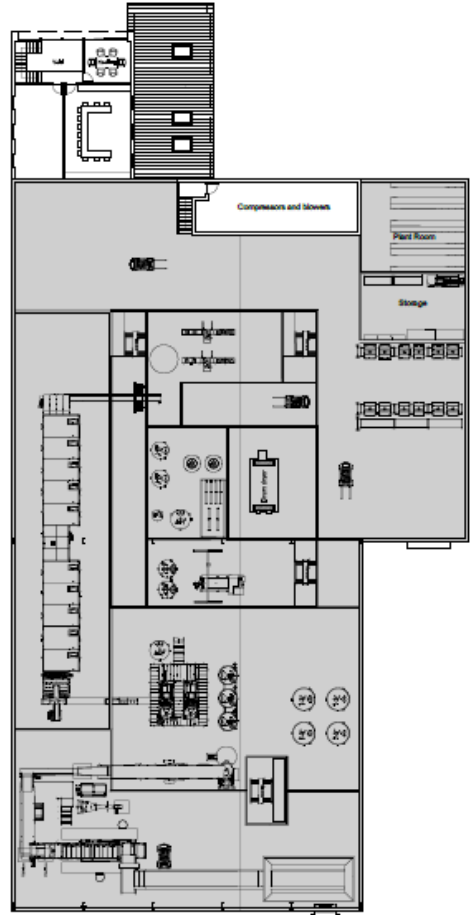
Partners and Richardson Limited  
 102 Lincoln Road, Peterborough PE1 2PL  
 T: 01733 301116 E: info@partnersr.com  
 www.partnersr.com



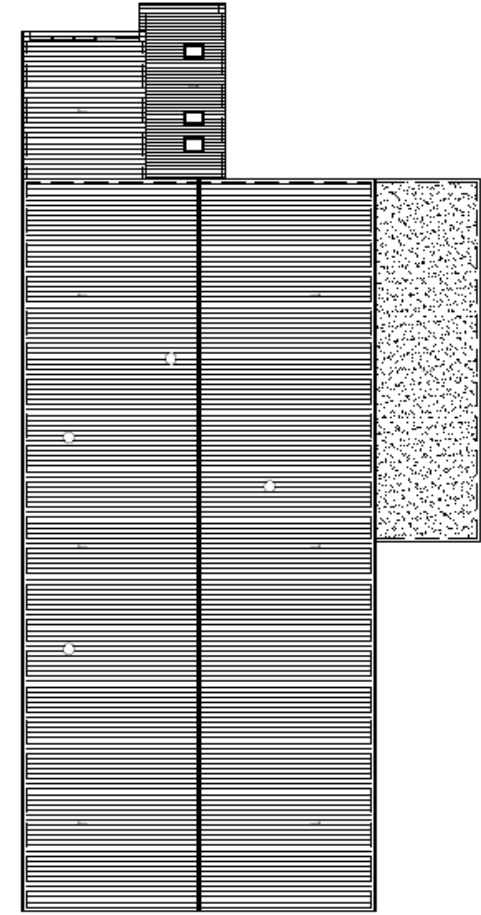
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Ground Floor Plan  
 Factory Internal Floor Area  
 2220sqm



First Floor  
 (Compressors and Storage)  
 50sqm




Roof Plan



Total Factory Internal Floor Area  
 2272 + 45 = 2317sqm



<b>Project</b> PLANT BASED PROTEIN EXTRACTION FACILITY	
Location NAYLOR FARM RANSELL GATE, SPALDING LINCOLNSHIRE	
Client NAYLOR FARM	
Project Name PROPOSED FACTORY FLOOR PLAN AND ELEVATIONS	
Date SEPT 2021	Scale 1:200 @ A1 - 1:400 @ A3
Project No. 3509	Drawing No. P02
	Revision



Partners and Shareholders Limited  
 10, Limes Road, Peterborough PE1 1PL  
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 www.pandrar.com



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Side Elevation



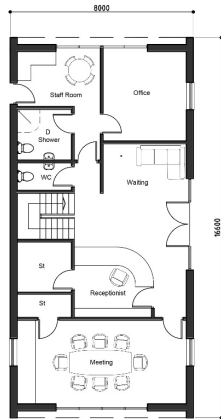
Front Elevation



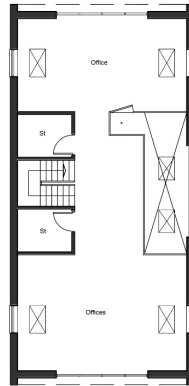
Side Elevation



Rear Elevation



Ground Floor Plan  
114 sqm



First Floor Plan  
100sqm



First Floor Plan

**Materials Key:**



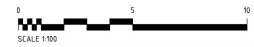
Raised Seam Metal Cladding (Green)



Graphite Brick (Weinberger)



Grey Aluminium Windows



Total Internal Floor Area  
214sqm  
Total External Floor Area  
128sqm

<b>PLANT BASED PROTEIN EXTRACTION FACILITY</b>		
Address: NAYLOR FARMS RANGELL GATE, SPALDING LINCOLNSHIRE		
Client: NAYLOR FARMS		
Drawn: NAYLOR OFFICE PLANS AND ELEVATIONS		
Date: SEPT 2021	Scale: 1:100 @ A1 - 1:200 @ A3	Revision:
Prepared No: 3899	Drawing No: P05	Revision:



Porter and Richardson Limited  
 163 Lincoln Road, Peterborough PE1 1PL  
 T: 01753 668119. E: info@porterandrichardson.com  
 www.porterandrichardson.com



**SOFT LANDSCAPE PROPOSALS**

**METHOD**  
**General notes**  
 Planting on wet ground to a minimum 600mm x 1.1m and 900mm x 200mm.

**Protection**  
 The off-site planting border the western boundary of the site will be protected before and during construction with a barrier to a 1.8m height (example on plan) located no less than 3.0m from the fence boundary.

**Ground Preparation**  
 The areas for planting within the 1.5m offset from the extent planting off the western boundary will not be eroded or excavated.

**Setting out**  
 Trees: As per the landscape proposal drawing.  
 Underpinning: To be planted in squares between trees not less than 1m apart in a regular grid not less than 2m and not more than 2.5m.

**Planting**  
 The trees to be dug to the depth of the container or root spread plus 100mm. Containers will collapse to the tree to make sure to increase planting pit size and remove any buried obstacles.

**Maintenance**  
 Trees and shrubs will be maintained for a period of five years in accordance with the following table.

**Tree Support**  
 Trees: Supported from from protection from large or edge winds and with painted formers.

**Season**  
 Planting to be carried out in the first planting season (Mid November – end of March approx) after construction completion.

**Planting SCHEDULE**

**Screening Trees**

**Screening Understorey**

**Site Trees**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Screening Understorey**

**Hedge (Southern Boundary and Storage Yard)**

Species	Size	Tree	Shrub
Comptonia perfoliata	40cm-50cm	18	200
Comptonia perfoliata	40cm-50cm	18	200
Ligustrum vulgare	40cm-50cm	18	200
Prunella vulgaris	40cm-50cm	18	200
Prunella vulgaris	40cm-50cm	18	200
Prunella vulgaris	40cm-50cm	18	200

**Hedge (Parking Areas)**

Species	Size	Tree	Shrub
Comptonia perfoliata	40cm-50cm	18	200
Comptonia perfoliata	40cm-50cm	18	200
Comptonia perfoliata	40cm-50cm	18	200
Comptonia perfoliata	40cm-50cm	18	200

**Shrub planting**

Species	Tree	Shrub	Type	Plant
Argemone corymbosa	1	200	CO	CO
Argemone corymbosa	1	200	CO	CO
Argemone corymbosa	1	200	CO	CO
Argemone corymbosa	1	200	CO	CO

**Marginal planting (to be chosen once engineering is finalised)**

Species	Tree	Shrub	Type	Plant
Comptonia perfoliata	1	200	CO	CO
Comptonia perfoliata	1	200	CO	CO
Comptonia perfoliata	1	200	CO	CO
Comptonia perfoliata	1	200	CO	CO

**Tree and shrub maintenance**

Tree/Species	1	2	3	4	5	6	7	8
Screening	Screening	Screening	Screening	Screening	Screening	Screening	Screening	Screening
Pruning	Pruning	Pruning	Pruning	Pruning	Pruning	Pruning	Pruning	Pruning
Check	Check	Check	Check	Check	Check	Check	Check	Check

**Definitions**

Writing means bringing the ground to field capacity. Do not water if watering or automatic conditions are in place.

**Replacement**

Trees that fall within 5 years of planting will be replaced and maintained in accordance with the original specification.

**WILDFLOWER MEADOWS**

The areas detailed by the 'Wild' hatch on the drawing will be seeded with 'Generalist Wildflower Meadow' seed mix.

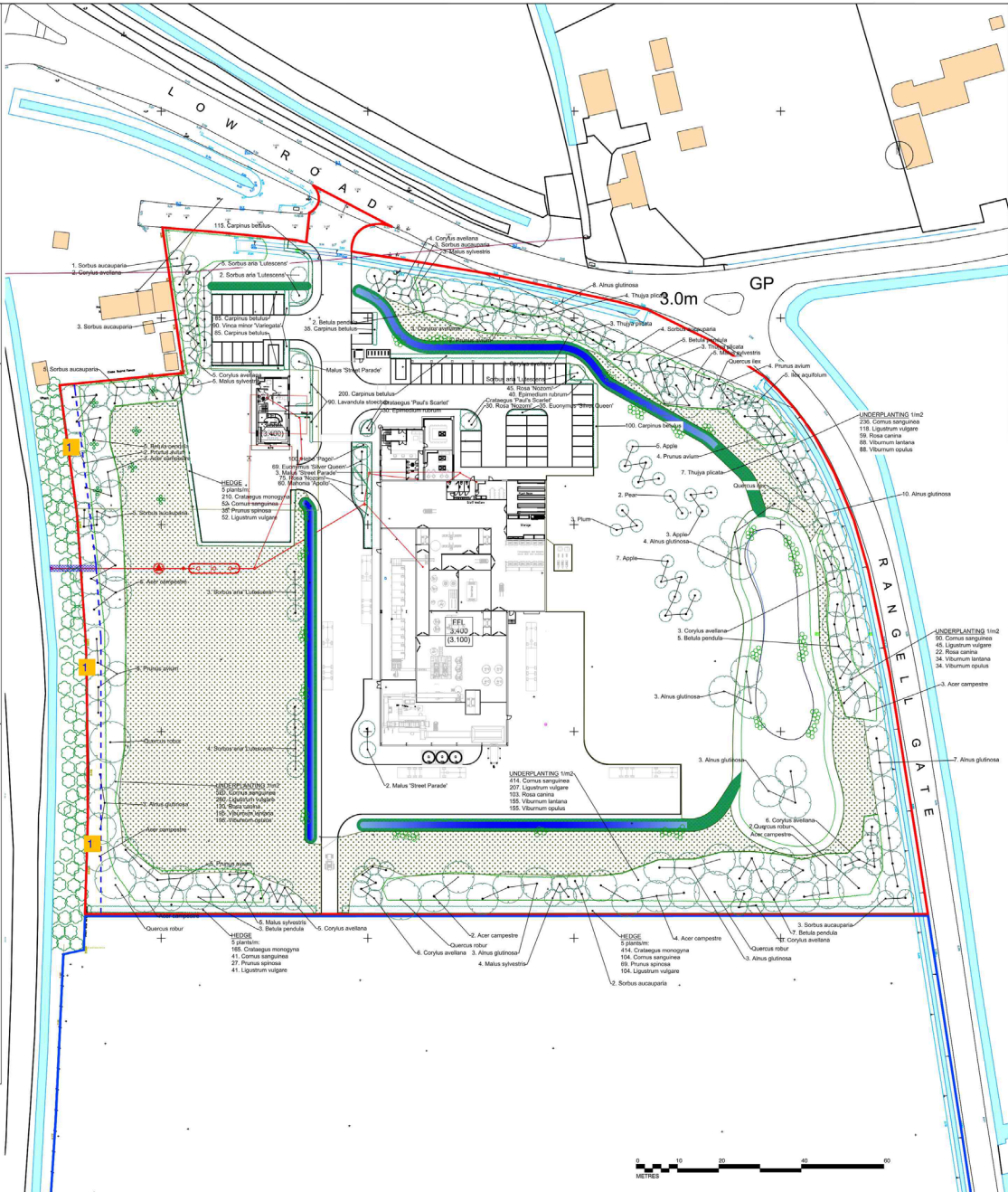
The ground will be cleared of competing weeds through the application of a systemic herbicide containing glyphosate, applied 8 weeks before seeding.

The ground will be sown in the first spring or autumn after practical completion at a rate of 1kg/m<sup>2</sup> using a carrier such as straw or sand.

The wildflower areas will be maintained in accordance with the following table:

Activity	Frequency	Notes
Mow	Once a year in late autumn	Leave cuttings on site
Mow	Once a year in late autumn	Leave cuttings on site
Mow	Once a year in late autumn	Leave cuttings on site
Mow	Once a year in late autumn	Leave cuttings on site

Source: Generalist 'Wild' Flora Maintenance Guide  
 Accessed on <https://www.government.uk/guidance/wild-flora-maintenance-guide>



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NOTES: Based on topographical survey and drawings 3099 P01 and 0145-JCE-00-SI-DR-3000A  
 The original of this drawing was produced in colour – a monochrome copy should not be relied upon

**KEY**

- Proposed Tree
- Proposed Planting
- Wetflow seeding
- Indicative marginal planting
- Existing off-site planting
- BARRIER TO BS 5386:1
- HAND DUG TRENCH

UNDERPLANTING 1m<sup>2</sup>  
 206. Cornus sanguinea  
 110. Ligustrum vulgare  
 38. Rosa canina  
 88. Viburnum lantana  
 88. Viburnum lantana  
 88. Viburnum lantana

UNDERPLANTING 1m<sup>2</sup>  
 80. Cornus sanguinea  
 45. Ligustrum vulgare  
 22. Rosa canina  
 34. Viburnum lantana  
 24. Viburnum lantana

UNDERPLANTING 1m<sup>2</sup>  
 80. Cornus sanguinea  
 45. Ligustrum vulgare  
 22. Rosa canina  
 34. Viburnum lantana  
 24. Viburnum lantana

UNDERPLANTING 1m<sup>2</sup>  
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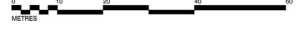
UNDERPLANTING 1m<sup>2</sup>  
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 22. Rosa canina  
 34. Viburnum lantana  
 24. Viburnum lantana



Drawn	Checked	Date
AMB		08/11/21

Rev	Description	Date
A	Additional evergreen cover added to northern boundary	08/11/21

**Planting**

Rutland Associates Landscape Design  
 1a First End, Station Road  
 Uppingham  
 Osham  
 LE15 5TX  
 t: 01978 823837  
 e: info@rutlandassociatesurvey.co.uk

Client  
**Naylor Farms**  
 Plant based protein extraction  
 facility, Low Road, Spalding

Drawing Title  
**Soft Landscape Plan**

Drawn	Checked	Reviewed	Date
AMB			08/11/2021

Job No.	Scale	Sheet No.	Revision
4427	1:500	A1	A





















Unique Cottages  
Studios & Cafe

FOUR





























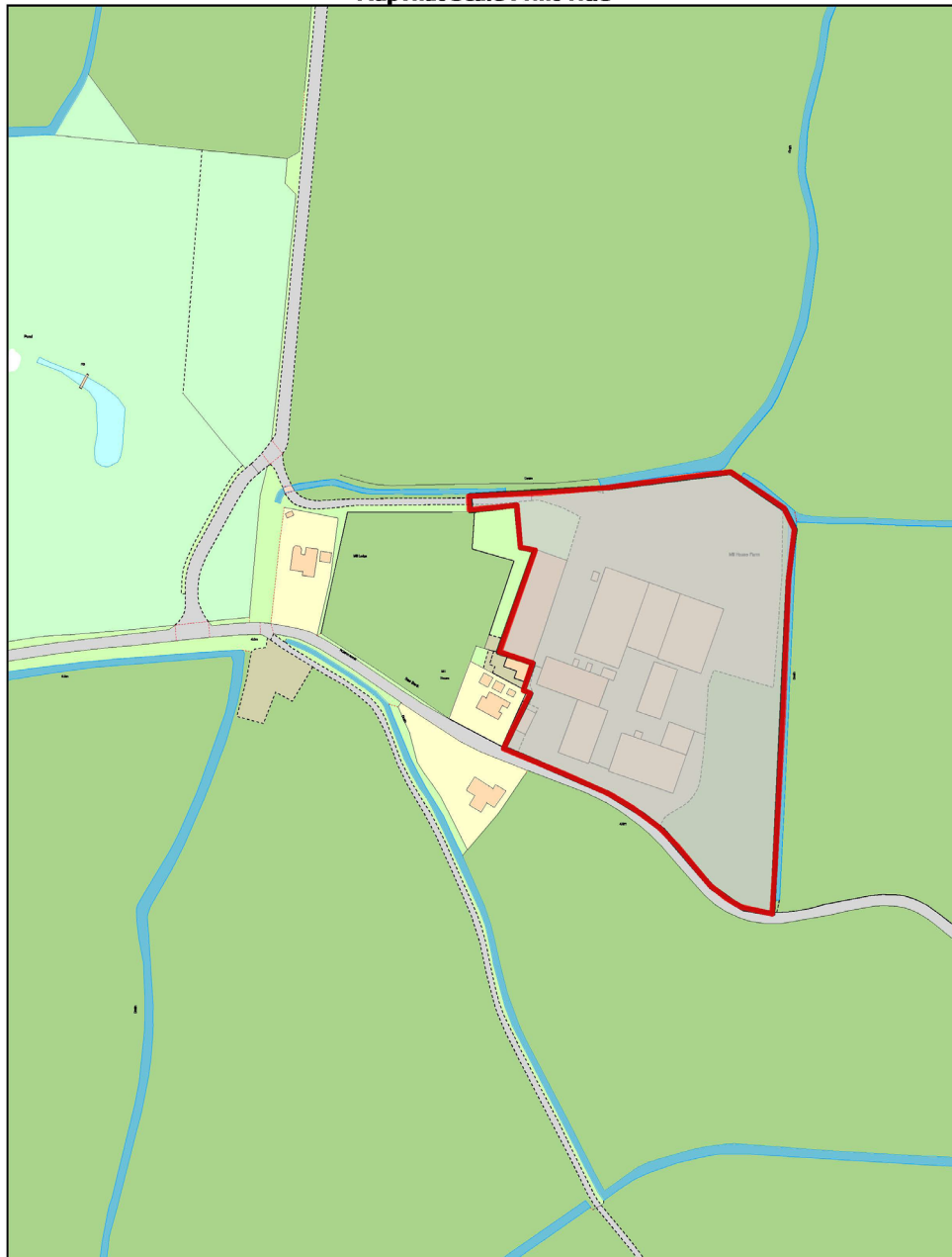
















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Rev	Description	Date
-	-	-

**rdc**  
**Robert Doughty Consultancy**

32 High Street, Helpringham  
 Sleaford, Lincolnshire, NG34 0RA

Tel: 01529 421646  
 Email: admin@rdc-landplan.co.uk  
 Web: www.rdc-landplan.co.uk

**Client**  
 Mr G Franklin

**Project**  
 Proposed Agricultural Produce Store  
 Mill House Farm, Roman Bank, Fleet

**Drawing**  
 Location Plan

<b>Scale @ A4</b> 1: 2500	<b>Date</b> 20/09/21
------------------------------	-------------------------

<b>Drawn By</b> WW	<b>Checked By</b> LMS
-----------------------	--------------------------

<b>Job Number</b> 1185-9	<b>Status</b> PL	<b>Purpose of Issue</b> Planning
-----------------------------	---------------------	-------------------------------------

<b>Drawing No.</b> 1185-9_PL_LP01	<b>Rev</b> -
--------------------------------------	-----------------





**PLANTING SCHEDULE**

Trees					
Species	Girth (cm)	Height (cm)	Root Zone	Specification	Quantity
Carpinus betulus Frans Fontaine - CbFF	12-14cm	300-350	CG 75 Litres	Heavy Standard	12

All select Standard trees and above to be Clear Stemmed to 1.8m

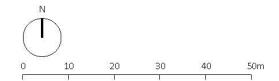
See landscape specification document for planting details

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B	Additional planting shown	20.10.21
A	Screen planting shown	08.10.21

Rev	Description	Date
-----	-------------	------



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 Web: www.rdc-landplan.co.uk

**Client**  
 Mr G Franklin

**Project**  
 Proposed Agricultural Produce Store  
 Mill House Farm, Roman Bank, Fleet

**Drawing**  
 Proposed Site Plan

<b>Scale @ A3</b>	<b>Date</b>
1: 1000	20/09/21

<b>Drawn By</b>	<b>Checked By</b>
WW	LMS

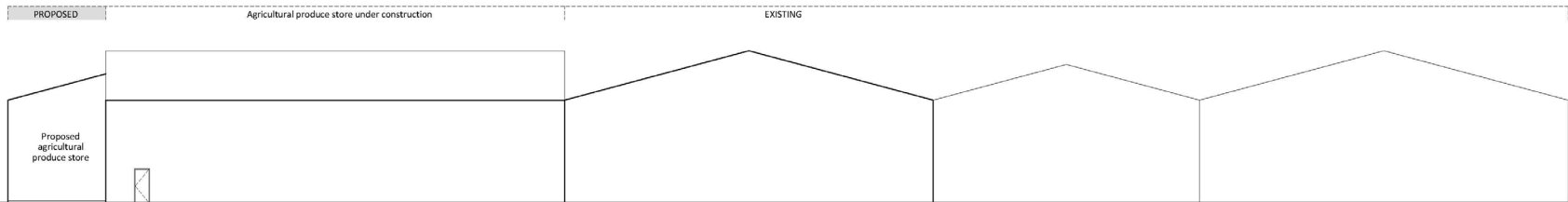
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1185-9	PL	Planning

<b>Drawing No.</b>	<b>Rev</b>
1185-9_PL_SP01	B





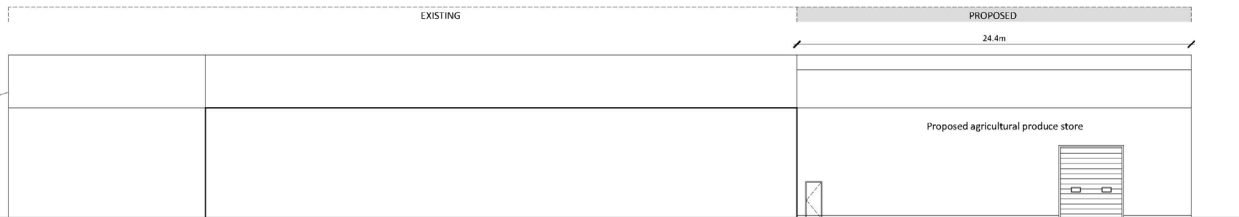
NORTH ELEVATION



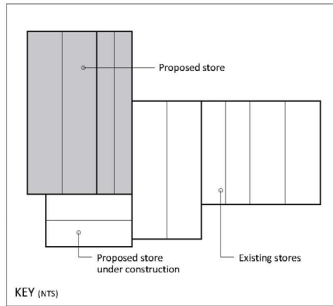
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



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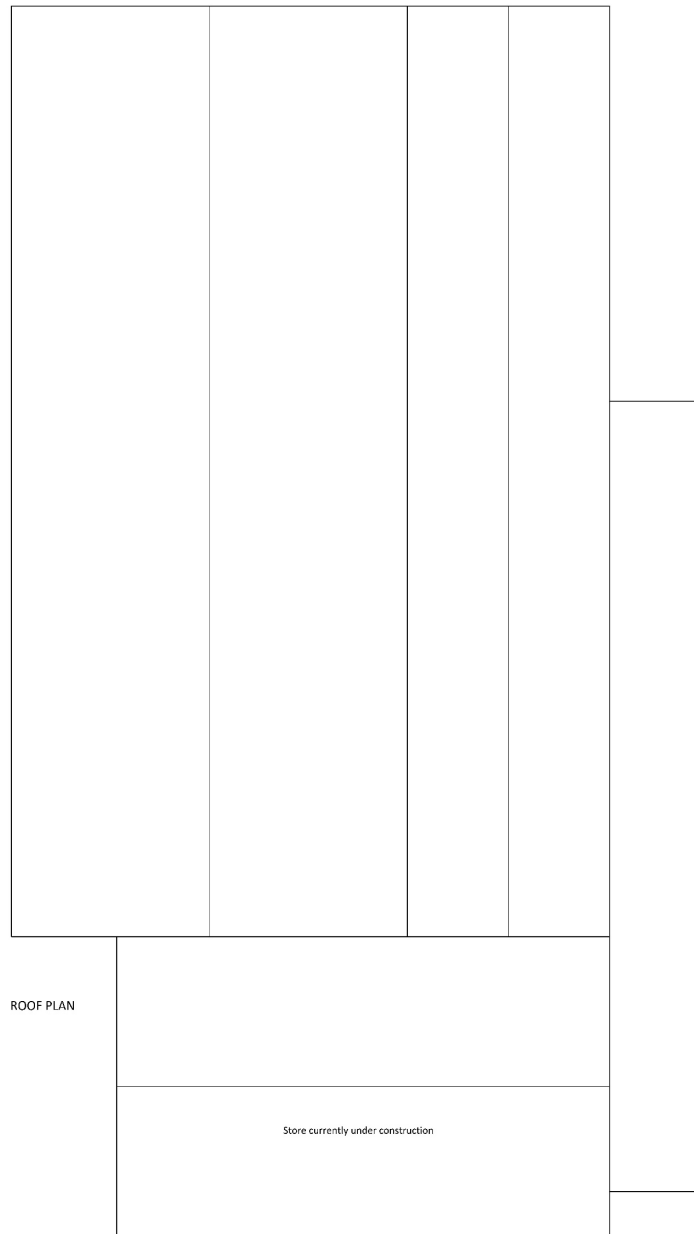
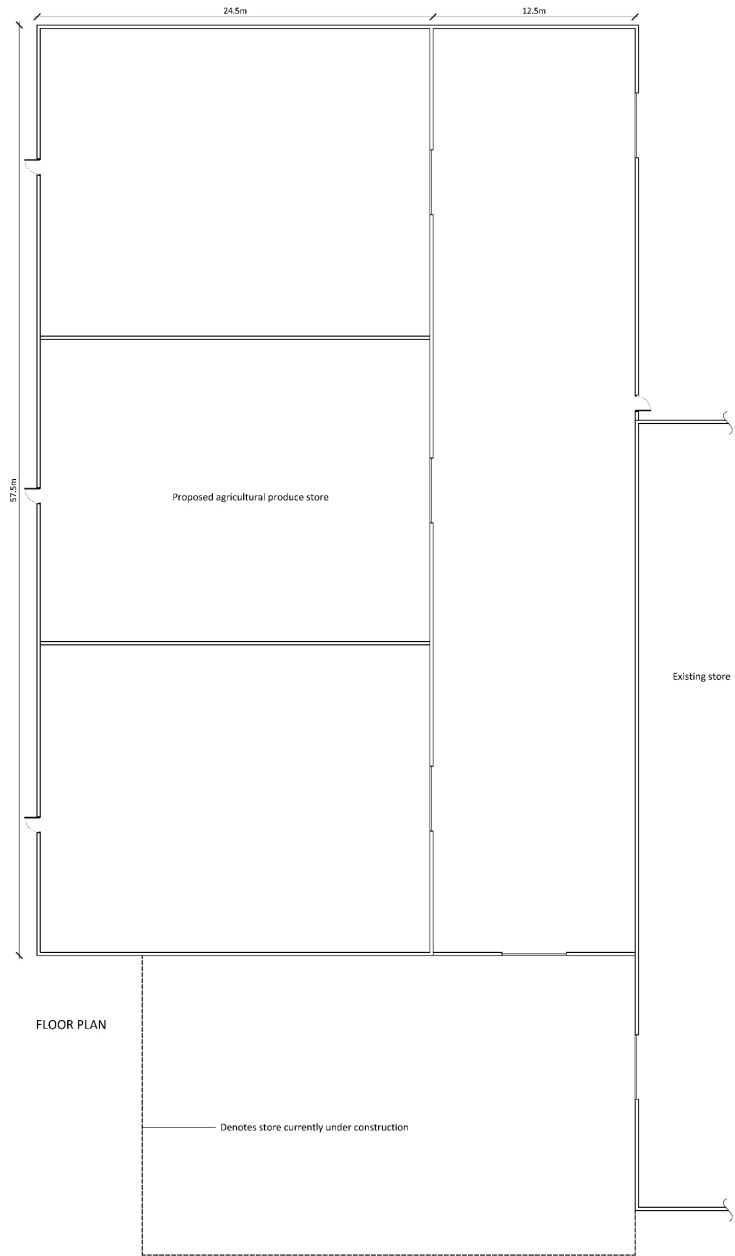


Rev	Description	Date
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 Stamford, Lincolnshire, NG34 0RA  
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 Email: admin@rdc-landplan.co.uk  
 Web: www.rdc-landplan.co.uk

<b>Client</b> Mr G Franklin	
<b>Project</b> Proposed Agricultural Produce Store Mill House Farm, Roman Bank, Fleet	
<b>Drawing</b> Proposed Elevations	
<b>Scale @ A2</b> 1: 200	<b>Date</b> 20/09/21
<b>Drawn By</b> WW	<b>Checked By</b> LMS
<b>Job Number</b> 1185-9	<b>Status</b> PL
<b>Purpose of Issue</b> Planning	<b>Rev</b> -
<b>Drawing No.</b> 1185-9_PL_EL01	





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Rev	Description	Date
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**rdc**  
 Robert Doughty  
 Consultancy

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 Stamford, Lincolnshire, NG34 0RA  
 Tel: 01529 421646  
 Email: admin@rdc-landplan.co.uk  
 Web: www.rdc-landplan.co.uk

**Client**  
 Mr G Franklin

**Project**  
 Proposed Agricultural Produce Store  
 Mill House Farm, Roman Bank, Fleet

**Drawing**  
 Proposed Floor Plan & Roof Plan

Scale @ A2	Date	
1:200	20/09/21	
Drawn By	Checked By	
WW	LMS	
Job Number	Status	Purpose of Issue
1185-9	PL	Planning

Drawing No.	Rev
1185-9_PL_PL01	-





















MILL HOUSE FARM  
THE GRANGE FARM

MILL HOUSE FARM  
THE GRANGE FARM



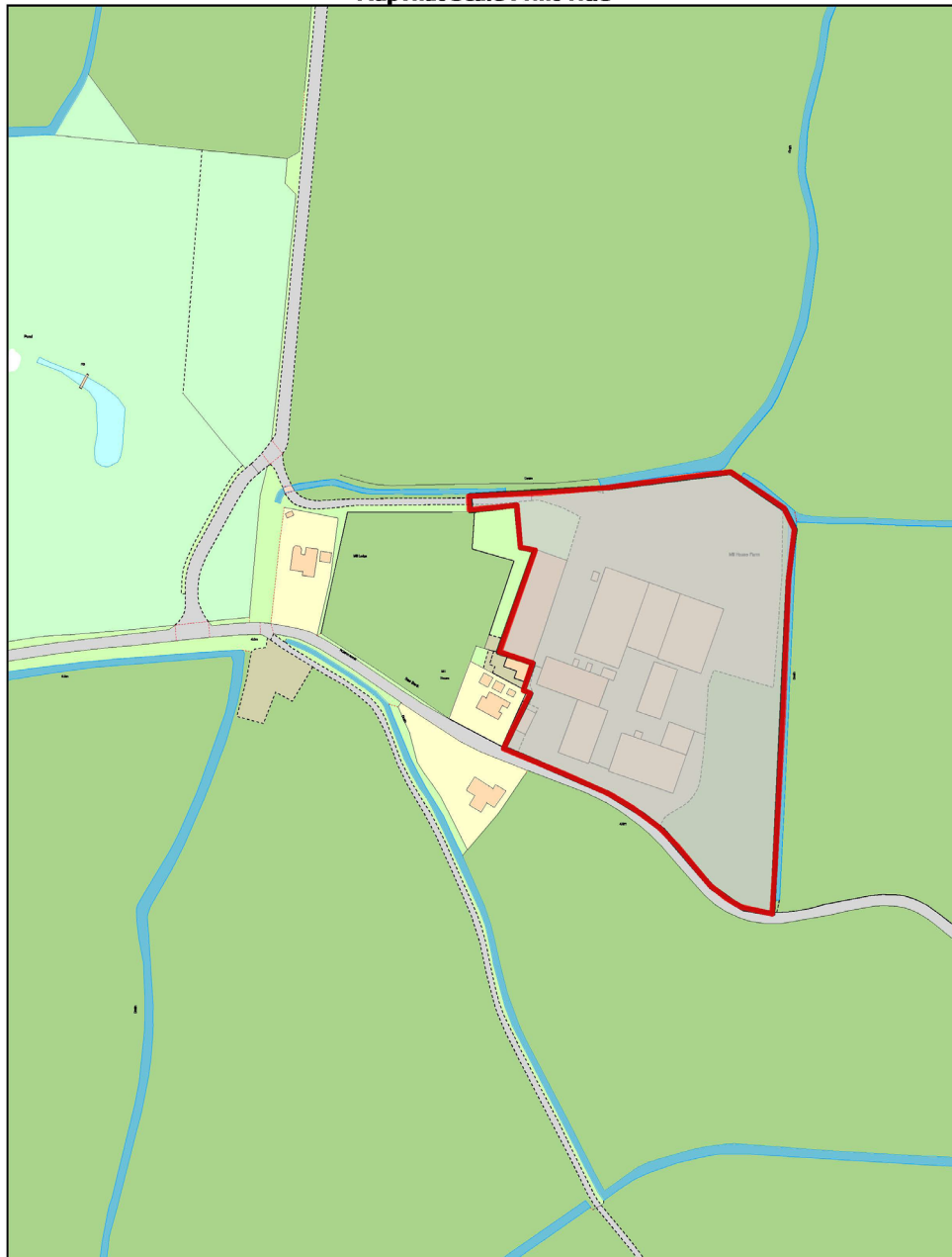


**MILL**  
HOUSE FARM  
Bottom Barn, Mill, RD 902  
Tel: 01406 423048

MILL  
01406 423048  
01406 423048  
01406 423048  
01406 423048  
01406 423048  
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01406 423048

NO SMOKING  
CORROSIVE  
5  
EXHAUSTION  
SAFETY











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PROPOSED ELEVATION (south)



PROPOSED ELEVATION (east)

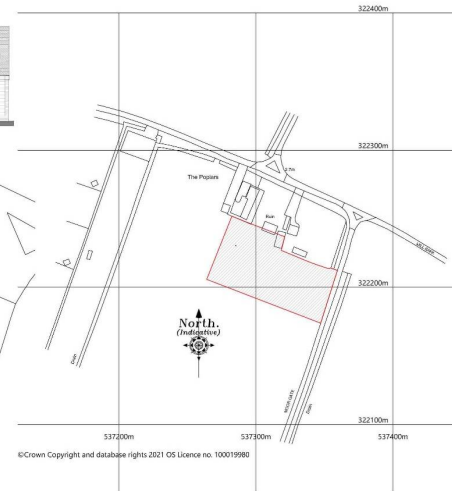
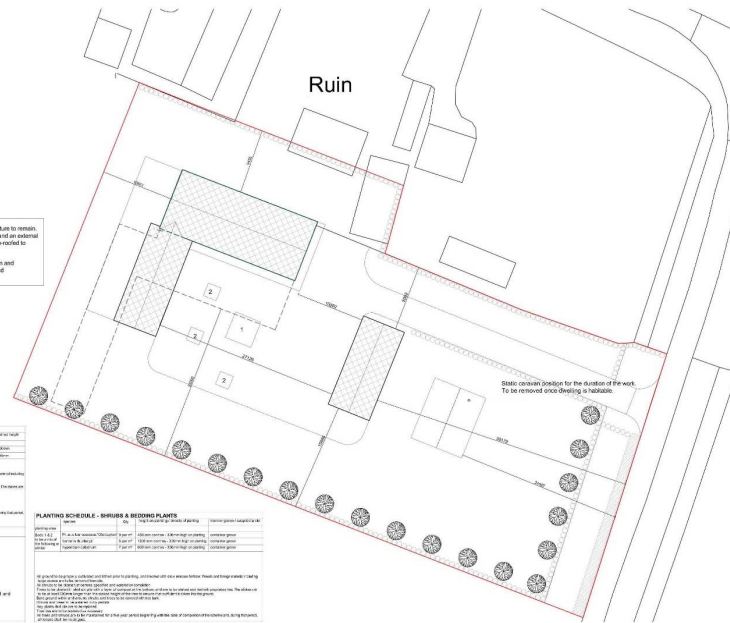


PROPOSED ELEVATION (north)



PROPOSED ELEVATION (west)

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NOTE:  
 Pool water to discharge into new package treatment plant  
 Surface water to discharge into new soakaway

--- footprint of existing barn structure to remain. Structure to be insulated and an external brick skin added. Seen to be re-worked to allow for solar panels  
 --- footprint of existing barn to barn and attached building to be removed



**PLANTING SCHEDULE - HERDS**

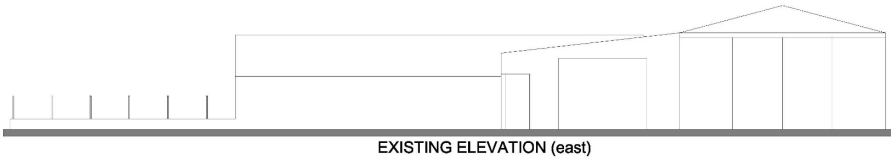
Symbol	Species	Size	Quantity	Notes
H1	Herbaceous	1000mm	10	Plant in 1000mm x 1000mm grid
H2	Herbaceous	1000mm	10	Plant in 1000mm x 1000mm grid

**PLANTING AND ATTENDANCE**  
 All plants to be planted in accordance with the following specifications:  
 - All plants to be planted in accordance with the following specifications:  
 - All plants to be planted in accordance with the following specifications:  
 - All plants to be planted in accordance with the following specifications:

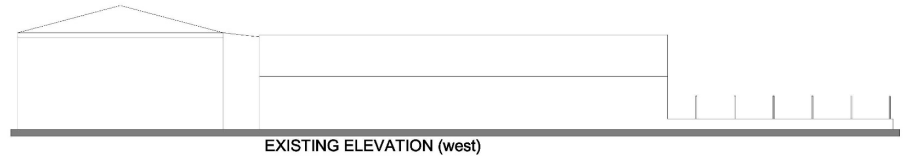
**TREES, PLANTING AND MAINTENANCE SCHEDULE**  
 New Trees:  
 7 trees to be a mix of Oak, Silver Birch and Chestnut.  
 New Trees to be planted in accordance with the following specifications:  
 - All trees to be planted in accordance with the following specifications:  
 - All trees to be planted in accordance with the following specifications:  
 - All trees to be planted in accordance with the following specifications:

**PLANTING SCHEDULE - SHRUBS & BEDDING PLANTS**

Symbol	Species	Size	Quantity	Notes
S1	Shrub	1000mm	10	Plant in 1000mm x 1000mm grid
B1	Bedding Plant	1000mm	10	Plant in 1000mm x 1000mm grid



EXISTING ELEVATION (east)



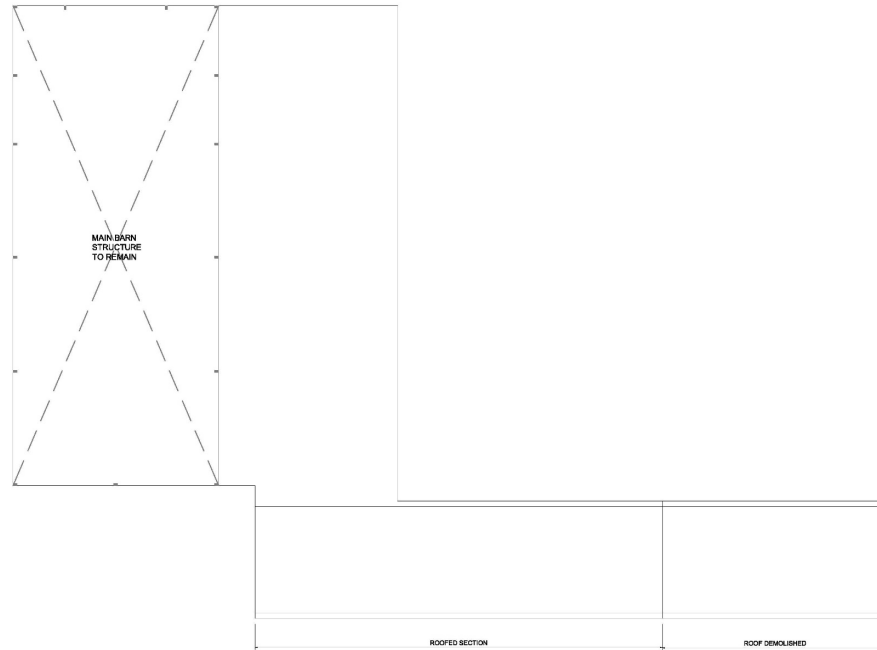
EXISTING ELEVATION (west)



EXISTING ELEVATION (south)

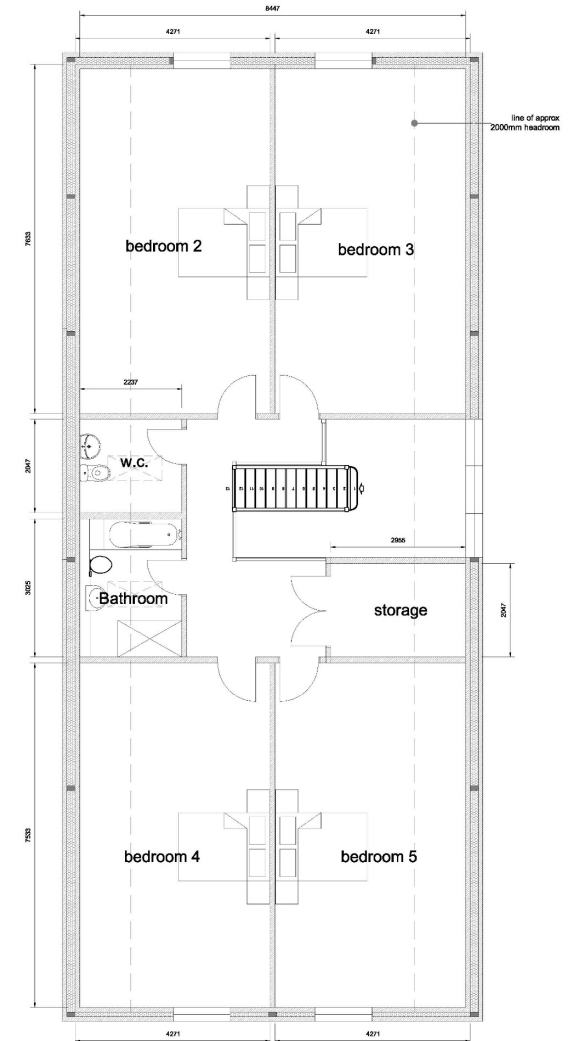
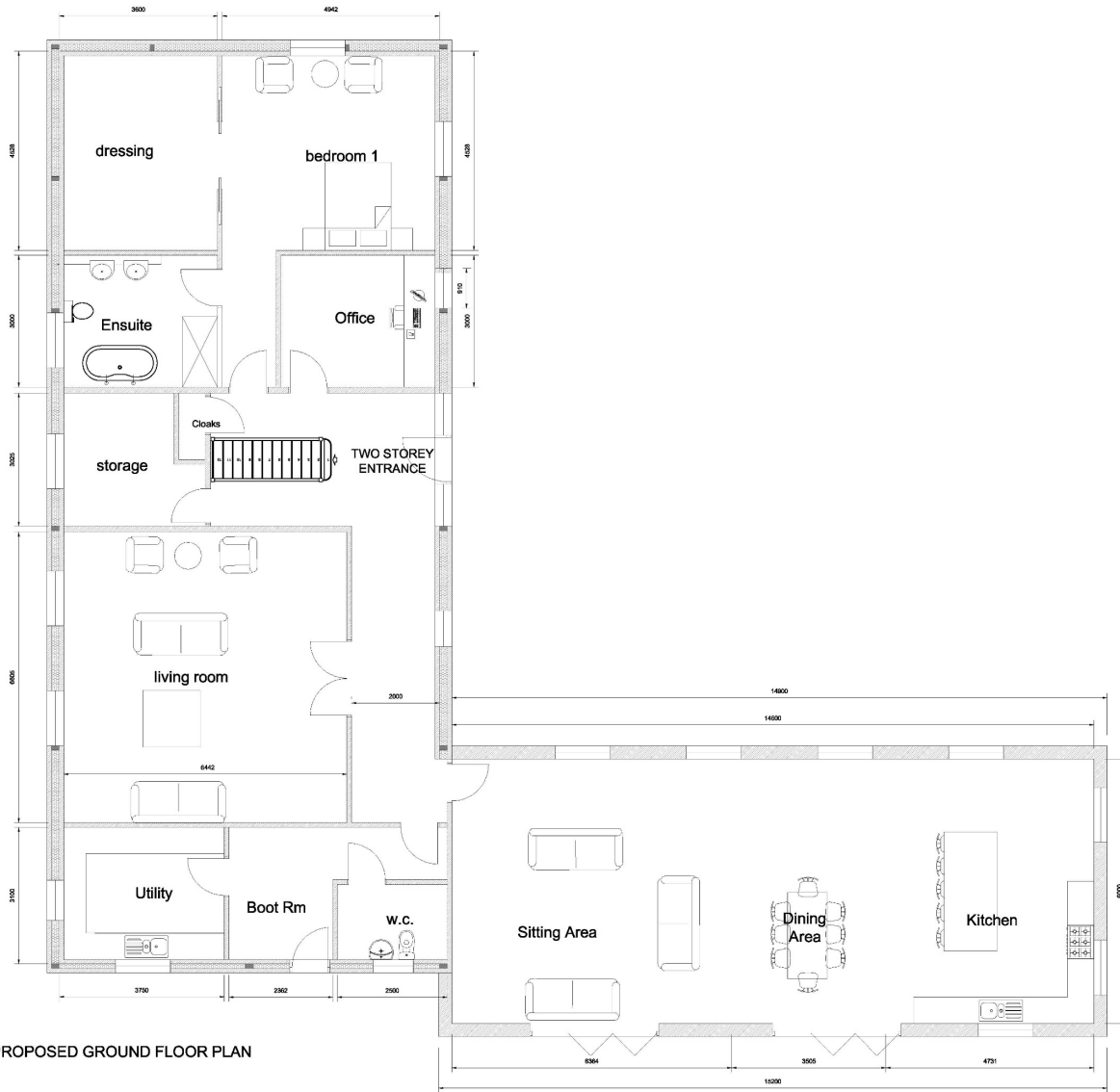


EXISTING ELEVATION (north)




EXISTING FLOOR PLAN





PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

Revision	Date	Drawn	Description
Client: Mr & Mrs A Verrells			
Project: Proposed Barn Conversion - Popular Farm, Moor Gate, Holbeach PE128QW			
Drawing: Planning (floor plans)			
Scale	1:50, 1:100 @ A1	Drawn	AWM Checked TAC Date 04/10/2021
Trevor A Clay RIBA Ltd, 14 Old Fenslike Road, Weston Hills, Spalding, Lincs. PE126DD 01406 380027 07778 597975 trevor@tacarchitects.co.uk			
			 DRAWING NO: 21/596/PA/004 www.tacarchitects.co.uk















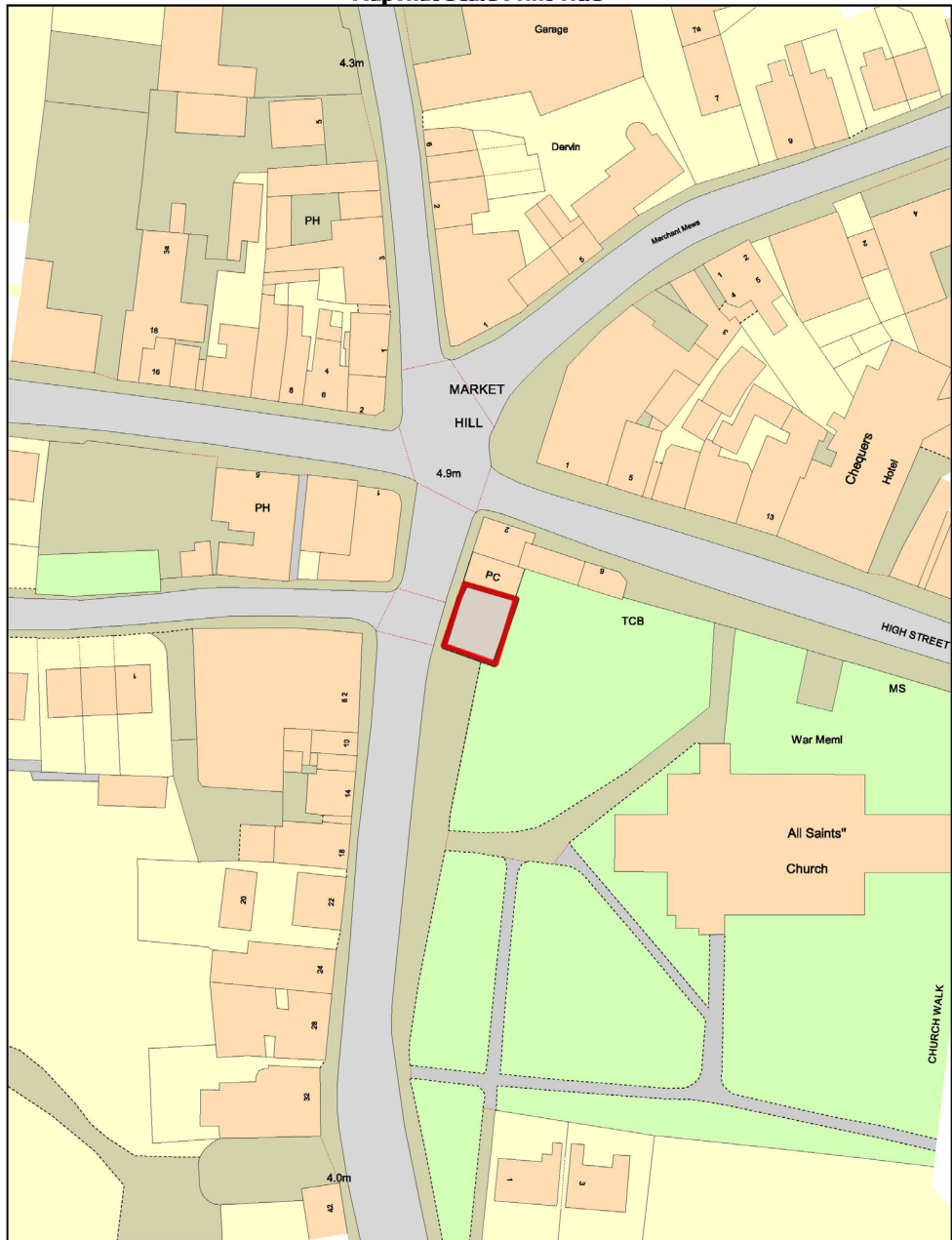
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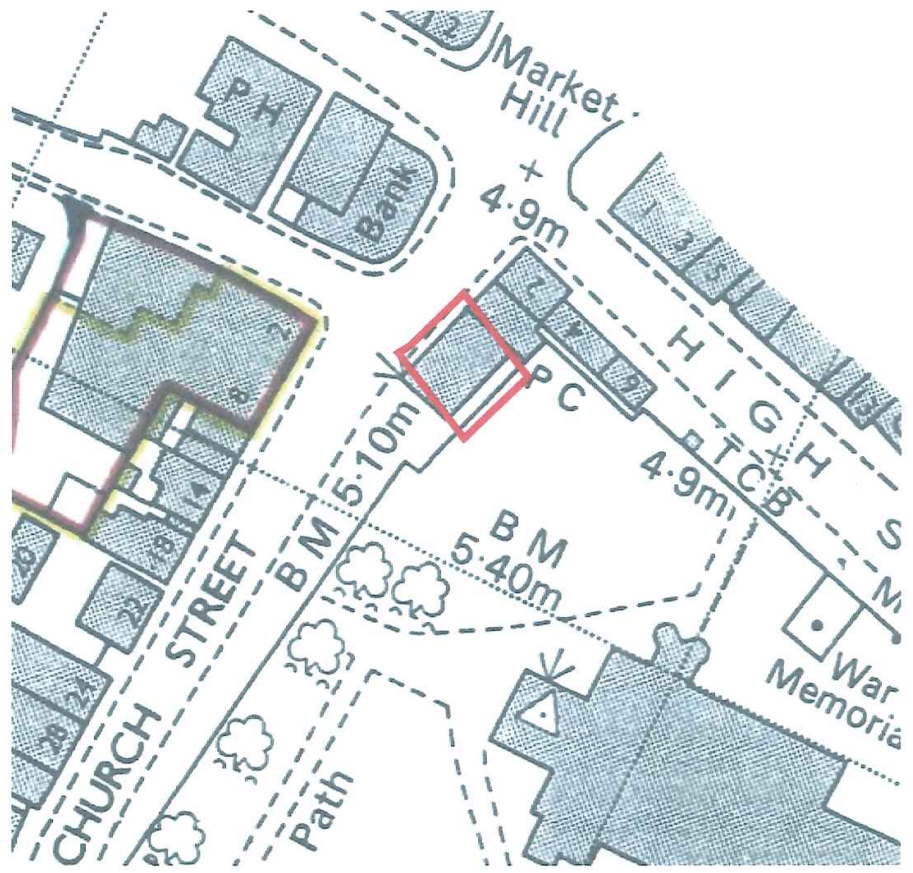
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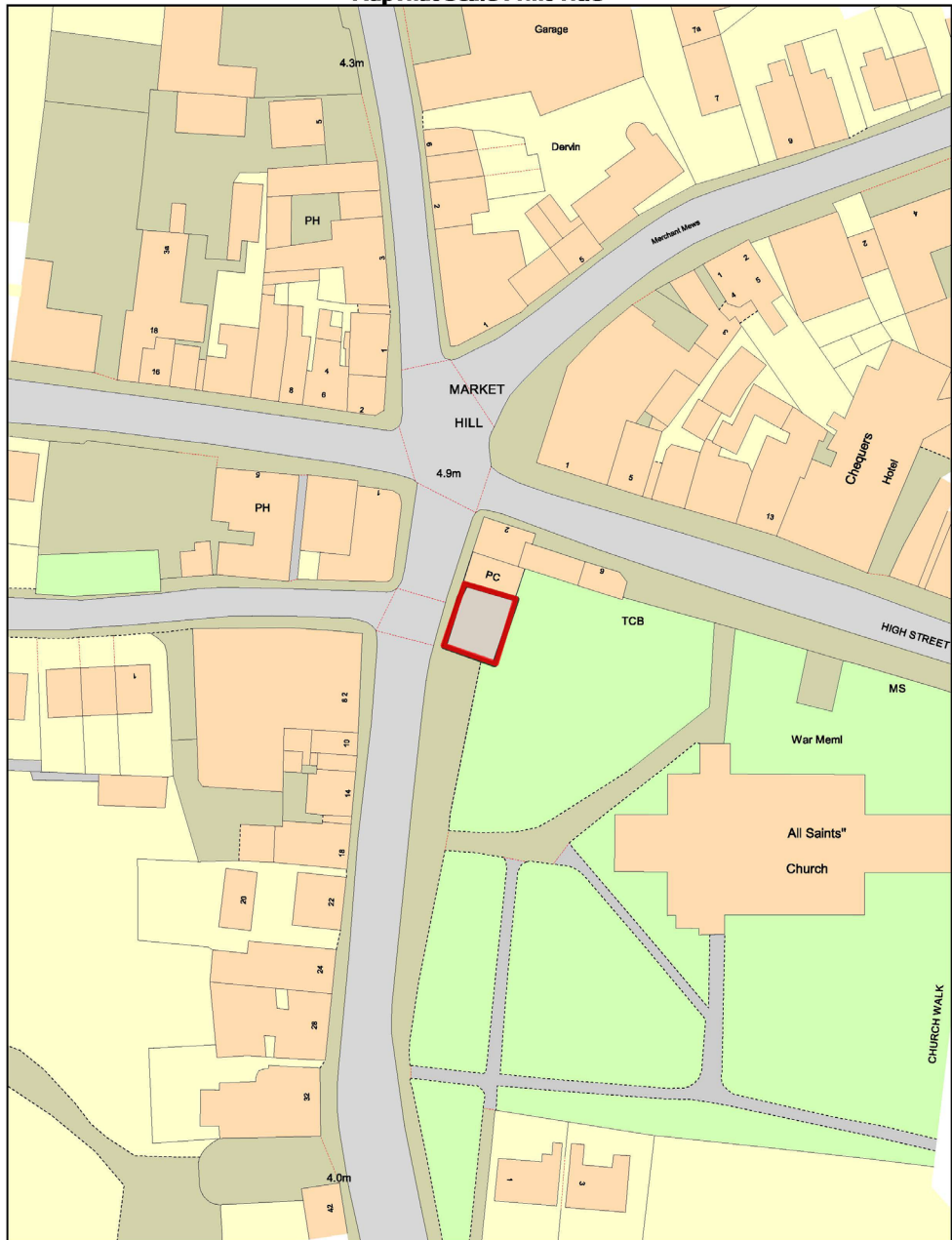


Pop in Centre.  
Holtbeach.





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