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| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P19 | Section references updated and private drive switch to adopted surface P76 | DR | 26.05.22 |
| P18 | Application Issue | DR | 10.05.22 |
| P17 | Draft Application Pack Issue | NG | 01.04.22 |
| P16 | Layout amendments following client meeting on 9.03.22 | NG | 10.03.22 |
| P15 | Layout updated following client review | NG | 17.01.22 |
| P14 | Layout amended following client review and DTM | NG | 20.12.21 |
| P13 | Net Area's updated. Minor layout chnages following DTM | NG | 19.11.21 |
| P12 | Layout revised following design meeting and comments with client | NG | 26.07.21 |
| P11 | Tier 1 housing added. Southern block structure amended for masterplan | NG | 02.06.21 |
| P10 | Numbers reduced in preparation for proposed Block Plan | NG | 06.05.21 |
| P09 | Block structure revised to accomodate additional units as per clients instructions | NG | 23.04.21 |
| P08 | PROW alignment and internal pedestrian/cycle network amended following consultant meeting | NG | 30.03.21 |
| P07 | Proposed attenuation basins replaced with swales to western boundary. Extent of existing shrubbery indicate on western edge | NG | 25.03.21 |
| P06 | Layout amended to test single access option from Northern junction | NG | 24.03.21 |
| P05 | Unit numbers increased and layout changes following review | NG | 17.03.21 |
| P04 | Layout amendments, net area and schedule updated. | NG | 15.03.21 |
| P03 | Layout revised following client comments | NG | 12.03.21 |
| P02 | Site area schedule added | DR | 10.02.21 |
| P01 | Initial Draft | CH | 18.06.20 |

O3S

RIBA Chartered Practice

[redacted]

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Proposed Site Plan

Scale
1 : 500 @ A0
metres 10 20 30 40 50 60 70

| Drawn | Checked | Date |
|---|---|---|
| CH | DR | 09.06.20 |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0030 | P19 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0030-S0-P19

26/05/2022 14:31:14

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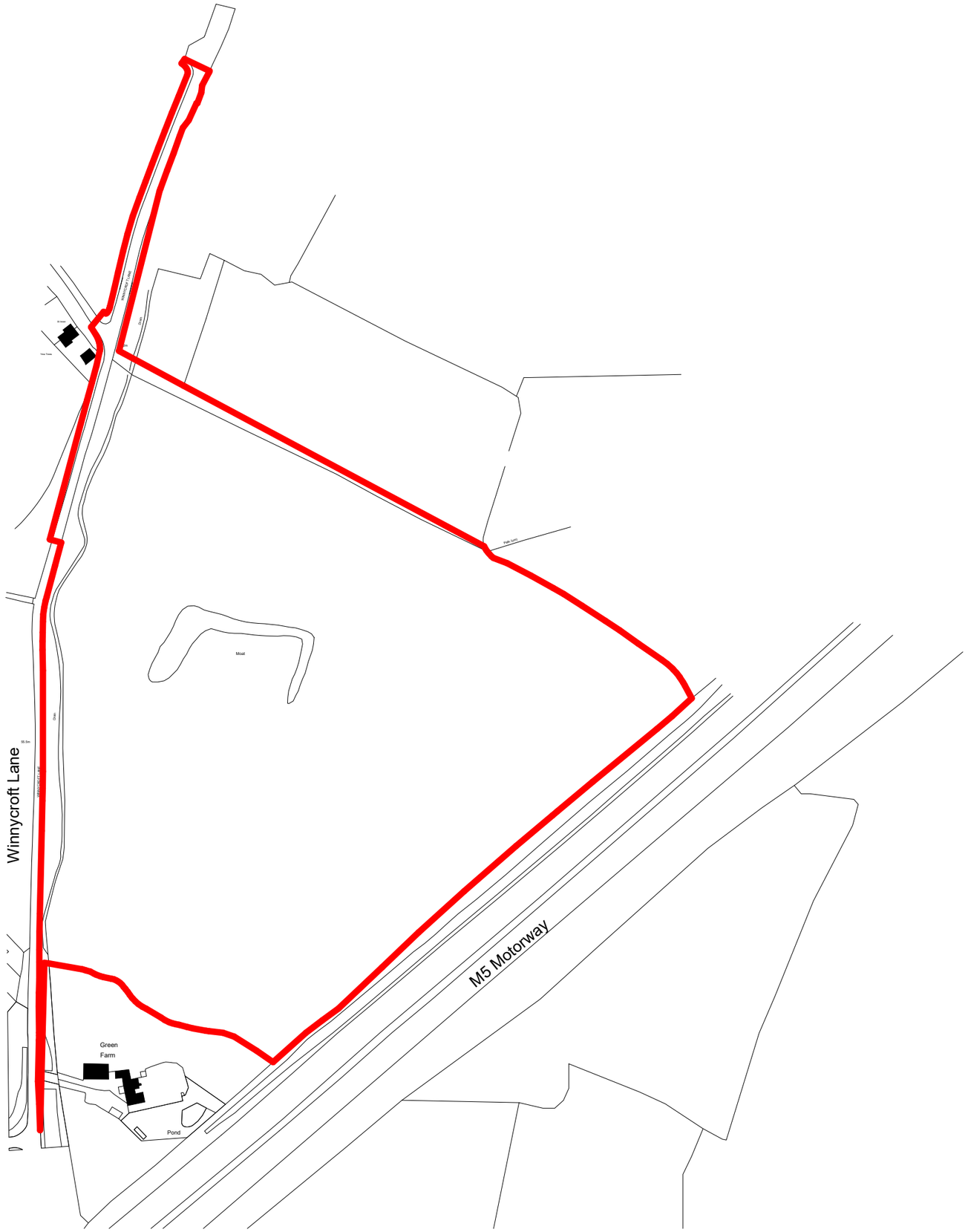


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| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P06 | Pedestrian and Emergency visablity added to redline | DR | 12.05.22 |
| P05 | Application Issue | DR | 10.05.22 |
| P04 | Redline updated to include footpath along Winnycroft Lane | DR | 09.05.22 |
| P03 | Draft Application Pack Issue | NG | 01.04.22 |
| P02 | Redline updated to include common land edge | DR | 29.03.22 |
| P01 | first issue | | as sheet |

O3S

[redacted]

RIBA Chartered Practices

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Site Location Plan

Scale
1 : 2500 @ A3

meters 25 50 75 100 125

| Drawn | Checked | Date |
|---|---|---|
| NG | DR | 17.05.21 |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0001 | P06 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0001-S0-P06

12/05/2022 12:44:05

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# GREEN INFRASTRUCTURE STRATEGY PLAN

## LANDSCAPE VISION

- The landscape strategy plan sets out the level of strategic spatial arrangement envisaged for the Site in order to provide a high quality landscape setting and strong green infrastructure framework to the proposed buildings. The landscape objectives of the Proposed Development include:
- Protect the Moat Schedule Monument and its setting, bringing it into long term management
- Two new arrival and departure points Winnycroft Lane on its western edge.
- Development of strategic green infrastructure to create a framework for development.
- Enhancement of Public Rights of Way, pedestrian and cycle routes through the Site.
- Enhancement of ecological corridors and boundaries throughout the Site
- Screen and buffer the M5 to the south east of the Site.
- To develop and enhance the Site boundaries as nature conservation habitats for a range of locally occurring species.

## RESIDENTIAL AREAS

The residential development will incorporate areas of subtly different characters to define and create a sense of place. As a result planting will be designed to respond to the individual character areas. Semi native and ornamental hedges and ornamental shrub beds should be used in more formal areas to define the street and soften the built form. In other areas planting has the potential to be more rural in character with strategic planting used to soften the development edge and open spaces. Native species will be used adjacent to open spaces and along the Site boundaries to create an appropriate transition to the surrounding area. Appropriate street trees will be used within the residential areas to soften built form and frame local views.

A bund and buffer planting will help to reduce the noise from the M5 within residential areas and provide additional screening.

## CENTRAL MOAT AND GREEN SPACE

The central open space will be imaginatively and sensitively designed to maintain the rural and special setting of the moat which as a designated Scheduled Monument will be protected and enhanced through subtle planting of native trees to give character, break up built form, whilst not impinging on the wider setting of the moat. A network of footpaths, cycle paths, opportunities for informal recreational play alongside provision of wildlife habitat will contribute to healthy lifestyles and quality of life.

## BIODIVERSITY ENHANCEMENT AND GREEN LINKS

All strategic planting will incorporate species that are native and locally appropriate to the area; plant stock will be of local provenance where possible. Existing and historic field boundaries will be enhanced to reinforce and expand ecological corridors throughout the Site and to the wider Site setting where possible. These corridors will create habitat and foraging opportunities for local fauna and connect Site features.

Green links throughout the development connect areas of public space and link the development to the wider landscape.

## GREEN INFRASTRUCTURE

Existing boundary hedgerows and trees will be retained (with buffers to development), reinforced and brought into regular, long-term management. This will protect visual amenity and landscape character as well as continuing to offer commuting and foraging opportunities for wildlife.

Several incidental open spaces are proposed within the development. Groups of native tree planting within the open spaces will contribute to the local amenity and biodiversity, as well as providing a green framework for the buildings in local views.

Multi-functionality is central to the green infrastructure concept and approach. It refers to the potential for green infrastructure to have a range of functions, to deliver a broad range of ecosystem services.




The Public Open Space as part of the Green Infrastructure as indicated on the proposals will be 'multifunctional', enabling the land to perform a range of functions, such as the provision for healthy recreation whilst performing services to alleviate flood risk through the use of sustainable drainage systems/ swales. These functions are not limited to recreation, but also include ecological enhancement, visual amenity improvement resulting in mental and physical health benefits for the users. Hedgerows and planting will also help to alleviate noise pollution from the M5.

Native hedges



Species rich grassland and trees to Public Open Spaces



Proposed trees



## KEY TO STRATEGY PLAN

- Site contours
- Indicative proposed vehicular routes
- Pedestrian and cycle routes
- Vehicular access point
- Pedestrian/ cycle access point
- Moat- retained and brought into long term management
- Existing vegetation- retained and brought into long term management
- Proposed bund to screen and buffer the M5
- Surrounding vegetation corridors that connect to the Site
- Proposed vegetation to strengthen boundaries and contribute to a wider network of ecological corridors
- Ecological buffer planting
- Green space provision
- Existing meadow planting to be retained and brought into long term management
- Proposed trees

Existing meadow planting



Strategically placed tree/ buffer planting



| Rev. | Date | Initials | Comments |
|---|---|---|---|
| C | 12.05.2022 | CR | Ammended to client comments |
| B | 04.04.2022 | HNG | Ammended to client comments |

**JBA 21/169**
**Green Infrastructure Strategy Plan**

| Client Name: Edward Ware Homes | | Site Snow Capel | |
|---|---|---|---|
| Drawn by LG | Date 06/2021 | Scale NTS @ A1 | Rev C |

**James Blake Associates Ltd.**
LANDSCAPE ARCHITECTURE • LANDSCAPE PLANNING • ECOLOGY • ARBORICULTURE

James Blake Associates

## Snow Capel, Gloucester

**H3B 973 V1**
Plot 169

**H3B 973 V2**
Plot 168

**H3B 973 V2**
Plot 167

**H3B 973 V1**
Plot 166



**StreetScene_ParkEdge_01**
1 : 100

**H3B 973 V2**
Plot 93

**H3B 1054**
Plot 92

**H4B 1263**
Plot 91

**H3B 973 V2**
Plot 90



**StreetScene_ParkEdge_04**
1 : 100

**H3B 973 V1**
Plot 156

**H3B 973 V2**
Plot 155

**H3B 973 V2**
Plot 154

**H3B 973 V2**
Plot 153

**H3B 973 V2**
Plot 152

**F 513 V1**
Plot 148-151



**StreetScene_ParkEdge_02**
1 : 100

**H4B 1263**
Plot 107

**H3B 973 V2**
Plot 106

**H3B 1054**
Plot 105

**H4B 1263**
Plot 104

**H3B 973 V2**
Plot 103



**StreetScene_ParkEdge_03**
1 : 100

* To be updated with site levels

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| Drawn | Checked | Date |
|---|---|---|
| CH | DR | |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0040 | P02 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0040-S0-P02

Drawing Title
Proposed Site Elevations - Park Edge

Scale
1 : 100 @ A0
metres 2 4 6 8 10

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P02 | Application Issue | DR | 10.05.22 |
| P01 | Draft Application Pack Issue | NG | 01.04.22 |

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RIBA Chartered Practice

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12/05/2022 12:48:21

**H3B 973 V2** Plot 80 | **H4B 2363** Plot 79 | **H4B 2363** Plot 78 | **H3B 973 V2** Plot 77 | **H3B 973 V1** Plot 76



**StreetScene_ParkEdge_05**
1 : 100

**H3B 973 V1** Plot 20 | **H3B 973 V1** Plot 19 | **H3B 899** Plot 18 | **H3B 899** Plot 17 | **H3B 973 V1** Plot 16



**StreetScene_ParkEdge_06**
1 : 100

**H3B 973 V1** Plot 15 | **H3B 899** Plot 14 | **H3B 899** Plot 13 | **H3B 973 V1** Plot 12 | **H3B 973 V2** Plot 4 | **H3B 973 V2** Plot 3 | **H3B 899** Plot 2 | **H3B 973 V1** Plot 1



**StreetScene_ParkEdge_07**
1 : 100

* To be updated with site levels

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| Drawn | Checked | Date |
|---|---|---|
| CH | DR | |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0041 | P02 |

Status: **PRELIMINARY**

Sheet ID: 3250-O3S-ZZ-XX-GA-A-0041-S0-P02

Drawing Title: Proposed Site Elevations - Park Edge

Scale: 1 : 100 @ A0

metres 2 4 6 8 10

Client's Name: Edward Ware Homes Ltd & Bromford

Job Title: Snow Capel Farm

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P02 | Application Issue | DR | 10.05.22 |
| P01 | Draft Application Pack Issue | NG | 01.04.22 |

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12/05/2022 12:50:17

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| **H4B 1263** | **H3B 1054** | **H2B 742** | **H2B 742** | **H2B 742** | **H2B 742** | **H3B 1054** |
|---|---|---|---|---|---|---|
| Plot 179 | Plot 181 | Plot 182 | Plot 183 | Plot 184 | Plot 185 | Plot 186 |



**StreetScene_MainStreet_01**
1 : 100

| **H3B 973 V1** | **FOG** 70 V2 | **H3B 899** | **H3B 899** | **H3B 973 V1** |
|---|---|---|---|---|
| Plot 163 | Plot 178 | Plot 177 | Plot 176 | Plot 175 |



**StreetScene_MainStreet_02**
1 : 100

| **H3B 973 V2** | **H2B 742** | **H2B 742** | **H2B 742** | **H2B 742** | **H2B 742** | **H2B 800** | **H3B 973 V1** | **H3B 899** | **H3B 1074** | **H3B 1074** | **H3B 1074** | **H3B 1074** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot 111 | Plot 112 | Plot 113 | Plot 114 | Plot 115 | Plot 116 | Plot 117 | Plot 99 | Plot 98 | Plot 97 | Plot 96 | Plot 95 | Plot 94 |



**StreetScene_MainStreet_03**
1 : 100



**StreetScene_MainStreet_04**
1 : 100

* To be updated with site levels

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| CH | DR | |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0042 | P02 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0042-S0-P02

Drawing Title
Proposed Site Elevations - Main Street

Scale
1 : 100 @ A0
metres 2 4 6 8 10

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P02 | Application Issue | DR | 10.05.22 |
| P01 | Draft Application Pack Issue | NG | 01.04.22 |

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RIBA Chartered Practice

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12/05/2022 12:53:03

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| H3B 1074 | H2B 742 | H2B 742 | H3B 973 V1 | H3B 973 V3 | H2B 742 | H2B 742 | H3B 973 V1 |
|---|---|---|---|---|---|---|---|
| Plot 70 | Plot 84 | Plot 85 | Plot 86 | Plot 87 | Plot 101 | Plot 100 | Plot 99 |



**StreetScene_MainStreet_05**
1 : 100

| H3B 973 V1 | H3B 899 | H3B 973 V1 | H3B 899 | H3B 899 | H3B 899 | H3B 899 | H3B 899 | H3B 973 V1 |
|---|---|---|---|---|---|---|---|---|
| Plot 31 | Plot 30 | Plot 29 | Plot 28 | Plot 27 | Plot 26 | Plot 25 | Plot 24 | Plot 23 |



**StreetScene_MainStreet_06**
1 : 100

| H3B 899 | H3B 899 | H2B 742 | H2B 742 | H3B 1074 | H3B 1074 | H3B 1074 | H3B 1074 | H2B 742 | H2B 742 | H2B 742 | H2B 742 | H3B 973 V1 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Plot 62 | Plot 61 | Plot 60 | Plot 59 | Plot 58 | Plot 57 | Plot 51 | Plot 50 | Plot 49 | Plot 48 | Plot 47 | Plot 46 | Plot 45 |



**StreetScene_MainStreet_07**
1 : 100

* To be updated with site levels

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| CH | DR | |
| Job No | Drawing No | Rev |
| 3250 | 0043 | P02 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0043-S0-P02

Drawing Title
Proposed Site Elevations - Main Street

Scale
1 : 100 @ A0
metres 2 4 6 8 10

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P02 | Application Issue | DR | 10.05.22 |
| P01 | Draft Application Pack Issue | NG | 01.04.22 |

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| H3B 973 V1 | H2B 742 | H2B 742 | H2B 742 | H2B 742 | H3B 899 | H3B 973 V1 | H3B 973 V1 | H2B 742 | H2B 742 | H3B 973 V1 |
|---|---|---|---|---|---|---|---|---|---|---|
| Plot 175 | Plot 174 | Plot 173 | Plot 172 | Plot 171 | Plot 170 | Plot 169 | Plot 166 | Plot 165 | Plot 164 | Plot 163 |



StreetScene_Lane_01
1 : 100



StreetScene_Lane_02
1 : 100

| H4B 1072 | H4B 1072 | H3B 1074 | H3B 1074 | H3B 1074 | H3B 1074 | H3B 1074 | WD 701 M4(3) + F 513 V1 |
|---|---|---|---|---|---|---|---|
| Plot 139 | Plot 138 | Plot 137 | Plot 136 | Plot 135 | Plot 134 | Plot 133 | Plot 127 - 132 |



StreetScene_Lane_03
1 : 100

| H3B 973 V3 | H2B 742 | H2B 742 | H2B 742 | H2B 742 | H2B 742 | H2B 742 | H2B 742 | H3B 973 V1 |
|---|---|---|---|---|---|---|---|---|
| Plot 118 | Plot 119 | Plot 120 | Plot 121 | Plot 122 | Plot 123 | Plot 124 | Plot 125 | Plot 126 |



StreetScene_Lane_04
1 : 100

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Drawn: CH | Checked: DR | Date:
Job No: 3250 | Drawing No: 0044 | Rev: P02
Status: **PRELIMINARY**
Sheet ID: 3250-O3S-ZZ-XX-GA-A-0044-S0-P02

Drawing Title: Proposed Site Elevations - Lane

Scale: 1 : 100 @ A0
metres 2 4 6 8 10

Client's Name: Edward Ware Homes Ltd & Bromford

Job Title: Snow Capel Farm

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P02 | Application Issue | DR | 10.05.22 |
| P01 | Draft Application Pack Issue | NG | 01.04.22 |

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RIBA Chartered Practice

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**H3B 973 V1**

Plot 86

**H2B 742**

Plot 83

**H2B 742**

Plot 82

**H2B 742**

Plot 81

**H3B 973 V2**

Plot 80



**StreetScene_Lane_05**
1 : 100

**H3B 973 V1**

Plot 12

**H2B 742**

Plot 35

**H2B 742**

Plot 34

**H2B 742**

Plot 33

**H2B 742**

Plot 32

**H3B 973 V1**

Plot 31



**StreetScene_Lane_06**
1 : 100

**H3B 973 V1**

Plot 1

**H4B 1263**

Plot 11

**H3B 973 V1**

Plot 10



**StreetScene_Lane_07**
1 : 100

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| CH | DR | |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0045 | P02 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0045-S0-P02

Drawing Title
Proposed Site Elevations - Lane

Scale
1 : 100 @ A0
metres 2 4 6 8 10

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P02 | Pedestrian and Emergency visability added to redline | DR | 12.05.22 |
| P01 | Draft Application Pack Issue | NG | 01.04.22 |

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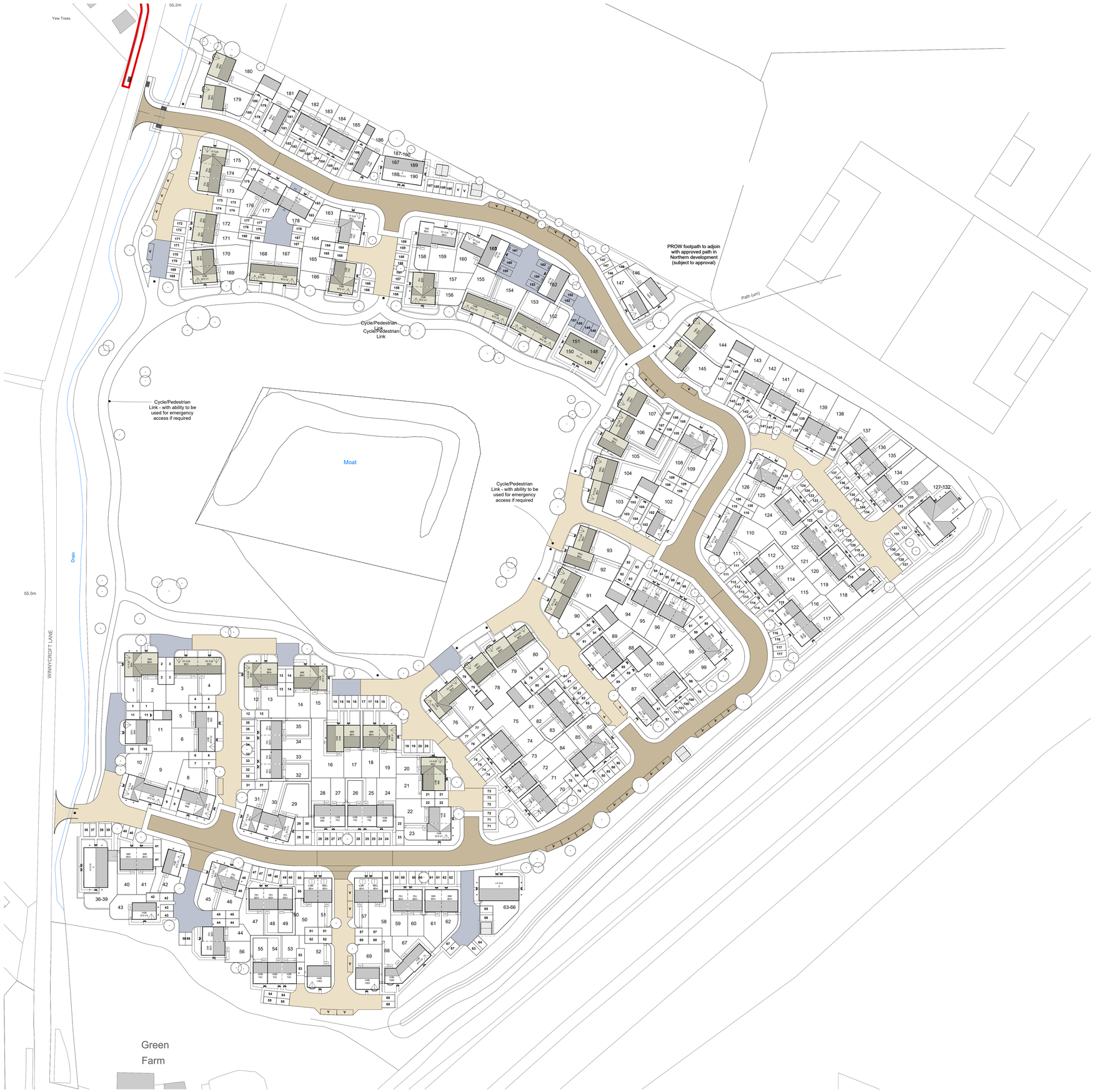


Adopted Street (5.5m wide carriageway, 2m footpath either side)

Adopted Lane (6-6.8m wide with localised narrowings to 4.8m in places)

Private Drives/Courts (4.1 - 4.8m wide)

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P02 | Application Issue | DR | 10.05.22 |
| P01 | Draft Application Pack Issue | NG | 01.04.22 |

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[redacted]

RIBA Chartered Practice

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Site Proposed_ Hierarchy Strategy

Scale
1 : 500 @ A0

metres 10 20 30 40 50 60 70

| Drawn | Checked | Date |
|---|---|---|
| NG | DR | 26.07.21 |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0201 | P02 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0201-S0-P02

12/05/2022 13:01:14

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Yew Trees

55.2m

PROW footpath to adjoin with approved path in Northern development (subject to approval)

Path (um)

Cycle/Pedestrian Link

Cycle/Pedestrian Link

Cycle/Pedestrian Link - with ability to be used for emergency access if required

Cycle/Pedestrian Link - with ability to be used for emergency access if required

Moat

Potential PROW diversion through POS

Drain

55.5m

WINNYCROFT LANE

Green Farm

Location suitable for electric vehicle charging point

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P03 | Application Issue | DR | 10.05.22 |
| P02 | Draft Application Pack Issue | NG | 01.04.22 |
| P01 | first issue | | as sheet |

O3S

[redacted]

RIBA Chartered Practice

Client's Name

Edward Ware Homes Ltd & Bromford

Job Title

Snow Capel Farm

Drawing Title

Site Proposed_ Electric Vehicle Charging Strategy

Scale

1 : 500 @ A0

metres 10 20 30 40 50 60 70

| Drawn | Checked | Date |
|---|---|---|
| NG | DR | 26.07.21 |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0203 | P03 |

Status

**PRELIMINARY**

Sheet ID

3250-O3S-ZZ-XX-GA-A-0203-S0-P03

12/05/2022 13:01:50

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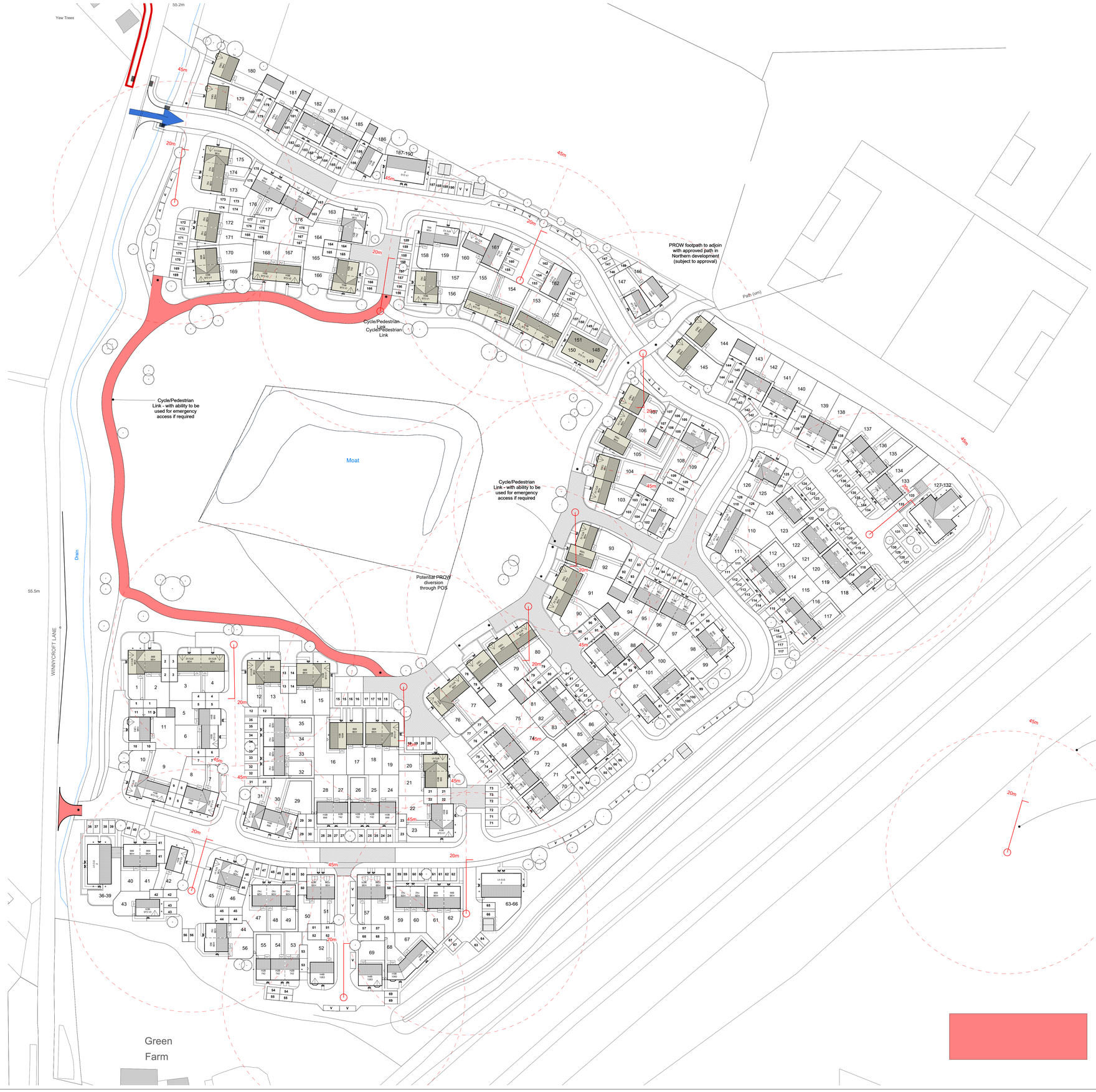





45m radius from appliance

20m radius reversing distance for appliance

3.7m emergency access route for appliance

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P03 | Application Issue | DR | 10.05.22 |
| P02 | Draft Application Pack Issue | NG | 01.04.22 |
| P01 | first issue | | as sheet |

O3S

RIBA Chartered Practice

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Site Proposed_ Fire Strategy

Scale
1 : 500 @ A0

metres 10 20 30 40 50 60 70

| Drawn | Checked | Date |
|---|---|---|
| NG | DR | 26.07.21 |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0205 | P03 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0205-S0-P03

12/05/2022 13:02:08

C:\Users\davidrhodes\Documents\My Local BIM\3250-O3S-ZZ-XX-M3-A-SnowCapelFarm-Site_CENTRAL_david@origin3studio.co.uk.rvt




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Cycle Store for Apartments (4 Spaces)

Private Cycle Storage for Single Dwelling (1.2 x 1.8m Shed)

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P03 | Pedestrian and Emergency visablity added to redline | DR | 12.05.22 |
| P02 | Draft Application Pack Issue | NG | 01.04.22 |
| P01 | first issue | | as sheet |

O3S

[redacted]

RIBA Chartered Practice

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Site Proposed_Cycle Storage Strategy

Scale
As indicated @ A0

| Drawn | Checked | Date |
|---|---|---|
| NG | DR | 18.01.22 |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0207 | P03 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0207-S0-P03

12/05/2022 13:02:27

C:\Users\davidrhodes\Documents\My Local BIM\3250-O3S-ZZ-XX-M3-A-SnowCapelFarm-Site_CENTRAL_david@origin3studio.co.uk.rvt

**Site - Proposed_1/500 - Cycle Storage**

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Social Rent

Shared Ownership

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P02 | Application Issue | DR | 10.05.22 |
| P01 | Draft Application Pack Issue | NG | 01.04.22 |

[redacted]

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Site Proposed_S106 Housing Tenure Strategy

Scale
As indicated @ A0

| Drawn | Checked | Date |
|---|---|---|
| NG | DR | 31.03.22 |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0209 | P02 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0209-S0-P02

12/05/2022 13:02:46

C:\Users\davidrhodes\Documents\My Local BIM\3250-O3S-ZZ-XX-M3-A-SnowCapelFarm-Site_CENTRAL_david@origin3studio.co.uk.rvt

**Site - Proposed_1/500 - S106 Housing Tenure Plan**
1 : 500

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Yew Trees

55.2m

existing overhead power line to be relocated

PROW footpath to adjoin with approved path in Northern development (subject to approval)

Path (um)

Cycle/Pedestrian Link

Cycle/Pedestrian Link - with ability to be used for emergency access if required

see landscape strategy for boundry treatment to Moat

Moat

Cycle/Pedestrian Link - with ability to be used for emergency access if required

Drain

55.5m

WINNYCROFT LANE

Green Farm

1.8m Screen Wall (Brick to match plot)

1.8m Closeboard Fence

1m Low Stone Wall

| Rev | Revision Details | Dr | Date |
|---|---|---|---|
| P02 | Application Issue | DR | 10.05.22 |
| P01 | Draft Application Pack Issue | NG | 01.04.22 |

O3S

[redacted]

RIBA Chartered Practice

Client's Name
Edward Ware Homes Ltd & Bromford

Job Title
Snow Capel Farm

Drawing Title
Site Proposed_Boundary Treatment Strategy

Scale
As indicated @ A0

| Drawn | Checked | Date |
|---|---|---|
| NG | DR | 31.03.22 |

| Job No | Drawing No | Rev |
|---|---|---|
| 3250 | 0210 | P02 |

Status
**PRELIMINARY**

Sheet ID
3250-O3S-ZZ-XX-GA-A-0210-S0-P02

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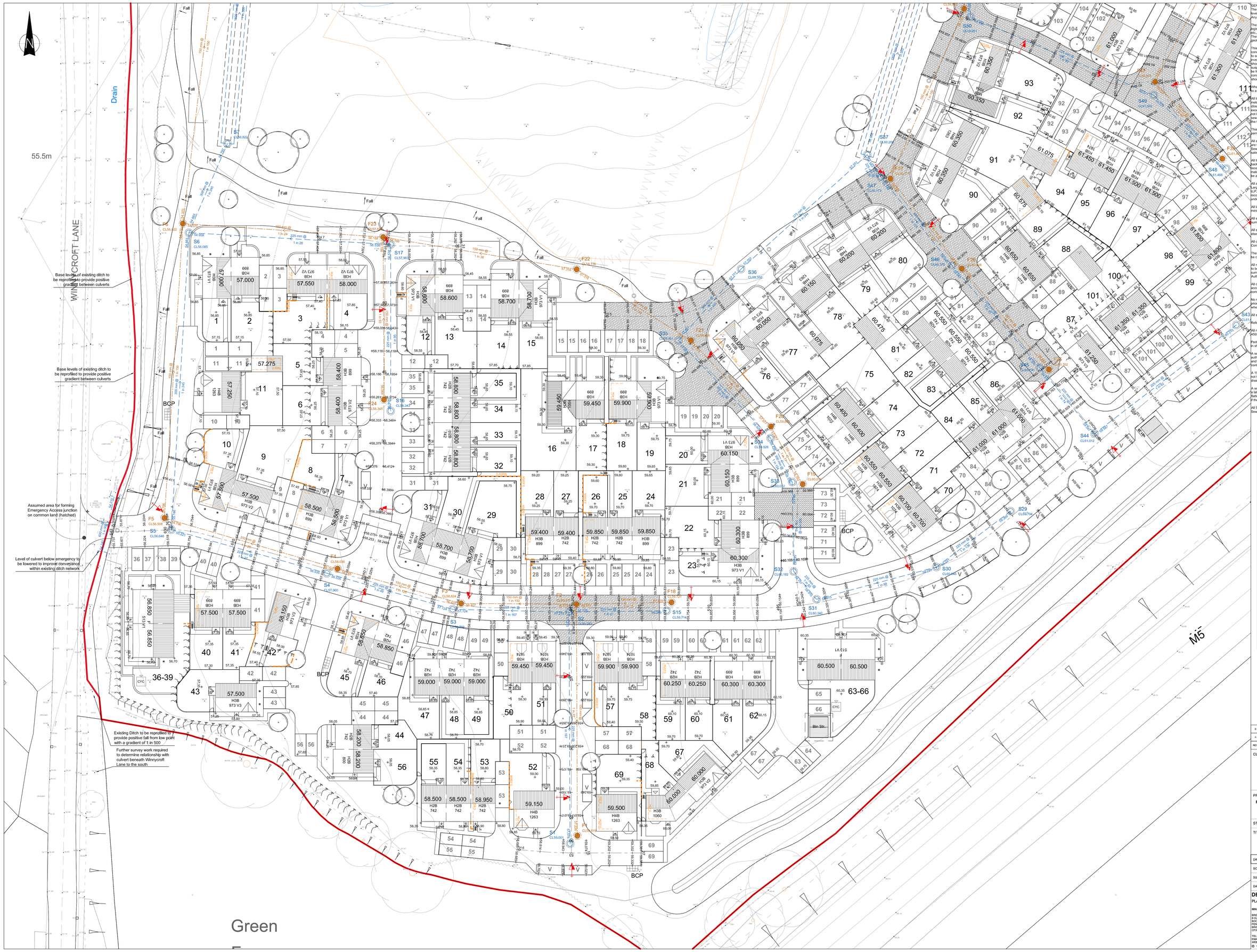
12/05/2022 13:03:04

**Site - Proposed_1/500 - Boundary Treatment Strategy**
1 : 500




GENERAL NOTES:-
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. Any discrepancy is to be reported to DDP before work commences.

The Contractor is to comply in all respects with current building legislation - Building Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.
The drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

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Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings. A sewer or lateral drain should not be located closer to trees/bushes/shrubs than the canopy width at mature height, except where special protection measures are provided. A tree should not be planted directly over sewers or where excavation onto the sewer or where excavation onto the sewer would require removal of the tree.

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All sewers which are to be the subject of a Section 104 Agreement are to be constructed in accordance with the National Water Council's Sewers for Adoption document Seventh Edition, and to the satisfaction of the adopting sewerage undertaker.

All the sewer trenches sighted within proposed roads are to be back-filled with stone, unless specific written approval is sought and received from the Local Authority's Engineer to return excavated material. Where road levels dictate, the material employed as fill is to be approved by the Local Authority's Engineer.

All adoptable pipes of 225mm diameter or less are to be E.S.V.C. Larger pipes are to be Class H concrete.
U.P.V.C. pipes may be used subject to manufacturers recommendations and specific approval of the adopting sewerage undertaker.

All lateral connections to main foul and storm sewers shall be 150Ø minimum.

All sewers are to be constructed using Class S granular bed and surround.

All sewers with less than 1.2m of cover beneath roads or 0.9m elsewhere area to have a protective cover slab.

All outfall levels and existing sewer levels are to be confirmed by the Contractor before works commence.

The existing ground levels along the route of the proposed road are to be confirmed by the Contractor before works commence.

All roads which are to be the subject of a Section 38 Agreement are to be constructed in accordance with the Local Highway Authority's current specification and to the satisfaction of the Local Highway Authority's Engineer.

All construction methods and materials employed are to be in accordance with the current road and bridgework's specification. All construction thicknesses are to be confirmed by C.B.R. test.

No responsibility will be taken for any construction work undertaken prior to receipt of technical approvals for the intended construction, or when work is not executed strictly in accordance with the drawings.

All steps to garden embankments shall be timber.

Refer to house type drawings for all down pipe positions.

All non man entry manholes to have a covers of a minimum of 450x450mm

Pedestrian Friendly MH covers to be provided where MH's are located in shared surface areas

A section 106 application to connect must be made to the water authority, the developer shall give 21 days notice prior to connection, and the works may only be undertaken by a SSIP accredited contractor.

A 150mm nominal internal diameter gravity sewer is laid to a gradient not flatter than 1:150; or a 100mm nominal internal diameter lateral drain is laid to a gradient not flatter than 1:100

A sewer or lateral drain with a nominal internal diameter of 100mm, or a lateral drain serving less than 10 properties is laid to a gradient not flatter than 1:80, where there is at least one WC connected and 1:40 if there is no WC connected.

All Storm water sewers to be 150mm Ø minimum. All Foul Water Sewers beneath adoptable highway to be 150mm Ø minimum

Key

| | |
|---|---|
| 20.050 | Finished Floor Level |
| 0.0 | Proposed Retaining Walls |
| 0.0 | Proposed external brickwork/tanking |
| 17.28 | Proposed Levels |
| 17.28 | Proposed Storm Drainage |
| 17.28 | Proposed Foul Drainage |
| | Highway Gully |
| 15.42 / 30.00 | S.W./F.W. I.C. Adoptable Type 3. |
| 15.42 / 30.00 | S.W./F.W. I.C. Adoptable Type 4 |
| 15.42 / 30.00 | S.W./F.W. I.C. Private Type 3. |
| 15.42 / 30.00 | S.W./F.W. I.C. Private Type 4 |
| | Invert level to be 600mm below proposed ground level unless indicated otherwise |
| 30.00 / 15.42 | S.W. rodding access. C.L. 450mm below ground level. |
| 30.00 | S.W. yard gulley with rodding access. |
| | Aco surface water drain |
| | Air Admittance Valve to appropriate soil pipe |
| | Appropriate soil stack vented to external atmosphere |
| | Proposed 1 in 2 Banking |
| | Proposed steps |
| | Indicative Street Lighting |
| | Rising main |

| REV | BY | CHK | DESCRIPTION | DATE |
|---|---|---|---|---|
| B | EP | EP | Dwelling paths indicated | 12.05.2022 |
| A | CW | TM | Engineering revised in line with revised site layout rev 18 | 31.03.2022 |

CLIENT **Bromford Homes**

PROJECT
**Proposed Residential Development at Snow Capel Farm, Gloucester**

STATUS **Planning**

TITLE
**Engineering Layout Sheet 1 of 3**

DRG No. **3880-110-01** Rev: **B**

SCALE: **1:250** DESIGNED BY: **CW**

SIZE: **A0** DRAWN BY: **TM**

DATE: **March 2022** CHECKED BY: **EP**


**DEVELOPMENT DESIGN PARTNERSHIP**
PLANNING ARCHITECTURE ENGINEERING

**ISSUING OFFICE:** ALSO AT:
BRIDGEND OFFICE BRISTOL OFFICE
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BRIDGEND PORTISHED
CF35 5LJ BS20 7AN
TEL: [redacted]
EMAIL:
WEBSITE:


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Pitches proposed a
adjacent developme

Path (um)

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Key

- 20.050 Finished Floor Level
- Proposed Retaining Walls
- Proposed external brickwork/tanking
- Proposed Levels
- Proposed Storm Drainage
- Proposed Foul Drainage
- Highway Gully
- S.W./F.W. I.C. Adoptable Type 3.
- S.W./F.W. I.C. Adoptable Type 4
- S.W./F.W. I.C. Private Type 3.
- S.W./F.W. I.C. Private Type 4

Invert level to be 600mm below proposed ground level unless indicated otherwise

- S.W. rodding access. C.L. 450mm below ground level.
- S.W. yard gulley with rodding access.
- Aco surface water drain
- Air Admittance Valve to appropriate soil pipe
- Appropriate soil stack vented to external atmosphere
- Proposed 1 in 2 Banking
- Proposed steps
- Indicative Street Lighting
- Rising main

| REV | BY | CHK | DESCRIPTION | DATE |
|---|---|---|---|---|
| B | EP | EP | Dwelling paths indicated | 12.05.2022 |
| A | CW | TM | Engineering revised in line with revised site layout rev 16 | 31.03.2022 |

CLIENT **Bromford Homes**

PROJECT
**Proposed Residential Development at Snow Capel Farm, Gloucester**

STATUS **Preliminary**

TITLE
**Engineering Layout Sheet 2 of 3**

DRG No. **3880-SK110-02** Rev: **B**

SCALE: **1:250** DESIGNED BY: **CW**

SIZE: **A1** DRAWN BY: **TM**

DATE: **May 2021** CHECKED BY: **EP**

**DEVELOPMENT DESIGN PARTNERSHIP**
PLANNING ARCHITECTURE ENGINEERING

**ISSUING OFFICE:**
BRIDGEND OFFICE
8 OLD FIELD ROAD
BOCAM PARK
PENCOED
BRIDGEND
CF35 5LJ

ALSO AT:
BRISTOL OFFICE
STUDIO 23
KESTREL COURT
HARBOUR ROAD
PORTISHED
BS20 7AN

TEL:
EMAIL:
WEBSITE:

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Existing culvert to be upsized

Outfall into existing STW sewer at existing manhole cover subject to STW agreement

Flow Control Chamber to restrict all flows to 9.6l/s up to and including 1 in 100 year event plus climate change

Headwall into existing highway ditch subject to ordinary watercourse consent

Proposed culvert beneath access

Base levels of existing ditch to be reprofiled to provide positive gradient between culverts

Inverted siphon to avoid existing highway culvert, to be agreed with STW

Flow Control Chamber to restrict all flows to 8.7l/s up to and including 1 in 100 year event plus climate change

Existing culvert to be upsized

Cycle/Pedestrian Link

Flow Control Chamber to restrict all flows to 11.6l/s up to and including 1 in 100 year event plus climate change, chamber to include sump to remove TSS in combination with highway gullies

Headwall sited back from existing moat to allow for surface water to enter as an overland flow, area downstream of headwall constructed to allow an overland sheet flow into moat

Cycle/Pedestrian Link - with ability to be used for emergency access if required

20m³ Online Storage for 1 in 100 year event

343m³ Cellular Storage for 1 in 100 year event

Moat

Foul Water Outfall
Outfall approximately 200m north of site along Winnycroft Road

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Key
- 20.050 Finished Floor Level
- Proposed Retaining Walls
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- Highway Gully
- S.W./F.W. I.C. Adoptable Type 3.
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- Proposed steps
- Indicative Street Lighting
- Rising main

| REV | BY | CHK | DESCRIPTION | DATE |
|---|---|---|---|---|
| C | EP | EP | S12 and S13 relocated, Dwelling paths indicated | 12.05.2022 |
| B | EP | EP | Foul outfall revised | 05.04.22 |
| A | CW | TM | Engineering revised in line with revised site layout rev 16 | 31.03.2022 |

CLIENT **Bromford Homes**

PROJECT
**Proposed Residential Development at Snow Capel Farm, Gloucester**

STATUS **Planning**

TITLE
**Engineering Layout Sheet 3 of 3**

DRG No. **3880-110-03** Rev: **C**
SCALE: **1:250** DESIGNED BY: **CW**
SIZE: **A0** DRAWN BY: **TM**
DATE: **March 2022** CHECKED BY: **EP**

**DEVELOPMENT DESIGN PARTNERSHIP**
PLANNING ARCHITECTURE ENGINEERING
ISSUING OFFICE: 9 OLD FIELD ROAD BOCAM PARK PENCOED CARDIFF CF35 5LJ
ALSO AT: BRISTOL OFFICE STUDIO 23 KESTREL COURT HARBOUR ROAD PORTISHEAD
TEL: [redacted]
EMAIL:
WEBSITE:
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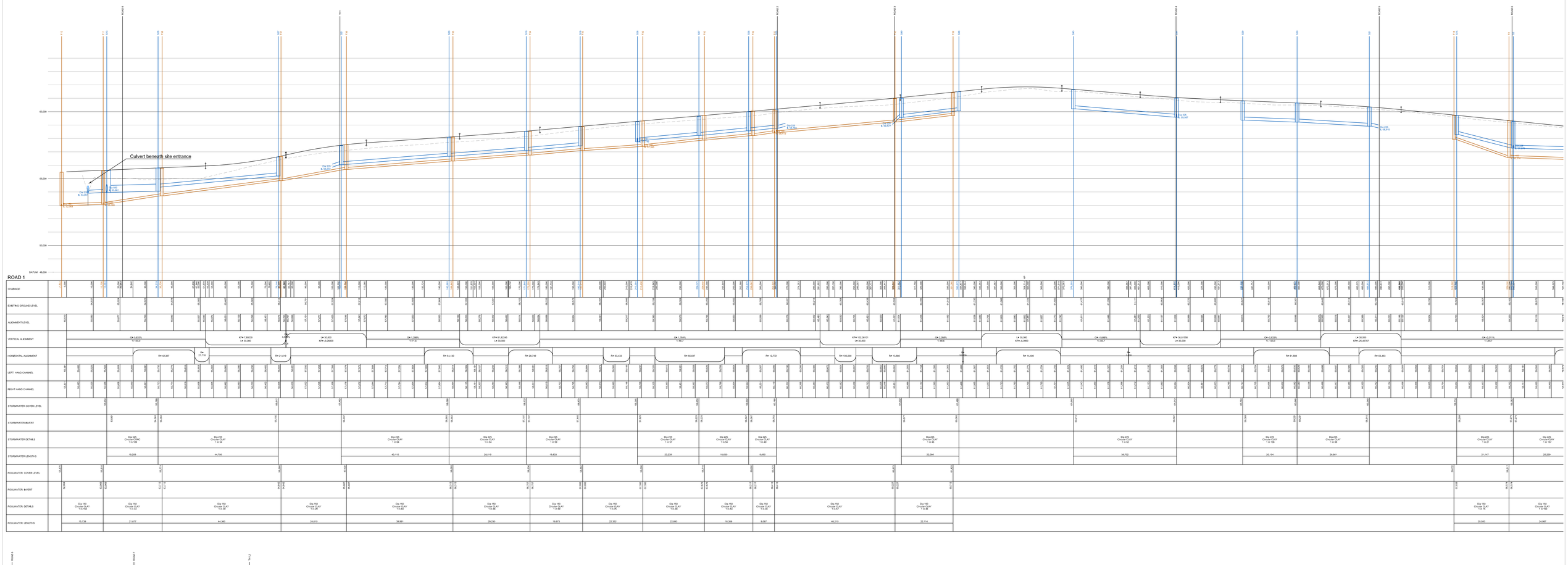
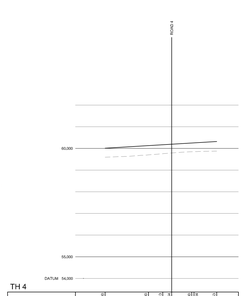

ROAD 4
TH1
ROAD 2
ROAD 3
ROAD 4
ROAD 5
ROAD 6
Culvert beneath site entrance
60.000
55.000
50.000
DATUM 45.000

ROAD 1

| | | |




## TH 4

| | | |

## SURFACE WATER NETWORK 1
## MANHOLE SCHEDULE
Sheet 1 of 2

| Manhole Number / Coordinates | Cover Level / Depth To Soffit | Connections | Pipe | Code | Inverts | Dimensions (mm) | Manhole Size | Types: Manhole | Types: Cover |
|---|---|---|---|---|---|---|---|---|---|
| S1<br>E. 385081.780<br>N. 214011.097 | 59.001<br>1.200 | | 0 | 1.000 | 57.576 | 225 | 1350 | C | D400 |
| S2<br>E. 385081.574<br>N. 214061.298 | 59.282<br>1.782 | | 1<br>2<br>0 | 1.000<br>2.000<br>1.001 | 57.275<br>57.275<br>57.275 | 225<br>225<br>225 | 1200 | B | D400 |
| S3<br>E. 385056.322<br>N. 214061.909 | 58.769<br>1.420 | | 1<br>0 | 1.001<br>1.002 | 57.124<br>57.124 | 225<br>225 | 1350 | C | D400 |
| S4<br>E. 385029.116<br>N. 214069.717 | 57.960<br>1.200 | | 1<br>0 | 1.002<br>1.003 | 56.535<br>56.535 | 225<br>225 | 1350 | C | D400 |
| S5<br>E. 384995.444<br>N. 214079.165 | 56.646<br>1.200 | | 1<br>0 | 1.003<br>1.004 | 55.221<br>55.146 | 225<br>300 | 1350 | C | D400 |
| S6<br>E. 384999.221<br>N. 214143.516 | 56.085<br>0.902 | | 1<br>2<br>0 | 1.004<br>3.001<br>1.005 | 54.883<br>54.958<br>54.883 | 300<br>225<br>300 | 1350 | C | D400 |
| S7<br>E. 385007.573<br>N. 214162.850 | 56.822<br>1.725 | | 1<br>0 | 1.005<br>1.006 | 54.797<br>54.324 | 300<br>2x1500 | 1500 | Weholite | D400 |
| S8<br>E. 385012.834<br>N. 214219.657 | 56.610<br>1.950 | | 1<br>0 | 1.006<br>1.007 | 54.210<br>54.210 | 2x1500<br>450 | 1500 | Weholite | D400 |
| S9<br>E. 385013.862<br>N. 214230.750 | 56.550<br>1.918 | | 1<br>0 | 1.007<br>1.008 | 54.182<br>54.182 | 450<br>2x1500 | 1500 | Weholite | D400 |
| S10<br>E. 385017.018<br>N. 214264.831 | 56.550<br>1.836 | | 1<br>2<br>0 | 1.008<br>4.006<br>1.009 | 54.114<br>54.114<br>54.114 | 2x1500<br>600<br>600 | 3000 | Flow Control | D400 |
| S11<br>E. 385020.149<br>N. 214305.490 | 55.920<br>1.288 | | 1<br>0 | 1.009<br>1.010 | 54.032<br>54.032 | 600<br>600 | 1500 | C | D400 |
| S12<br>E. 385030.103<br>N. 214333.412 | 55.766<br>1.200 | | 1<br>2<br>0 | 1.010<br>6.001<br>1.011 | 53.967<br>54.041<br>53.966 | 600<br>525<br>600 | 1500 | C | D400 |
| S13<br>E. 385024.379<br>N. 214342.062 | 55.900<br>1.730 | | 1<br>0 | 1.011<br>1.012 | 53.945<br>53.945 | 600<br>225 | 3000 | Flow Control | D400 |
| S14<br>E. 385018.200<br>N. 214344.950 | 55.000<br>0.871 | | 1 | 1.012 | 53.904 | 225 | Headwall | Headwall | Headwall |
| S15<br>E. 385102.719<br>N. 214061.583 | 59.714<br>1.200 | | 0 | 2.000 | 58.289 | 225 | 1350 | C | D400 |
| S16<br>E. 385042.937<br>N. 214104.878 | 58.343<br>1.200 | | 0 | 3.000 | 56.918 | 225 | 1350 | C | D400 |
| S17<br>E. 385042.947<br>N. 214140.954 | 57.963<br>1.200 | | 1<br>0 | 3.000<br>3.001 | 56.538<br>56.538 | 225<br>225 | 1350 | C | D400 |
| S18<br>E. 385177.971<br>N. 214267.732 | 58.870<br>1.200 | | 0 | 4.000 | 57.445 | 225 | 1350 | C | D400 |

## SURFACE WATER NETWORK 1
## MANHOLE SCHEDULE
Sheet 2 of 2

| Manhole Number / Coordinates | Cover Level / Depth To Soffit | Connections | Pipe | Code | Inverts | Dimensions (mm) | Manhole Size | Types: Manhole | Types: Cover |
|---|---|---|---|---|---|---|---|---|---|
| S19<br>E. 385167.485<br>N. 214284.566 | 58.532<br>1.200 | | 1<br>0 | 4.000<br>4.001 | 57.107<br>57.107 | 225<br>225 | 1350 | C | D400 |
| S20<br>E. 385142.237<br>N. 214297.828 | 58.088<br>1.200 | | 1<br>0 | 4.001<br>4.002 | 56.663<br>56.663 | 225<br>225 | 1350 | C | D400 |
| S21<br>E. 385102.603<br>N. 214304.019 | 57.462<br>1.200 | | 1<br>0 | 4.002<br>4.003 | 56.037<br>56.037 | 225<br>225 | 1350 | C | D400 |
| S22<br>E. 385096.216<br>N. 214274.072 | 57.535<br>1.456 | | 1<br>0 | 4.003<br>4.004 | 55.854<br>55.779 | 225<br>300 | 1350 | C | D400 |
| S23<br>E. 385086.664<br>N. 214258.391 | 57.599<br>1.630 | | 1<br>0 | 4.004<br>4.005 | 55.669<br>54.469 | 300<br>1500 | 1500 | Weholite | D400 |
| S24<br>E. 385024.829<br>N. 214264.051 | 56.000<br>1.104 | | 1<br>2<br>0 | 5.001<br>4.005<br>4.006 | 54.296<br>54.296<br>54.296 | 600<br>1500<br>600 | 1500 | Weholite | D400 |
| S25<br>E. 385020.976<br>N. 214230.420 | 56.500<br>1.132 | | 0 | 5.000 | 54.367 | 600 | 1350 | B | D400 |
| S26<br>E. 385024.373<br>N. 214259.072 | 56.500<br>1.591 | | 1<br>0 | 5.000<br>5.001 | 54.309<br>54.309 | 600<br>600 | 1350 | B | D400 |
| S27<br>E. 385079.884<br>N. 214310.061 | 56.617<br>1.200 | | 0 | 6.000 | 55.192 | 225 | 1350 | C | D400 |
| S28<br>E. 385040.588<br>N. 214331.483 | 55.788<br>1.200 | | 1<br>0 | 6.000<br>6.001 | 54.363<br>54.063 | 225<br>525 | 1500 | B | D400 |

## SURFACE WATER NETWORK 2
## MANHOLE SCHEDULE
Sheet 1 of 2

| Manhole Number / Coordinates | Cover Level / Depth To Soffit | Connections | Pipe | Code | Inverts | Dimensions (mm) | Manhole Size | Types: Manhole | Types: Cover |
|---|---|---|---|---|---|---|---|---|---|
| S29<br>E. 385177.226<br>N. 214083.161 | 60.794<br>1.200 | | 0 | 1.000 | 59.369 | 225 | 1350 | C | D400 |
| S30<br>E. 385161.113<br>N. 214071.056 | 60.646<br>1.200 | | 1<br>0 | 1.000<br>1.001 | 59.221<br>59.221 | 225<br>225 | 1350 | C | D400 |
| S31<br>E. 385135.173<br>N. 214064.082 | 60.340<br>1.200 | | 1<br>0 | 1.001<br>1.002 | 58.915<br>58.915 | 225<br>225 | 1350 | C | D400 |
| S32<br>E. 385130.183<br>N. 214070.188 | 60.182<br>1.200 | | 1<br>0 | 1.002<br>1.003 | 58.757<br>58.682 | 225<br>300 | 1350 | C | D400 |
| S33<br>E. 385129.916<br>N. 214089.467 | 60.012<br>1.200 | | 1<br>0 | 1.003<br>1.004 | 58.512<br>58.512 | 300<br>300 | 1350 | C | D400 |
| S34<br>E. 385125.213<br>N. 214098.995 | 59.926<br>1.200 | | 1<br>0 | 1.004<br>1.005 | 58.426<br>58.426 | 300<br>300 | 1350 | C | D400 |
| S35<br>E. 385105.269<br>N. 214120.154 | 59.361<br>1.200 | | 1<br>0 | 1.005<br>1.006 | 57.861<br>57.861 | 300<br>300 | 1350 | C | D400 |
| S36<br>E. 385118.825<br>N. 214135.629 | 59.350<br>1.273 | | 1<br>0 | 1.006<br>1.007 | 57.777<br>57.702 | 300<br>375 | 1350 | C | D400 |
| S37<br>E. 385146.173<br>N. 214160.409 | 60.200<br>2.274 | | 1<br>2<br>0 | 1.007<br>2.004<br>1.008 | 57.551<br>58.563<br>56.988 | 375<br>225<br>2x1800 | 1800 | Weholite | D400 |
| S38<br>E. 385159.430<br>N. 214204.696 | 60.000<br>1.364 | | 1<br>2<br>0 | 1.008<br>3.003<br>1.009 | 56.896<br>58.336<br>56.896 | 2x1800<br>300<br>2x1800 | 1800 | Weholite | D400 |
| S39<br>E. 385167.292<br>N. 214231.299 | 60.000<br>2.072 | | 1<br>2<br>0 | 1.009<br>4.006<br>1.010 | 56.841<br>57.628<br>56.841 | 2x1800<br>300<br>2x1800 | 1800 | Weholite | D400 |
| S40<br>E. 385117.508<br>N. 214256.278 | 59.430<br>2.100 | | 1<br>0 | 1.010<br>1.011 | 56.730<br>56.730 | 2x1800<br>600 | 1800 | Weholite | D400 |
| S41<br>E. 385111.236<br>N. 214251.663 | 59.000<br>2.062 | | 1<br>2<br>0 | 5.001<br>1.011<br>1.012 | 56.713<br>56.713<br>56.713 | 450<br>600<br>225 | 3000 | Flow Control | D400 |
| S42<br>E. 385095.947<br>N. 214243.768 | 57.495<br>0.660 | | 1 | 1.012 | 56.610 | 225 | Headwall | Headwall | Headwall |
| S43<br>E. 385226.107<br>N. 214123.510 | 61.640<br>1.200 | | 0 | 2.000 | 60.215 | 225 | 1350 | C | D400 |
| S44<br>E. 385195.403<br>N. 214099.950 | 61.012<br>1.200 | | 1<br>0 | 2.000<br>2.001 | 59.587<br>59.587 | 225<br>225 | 1350 | C | D400 |
| S45<br>E. 385183.528<br>N. 214114.269 | 60.760<br>1.200 | | 1<br>0 | 2.001<br>2.002 | 59.335<br>59.335 | 225<br>225 | 1350 | C | D400 |
| S46<br>E. 385164.517<br>N. 214136.436 | 60.370<br>1.200 | | 1<br>0 | 2.002<br>2.003 | 58.945<br>58.945 | 225<br>225 | 1350 | C | D400 |

## SURFACE WATER NETWORK 2
## MANHOLE SCHEDULE
Sheet 2 of 2

| Manhole Number / Coordinates | Cover Level / Depth To Soffit | Connections | Pipe | Code | Inverts | Dimensions (mm) | Manhole Size | Types: Manhole | Types: Cover |
|---|---|---|---|---|---|---|---|---|---|
| S47<br>E. 385149.102<br>N. 214155.596 | 60.173<br>1.200 | | 1<br>0 | 2.003<br>2.004 | 58.748<br>58.748 | 225<br>225 | 1350 | C | D400 |
| S48<br>E. 385223.935<br>N. 214157.421 | 61.488<br>1.200 | | 0 | 3.000 | 60.063 | 225 | 1350 | C | D400 |
| S49<br>E. 385208.203<br>N. 214173.346 | 61.002<br>1.200 | | 1<br>0 | 3.000<br>3.001 | 59.577<br>59.577 | 225<br>225 | 1350 | C | D400 |
| S50<br>E. 385168.494<br>N. 214190.290 | 59.921<br>1.200 | | 1<br>0 | 3.001<br>3.002 | 58.496<br>58.496 | 225<br>225 | 1350 | C | D400 |
| S51<br>E. 385168.613<br>N. 214201.301 | 59.858<br>1.182 | | 1<br>0 | 3.002<br>3.003 | 58.451<br>58.376 | 225<br>300 | 1350 | C | D400 |
| S52<br>E. 385277.010<br>N. 214179.884 | 61.450<br>1.200 | | 0 | 4.000 | 60.025 | 225 | 1350 | C | D400 |
| S53<br>E. 385253.877<br>N. 214205.355 | 60.675<br>1.200 | | 1<br>0 | 4.000<br>4.001 | 59.250<br>59.250 | 225<br>225 | 1350 | C | D400 |
| S54<br>E. 385241.341<br>N. 214214.178 | 60.328<br>1.200 | | 1<br>0 | 4.001<br>4.002 | 58.903<br>58.903 | 225<br>225 | 1350 | C | D400 |
| S55<br>E. 385227.436<br>N. 214216.143 | 60.188<br>1.200 | | 1<br>0 | 4.002<br>4.003 | 58.763<br>58.763 | 225<br>225 | 1350 | C | D400 |
| S56<br>E. 385222.117<br>N. 214224.242 | 59.992<br>1.200 | | 1<br>0 | 4.003<br>4.004 | 58.567<br>58.567 | 225<br>225 | 1350 | C | D400 |
| S57<br>E. 385205.555<br>N. 214232.774 | 59.650<br>1.200 | | 1<br>0 | 4.004<br>4.005 | 58.225<br>58.225 | 225<br>225 | 1350 | C | D400 |
| S58<br>E. 385189.423<br>N. 214249.502 | 59.245<br>1.200 | | 1<br>0 | 4.005<br>4.006 | 57.820<br>57.745 | 225<br>300 | 1350 | C | D400 |
| S59<br>E. 385161.654<br>N. 214226.341 | 59.150<br>1.313 | | 0 | 5.000 | 56.836 | 450 | 1350 | C | D400 |
| S60<br>E. 385115.704<br>N. 214249.419 | 59.000<br>1.817 | | 1<br>0 | 5.000<br>5.001 | 56.733<br>56.733 | 450<br>450 | 1350 | B | D400 |

| REV | BY | CHK | DESCRIPTION | DATE |
|---|---|---|---|---|
| A | EP | EP | S12 and S13 relocated | 12.05.22 |

CLIENT **Bromford Homes**

PROJECT
**Proposed Residential Development at Snow Capel Farm, Gloucester**

STATUS **Preliminary**

TITLE
**Surface Water Manhole Schedules**

DRG No. **3880-115-2** Rev: **A**

SCALE: DESIGNED BY: **EP**
SIZE: **A0** DRAWN BY: **EP**
DATE: **March 2022** CHECKED BY: **EP**


**DEVELOPMENT DESIGN PARTNERSHIP**
PLANNING ARCHITECTURE ENGINEERING

**ISSUING OFFICE:** ALSO AT:

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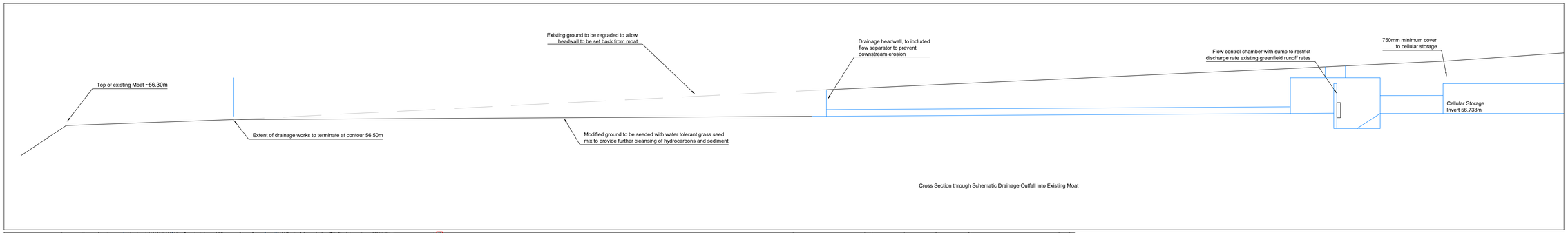
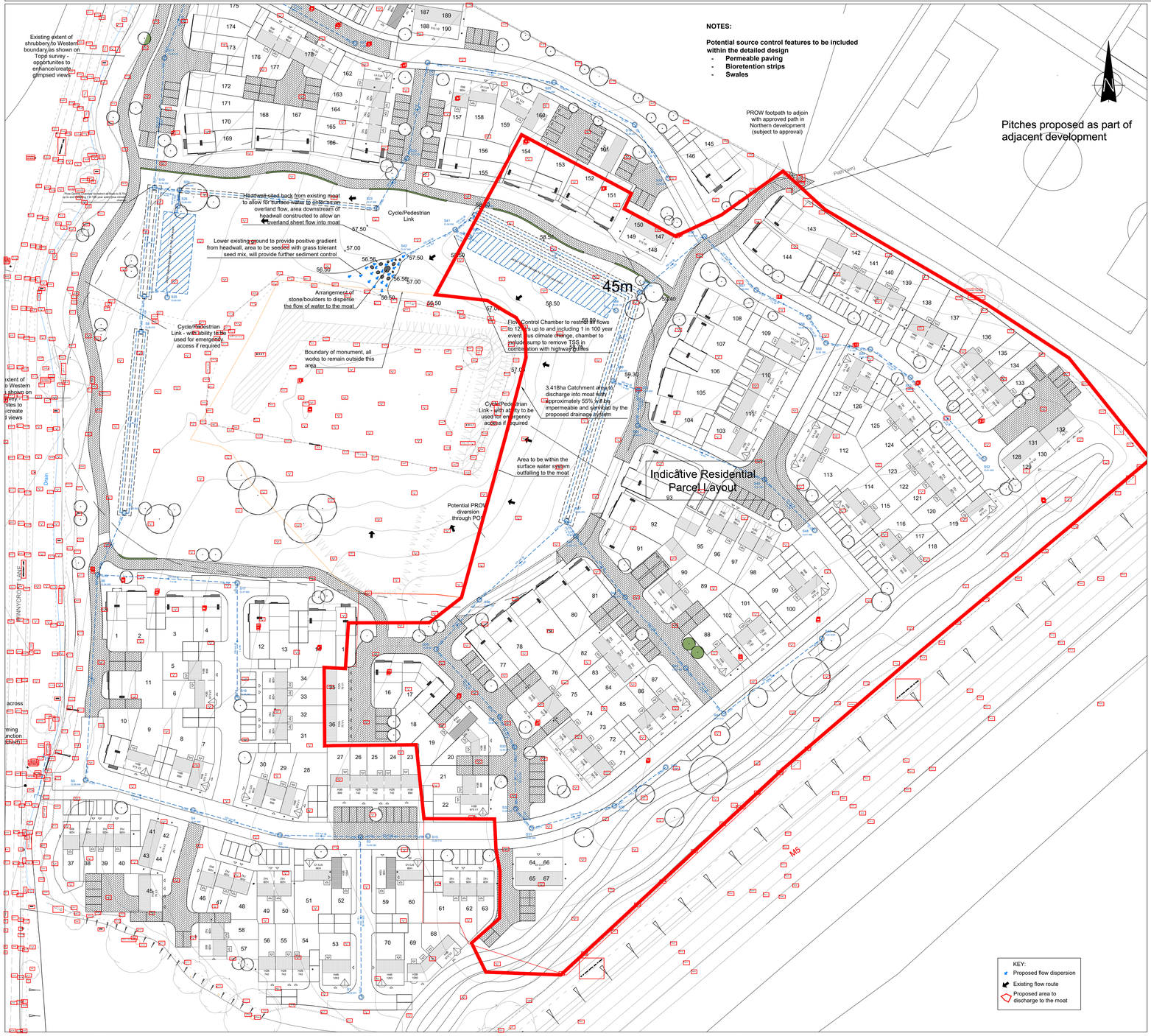
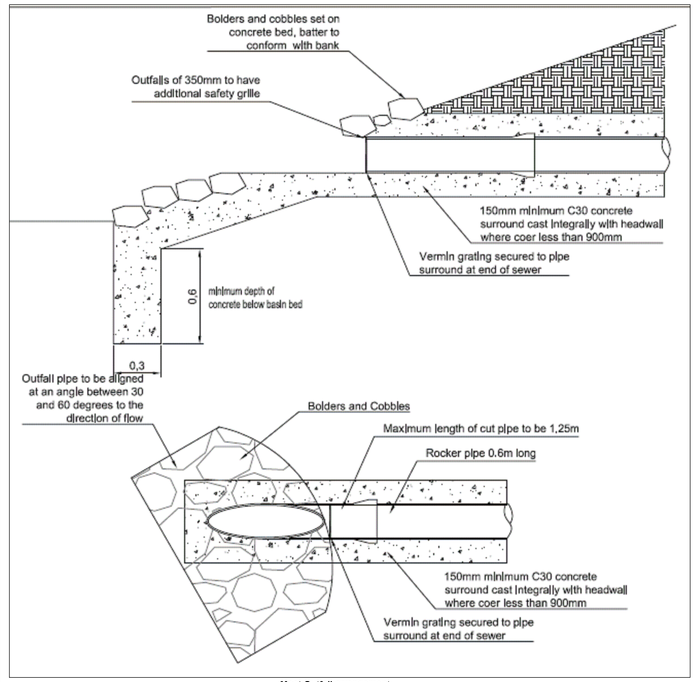



Cross Section through Schematic Drainage Outfall into Existing Moat




**Moat Outfall arrangement (NTS)**





| REV | BY | CHK | DESCRIPTION | DATE |
|---|---|---|---|---|
| B | EP | EP | Latest engineering proposals indicated | 11.05.22 |
| A | EP | EP | Indicative Development layout included | 22.09.21 |

CLIENT **Bromford Homes**

PROJECT
**Proposed Residential Development at Snow Capel Farm, Gloucester**

STATUS **Preliminary**

TITLE
**Schematic Drainage into Moat**

DRG No. **3880-125** Rev: **B**

SCALE: **1:500** DESIGNED BY: **EP**

SIZE: **A0** DRAWN BY: **EP**

DATE: **August 2021** CHECKED BY: **CRW**

**DEVELOPMENT DESIGN PARTNERSHIP**
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Water main taken from pdf overlay

Gas Line taken from pdf overlay

Foul Outfall Route
1:250

Extract on Siphon
1:100

| REV | BY | CHK | DESCRIPTION | DATE |
|---|---|---|---|---|
| A | EP | EP | Water and Gas main overlays added | 12.05.2022 |

CLIENT **Bromford Homes**

PROJECT
**Proposed Residential Development at Snow Capel Farm, Gloucester**

STATUS **Preliminary**

TITLE
**Foul Outfall Radar Overlay**

DRG No. **3880-SK112** | Rev: **A**

SCALE: **As shown** | DESIGNED BY: **EP**

SIZE: **A1** | DRAWN BY: **EP**

DATE: **April 2022** | CHECKED BY: **EP**


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## LEGEND

- Outline of adoptable area; Refer to Adoption Strategy Plan.
- Site Boundary.
- Proposed trees. Locations of new trees to be >4m from lighting column. Final tree planting proposals to be reviewed to ensure distance of any tree from lighting column is maintained prior to build.
- RC Rear Cowl to be affixed to lanterns as indicated.
- Lux contours for reference only.
  - 0.60 Lux
  - 2.00 Lux
  - 4.00 Lux

## ADOPTABLE LIGHTING UNIT:

CU Phosco hot dip galvanised tubular steel lighting column of **6m** lantern mounting height. Root protection and treated in accordance with GCC specification. Column door to be fitted with SL2 8mm allen bolt with anti vandal centre pin.
Columns to be factory painted. Base; dark green BS4800 12B29, shaft; light green BS4800 12B21.**TBC**
Urbis Ampera Mini - optic 5240, 8 Oslon Square LED warm white 3000k, 700mA (19.7w, 2.05klm)
Aluminium canopy, colour 7040 (grey). Lantern to be post top mounted at 0 degree tilt.
Lantern to include Philips Xitanium dimmable driver; Constant Light Output (CLO and DALI) with 7 pin NEMA socket for NEMA mounted Telensa telecell, GPS enabled. Code:T2E1N-G-3. Dimming to be set to 30% of light output between the hours of 12:00 midnight to 05:30am. (UMSUG :00 0000 0000 000).

CU Phosco hot dip galvanised tubular steel lighting column of **6m** lantern mounting height. Root protection and treated in accordance with GCC specification. Column door to be fitted with SL2 8mm allen bolt with anti vandal centre pin.
Columns to be factory painted. Base; dark green BS4800 12B29, shaft; light green BS4800 12B21.**TBC**
Urbis Ampera Mini - optic 5239, 8 Oslon Square LED warm white 3000k, 600mA (17w, 1.83klm)
Aluminium canopy, colour 7040 (grey). Lantern to be post top mounted at 0 degree tilt.
Lantern to include Philips Xitanium dimmable driver; Constant Light Output (CLO and DALI) with 7 pin NEMA socket for NEMA mounted Telensa telecell, GPS enabled. Code:T2E1N-G-3. Dimming to be set to 30% of light output between the hours of 12:00 midnight to 05:30am. (UMSUG :00 0000 0000 00).

## SUPPLIES:

All ADOPTABLE columns to be fed from Distribution Network Operator LV supply networks: Western Power Distribution (WPD).
Lucy trojan double pole fused isolator to be fitted on backboard within each column above DNO cut out.
If an IDNO is proposed, then a service level agreement should be in place with GCC and notice provided to the Lighting Engineer for confirmation of acceptance prior to connection works proceeding.

The installation of lighting and electrical equipment must comply with the Manual for Gloucestershire Streets section 10 (Street Lighting Rev1), follow manufacturers guidance / instruction and be in compliance with the current edition of IEE Wiring Regulations.
GCC street lighting specification document is available and MUST be referred to in conjunction with this drawing and during scheme equipment purchase and installation.

Telensa CMS and lighting scheme dimming to be confirmed by GCC.
Should the lanterns need to be powered and controlled before CMS connection is available, or in place of telecells, on/off control may be achieved via a 7 pin NEMA mounted one part Photo Electric Control Unit (Selc or similar) set to 35 Lux on and 18 Lux off.

## LIGHTING SCHEME NOTES:

1. Any alterations to the positions of columns and associated illuminated equipment to that as shown on this drawing must be referred to the designer to ensure compliance with lighting level requirements before installation. Re-submission to Gloucestershire County Council for further technical approval may be required. Any installation without GCC approval will be at risk.
2. Setting out should be conducted by a competent person and notice provided to GCC via Highways Development Manager (HDM) in good time to arrange a site visit where required.
3. All column doors to face away from on coming traffic unless access restricted or otherwise specified. Ensure correct orientation of lanterns (lens direction) as detailed within drawing.
4. New column numbering as detailed is for reference only. Developer to request numbering schedule and fixing detail from Development Management prior to application for completion certificate.
5. In order to avoid future maintenance issues and ensure efficiency of lighting scheme, planting of trees and shrubbery in vicinity of street lighting equipment is to be avoided. Tree plans should be reviewed following agreed column locations to provide a recommended minimum distance of 4m from tree to column.
6. Columns are to be planted to the rear of footways within adopted land only. Columns should not be located within shared surface but within a 1mx1m build out linked to the adoptable road. Such build outs should be included within the adoptable agreement plan (refer to standard Detail: appendix G/02).
7. Columns planted in soft verge to have a concrete collar and be located to a minimum of 1m clearance from back of kerb, or to rear of service strip. For foundation detail refer to GCC Standard Detail;J11.
8. Agreed column locations should be included within sales plans to inform prospective house buyers of lighting column locations prior to their purchase.
9. Where Telensa telecell's are installed, detail / unit reference code to be recorded within base of column for ease of CMS configuration. In addition to Telecell's, a base station may be required as part of the installation if there is no capacity with existing CMS equipment. For CMS details and equipment specification to GCC standard contact Telensa on Tel: 01799 533257.

## DESIGN METHODOLOGY AND NOTES:

A Proposed lighting scheme complies to BS5489-1 2020 lighting class:
P5 for all adoptable roads (Eav=3.00 to 4.50 Emin=0.60). No SP ratio applied.

B Public lighting by column mounted luminaires is not proposed for the small private areas. Bulk head style lanterns will be mounted onto each property frontage to illuminate property entrance. Such lighting will be energy efficient, low wattage, soft white light LED type. Type and mounting of bulk head will be considered to ensure illumination is adequate for property frontage without excessive light spill beyond property boundary, minimum glare and zero upward light spill.

C To minimise light spill onto the moat area, public lighting for the adoptable multi use paths is not proposed. In addition, rear cowls will be mounted onto lanterns in vicinity of moat to further control light spill and to keep the areas as dark as possible.

D With reference to Ecology assessment, there is potential for bat activity along boundaries. Generally low level of illumination along roads with use of warm white 3000K LED's. Low light spill into boundary areas , zero degree post top lantern mounting, to minimise glare and provide zero upward light spill. Inclusion of rear cowls as an additional light reduction measure is an option to be discussed with the Ecologist. Bat and bird boxes to be mounted within site should be located in co-ordination of lighting columns to minimise roosting / nesting disturbance.

| | | |
|---|---|---|
| 23/04/22 | Draft 1 | Removed two columns. Issued to Client for comment. |
| 01/04/22 | Draft 1 | Issued to Client for comment / Planning submission. |

PURPOSE OF ISSUE
FOR COMMENT ONLY

DRAWING IN PROGRESS
NOT FOR CONSTRUCTION

Lighting scheme proposals for adoption must be technically approved by adopting Authority before works commence. Any works prior to final technical approval may be conducted "at risk".

**HEALTH AND SAFETY NOTE: UNDERGROUND & OVERHEAD SERVICES IN VICINITY OF WORKS.**

This design has been completed with limited information pertaining to underground and overhead services. Full service details should be sought and consulted prior to the commencement of street lighting works. Works in the vicinity of underground and over-ground utilities must be in accordance with current HSE guidance notes including HSG47, HSG6 and NJUG guidelines.
Contractor advised to use suitable underground services locator in conjunction with services drawings prior to commencement of excavation works. To hand dig existing surfaces for column root foundations to avoid contact and damage to underground services in vicinity of works.
Avoid high lifting equipment and manually plant columns in vicinity of overhead cables.


HIGHWAY LIGHTING SOLUTIONS Ltd
55, Gorsefield Avenue
Bromborough, Wirral, CH62 6BY
[redacted]


**Project:**
Bromford Developments Ltd
S38 Road Lighting

**Location:**
Snow Capel Farm
Winneycroft Lane

| | | | |
|---|---|---|---|
| **Drawn by:** | Ken Duckers | **Date:** | 30/03/22 |
| **Checked by:** | Ian Buckley | **Date:** | |
| **Telephone:** | 0151 327 2424 | **Fax:** | 0151 327 2424 |
| **Scale @ A0:** 1:500 | **Drawing No.:** HLS-846 | **Sheet:** 1 of 1 | **Revision:** Draft 2 |

# Masterplan




HERITAGE INTERPRETATION BOARD



## PROPOSED LANDSCAPE AREAS

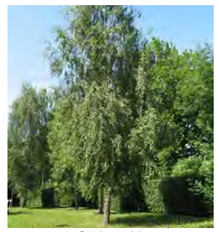






## TREE PALETTE

Native Focal Trees such as Acer campestre, Betula pendula and Carpinus betulus.



*Betula pendula*

Street Trees such as Acer campestre "Streetwise" and Carpinus betulus "Frans Fontaine"



*Acer campestre "Streetwise"*

Ornamental Trees such as Pyrus calleryana "Chanticleer" and Prunus "Amanogawa"



*Pyrus calleryana "Chanticleer"*

## KEY TO MASTERPLAN

### Soft Landscape

- Existing Vegetation
- Proposed Ornamental Shrub Planting
- Proposed Ground Cover Planting
- Proposed Ornamental Hedge Planting
- Proposed Native Buffer Planting
- Proposed Native Hedge Planting
- Amenity Grass to Public Open Space Areas
- Back Garden Grass
- Plot Frontage Grass
- Mown Path
- Wildflower Meadow Grassland
- Proposed Planted Acoustic Bund
- Area of Retained Vegetation

### Hard Landscape

- Tarmac Paths
- Proposed Road and Parking Space Tarmac Surfacing
- Proposed Block Paving to Shared Surfaces and Private Drives
- Timber Post and Split Rail Fencing
- Slab Paving
- 3m High Accoustic Fence

### Streetscape Items

- Picnic Table
- Heritage Interpretation Board
- Finger Post
- Naturalistic Play Items

| Rev. | Date | Initials | Comments |
|---|---|---|---|
| B | 13.05.2022 | CR | Ammended to client comments |
| A | 10.05.2022 | CR | Ammended to client comments |

Site
Snow Capel, Matson, Gloucester

Drg Number
JBA 21/169- SK01

Client
Edward Ware Homes

| Drawn by | Date | Scale | Rev |
|---|---|---|---|
| HNG | APRIL 2022 | 1:1000@A1 | B |

[redacted]

JAMES BLAKE ASSOCIATES

# Snow Capel, Matson, Gloucester

N

Yew Trees

Pitches proposed as part of adjacent development

Existing stile location

Path (um)

Moat

Dam

55.5m

PENNYCROFT LANE

Key:

- Site Boundary
- Proposed 3m Footway/Cycleway & Part Diversion of Footpath EUL24
- Proposed 1m Buffer
- Approximate Alignment of Existing PRoW EUL23
- Approximate Alignment of Existing PRoW EUL23 to be stopped up as part of the development proposals
- Approximate Alignment of Existing PRoW EUL24
- Approximate Alignment of Existing PRoW EUL24 to be diverted as part of the development proposals
- Potential Continuation of Footway/ Cycleway (exact location to be determined)
- Approximate Alignment of Existing EUL24 to be retained
- Approximate Alignment of PRoW EUL23 diversion understood to be coming forward as part ofBarratt Scheme
- Approximate Alignment of Trodden Route



Image 1: Picture showing trodden route, as observed during site visit undertaken 27.01.22



Image 2: Picture showing existing style from south from the proposed site, as observed during site visit undertaken 27.01.22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[redacted]

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| REV | DATE | BY | DESCRIPTION | CHK | APD |
|---|---|---|---|---|---|
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|---|---|---|---|
| CLIENT: BROMFORD DEVELOPMENTS LTD | SCALE @ A0: 1:500 | CHECKED: KSS | APPROVED: CMR |
| PROJECT: LAND AT SNOW CAPEL | DATE: 31/05/2022 | DESIGN/DRAWN: JAN | DRAWING STATUS: FOR INFO |
| TITLE: PROPOSED PUBLIC RIGHT OF WAY DIVERSION AND EXTINGUISHMENT | PROJECT No: P20-1432 | DRAWING No: SK/11 | REV: - |


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G:\BROS\PROJECTS\P20-1432 - LAND AT SNOW CAPEL, METHERINGHAM\PLANNING\DRAWINGS\SK\SK11 - LAND AT SNOW CAPEL METHERINGHAM (PROPOSED PUBLIC RIGHT OF WAY DIVERSION AND EXTINGUISHMENT).DWG | PRIOR | 31/05/2022 | JAN