

Notes:

01. Figured Dimensions should be used in preference to scale. Green Planning Studio accepts no responsibility for any errors in printing or reproduction. This drawing is for **PLANNING ONLY** and must **NOT** be used **FOR CONSTRUCTION**.

02. This drawing relates to the discharge of conditions 4, 5 & 6 imposed on Planning Decision. 253078.

Condition 04 - Soft-Landscaping

03. Landscaping to be in accordance with approved plan 25_1369_012 Landscape Proposal.

04. New tree planting to mix of the following tree species:

- Acer Campestre - Field Maple
- Prunus Acium - Wild Cherry
- Sorbus Aucuparia - Rowan

New trees to be larger feathered trees 1.5 to 2 metres in height with immediate visual effect.

05. New hedges planting to be a mix of the following species:

- Acer Campestre - Field Maple
- Corylus Avelleanca - Hazel
- Prunus Spinosa - Blackthorn

Plants to be 0.6m - 0.8m at time of planting, to be planted at 3 plants per metre at 0.33m apart.

Grassed/turfed areas to be cut at least once annually (preferably July to allow seeding of spring and early summer species) to a height of 50mm.

06. Trees to be pruned to maintain form of respective trees. Clear stern heights shall be uniform.

07. Hedges to be trimmed on an annual basis, at the end of winter after berries have been eaten by birds and small mammals and before nesting season begins. Avoid trimming during periods of frost. To produce a hedge which is suitable for nesting birds trim the hedge into an "A" profile by cutting inwards from base to the top. This shape ensures maximum exposure to the sun and allows snow to slip off easily. Existing hedgerows to be maintained at a minimum height of 2 metres. Refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management

08. Any tree, hedge or shrub removed, uprooted, destroyed, that dies or becomes seriously damaged/defective, in the opinion of the local planning authority, will be replaced by another of the same species and size as that originally planted unless otherwise agreed in writing by the local planning authority.

09. Subject to LPA written approval of confirmation of compliance with conditions, the planting will be undertaken within 12 months of commencement of lawful development of first subsequent planting season (October - March).

10. Please refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.

Condition 05 - (Drainage)

11. Surface water to be dealt with in accordance with Flume Consulting Engineers Ltd recommendations i.e., SuDS made up of permeable asphalt concrete and a soakaway, as depicted on this plan. Please refer to the relevant supporting documentation for full details.

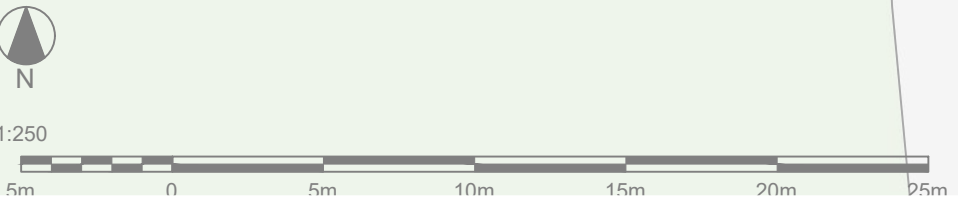
Condition 06 - (Biodiversity)

12. The following Biodiversity enhancements, ontop of thoes detailed in the soft-landscaping scheme, will be incorporated into the scheme in accordance with ACJ Ecology's biodiversity enhancement strategy:

- One (1No.) bird box (Sparrow Terrace) strategically located, as shown on this drawing, directed to face between north and east, providing natural protection from direct sunlight, wind and rain.

- One (1No.) log pile (Insect Hotel), as show on this drawing, will create wildlife habitats and features for a range of invertebrates, small mammals and amphibians.

13. Please refer to the relevant supporting documentaion for full details.



Existing Buildings/ Structures

Existing Hardstanding

Grass

Existing Tree

Proposed Tree

Proposed Hedging

Existing Closed Board Timber Fence

Proposed Post and Rail Fence

Proposed 2m Acoustic Fence

Existing Brick Pillars

Existing Brick Dwarf Wall

Existing Gate

Existing Mobile Home

Existing Dayroom

Existing Touring Caravan

Existing Parking Space

Soakaway

Sparrow Terrace

Insect Hotel

P01	Initial Transmittal	P01	EG	02/06/2026
Issue ID	Issue Name	Current Revision	Initials	Date

Do not scale from this drawing except for planning application purposes. The contractor is to check all site dimensions, levels and sewer inverts before works commence. This drawing must be checked and read against any structural or specialist consultant drawings. The contractor is to comply in all respects with the current Building Regulations and BS Codes of Practice whether or not specifically stated on these drawings. This drawing is not intended to show details of foundations, ground conditions or ground contaminants and confirmation and/or investigation is to be carried out by suitable experts. This drawing and the building works/designs depicted are the copyright of Green Planning Services Ltd and are not to be reproduced in any form or by any means without the written consent of Green Planning Services Ltd.
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Green Planning Services

Client

Joseph Sheridan

Project

25_1369 Donna's Paddock - Conditions

Donna's Paddock,
Wargrave Road,
Twyford,
Buckinghamshire,
RG10 9PN

Drawing Title

Conditions - Site Development Scheme

Scale @A2 1:250	Date 02/06/2026	Drawn EG
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Case No 25_1369	Status Initial Status
DRAWING No 25_1369-011	Rev P01

ISO 19650 No:

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