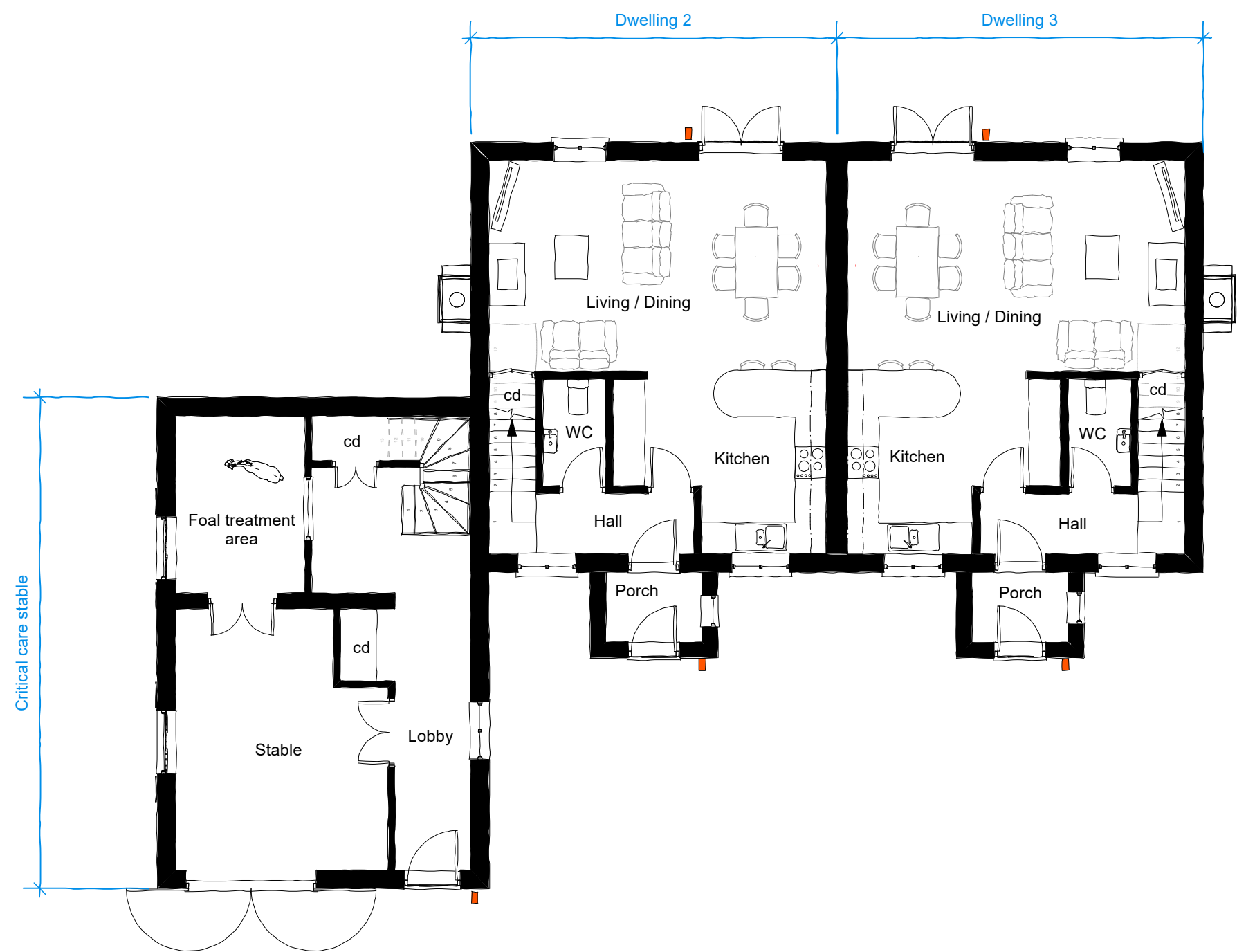
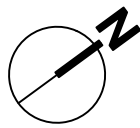
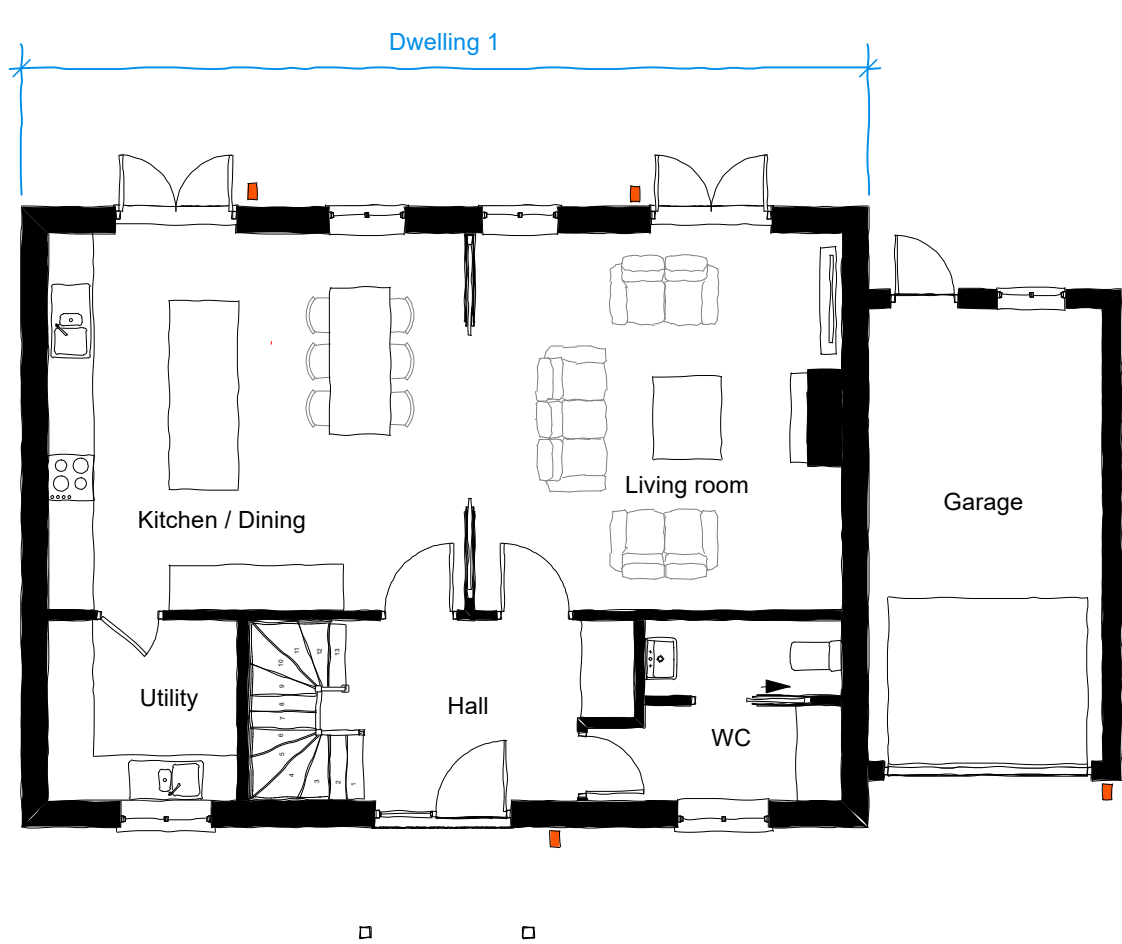




To be read in conjunction with outline planning permission PL/2023/10965.

1:100 - Proposed Ground Floor plan

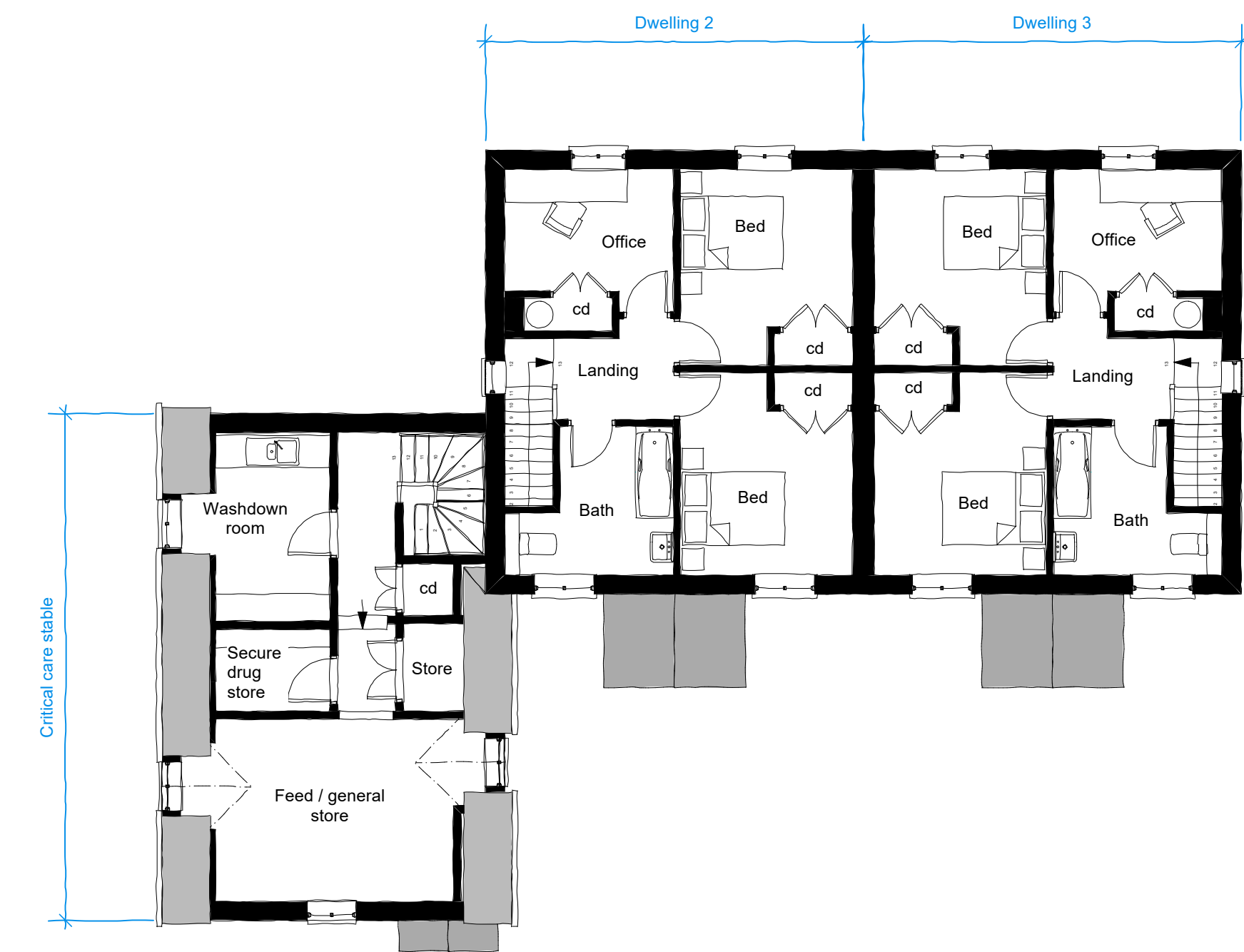
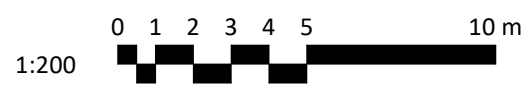


	No. of beds.	Gross Area
Dwelling 1	3 Bed / 6 person house / 2 storey	158m2
Dwelling 2	2 Bed / 4 person house / 2 storey	97m2
Dwelling 3	2 Bed / 4 person house / 2 storey	97m2



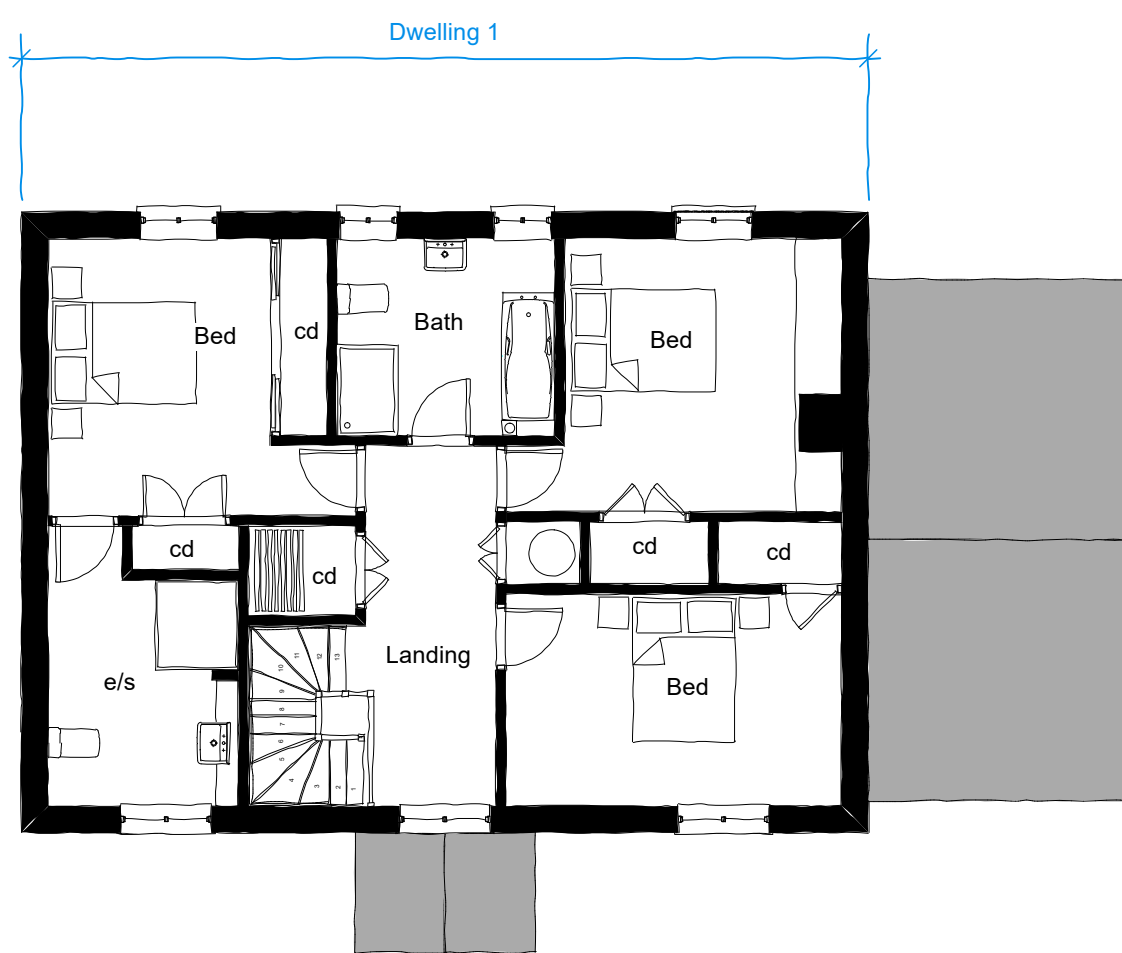
To be read in conjunction with outline planning permission PL/2023/10965.

1:200 - Proposed Roof Plan



To be read in conjunction with outline planning permission PL/2023/10965.

1:100 - Proposed First Floor plan



PL/2025/00339 - Condition 3 Hard and Soft Landscapig details

Soft Landscaping

Tree Planting

Lifting and transport

Young trees etc, must be bundled, wrapped and wetted (using damp straw, sacking etc) and tied in plastic sacks. This helps to prevent moisture loss during transportation.
1. Trees should be without foliage and dormant; therefore bare rooted trees normally between November and March.
2. In open backed trailers trees must be protected from wind damage whilst being transported.
3. Avoid planting in wet/waterlogged conditions, drying/chilling winds, frozen ground etc.

Planting

1. Ensure ground is clean and weed free
2. Ensure there is adequate drainage
3. Remove any turf and stack
4. Dig a hole of adequate size for the roots (some experiments show square holes encourage roots to go deep). The hole should be deep enough to match the 'nursery collar' (planting line)
5. Keep the sub-soil and top soil separate
6. Fork over the bottom and sides of the hole
7. Trim any damaged or extra-long roots
8. Place a layer of well-rotted manure or compost and slow release fertiliser in the bottom of the hole
9. A stake should be positioned in the hole and driven in vertically (before the tree is planted) until it is completely firm.
10. Position the tree correctly in the hole, with regard to the stake and the view point – the stake should be on the windward side.
11. Hold the tree in an upright position and progressively backfill the hole ensuring that the backfill is properly friable, shake the tree up and down to infiltrate the soil uniformly between the roots. Carefully firm around the tree with the feet.
12. Cut the stake off at a suitable height below the branch system and tie the tree to a point near the top of the stake.
13. Thoroughly water the tree.

Tree Protection

1. Protect the tree from rabbits and hares with a suitable plastic tree wrap or guard.
2. Weed control around newly planted trees -trunks surrounded with 50-75mm thick layer of bark mulch to be maintained for at least the first two years following planting.
3. Trees planted in open grassland to be protected with strimmer guards

Proposed Tree Key

- SORBUS COMMIXTA 'EMBLEY' (ROWAN/ MOUNTAIN ASH)
10-12cm girth at planting
- ACER CAMPESTRE (FIELD MAPLE)
8-10cm girth at planting
- MALUS JOHN DOWNIE (CRAB APPLE)
10-12mm girth at planting
- Betula pendula 'Fastigiata Joes' (Upright Birch)
10-12mm girth at planting

Domestic gardens - assume lawn with shrub/ herb/ flower borders

All grassed areas to be turfed using good quality 'family lawn turf'

- 25% Perennial Ryegrass (Elka)
- 20% Smooth Stalked Meadow Grass(Limousine or Cynthia)
- 10% Chewings Fescue (Center)
- 25% Strong Creeping Red Fescue (Cindy)
- 20% Slender Creeping Red Fescue (Orflamme)

Native hedge mix

- 25% Crataegus monogyna (hawthorn)
- 25% Carpinus Betulus (Hornbeam)
- 25% Fagus Sylvatica (Green Beech)
- 25% selected from the following lants, Prunus spinosa (blackthorn, sloe), Acer campestre (field maple), Cornus sanguinea (dogwood), Corylus avellana (hazel) & Euonymus europaeus (spindletree).

Planting Native hedgerow

Soil Preparation

1. Remove any weeds and large stones, dig the area over and incorporate some organic matter well rotted manure or compost.
2. Any time from autumn to spring is acceptable for planting but avoid planting in wet/waterlogged conditions, drying/chilling winds, frozen ground etc.

Planting

1. Plant whips in a staggered double row roughly 200mm apart with the plants 400mm apart with a total of 5 plants per metre.
2. Protect all whips with brown spiral rabbit guards with a cane stake within the guard for support.
3. Water well in and apply 50-75mm thick mulch to reduce any competition from weeds.

Hard Landscaping

- Concrete ramp to stable.
- Gravel surface finish. (well draining)
- Private pedestrian pathways and patio areas - Bradstone Peak River Paving in Dark Grey

Boundary Treatments

- 1800mm treated softwood close boarded fence
- 1800x 900mm treated softwood close boarded gate
- Timber post and sheep netting fence

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Date	No.	Revision Notes
27/06/2025	A	Minor correction to the roof link between the stable and dwelling 2.
16/03/2025	B	Hard & Soft landscaping & external light positions included.
02/09/2025	C	Native hedge mix updated.

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Project Title
Windmill Stud

Address
Uffoot Farm, Uffoot, Swindon, SN4 9EY

Client
Julia Norman

Sheet Title
Proposed Floor Plans

Scale
Varies @A1

Job No.
2092

Sheet No.
115C

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PLANNING

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