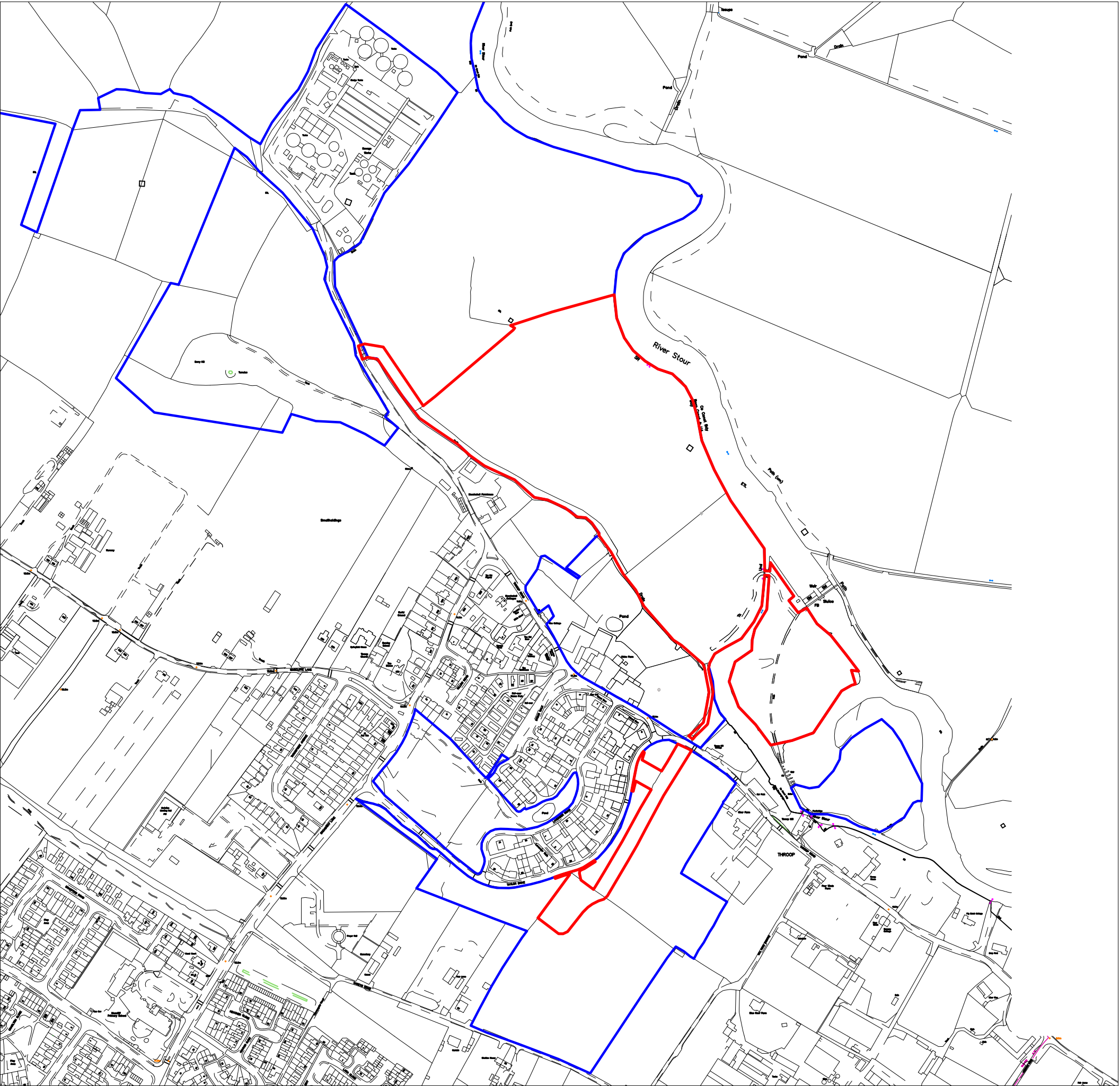




-  Application boundary - phase 1
12ha total
-  Other BCP Council owned land close
to/adjoining phase 1 site

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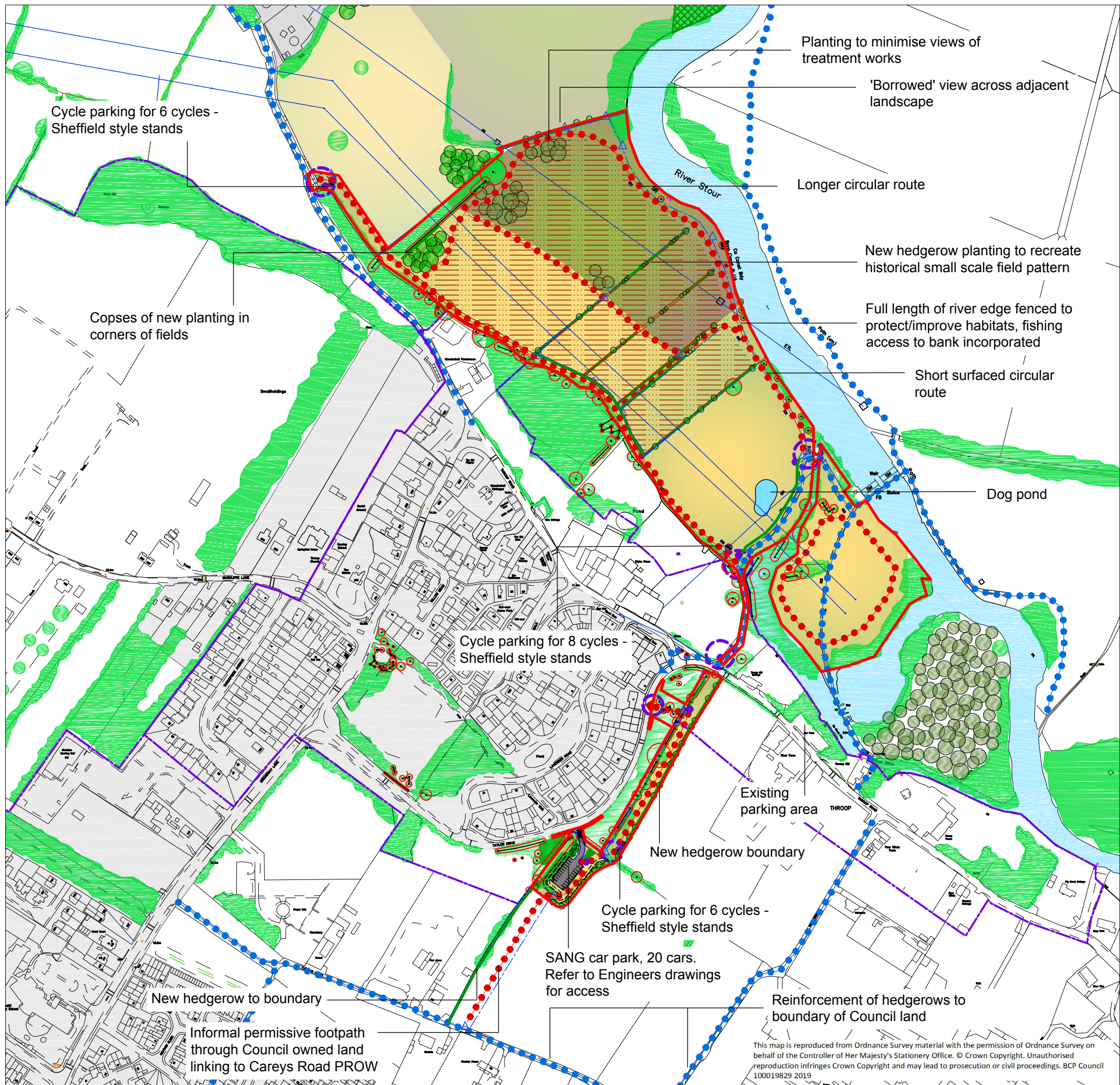
G	25/01/21	Minor revisions to red line around car park	
F	12/01/20	Minor revisions to red line around car park	
E	16/06/20	Minor revisions to red & blue lines in island area	
D	29/04/20	Red line amended around car park	
C	04/12/19	Blue line amended	
B	03/12/19	Blue line added	
A	25/10/19	Red line revised	
Draft	31/07/19		

ISSUE	DATE	AMENDMENTS	CHECKED
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HICKS FARM SANG
APPLICATION BOUNDARY

Drawn: TS	Drawing Number:	Rev:
Scale: 1:5000 @A3	HI S 02	G



- Application boundary - ph 1
- Throop & Muccleshell Conservation Area
- Overhead cables/pylons
- Existing footpaths or footpath/cycleways
- New paths/routes
- Existing vegetation (indicative)
- Tree root protection areas
- Dry woodland/trees
- Wet woodland/trees
- New hedgerows
- Meadow/grassland
- Wetland/wet meadow
- Signage/interpretation
- Dog bins
- Benches
- Post & wire/stockproof fence & gates (post & rail shown in red)
- SANG parking and access - 20 cars
- Areas likely to be grazed on a rotational basis during spring-summer

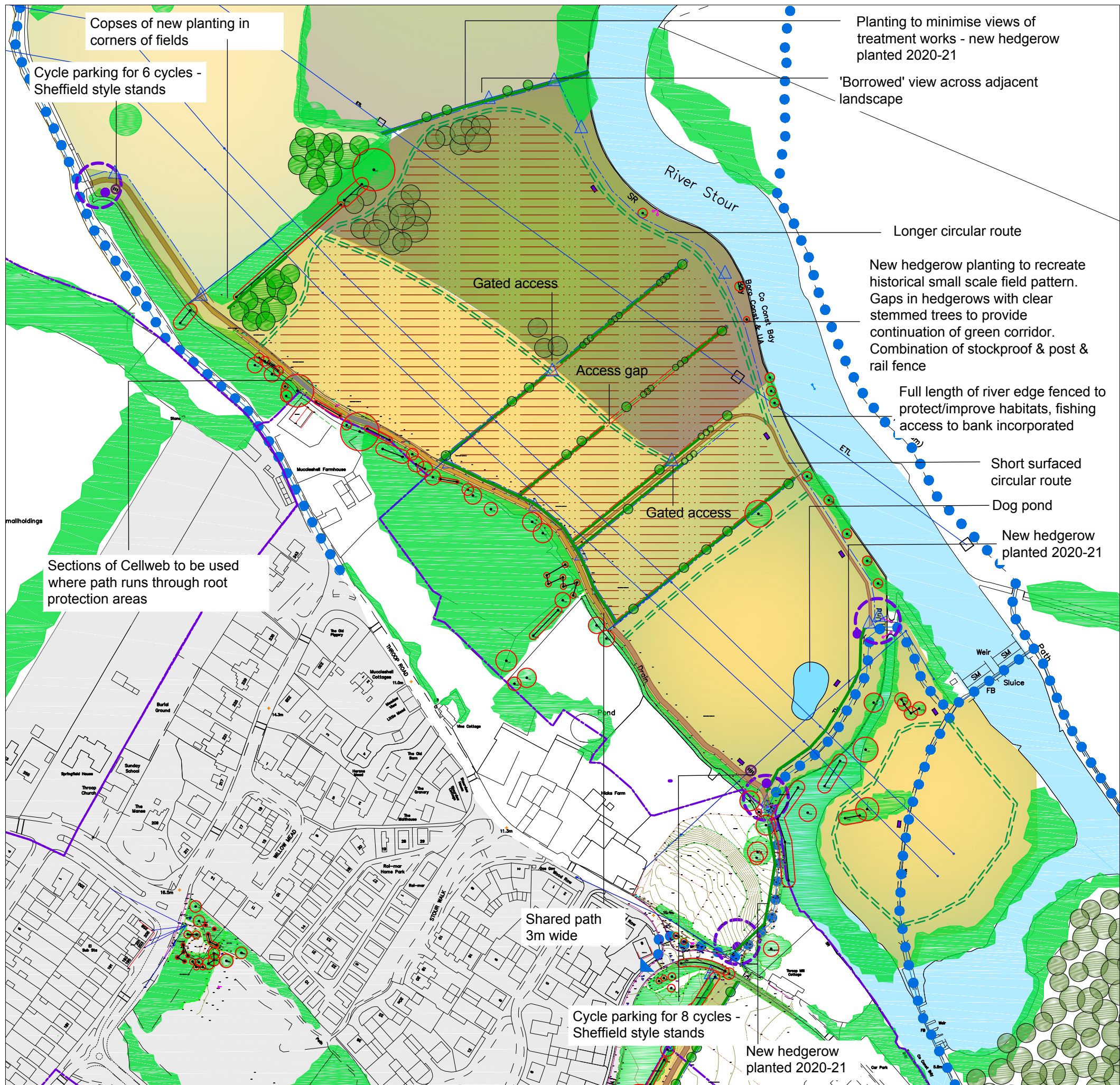
I	08/02/21	Car park access amended	
H	01/02/21	River fence extended, extra dog bins	
G	25/01/21	Car pk revised & new planted hedges added	
F	12/01/21	Car park revised & Careys Rd link added	
E	28/04/20	Car park bunding revised	
D	25/02/20	Updated to address heritage comments	
C	22/01/20	Planning app comments - cycle pkg added, picnic benches omitted, benches to island area, breaks incl in new hedges, grazing	
B	29/10/19	Red line & notes updated, trees added	
A	08/10/19	General revisions	
ISSUE DATE		AMENDMENTS	CHECKED



HICKS FARM SANG PHASE 1 - PROPOSED LAYOUT OVERALL CONCEPT

Drawn: TS	Drawing Number:	Rev:
Scale: 1:4000 @A3	HI S 03	I

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- Throop & Muccleshell Conservation Area
- Existing footpaths or footpath/cycleways
- New surfaced footpath/cycleway - 3m
- New surfaced footpath - 1.5m
- Unsurfaced/mown footpaths
- Existing vegetation (indicative)
- Tree root protection areas
- Dry woodland/trees
- Wet woodland/trees
- New hedgerows
- Meadow/grassland
- Wetland/wet meadow
- Signage/interpretation areas
- Dog bins
- Benches
- Post & wire/stockproof fence & gates (post & rail shown in red)
- Areas likely to be grazed on a rotational basis during spring-summer

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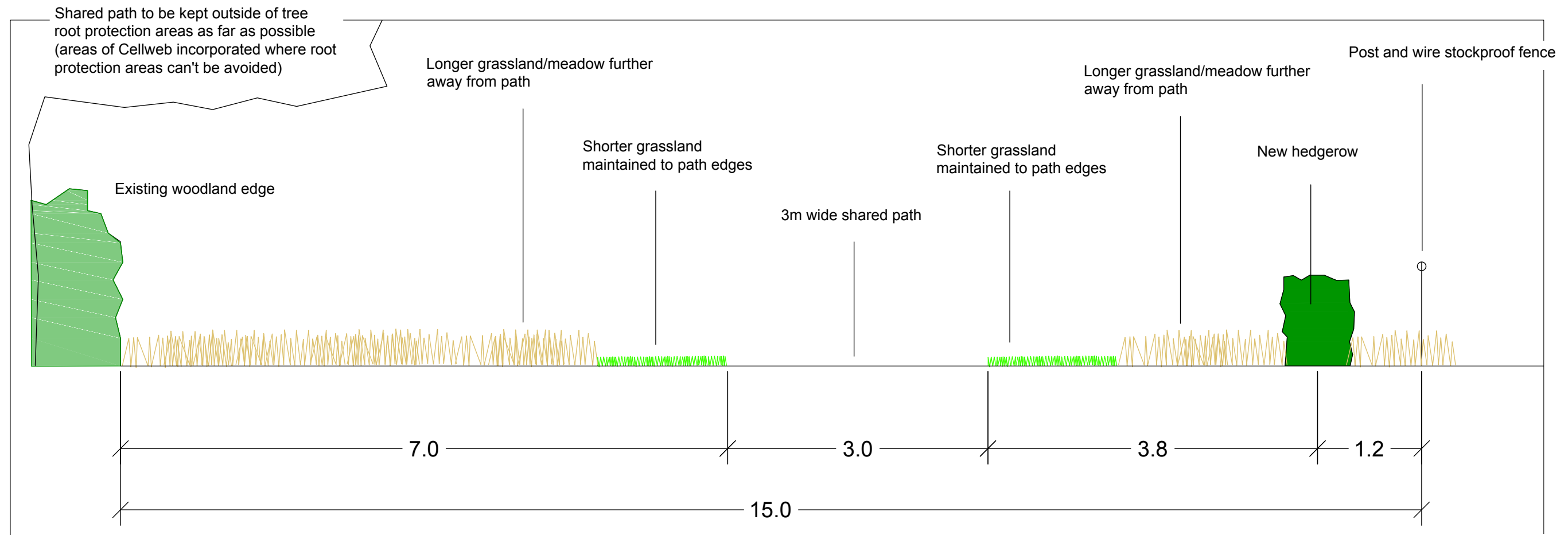
F	29/03/21	Shared paths 3m	
E	01/02/21	River fence extended	
D	25/01/21	Newly planted hedgerows added, trees amended	
C	11/01/21	Newly planted hedgerows added	
B	29/01/20	Planning app comments - cycle pkg added, picnic benches omitted, benches to island area, breaks incl in new hedges, fencing changes, grazing	
A	29/10/19	Minor amendments	
Orig	04/10/19		

ISSUE	DATE	AMENDMENTS	CHECKED
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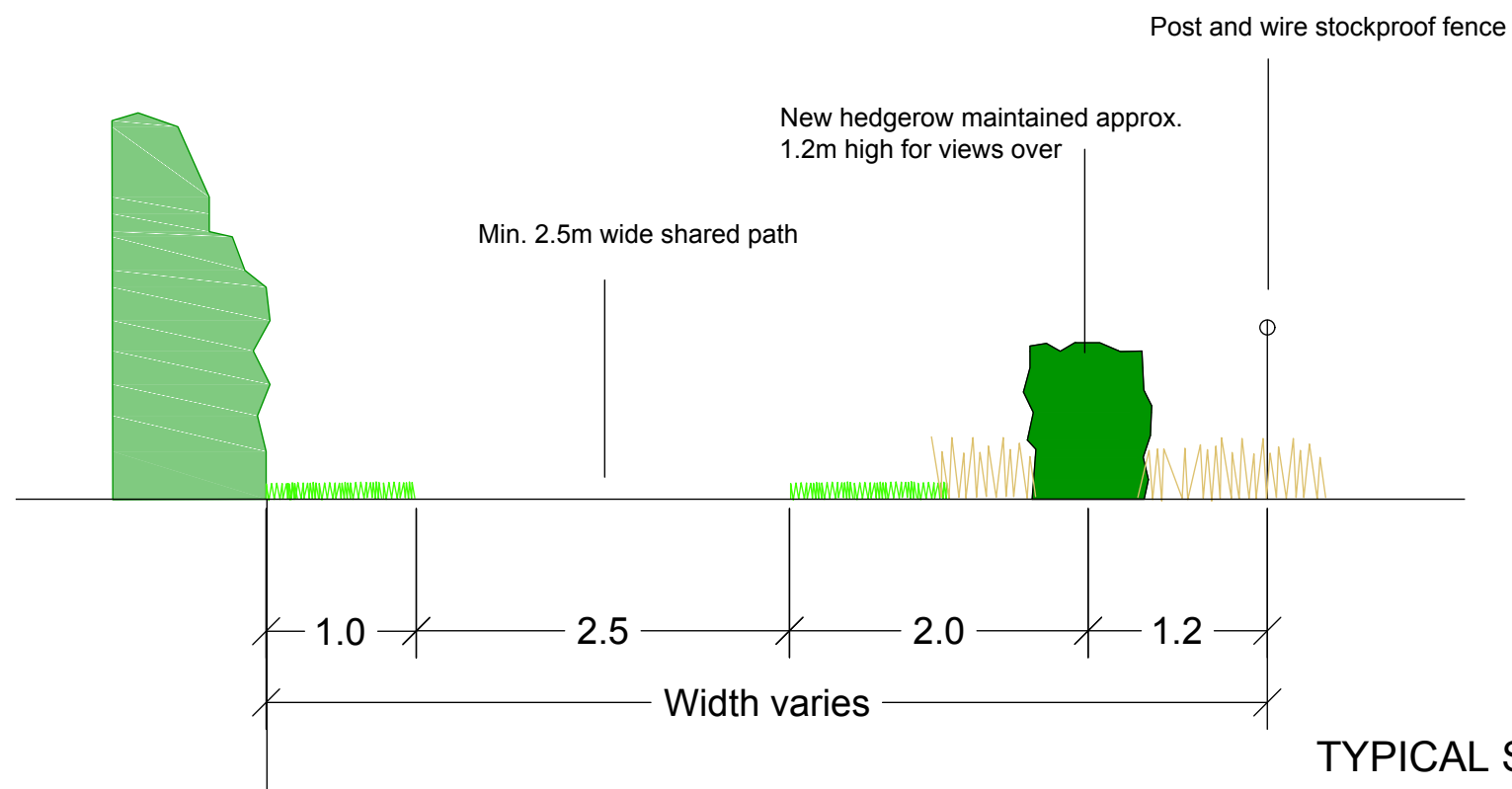


HICKS FARM SANG PHASE 1 - PROPOSED LAYOUT MAIN AREA

Drawn: TS	Drawing Number:	Rev:
Scale: 1:2500 @A3	HI S 06	F



TYPICAL SECTION THROUGH SHARED PATH
RUNNING NORTH FROM FROM CAR PARK
Scale 1:50



TYPICAL SECTION THROUGH SHARED PATH
ALONG WESTERN EDGE OF MAIN SANG
Scale 1:50

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Orig	04/10/19		
ISSUE DATE	AMENDMENTS	CHECKED	

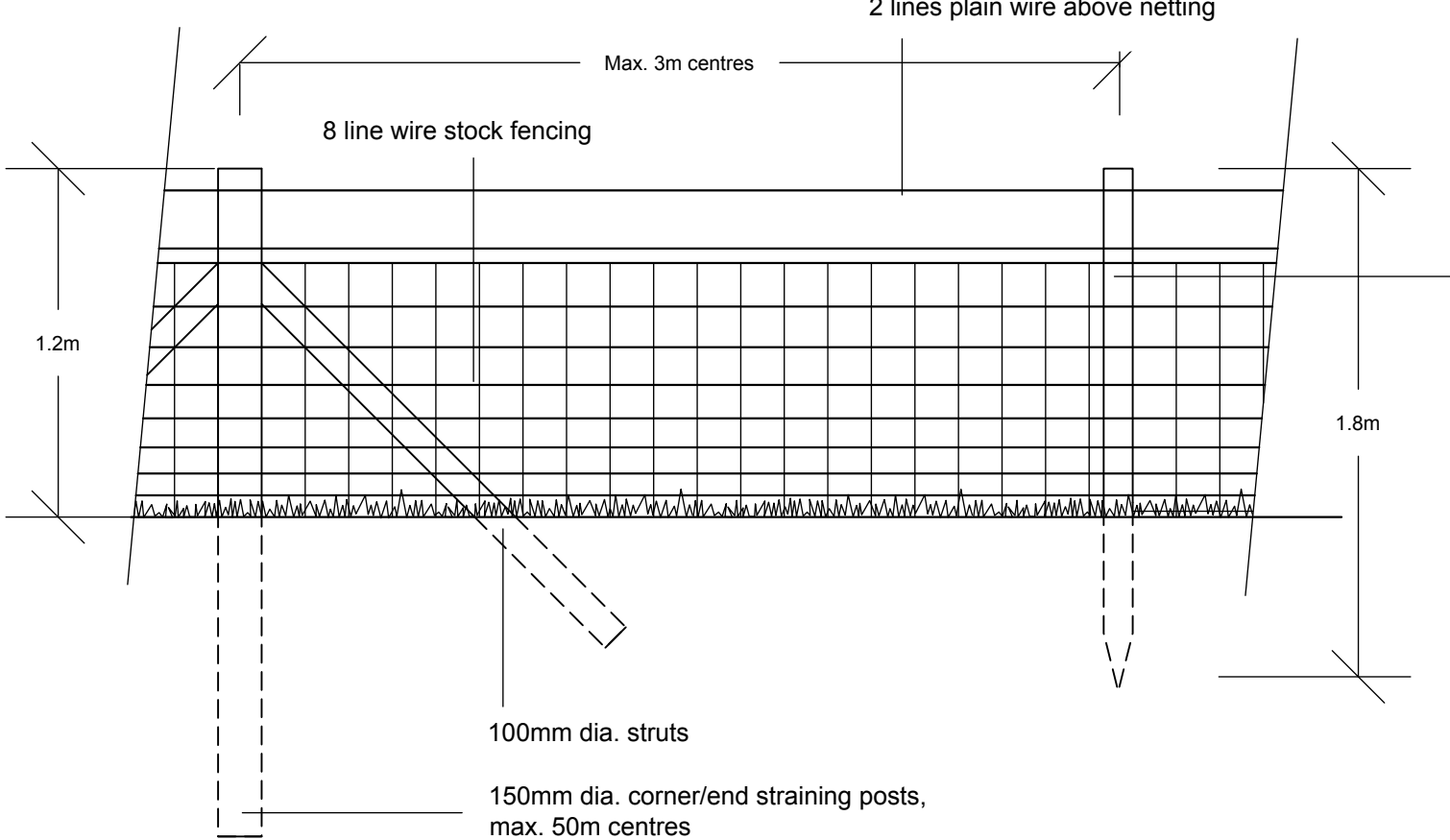


HICKS FARM SANG
TYPICAL SECTIONS

Drawn: TS	Drawing Number:	Rev:
Scale: 1:50 @A3	HI S 08	

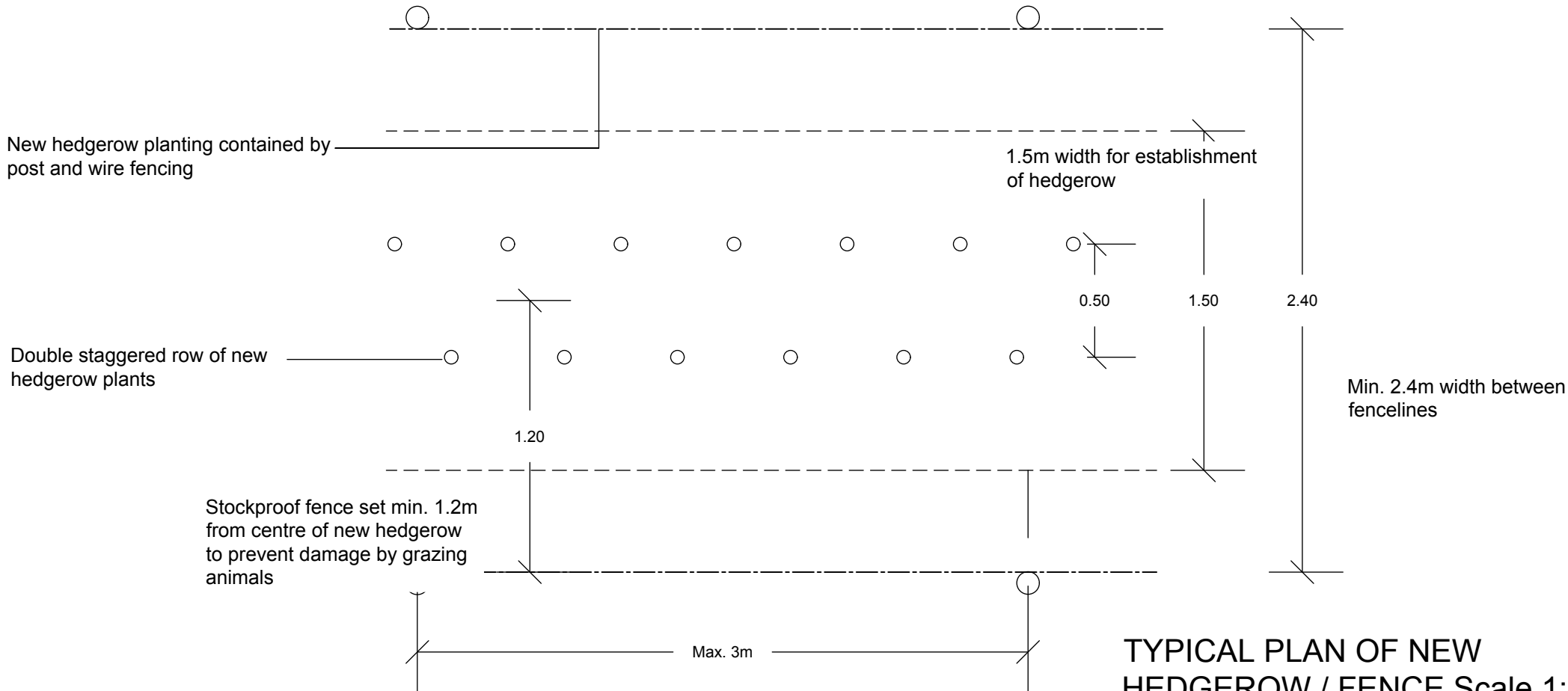
TYPICAL SECTION THROUGH POST & WIRE

Scale 1:25



TYPICAL HEDGEROW JUNCTION

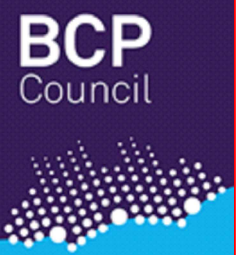
Scale 1:100



TYPICAL PLAN OF NEW HEDGEROW / FENCE Scale 1:25

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Orig	04/10/19		
ISSUE DATE		AMENDMENTS	CHECKED



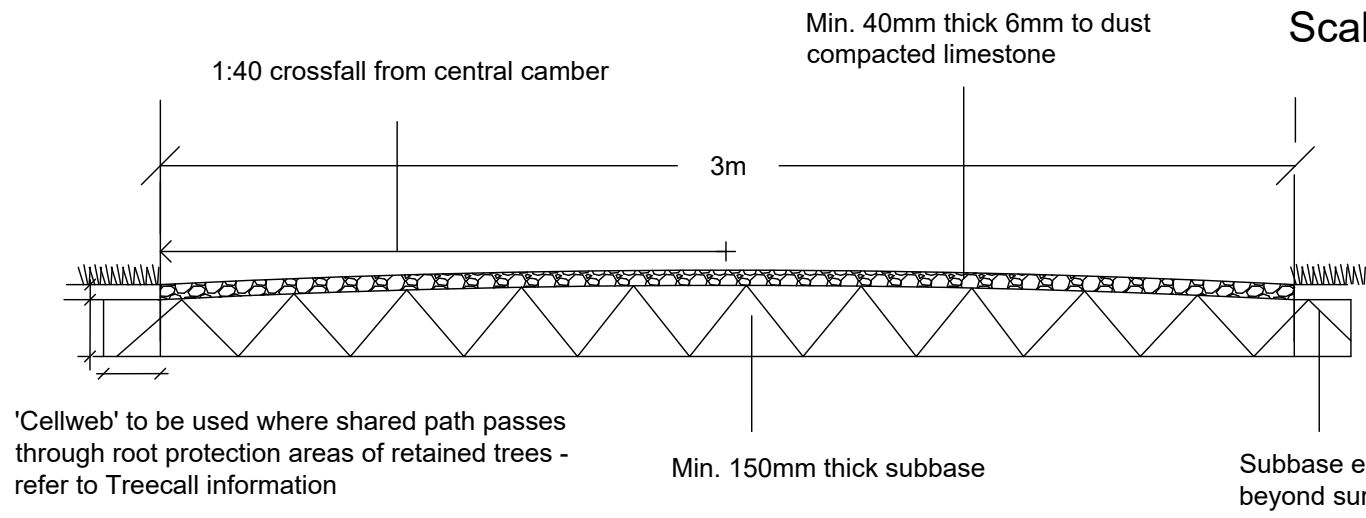
HICKS FARM SANG

TYPICAL FENCE DETAILS

Drawn: TS	Drawing Number: HI S 09	Rev:
Scale: As shown @A3		

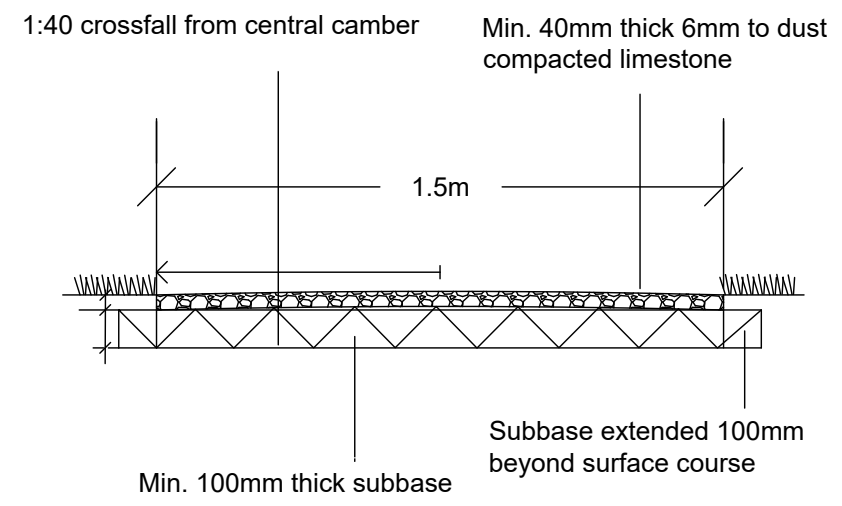
As shown @A3

TYPICAL SECTION THROUGH NEW 3M WIDE
SHARED FOOTPATH / CYCLEWAY
Scale 1:20



Where path is within floodzone to be laid to existing levels and marry in at edges. Any material generated to be removed from site or spread outside of the floodplain. Shallow ditch to be incorporated alongside path, refer to flood risk assessment.

TYPICAL SECTION THROUGH NEW 1.5M
WIDE FOOTPATHS
Scale 1:20



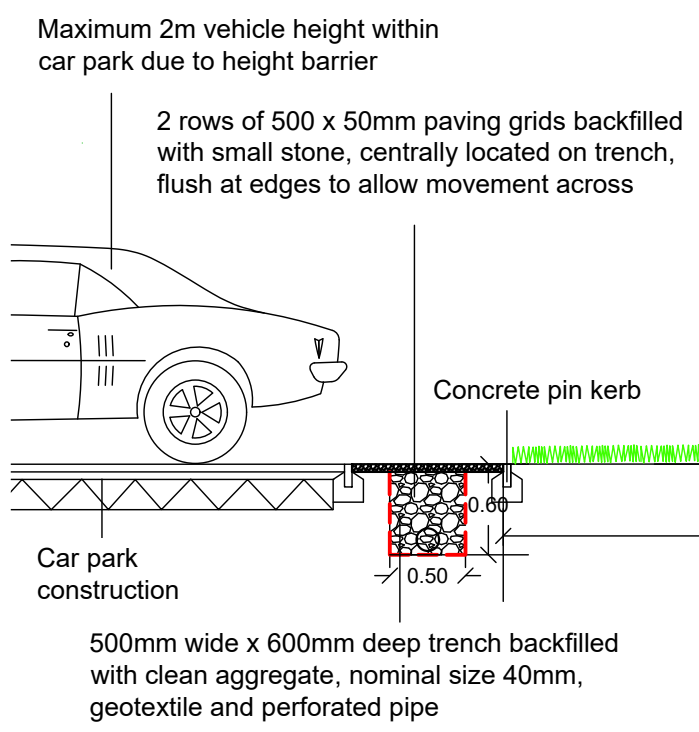
Where path is within floodzone to be laid to existing levels and marry in at edges. Any material generated to be removed from site or spread outside of the floodplain. Shallow ditch to be incorporated alongside path, refer to flood risk assessment.

Native tree and shrub planting to bund - mix of planting sizes including whips, large whips/feathered and individual trees to create a dense planting belt

Post & wire stockproof fencing

Perimeter bunding to car park, minimum 1m high.

Path route heading northwards



SECTION THROUGH CAR PARK EDGE
AND BUNDING Scale 1:50

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E	04/05/21	Shared path width amended, car park edge, planting and detail amended	
D	26/01/21	Car park bunding amended	
C	08/01/21	Car park edge detail amended	
B	03/03/20	Car park edge detail extended to show planted bund	
A	25/10/19	Annotation expanded regarding floodplain	
Orig	08/10/19		
ISSUE DATE	AMENDMENTS		CHECKED



HICKS FARM SANG
TYPICAL PATH DETAILS

Drawn: TS	Drawing Number: HI S 10	Rev: E
Scale: 1:20/1:50 @A3		

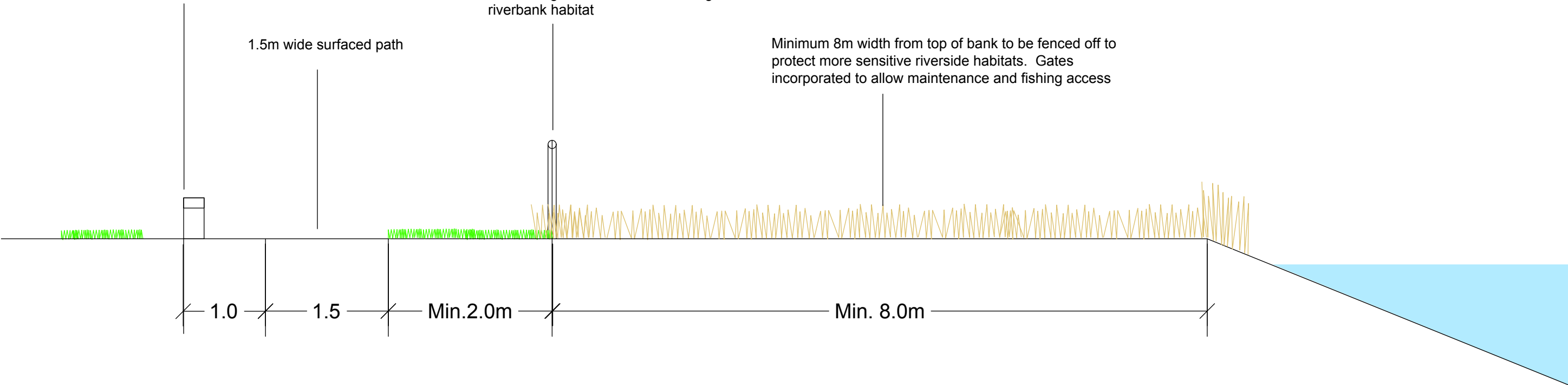
Rural style benches in locations along riverside, to be more than 8m away from top of riverbank

1.5m wide surfaced path

1.2m high post & wire/ stockproof fence - refer to drg HI S 09. To restrict dog access to riverbank habitat

Minimum 8m width from top of bank to be fenced off to protect more sensitive riverside habitats. Gates incorporated to allow maintenance and fishing access

TYPICAL SECTION THROUGH RIVERSIDE PATH
Scale 1:50



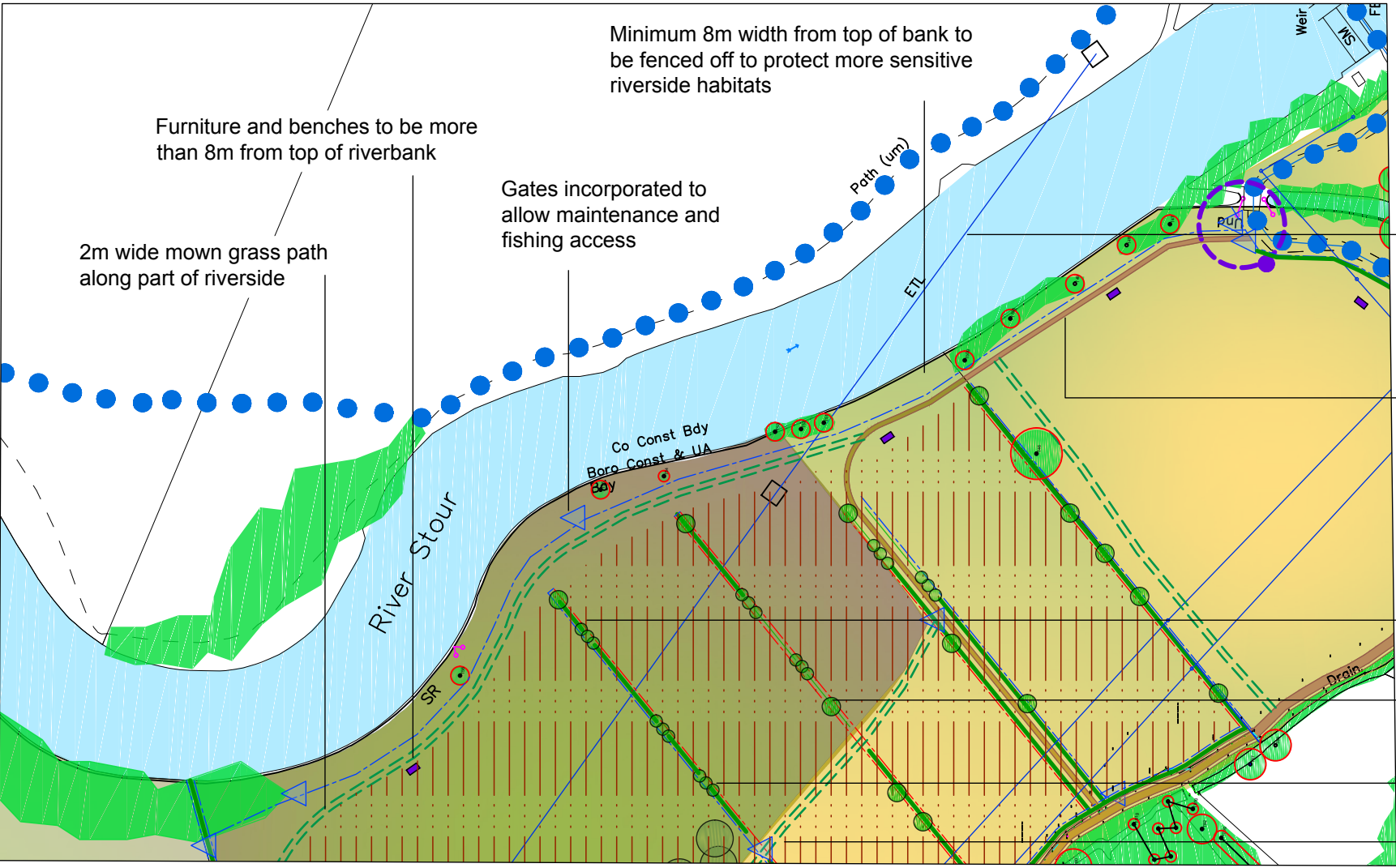
Furniture and benches to be more than 8m from top of riverbank

2m wide mown grass path along part of riverside

Minimum 8m width from top of bank to be fenced off to protect more sensitive riverside habitats

Gates incorporated to allow maintenance and fishing access

RIVERSIDE AREA PLAN EXTRACT
Scale 1:2000



Power lines

1.5m wide surfaced path along part of riverside

Gaps created in new hedgerows (to allow potential flood water through) with clear stemmed trees to provide continuation of green corridor (see drg HI S 12)

Post & rail fence

Combination of stockproof & post & rail fences

Gated access (see drg HI S 12)

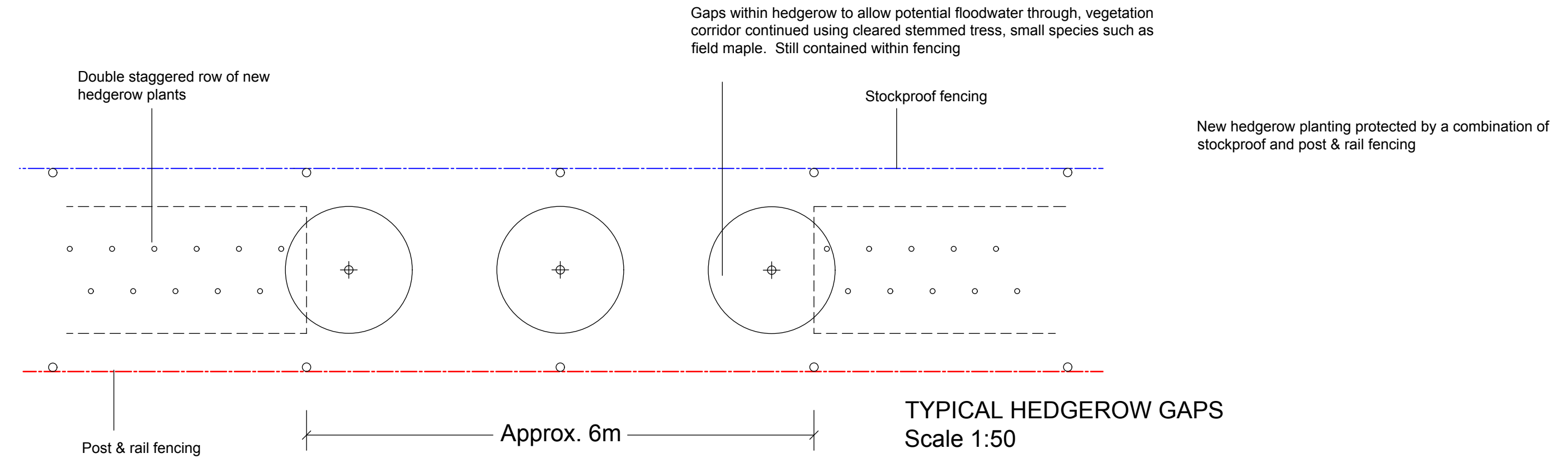
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A	01/02/21	River edge fence extended	
Orig	29/01/20		
ISSUE DATE	AMENDMENTS		CHECKED

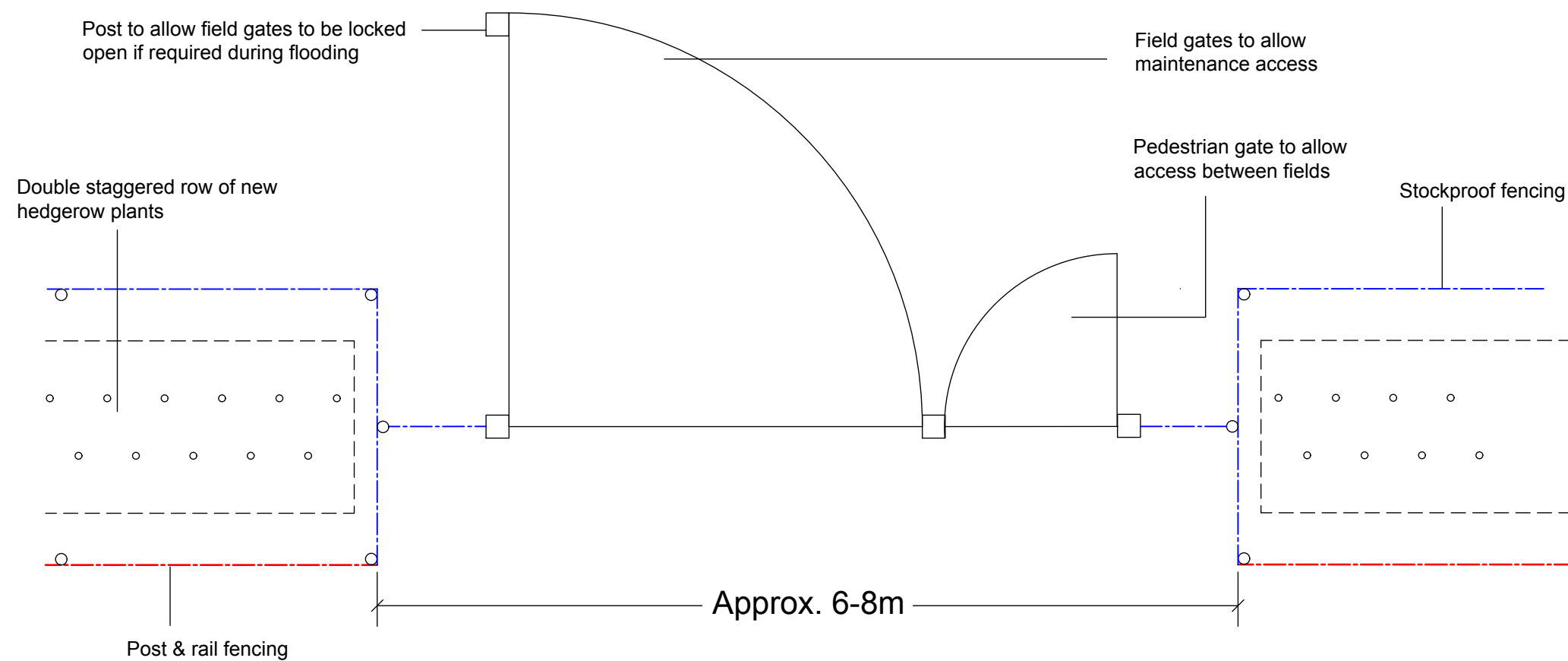
BCP Council

HICKS FARM SANG
PHASE 1 - RIVERSIDE AREA

Drawn: TS	Drawing Number:	Rev:
Scale: As shown @A3	HI S 11	A



TYPICAL PLAN OF GATES IN NEW HEDGEROW Scale 1:50



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Orig 29/01/20		
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HICKS FARM SANG
TYPICAL HEDGEROW GAPS

Drawn: TS	Drawing Number:	Rev:
Scale: As shown @A3	HI S 12	



- Throop & Muccleshell Conservation Area
- Existing footpaths or footpath/cycleways
- New surfaced footpath/cycleway - 3m
- Unsurfaced/mown footpaths
- Existing vegetation (indicative)
- Tree root protection areas
- Dry woodland/trees
- Wet woodland/trees
- New hedgerows
- Meadow/grassland
- Wetland/wet meadow
- Signage/interpretation areas
- Dog bins
- Benches
- Fencing & gates, as indicated
- SANG parking/access - 20 cars
- French drains
- Car park bunding

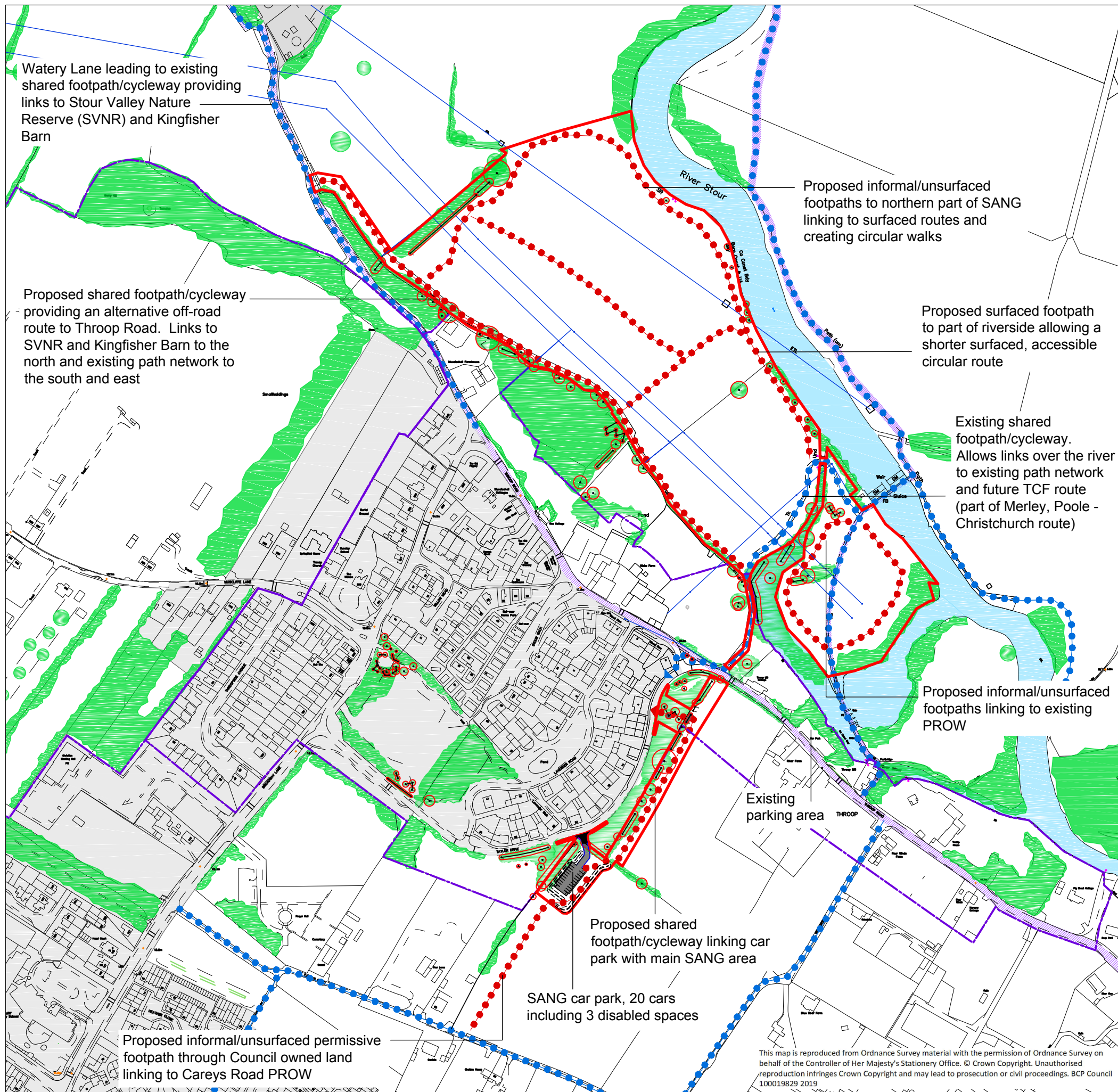
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D	04/05/21	Car park annotation, edge and planting revised	
C	08/02/21	Amendments to access road	
B	25/01/21	Minor amendments to bunding, extra planting shown	
A	08/01/21	Minor amendments to bunding, parking spaces	
Draft	18/12/20		
ISSUE	DATE	AMENDMENTS	CHECKED



HICKS FARM SANG PHASE 1 - PROPOSED LAYOUT CAR PARK DETAIL

Drawn: TS	Drawing Number: HIS 13	Rev: D
Scale: 1:500 @A3		



- Application boundary - ph 1
- Throop & Muccleshell Conservation Area
- Overhead cables/pylons
- Existing footpaths or footpath/cycleways
- New paths/routes (surfaced & unsurfaced)
- Existing vegetation (indicative)
- Tree root protection areas
- Route of Stour Valley Way

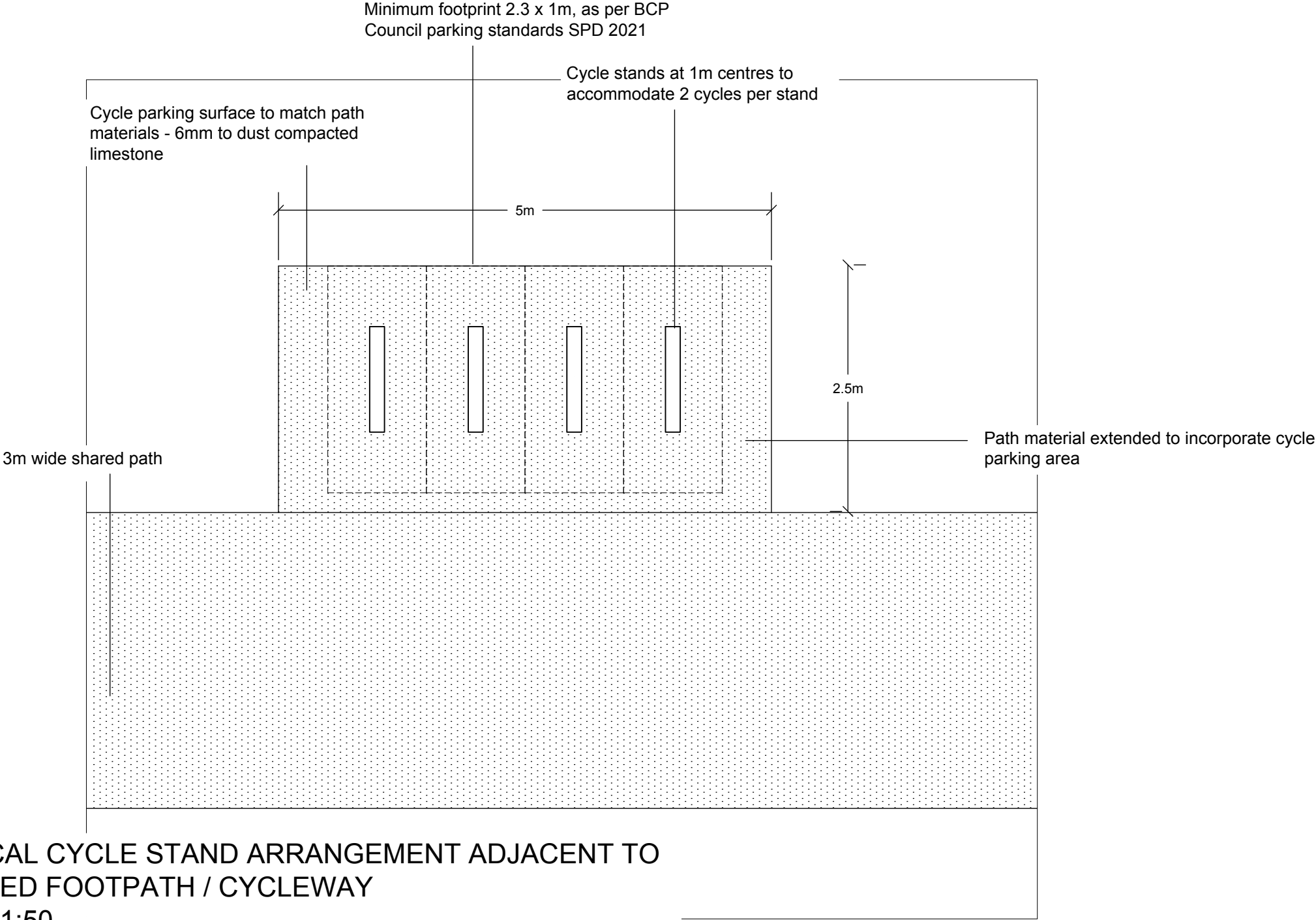
Refer to drawings HI S 03, 06, 7 and 13 for more detailed information on path types.

12/01/21	Original issue	
ISSUE DATE	AMENDMENTS	CHECKED

BCP
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HICKS FARM SANG PHASE 1 - PEDESTRIAN & CYCLE ROUTES

Drawn: TS	Drawing Number:	Rev:
Scale: 1:4000 @A3	HI S 14	



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HICKS FARM SANG
TYPICAL CYCLE STAND LAYOUT

Drawn: TS	Drawing Number:	Rev:
Scale: 1:50 @A3	HI S 15	

Bottom of
bund (car
park side)

Top of bund

Bottom of
bund (outer
edge)

Whips

Larger whips/feathered stock
scattered through the planting mix -
planted at minimum 1m high
depending on species

Individual trees planted through
the mix - planted at sizes
10-12cm or 12-14cm girth

Stockproof fencing

TYPICAL PLAN OF BUND PLANTING
Scale 1:25

Minimum 5m

Dense planting belt to bund to reduce visibility of car park
from wider landscape - staggered rows of plants at 0.5m
centres, a mix of tree and shrub species. Planted with a
mix of whips and approx. 20% larger whips/feathered
stock as well as individual trees for more immediate impact

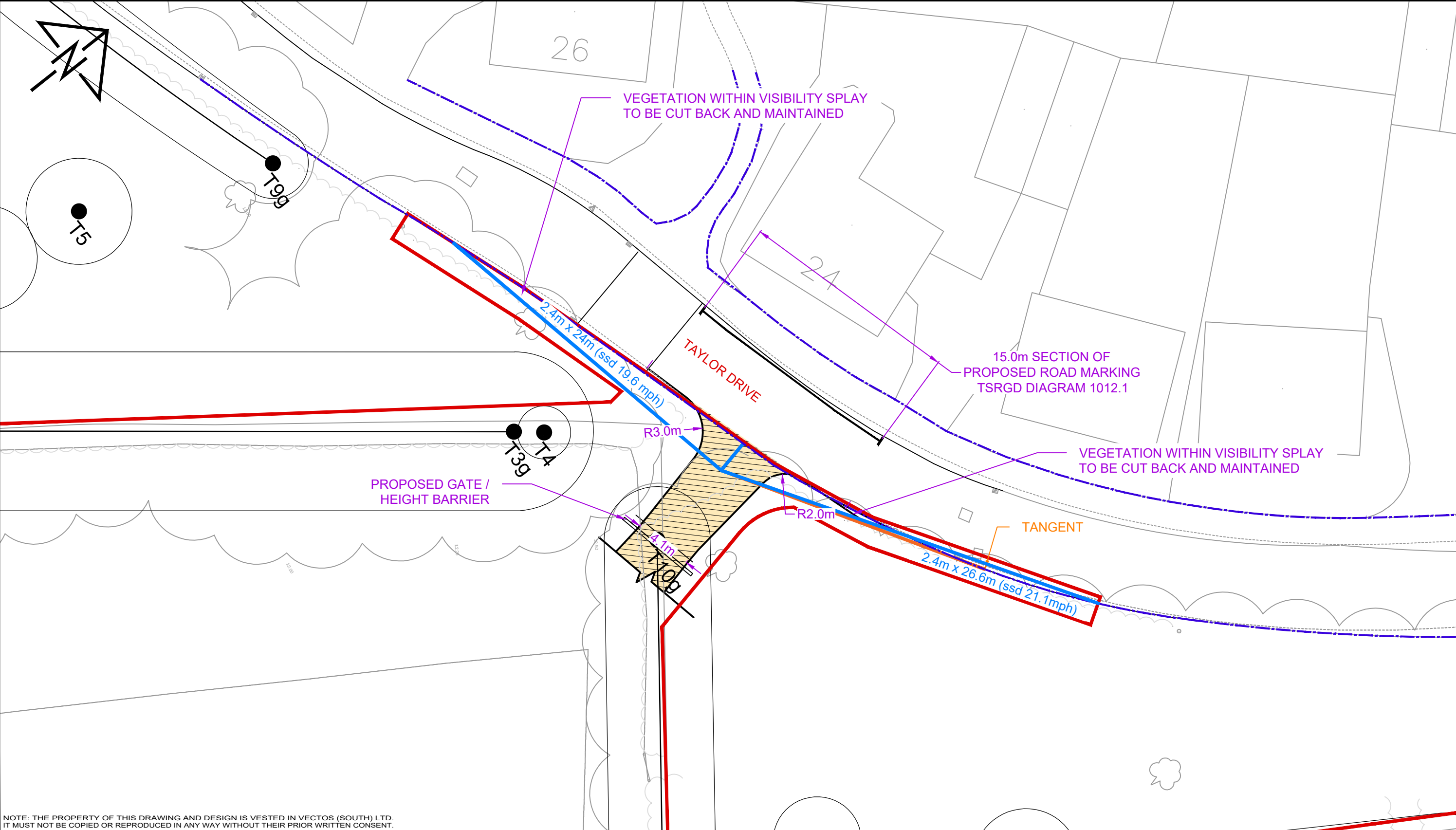
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HICKS FARM SANG
CAR PARK BUND PLANTING MIX

Drawn: TS	Drawing Number:	Rev:
Scale: 1:25 @A3	HI S 16	



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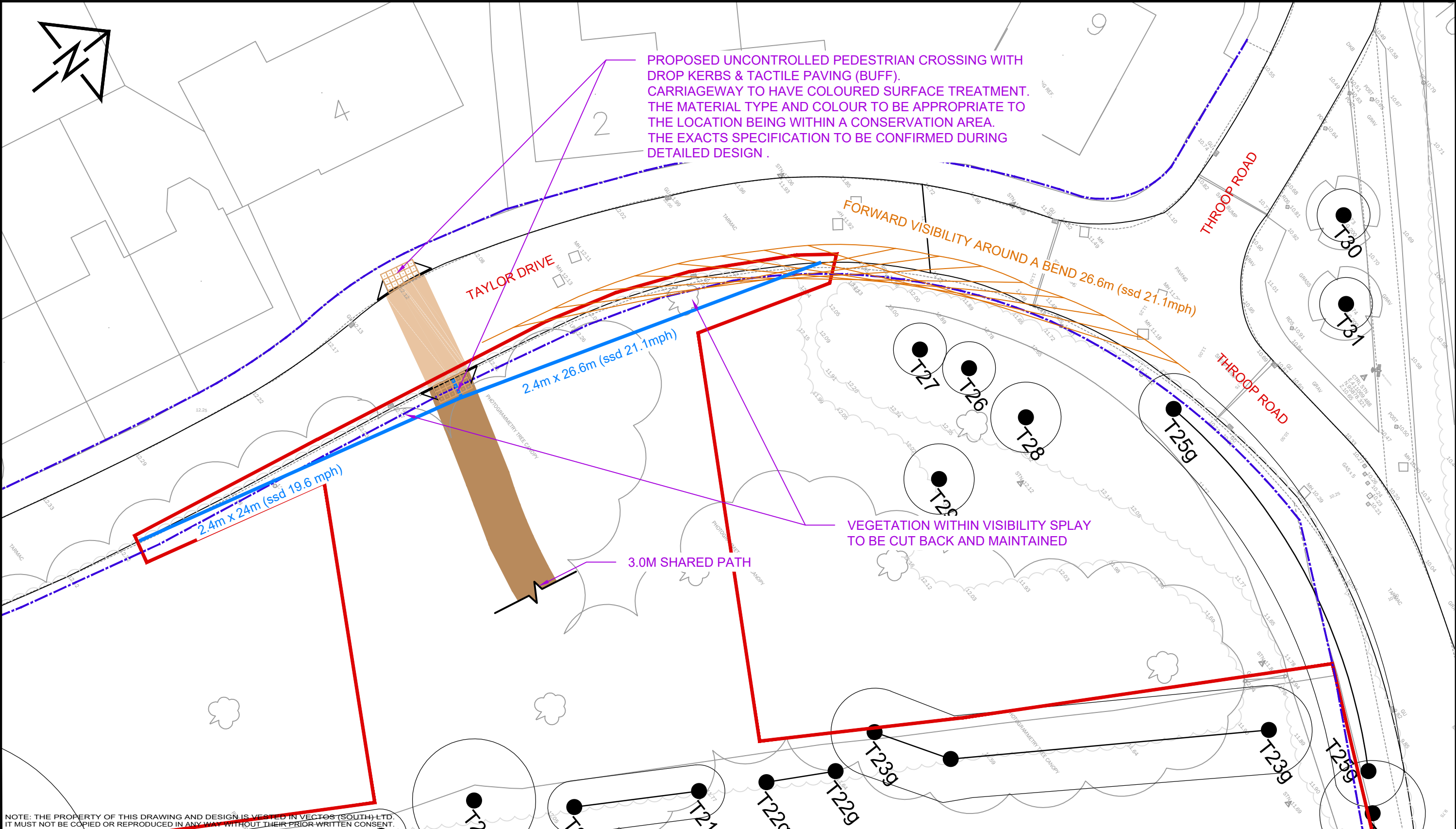
- ROAD SAFETY AUDIT
- FULL VERTICAL ALIGNMENT
- DETAIL DESIGN
- LAND OWNERSHIP RECORDS

KEY

- SANG PHASE 1 BOUNDARY
- HIGHWAY BOUNDARY (INTERPRETED FROM BCP COUNCIL RECORDS)

STATUS:
INFORMATION ONLY

PROJECT:		HICKS FARM SANG		CLIENT:		BCP COUNCIL	
DRAWING TITLE:		PROPOSED CAR PARK ACCESS GENERAL ARRANGEMENT AND VISIBILITY SPLAYS		vectos. 5th Floor, 4 Colston Avenue, Bristol, BS1 4ST t: 0117 203 5240 e: enquiries@vectos.co.uk			
DRAWN:	CHECKED:	DATE:	SCALES:				
SCJ	DR	19/04/21	1:250 @ A3	194895_A05	A		



REV.	DETAILS	DRAWN	CHECKED	DATE
A	UPDATED AS PER BCP COMMENTS 19/04/21	SCJ	DR	20/04/21
STATUS: INFORMATION ONLY				

THIS IS DRAWING IS FOR COMMENT ONLY

SUBJECT TO:

- ROAD SAFETY AUDIT
- FULL VERTICAL ALIGNMENT
- DETAIL DESIGN
- LAND OWNERSHIP RECORDS

KEY

- SANG PHASE 1 BOUNDARY
- HIGHWAY BOUNDARY (INTERPRETED FROM BCP COUNCIL RECORDS)

PROJECT: **HICKS FARM SANG**

DRAWING TITLE: **PROPOSED UNCONTROLLED PEDESTRIAN CROSSING
GENERAL ARRANGEMENT AND VISIBILITY SPYALS
(SHARED USE PATH CONNECTING
CAR PARK WITH TAYLOR DRIVE)**

DRAWN: SCJ	CHECKED: DR	DATE: 19/04/21	SCALES: 1:250 @ A3
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CLIENT: **BCP COUNCIL**

vectos.

5th Floor, 4 Colston Avenue, Bristol, BS1 4ST
t: 0117 203 5240 e: enquiries@vectos.co.uk

DRAWING NUMBER: **194895_A06**

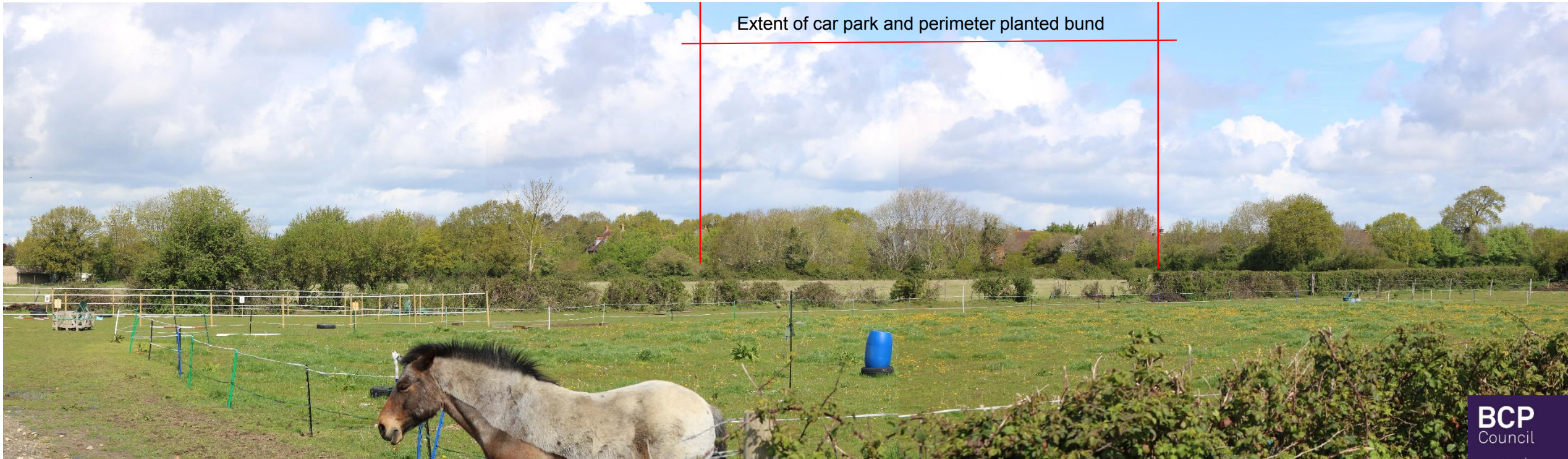
REVISION: **A**

HICKS FARM SANG – VP B - VIEW FROM MILL ROAD

Glimpses of houses along Taylor Drive



Viewpoint B – Existing view looking north west from Mill Road (close to junction with Careys Road)



Viewpoint B – View looking north west from Mill Road (close to junction with Careys Road), with proposed car park bunding and planting added (shown approx. 5 years after planting)

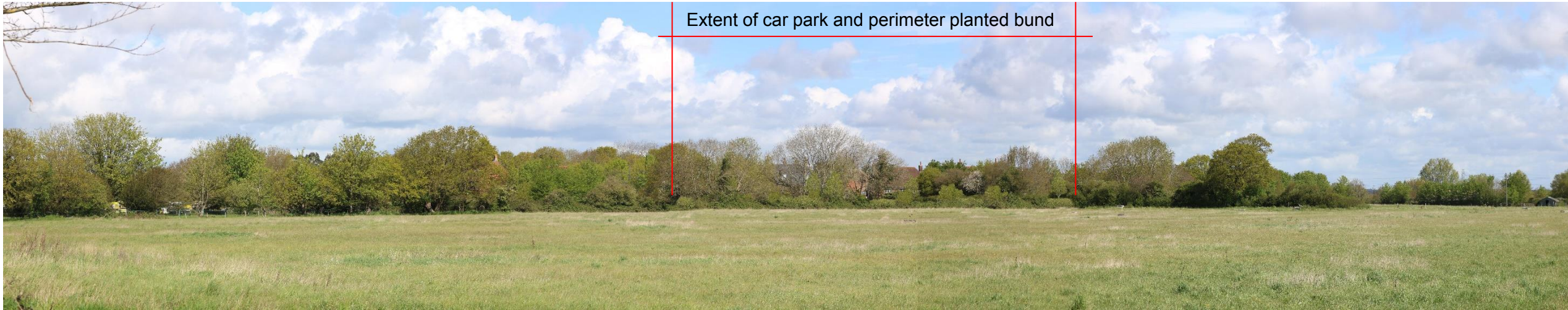
HICKS FARM SANG – VP C - VIEW FROM CAREYS ROAD

Glimpses of houses along Taylor Drive



Viewpoint C – Existing view looking north from field gate on Careys Road

Extent of car park and perimeter planted bund

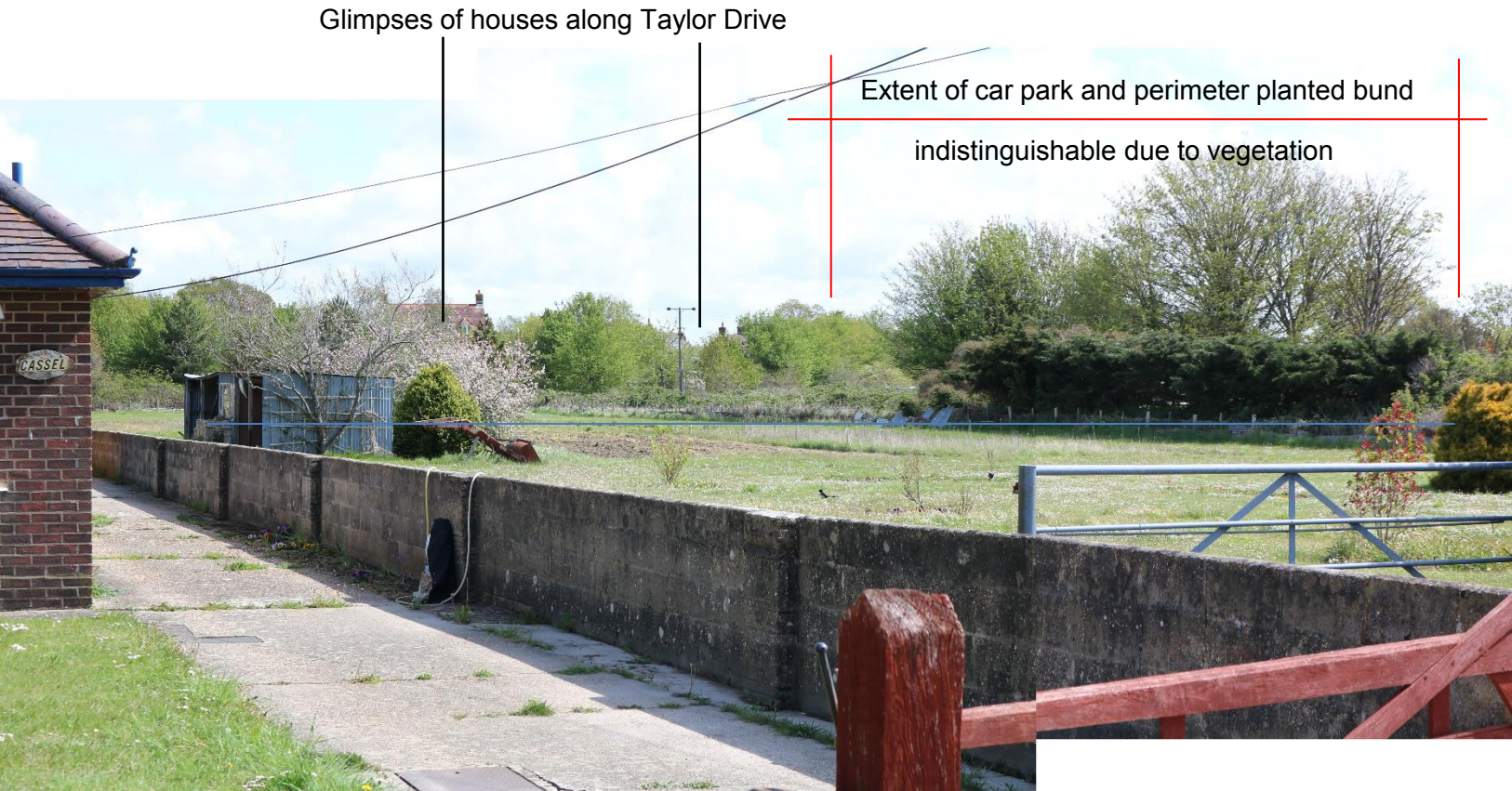


Viewpoint C – View looking north from field gate on Careys Road, with proposed car park bunding and planting added (shown approx. 5 years after planting)

HICKS FARM SANG – VPs A & D - VIEWS FROM MILL ROAD AND CAREYS ROAD



Viewpoint A – Existing view looking north west from field gate on Mill Road (north)



Viewpoint D – Existing view looking north east from Careys Road, adjacent to house

HICKS FARM SANG – VP E - VIEW FROM OPEN SPACE SOUTH OF TAYLOR DRIVE

Extent of car park and perimeter planted bund, beyond vegetation



Viewpoint E – Existing view looking east from within open space south of Taylor Drive