N

P1
Copper Beach

P2
Liquidambar

Shrublands

Redwoods

BIRD

BAT

BEE

1
2
3
4
5
6
7
8
9
10
11
12
13

P1
Copper Beach

40.2m

Notes

1. Orchard
2. Amenity space - (Landscaped garden & Patio Area) to be designed by competant landscape designer
3. Plot 1
   3 Bed plus Study Bungalow 122 sqMetres.
   Parking for minimum 3 cars.
4. Air Source Heat Pump
5. BNG Improvements, East Elevation Bat Box and Bird with Bee on the South
6. New tree planting
7. Hedge to separating boundary, in guidance with Essex Wildlife Trust.
   "The best hedges for wildlife are thick and broadest at the bottom with a range of woody species such as: field maple, hazel and spindle which provide wildlife the most cover. Ramblers such as bramble and rose are frequent, together with climbing honeysuckle and wild clematis"
8. Fire engine access and turning
9. Hardscape area, permeable block pavers.
10. 3 x 2.9 x 6 Metre Car Spaces
11. Electric Car Charger
12. Covered Wheeilie Bin Storage
13. Covered Bike Storage

BNG Improvements for Wildlife

BIRD - Bird Box
(eg Unitura Integrated Semi-open Nest Box)

BEE - Bee Brick

BAT - Bat Box

Wheelie Bin Storage

Bike Storage

1 Proposed Site Plan
Scale: 1:250

0 5 10 15 20 25 m

Date	No.	Revision Notes

IMPORTANT INFORMATION

1 Do not scale drawings, work to figured dimensions. All dimensions to be checked on site by Contractor prior to commencement of works. Contractor to report any discrepancies and await further instructions before proceeding.

2 Roof Trusses, Block and Beam and Easijoists, must be physically on site measured and checked prior to ordering, we accept no responsibility or liability for the accuracy of the desktop plans submitted for planning and building control.

3 We use Ordnance Survey digital maps for Topography and Boundaries, it is the responsibility of the Land Owner to ensure he owns all the land the proposed development uses, and obtain if necessary any easements required to carry out the proposed work.

4 All building materials and techniques must be agreed to be compliant by Building Control prior to commencement.

5. We will not advise as to whether a project falls under permitted development or not. We always recommend getting planning permission or a lawful development certificate prior to any construction work commencing.

Design Firm
Complete Planning and Sustainable Development Ltd
Mill Chase House
Riverview
Manningtree
CO11 2BE

Project Title
New Dwelling
Shrublands, Bergholt Road, Bentley, Ipswich, IP9 2DQ.

Sheet Title
Site Plan

Date	Drawn By
04/08/2026	CP
File Name: 0286-ShrublandsIP92DQ.vwx	Reviewed By: BP
Sheet No.: 200	Suitability: FOR PLANNING

CIAT CHARTERED PRACTICE