



Waggoners & 2 New Dwellings

1. Utilise existing entrance.
2. Existing Hardstanding for Waggoners Dwelling Upgrade for fire engine access.
3. Existing Parking, for Waggoners Way
4. Privacy Hedge to side of driveway, 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"
5. New driveway for dwellings
6. Plot 1
4 Bed 1.5 Storey 110sqMetres.
Internal garage with bike storage 3x7m Internal
Parking for minimum 3 cars.
250+sqm amenity space (predominantly S&W Facing)
7. Plot 2
4 Bed 1.5 Storey 110sqMetres.
Internal garage with bike storage 3x7m Internal
Parking for minimum 3 cars.
230+sqm amenity space (predominantly S&W Facing)
8. Landscaping for both plots to be designed by competent landscape designer.

Plots to use existing boundary fence.

Date	No.	Revision Notes
IMPORTANT INFORMATION		
1. 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 Easjoists, 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 Two New 1.5 Storey Dwellings Waggoners Way Link Lane, Bentley, Suffolk, IP9 2DP		
Sheet Title Site Layout		
Date 12/06/2026		
Drawn By CP	Reviewed By BP	
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Sheet No. 107 Page 11		
Suitability FOR PLANNING		
		

1 Site Layout
Scale: 1:250

