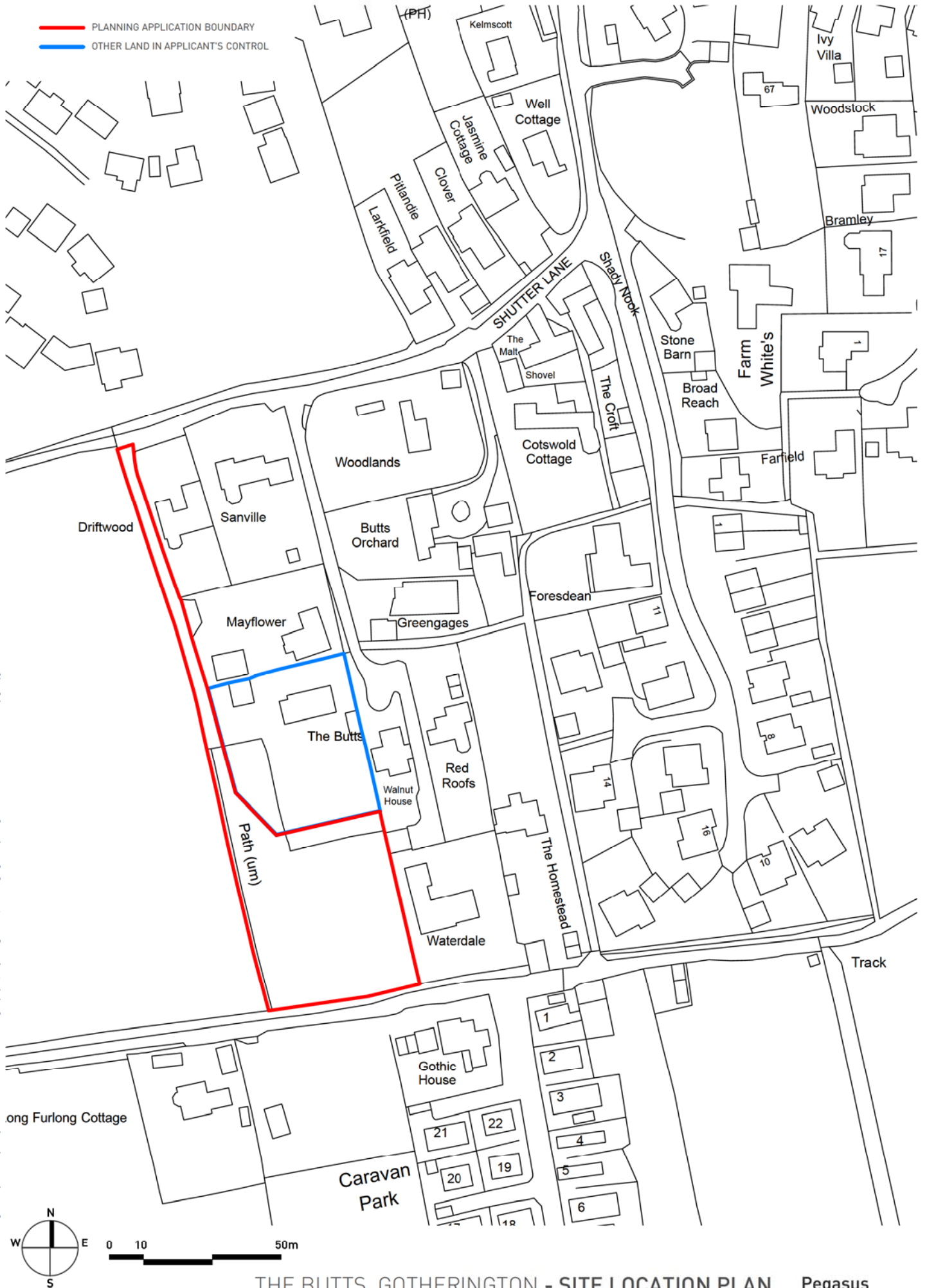


— PLANNING APPLICATION BOUNDARY  
— OTHER LAND IN APPLICANT'S CONTROL

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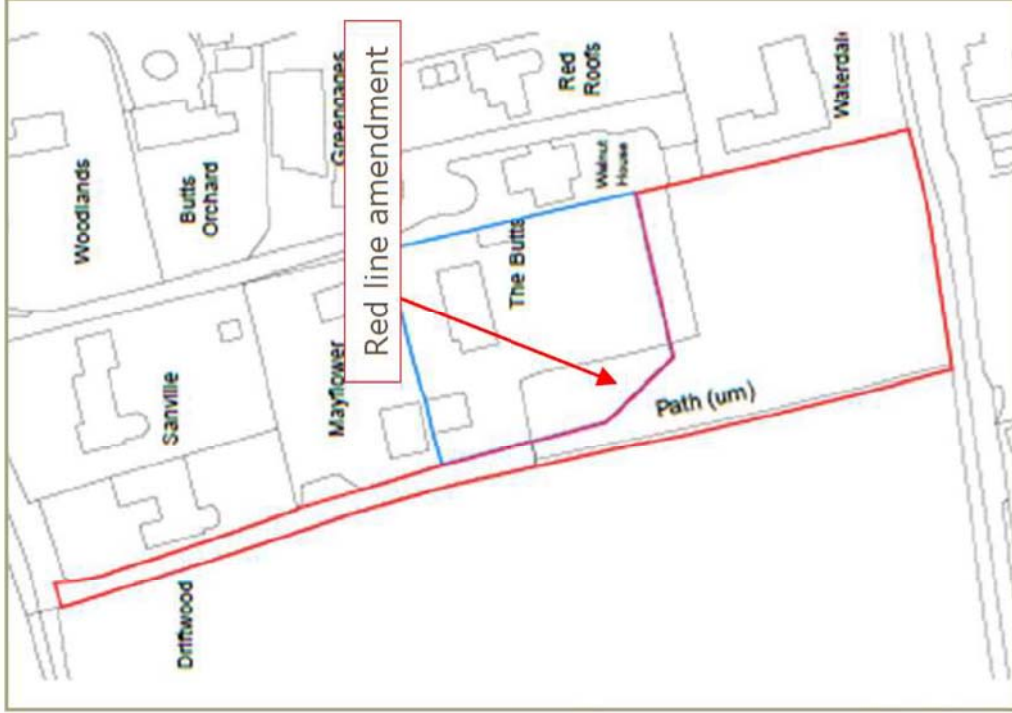
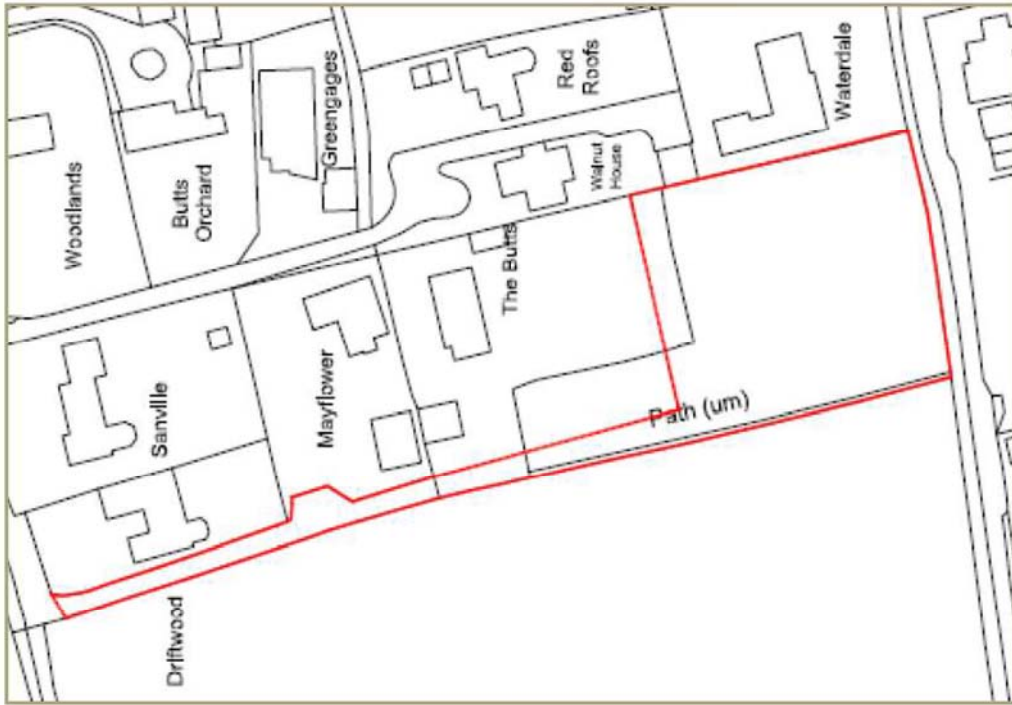


## THE BUTTS, GOTHERINGTON - SITE LOCATION PLAN



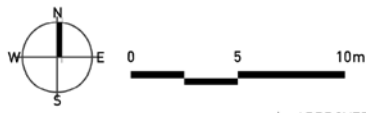
| APPROVED BY P.M: EJT | DATE: 9/12/20 | SCALE: 1:1,000 @A3 | DRWG: P20-0963\_01-3 REV: H | CLIENT: CENTAUR HOMES |  
 PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSGROUP.CO.UK | TEAM/DRAWN BY EJT/KB |

Comparison of red line area between approved plan (left) and proposed plan (right)





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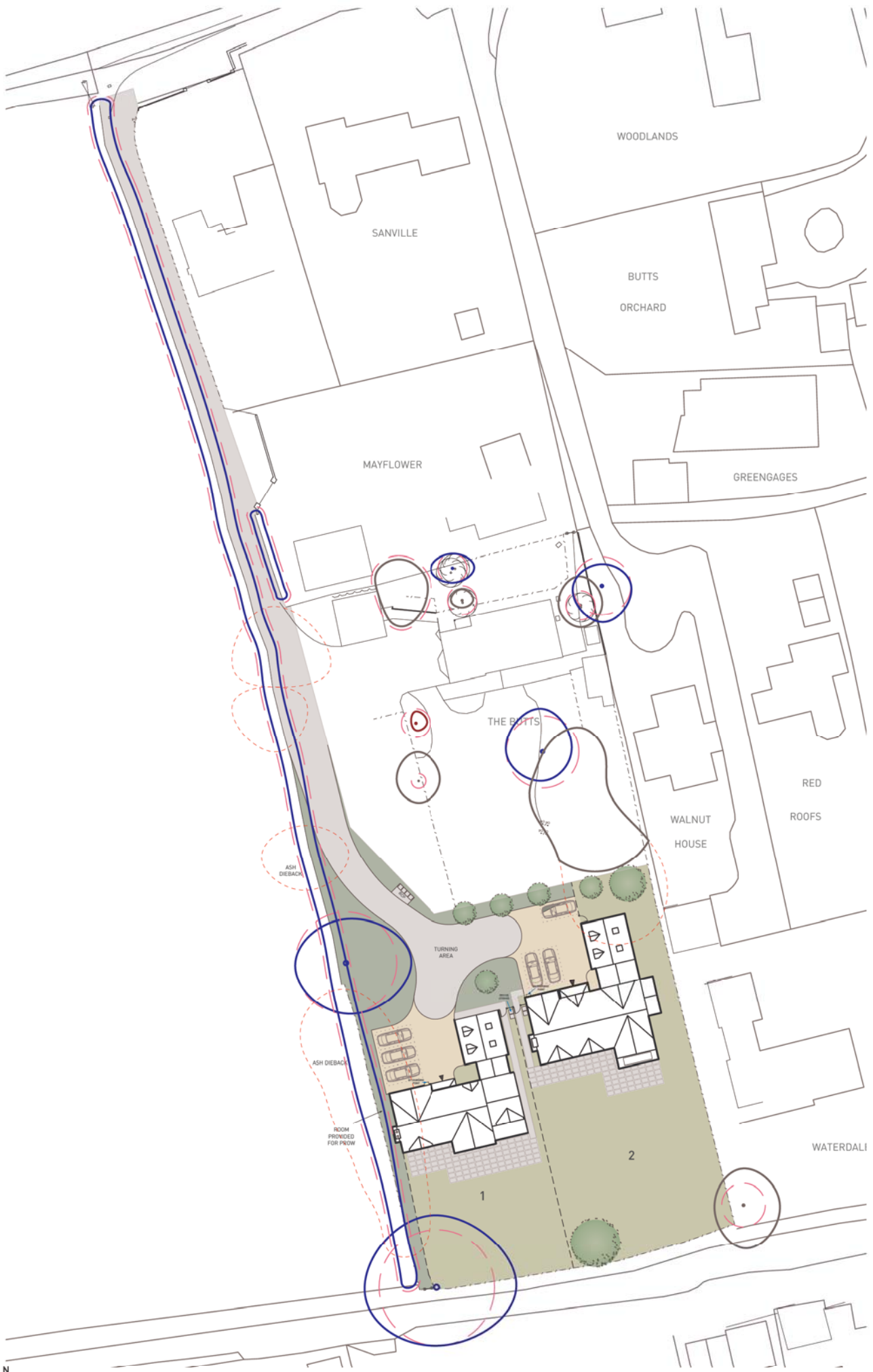
## THE BUTTS, GOTHERINGTON - SITE LAYOUT

| APPROVED BY P.M: EJT | DATE: 4/06/21 | SCALE: 1:250 @ A3 | DRWG: P20-0963\_01-1 REV: i | CLIENT: CENTAUR HOMES |  
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# THE BUTTS, GOTHERINGTON - SITE LAYOUT



| APPROVED BY P.M: EJT | DATE: 9/12/20 | SCALE: 1:500 @A3 | DRWG: P20-0963\_01-2 REV: H | CLIENT: CENTAUR HOMES |  
| PLANNING | DESIGN | ENVIRONMENT | ECONOMICS | WWW.PEGASUSGROUP.CO.UK | TEAM/DRAWN BY EJT/HW |





GROUND FLOOR PLAN



1ST FLOOR PLAN

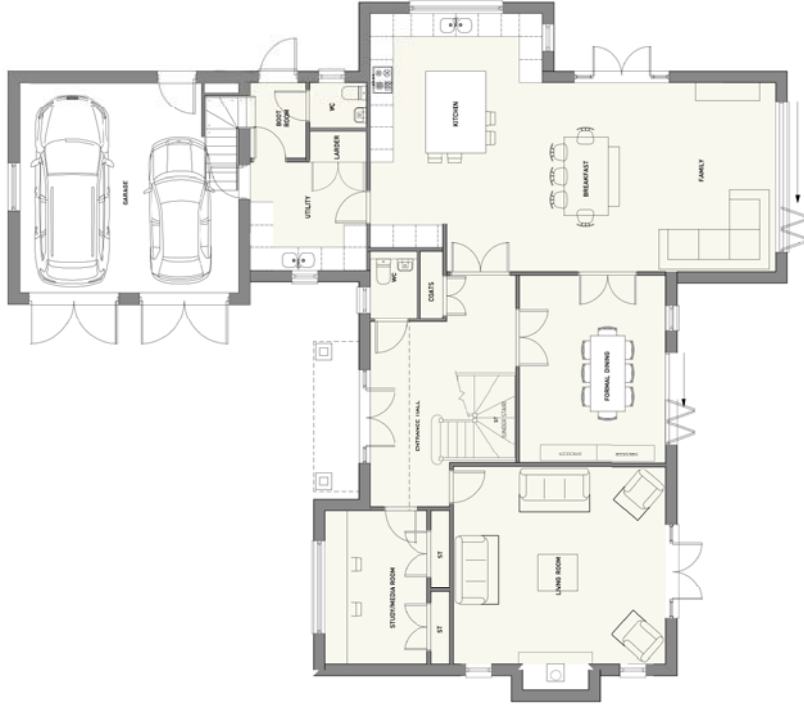


3140 SQFT

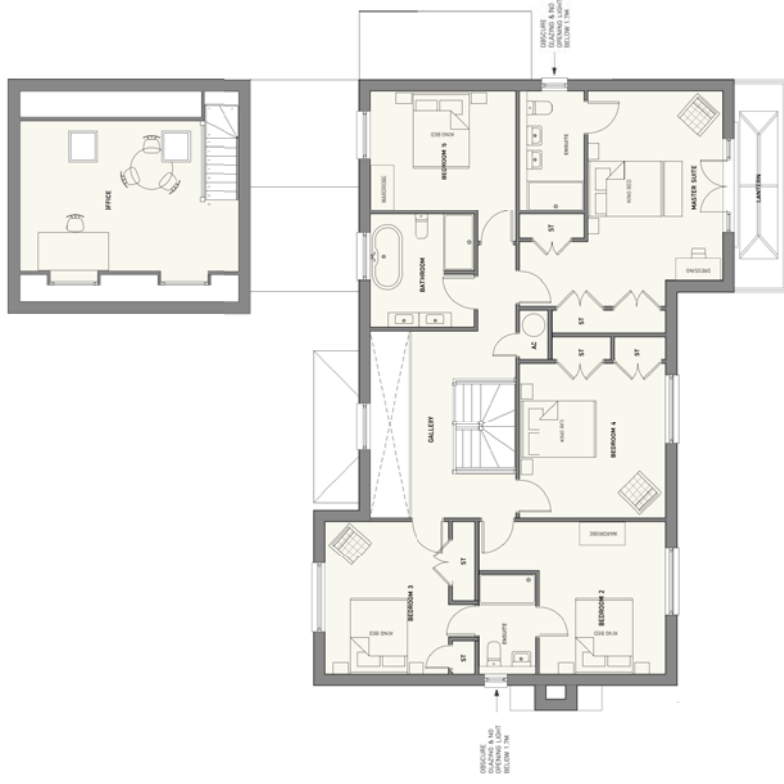
THE BUTTS, GOTHERINGTON - PLOT 01 FLOOR PLANS Pegasus Design

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GROUND FLOOR PLAN



1ST FLOOR PLAN



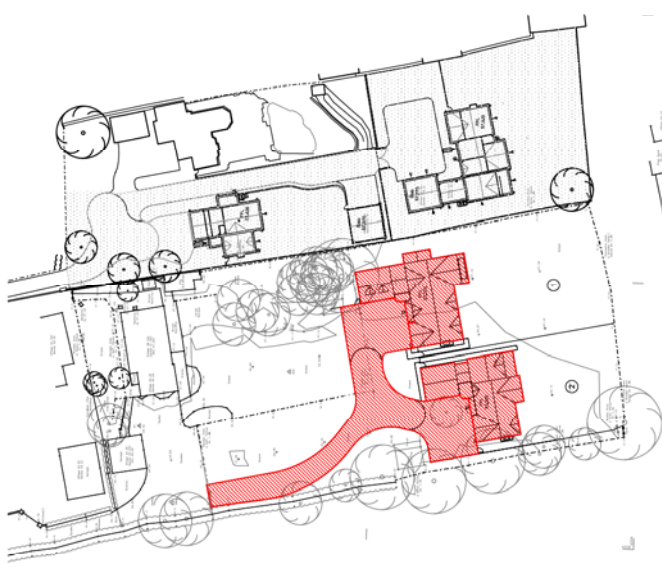
3330 SQFT

# THE BUTTS, GOTHERINGTON - PLOT 02 FLOOR PLANS

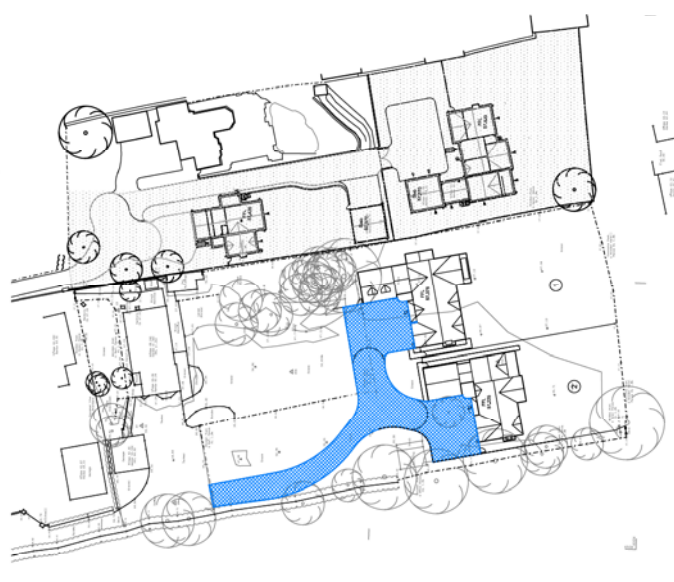
Pegasus Design



PROPOSED CATCHMENT AREA PLAN (1:500)



PROPOSED INFILTRATION AREA PLAN (1:500)



**Important note:**  
All construction works to be undertaken in strict accordance with the Construction (Design and Management) Regulations 2015.

**NOTES:**  
Existing 150mm foul water sewer to be diverted - subject to Severn Trent Water Ltd Section 165 approval.  
Foul water from new plots to drain by gravity to the existing foul water sewer - subject to Severn Trent Water Ltd Section 106 approval.  
Surface water from roofs and driveways to infiltrate into underlying permeable surfaces. Surface water from parking areas to infiltrate into parking areas with 400mm depth of suitable stone (Appropriate Infiltration 'Superficial Surface' or similar) to provide storage prior to infiltration. Infiltration rate taken from previous geotechnical development and assumed to be 1.68mm/hours. Percolation rate will require in-situ testing to confirm.  
Total catchment area (Plots 1, 2 and off-ways) = 512m<sup>2</sup>.  
Total area of permeable surfaces (to provide required storage) = 480m<sup>2</sup>.  
Storm water calculations show design provides suitable storm water storage and holding for a 100 year event +45% for climate change.  
Permeable surfaces to be maintained in accordance with CRESA Study Manual C753.  
Storm water harvesting to be provided for the form of rain water butts to reduce demand for potable water.

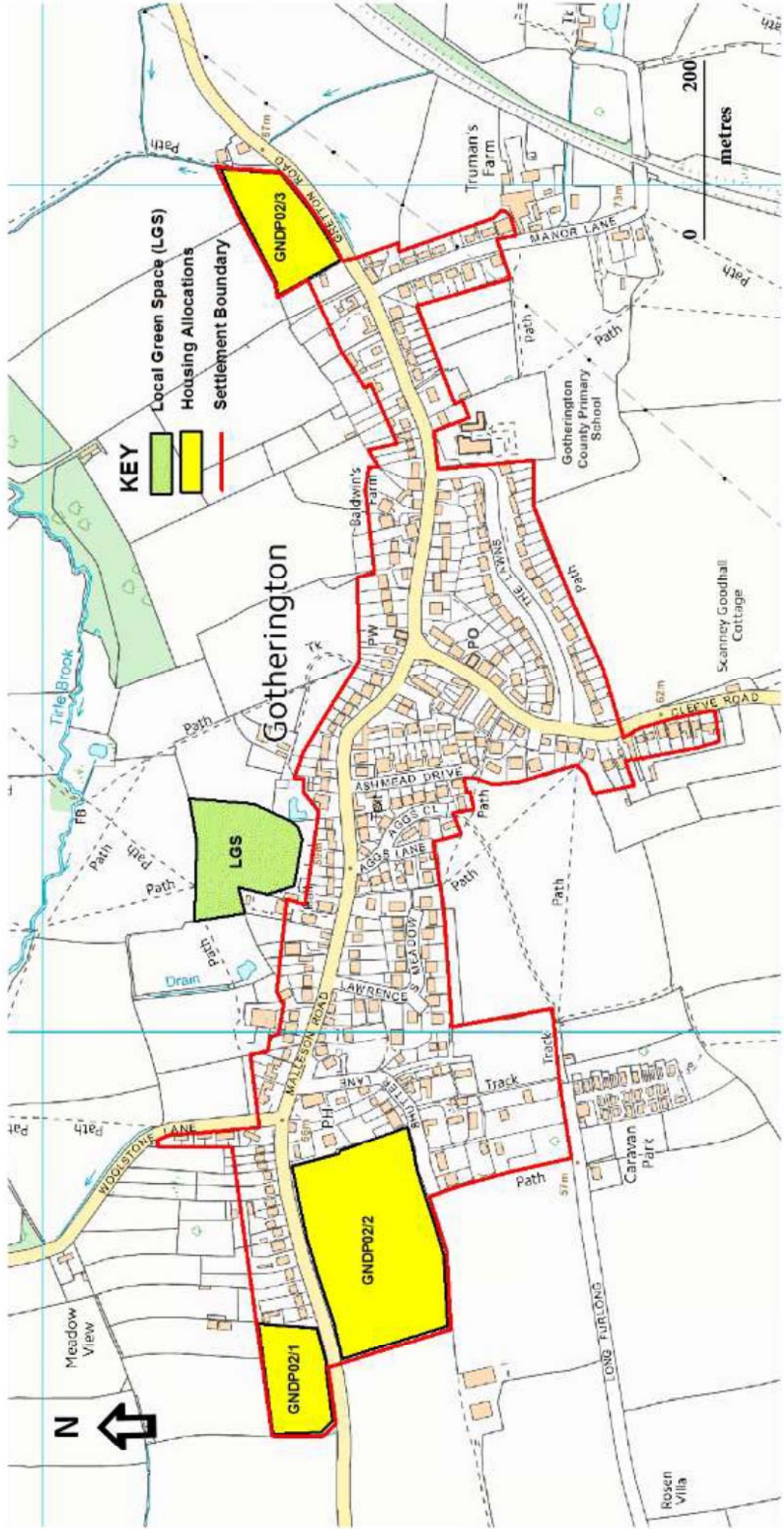
**MANS DRAINAGE KEY:**  
 - - - Existing foul manhole / sewer  
 - - - Adaptable foul manhole / sewer  
 - - - Foul sewer to be abandoned  
 - - - Foul lateral / demarcation chamber  
 - - - Proposed 'polywater' permeable paving inlet / outlet  
 - - - Private foul drain  
 - - - Private foul drain  
 - - - Water butt with overflow to piped system  
 - - - Easement for existing public sewer

**EXTERNAL WORKS KEY:**  
 - - - Unbound gravel  
 - - - Permeable block paving  
 - - - Proposed 150mm foul water storage to allow infiltration



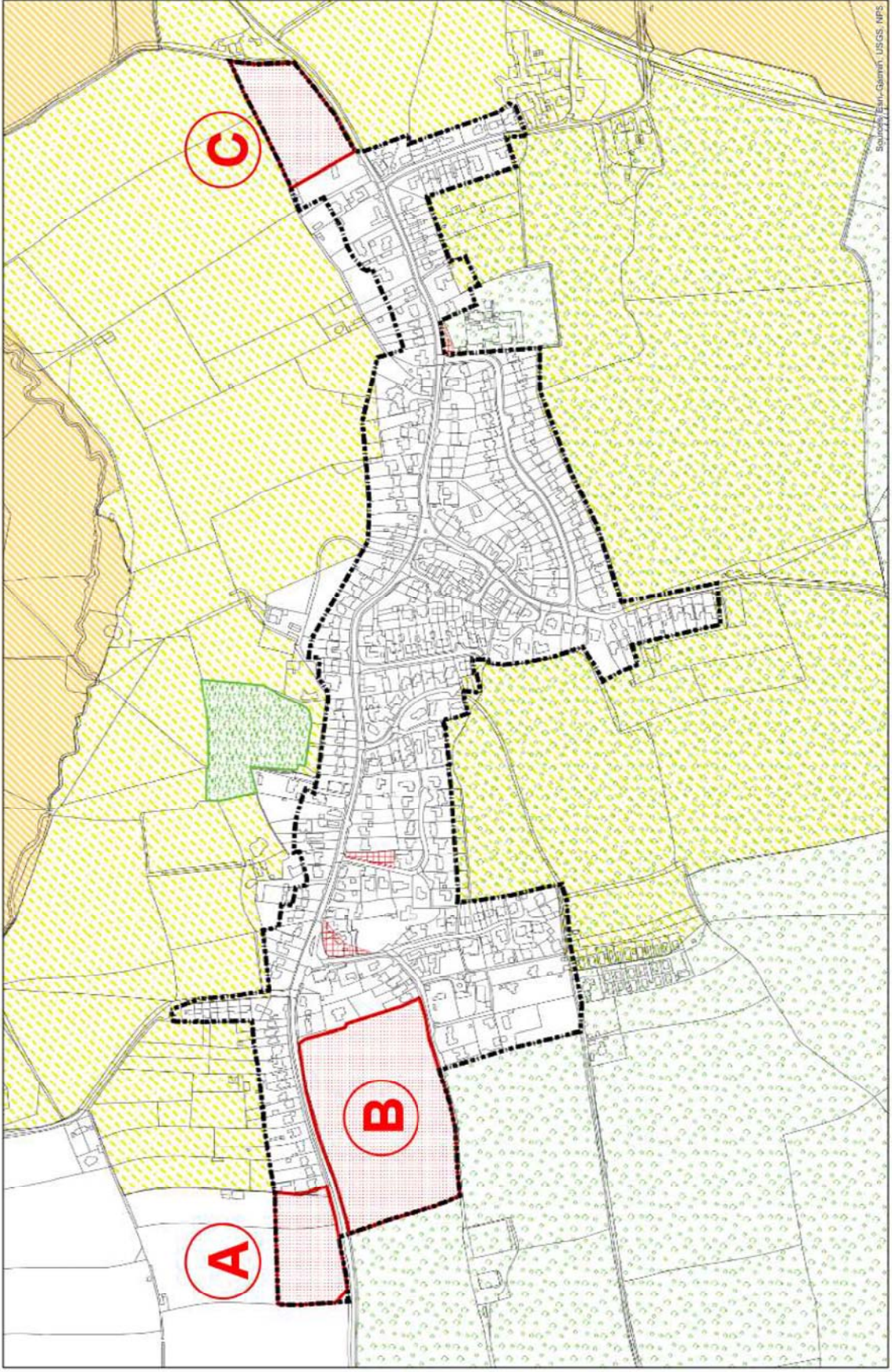
REVISIONS	Date:	By:
1	20/11/20	BDP
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Figure 6- Gotherington Neighbourhood Plan Proposals Map (OS Licence Number: 100055181)





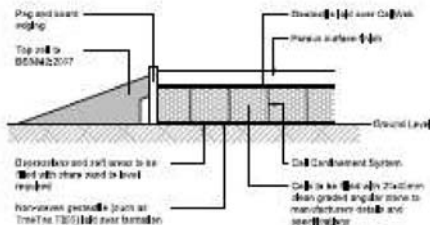
**RES1 & RES2 - Gotherington**



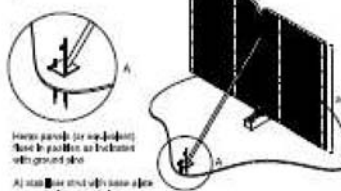




**Nowdig Illustrative Section**



**Protective Barrier Type 1**



**Quality and Suitability For Retention**

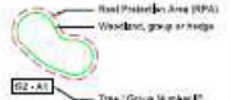
- Category A - High quality and value (Do not back for retention)
- Category B - Moderate quality and value (Do not back for retention)
- Category C - Low quality and value (Do not back for retention)
- Category U - Poor quality and value (Do not back for retention)

**Root Protection Areas (RPA)**

Root Protection Areas (RPA) are defined as the area around a tree trunk to protect its roots from excavation work.

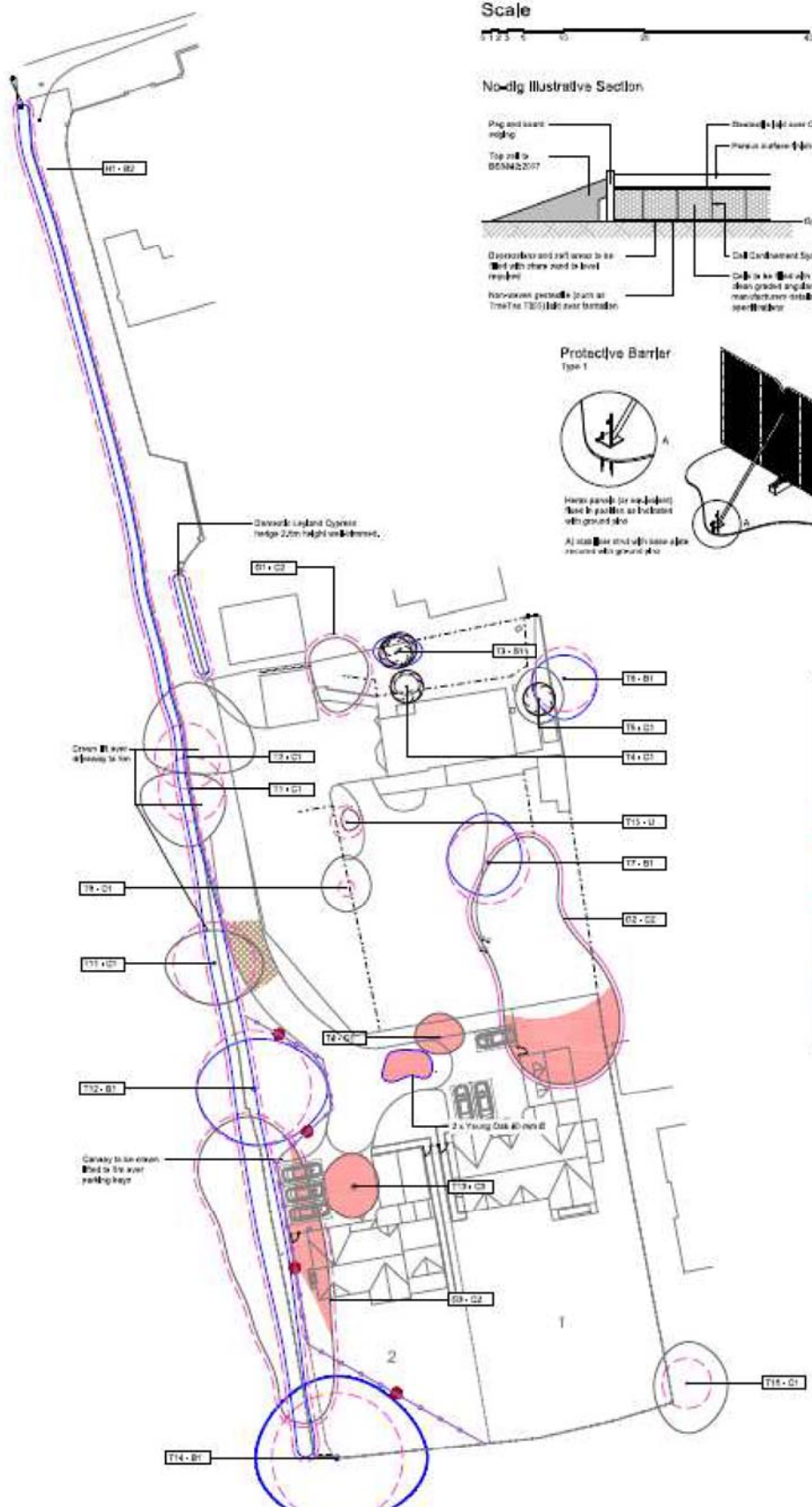


**Group / Area / Woodland / Hedge Key**



**Key**

- Tree to be removed
- Tree Protection Barrier Type 1
- Area at risk of excavation
- Groups / Woodland / Hedge / No Access



Tree Number on plan	Common Name	Quality grade	RPA radius (m)	TPD
T1	Ash	C1	4	None
T2	Ash	C1	4	None
T3	Lilac	B1	3	None
T4	Apple	C1	3	None
T5	Hazel	C1	3	None
T6	Small pine	B1	4	None
T7	Small pine	B1	5	None
T8	European larch	C1	3	None
T9	Apple	C1	1	None
T10	Purple beech	U	3	None
T11	Ash	C1	3	None
T12	Small pine	B1	3	None
T13	Pear	C1	4	None
T14	Ash	B1	4	None
T15	Hedge	C1	3	None
T16	Small pine	B1	4	None
T17	Small pine	B1	4	None
T18	Small pine	B1	4	None
T19	Small pine	B1	4	None
T20	Small pine	B1	4	None
T21	Small pine	B1	4	None
T22	Small pine	B1	4	None
T23	Small pine	B1	4	None
T24	Small pine	B1	4	None
T25	Small pine	B1	4	None
T26	Small pine	B1	4	None
T27	Small pine	B1	4	None
T28	Small pine	B1	4	None
T29	Small pine	B1	4	None
T30	Small pine	B1	4	None
T31	Small pine	B1	4	None
T32	Small pine	B1	4	None
T33	Small pine	B1	4	None
T34	Small pine	B1	4	None
T35	Small pine	B1	4	None
T36	Small pine	B1	4	None
T37	Small pine	B1	4	None
T38	Small pine	B1	4	None
T39	Small pine	B1	4	None
T40	Small pine	B1	4	None
T41	Small pine	B1	4	None
T42	Small pine	B1	4	None
T43	Small pine	B1	4	None
T44	Small pine	B1	4	None
T45	Small pine	B1	4	None
T46	Small pine	B1	4	None
T47	Small pine	B1	4	None
T48	Small pine	B1	4	None
T49	Small pine	B1	4	None
T50	Small pine	B1	4	None
T51	Small pine	B1	4	None
T52	Small pine	B1	4	None
T53	Small pine	B1	4	None
T54	Small pine	B1	4	None
T55	Small pine	B1	4	None
T56	Small pine	B1	4	None
T57	Small pine	B1	4	None
T58	Small pine	B1	4	None
T59	Small pine	B1	4	None
T60	Small pine	B1	4	None

\*Water nearby denotes earth retention

**Notes**

- 1) Survey Date 28th September 2025.
- 2) This survey has been conducted to be plotted in colour. If you have been given this drawing in monochrome please request a colour version.
- 3) Do not scale directly from this drawing.
- 4) This survey is to be used in conjunction with all other relevant site drawings and information supplied by other consultants.

Client	
Project	The Butts, Gotherington
Location	
Date	20/09/2025
Drawn by	
Checked by	
Scale	
Sheet No.	

**The Butts, Gotherington  
AIA and Tree Protection Plan**

