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HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Driveways - drives and manouvering areas to shall be tarmaced.
Turning Spaces - tegula reconstituted setts.
Patios - riven reconstituted paving slabs.
Paths - riven reconstituted paving slabs.
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

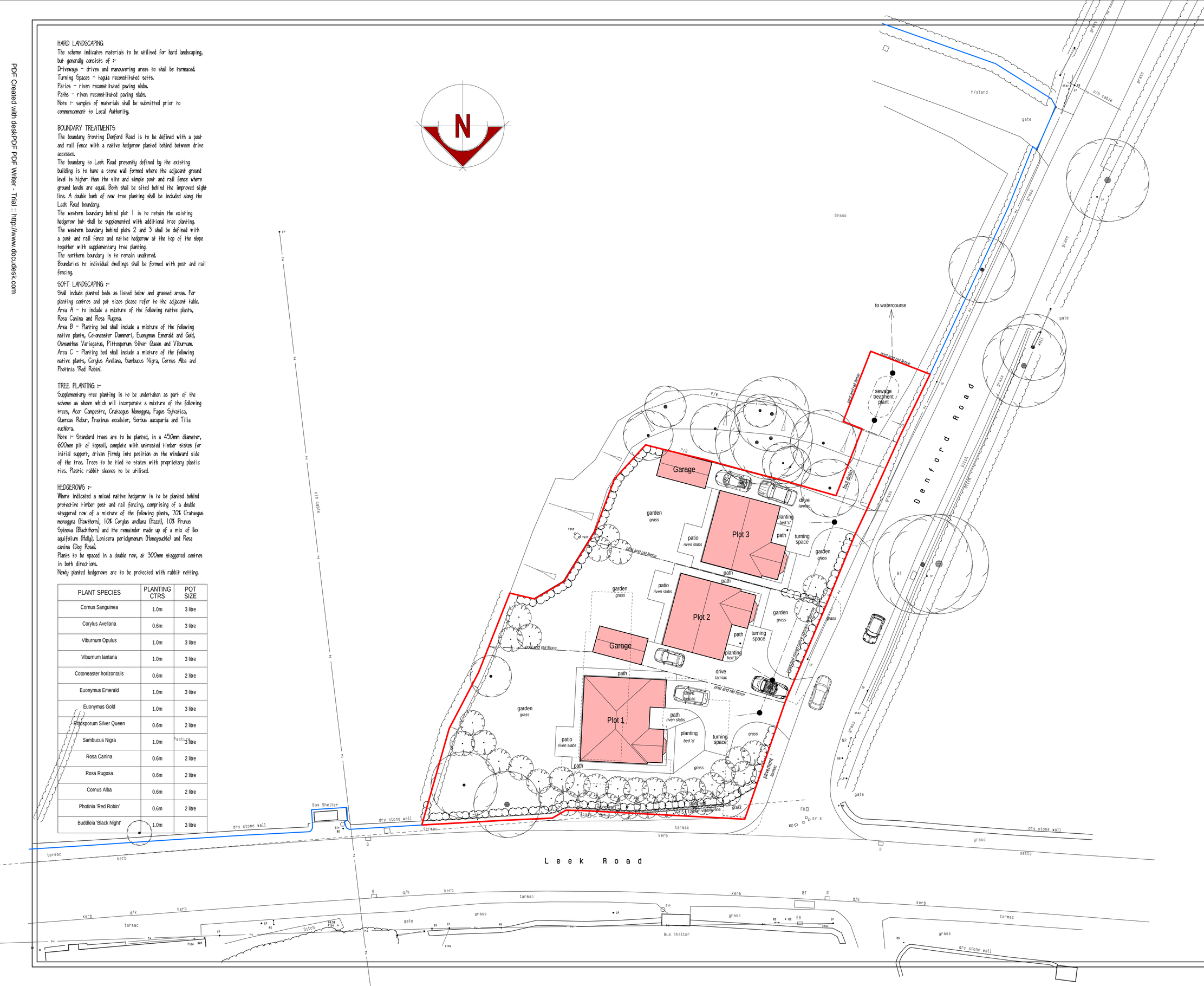
BOUNDARY TREATMENTS
The boundary fronting Denford Road is to be defined with a post and rail fence with a native hedgerow planted behind between drive accesses.
The boundary to Leek Road presently defined by the existing building is to have a stone wall formed where the adjacent ground level is higher than the site and simple post and rail fence where ground levels are equal. Both shall be sited behind the improved sight line. A double bank of new tree planting shall be included along the Leek Road boundary.
The western boundary behind plot 1 is to retain the existing hedgerow but shall be supplemented with additional tree planting.
The western boundary behind plots 2 and 3 shall be defined with a post and rail fence and native hedgerow at the top of the slope together with supplementary tree planting.
The northern boundary is to remain unaltered.
Boundaries to individual dwellings shall be formed with post and rail fencing.

SOFT LANDSCAPING :-
Shall include planted beds as listed below and grassed areas. For planting centres and pot sizes please refer to the adjacent table.
Area A - to include a mixture of the following native plants, Rosa Canina and Rosa Rugosa.
Area B - Planting bed shall include a mixture of the following native plants, Cotoneaster Dammeri, Euonymus Emerald and Gold, Osmanthus Variegatus, Pittosporum Silver Queen and Viburnum.
Area C - Planting bed shall include a mixture of the following native plants, Corylus Avellana, Sambucus Nigra, Cornus Alba and Photinia 'Red Robin'.

TREE PLANTING :-
Supplementary tree planting is to be undertaken as part of the scheme as shown which will incorporate a mixture of the following trees, Acer Campestre, Crataegus Monogyna, Fagus Sylvatica, Quercus Robur, Fraxinus excelsior, Sorbus aucuparia and Tilia euchlora.
Note :- Standard trees are to be planted, in a 450mm diameter, 600mm pit of topsoil, complete with untreated timber stakes for initial support, driven firmly into position on the windward side of the tree. Trees to be tied to stakes with proprietary plastic ties. Plastic rabbit sleeves to be utilised.

HEDGEROWS :-
Where indicated a mixed native hedgerow is to be planted behind protective timber post and rail fencing, comprising of a double staggered row of a mixture of the following plants, 70% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spinosa (Blackthorn) and the remainder made up of a mix of Ilex aquifolium (Holly), Lonicera periclymenum (Honeysuckle) and Rosa canina (Dog Rose).
Plants to be spaced in a double row, at 300mm staggered centres in both directions.
Newly planted hedgerows are to be protected with rabbit netting.

PLANT SPECIES	PLANTING CTRS	POT SIZE
Cornus Sanguinea	1.0m	3 litre
Corylus Avellana	0.6m	3 litre
Viburnum Opulus	1.0m	3 litre
Viburnum lantana	1.0m	3 litre
Cotoneaster horizontalis	0.6m	2 litre
Euonymus Emerald	1.0m	3 litre
Euonymus Gold	1.0m	3 litre
Pittosporum Silver Queen	0.6m	2 litre
Sambucus Nigra	1.0m	3 litre
Rosa Canina	0.6m	2 litre
Rosa Rugosa	0.6m	2 litre
Cornus Alba	0.6m	2 litre
Photinia 'Red Robin'	0.6m	2 litre
Buddleia 'Black Night'	1.0m	3 litre



PROPOSAL
It is proposed to demolish the existing public house and associated outbuildings to enable the site to be redeveloped.
The replacement development comprises of the erection of 3 no. new dwellings, served by individual driveways off Denford Road.
The dwellings proposed are shown in more detail on drawings
2008-1608-06 - plot 1
2008-1608-07 - plot 2
2008-1608-08 - plot 3

DWELLING ACCESS
Each dwelling is to be served by a private drive accessed directly off Denford Road. Dropped kerb access points shall be formed as required by County Council Highways.
Vehicles are to access and exit in forward gear with a turning area provided in addition to 2 car spaces to each plot.

DENFORD ROAD JUNCTION
The existing junction of Denford Road to Leek Road is to be improved as part of this development.
The radius kerbs to the western side of Denford Road are to be replaced with a new 6.0m radius curve at the junction to improve access and pavement extended to plot 1 access.
Visibility sight lines from Denford Road shall be improved in the westerly direction to provide visibility of 120.0m, from a position of 4.5m back from the kerb line.
The new boundary wall and fence to the development shall be sited behind this line and any vegetation planted in advance of visibility sightlines restricted to a height of 600mm.
The construction of the improved road and pavement shall be agreed at a later date with Staffs County County Highways.

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into a 40 person, 'Titan Pollution Control', Packaged waste water treatment plant.
Treated effluent from the plant shall be discharged into the existing stream in the adjacent field, via a headwall arrangement to be agreed with the the environment agency.
Storm water discharging from the dwelling roofs shall discharge into the existing stream via the above headwall, again with the consent of the environment agency.
Consent to discharge into the existing stream must be sought from the Environment Agency and a discharge rate agreed. An approximate discharge rate from the proposed development would be 15.36 litres per second, should this be to great to discharge uncontrolled an attenuation tank would be installed as noted of size to suit the allowable discharge rate specified by the environment agency.

REFUSE STORAGE
3 wheely bins are shown to each property which will be housed within the private rear gardens of each property.

0.0m 5.0m 10.0m 15.0m
scale bar @ 1:200

JCM Estates

PROPOSED REDEVELOPMENT OF
THE NEW INN,
DENFORD ROAD,
LONGSDON,
STAFFORDSHIRE MOORLANDS,
ST9 9QF.

PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
AUGUST 2009	A1	1:200
Dwg. No.	Rev.	Drawn
2008-1608-05	A	RG

A - 21/09/2009 - RED EDGE ADDED

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All dimensions must be checked prior to commencement.