PROPOSAL
The development comprises the erection of 4 bungalows, served by a shared access off Shawe Park Road.
The dwellings proposed are shown in more detail on drawings :-
2017-2219-13 - plots 1-4

PROPOSED ACCESS
A 2.0m wide pavement is to be formed along the site frontage as shown.
The proposal is to be served by a shared private access. The entrance is to be 5.0m wide and is to have brick gate post at each side with post and rail fence behind sight line and pavement as shown with a a mixed native species hedgerow planted behind.
Vegetation in advance of the new post and rail fence shall be restricted to a height of 600mm.
The construction of the pavement and dropped kerb access shall be agreed at a later date with Staffs County County Highways.
Parking is to be provided to each dwelling in the form of private driveways. The driveways shall be tarmaced and shall include a turning space to allow vehicles to enter and exit in a forward gear.

EXISTING SITE ACCESS
The existing recessed access adjacent to the bridge is to be stopped up as part of this scheme with access to this area provided from new access.

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into the existing foul sewer in Shawe Park Road.
Storm water discharging from the dwelling roofs and driveways shall discharge into suitably designed soakaways.

SOAKAWAYS
Soakaways to be designed in accordance with the BRE Digest 365. A standard porosity test should be carried out by the Client or Contractor before installing any soakaway to ensure the suitability of the sub strata.
Any soakaway must be located minimum 5.0m from a building or road and 2.5m from any boundary. When in normal ground they shall be at least 1.0m diameter and 1.5m deep below the invert (agree size and location with L A Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

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

SOFT LANDSCAPING :-
Shall include tree/hedgerow planting and grassed areas.

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- 1 - Acer Campestre, 2 - Crataegus Monogyna, 3 - Fagus Sylvatica, 4 - Quercus Robur, 5 - Fraxinus excelsior, 6 - Sorbus aucuparia and 7 - 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.

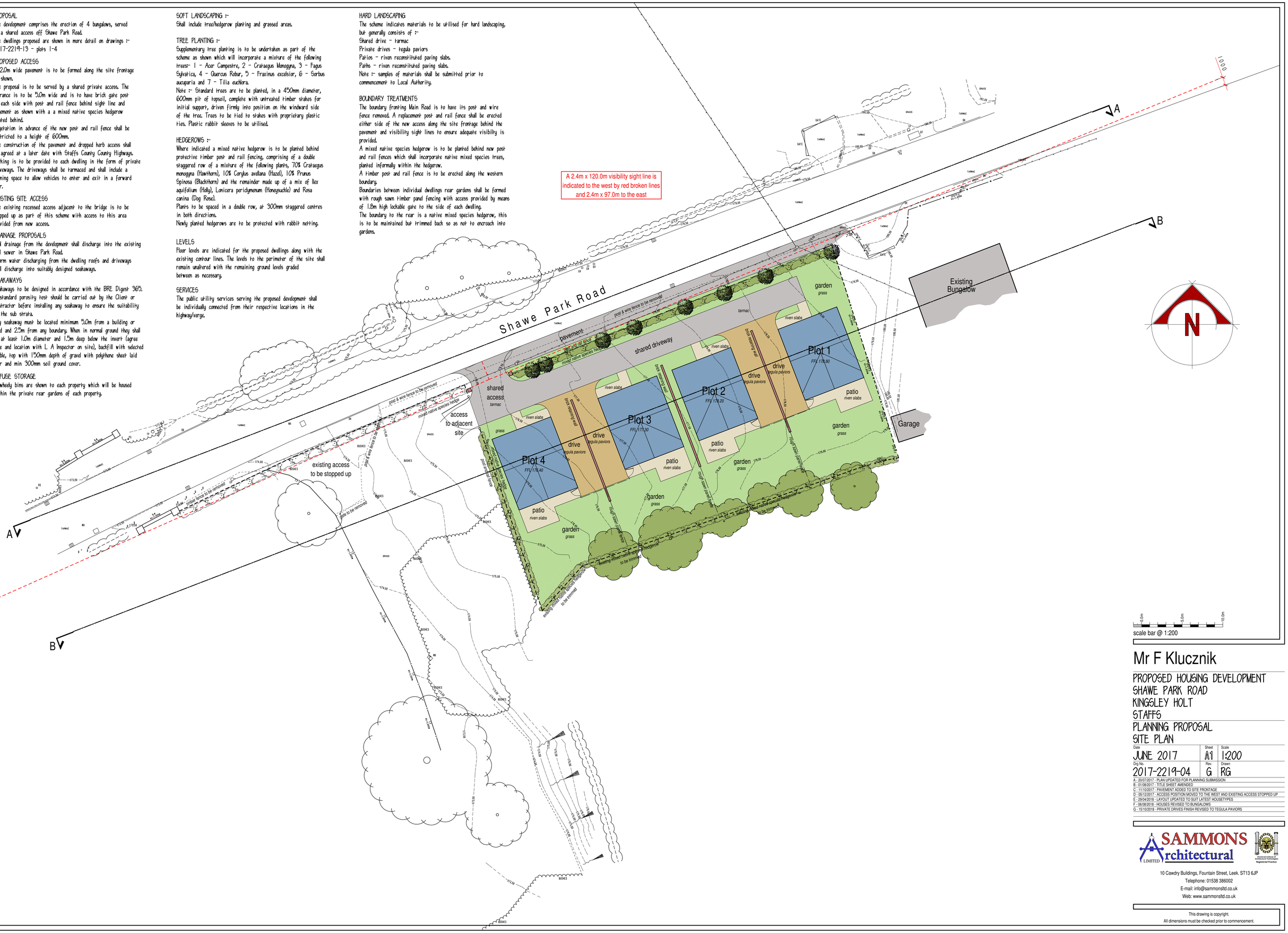
LEVELS
Floor levels are indicated for the proposed dwellings along with the existing contour lines. The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.

SERVICES
The public utility services serving the proposed development shall be individually connected from their respective locations in the highway/verge.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Shared drive - tarmac
Private drives - tegula paviors
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 Main Road is to have its post and wire fence removed. A replacement post and rail fence shall be erected either side of the new access along the site frontage behind the pavement and visibility sight lines to ensure adequate visibilty is provided.
A mixed native species hedgerow is to be planted behind new post and rail fences which shall incorporate native mixed species trees, planted informally within the hedgerow.
A timber post and rail fence is to be erected along the western boundary.
Boundaries between individual dwellings rear gardens shall be formed with rough sawn timber panel fencing with access provided by means of 1.0m high lockable gate to the side of each dwelling.
The boundary to the rear is a native mixed species hedgerow, this is to be maintained but trimmed back so as not to encroach into gardens.

A 2.4m x 120.0m visibility sight line is indicated to the west by red broken lines and 2.4m x 97.0m to the east



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Mr F Klucznik

PROPOSED HOUSING DEVELOPMENT
SHAWE PARK ROAD
KINGSLEY HOLT
STAFFS
PLANNING PROPOSAL
SITE PLAN

Date	Sheet	Scale
JUNE 2017	A1	1:200
Drg No.	Rev.	Drawn
2017-2219-04	G	RG

A - 20/07/2017 - PLAN UPDATED FOR PLANNING SUBMISSION
B - 01/08/2017 - TITLE SHEET AMENDED
C - 11/10/2017 - PAVEMENT ADDED TO SITE FRONTAGE
D - 05/12/2017 - ACCESS POSITION MOVED TO THE WEST AND EXISTING ACCESS STOPPED UP
E - 29/04/2018 - LAYOUT UPDATED TO SUIT LATEST HOUSETYPES
F - 06/08/2018 - HOUSES REVISED TO BUNGALOWS
G - 15/10/2018 - PRIVATE DRIVES FINISH REVISED TO TEGULA PAVIORS

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