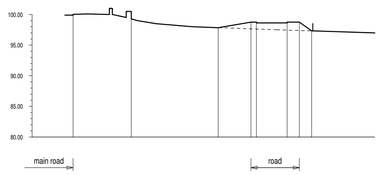
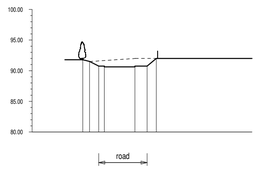


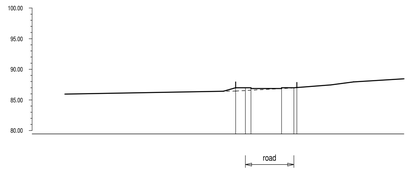
Section Along Line of Proposed Access Road A-A 1:500



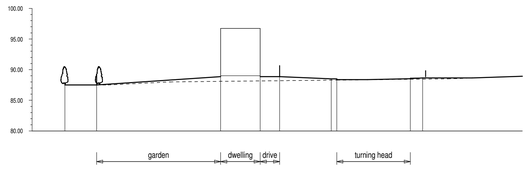
Section B-B 1:500



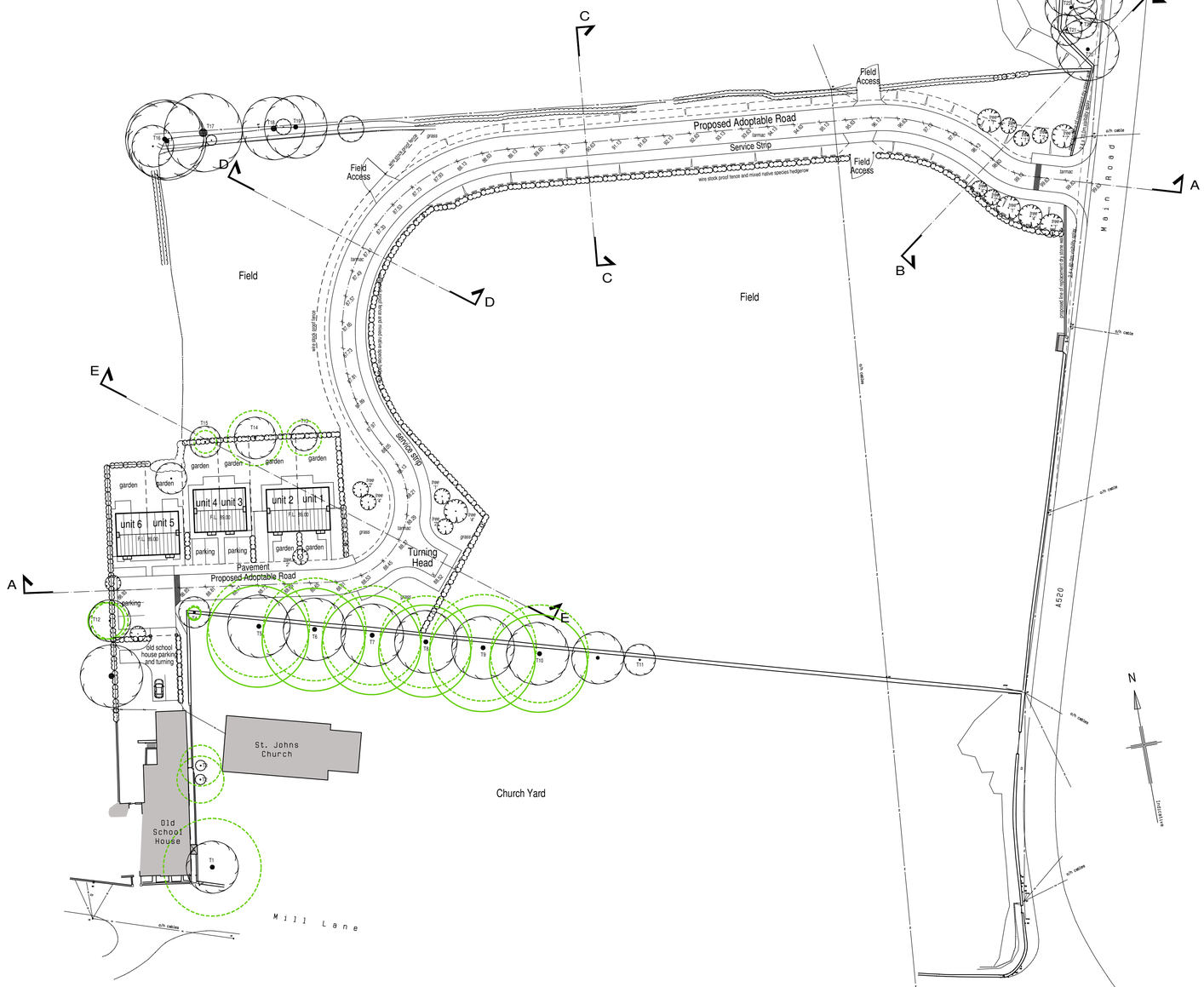
Section C-C 1:500



Section D-D 1:500



Section E-E 1:500



Site Plan 1:500

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PROPOSAL SCHEME

A development comprising of the erection of 6 no. affordable dwellings, served by a new access off Main Road is approved under Planning Consent SMD/14/0777.
It is proposed in this application to revise the road position to that indicated here with the houses remaining as approved previously.

PROPOSED ROAD AND ACCESS

The development is to be served by an adoptable road accessed off Main Road, Wetley Rocks.
The entrance is to be 5.0m wide, have 6.0m radius curves at the junction and have a 1.8m wide pavement to each side, as far as the rumble strip. A 1.0m wide rumble strip is to be sited 10.0m in from the highway.
A turning head is to be created where shown to enable delivery and refuse vehicles to turn and exit the site in a forward gear.
The parking arrangements shall be as previously approved.
Visibility sight lines from the new access road shall be provided to give visibility of a minimum of 70.0m in a Northerly direction and 60.0m in a southerly direction from a position taken 2.4m back from the kerb line.
The construction of the new road and pavement shall be agreed at a later date with Staffs County County Highways but shall be no steeper than 1 in 10 at any point.

SERVICES

The public utility services serving the proposed development shall be sited below the pavements or grass verge on one side or the other of the new carriageways.

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Road - tarmac
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

BOUNDARY TREATMENTS

The boundary fronting Main Road is to have its dry stone wall removed where shown to allow the construction of the new access serving the proposed development. A replacement dry stone wall is to be erected behind the new visibility line required by the new access, reusing the stone from the original wall.
The proposed road is to be separated from the remaining field with a wire stock proof fence fixed to timber stakes and mixed native species hedgerow planted in front.

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, 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.

FIELD ACCESS

3 field access points are to be incorporated into the scheme to allow easy access into the retained fields.

scale bar @ 1:500

TREE RPA

TREE RPA AFTER 20% OFFSET

JCM Group Holdings (UK) Ltd

PROPOSED CONSTRUCTION OF ALTERNATIVE ACCESS ROAD TO SERVE APPROVED AFFORDABLE HOUSING DEVELOPMENT ON LAND TO REAR OF FORMER ST JOHN'S SCHOOL, MILL LANE, WETLEY ROCKS, STAFFS, ST9 0BN.

PLANNING PROPOSAL

SITE LAYOUT PLAN AND SECTION

Date	Sheet	Scale
JULY 2019	A1	1:500
Dig No.	Rev.	Drawn
2010-1714-37	-	RG

A -

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