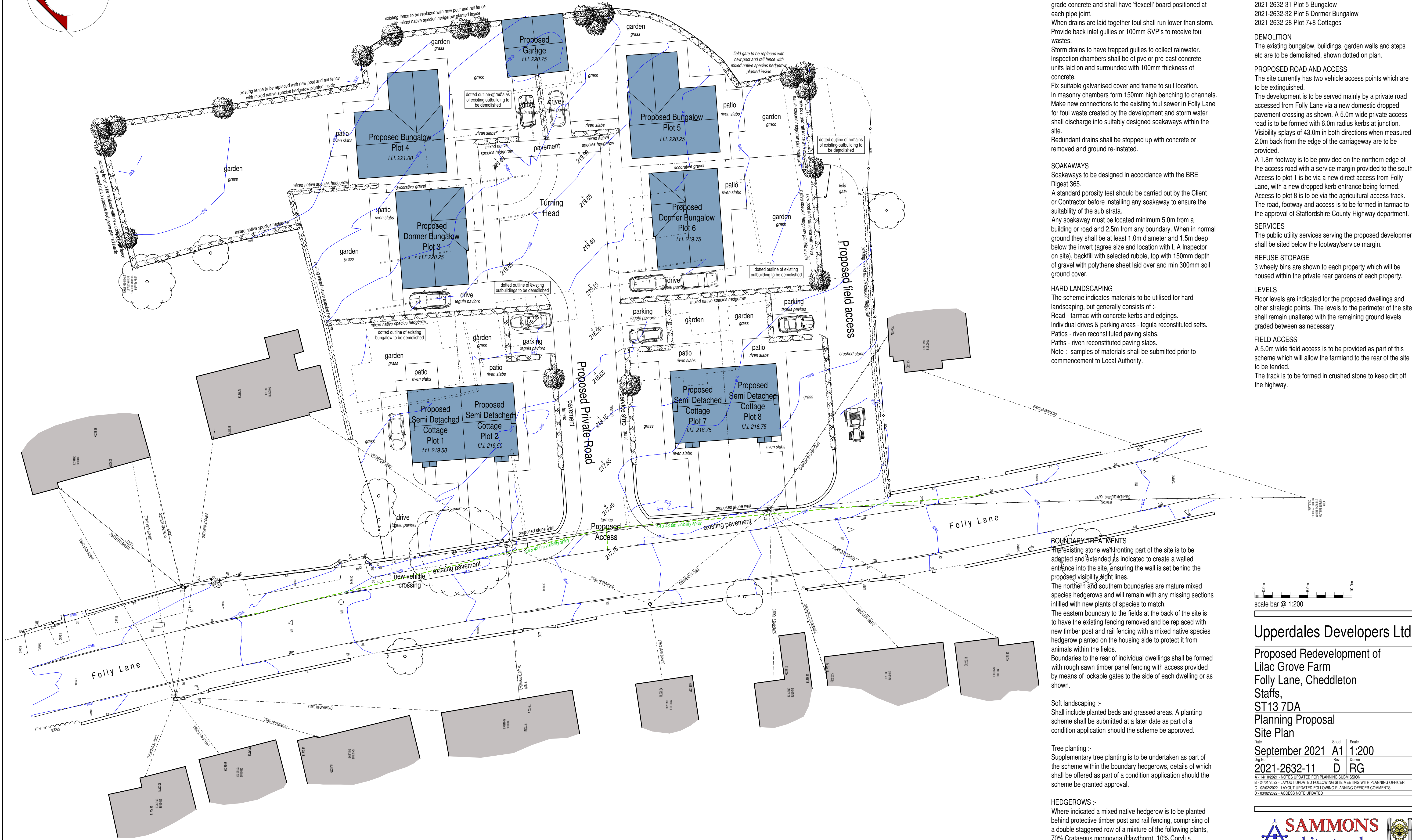
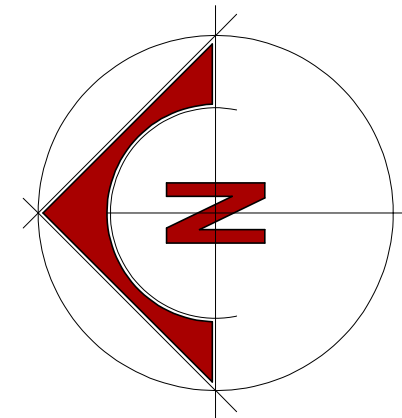




DRAINS
All pipes shall be BS EN 295-part1:1991, 100/150mm diameter with flexible jointing collars, and generally laid between 1 in 30 + 1 in 80 gradients. Bed and backfill in accordance with manufacturer's instructions.
Where drains pass through walls they shall be laid in short pipes and protected by lintels over. Any drains installed under a floor slab is required to be surrounded in 200mm thick 20N grade concrete and shall have 'flexcell' board positioned at each pipe joint.
When drains are laid together foul shall run lower than storm. Provide back inlet gullies or 100mm SVP's to receive foul wastes.
Storm drains to have trapped gullies to collect rainwater. Inspection chambers shall be of pvc or pre-cast concrete units laid on and surrounded with 100mm thickness of concrete.
Fix suitable galvanised cover and frame to suit location. In masonry chambers form 150mm high benching to channels. Make new connections to the existing foul sewer in Folly Lane for foul waste created by the development and storm water shall discharge into suitably designed soakaways within the site.
Redundant drains shall be stopped up with concrete or removed and ground re-instated.

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.

HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Road - tarmac with concrete kerbs and edgings.
Individual drives & parking areas - 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 existing stone wall fronting part of the site is to be adapted and extended as indicated to create a walled entrance into the site, ensuring the wall is set behind the proposed visibility sight lines.
The northern and southern boundaries are mature mixed species hedgerows and will remain with any missing sections infilled with new plants of species to match.
The eastern boundary to the fields at the back of the site is to have the existing fencing removed and be replaced with new timber post and rail fencing with a mixed native species hedgerow planted on the housing side to protect it from animals within the fields.
Boundaries to the rear of individual dwellings shall be formed with rough sawn timber panel fencing with access provided by means of lockable gates to the side of each dwelling or as shown.

Soft landscaping :-
Shall include planted beds and grassed areas. A planting scheme shall be submitted at a later date as part of a condition application should the scheme be approved.

Tree planting :-
Supplementary tree planting is to be undertaken as part of the scheme within the boundary hedgerows, details of which shall be offered as part of a condition application should the scheme be granted approval.

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.

PROPOSAL SCHEME
It is proposed to demolish the existing bungalow and other buildings and redevelop the site in the form of 2 bungalows, 2 dormer bungalows and 4 cottages.
For details of proposed houses please refer to :-
2021-2632-23 Plot 1+2 Cottages
2021-2632-29 Plot 3 Dormer Bungalow
2021-2632-30 Plot 4 Bungalow
2021-2632-31 Plot 5 Bungalow
2021-2632-32 Plot 6 Dormer Bungalow
2021-2632-28 Plot 7+8 Cottages

DEMOLITION
The existing bungalow, buildings, garden walls and steps etc are to be demolished, shown dotted on plan.

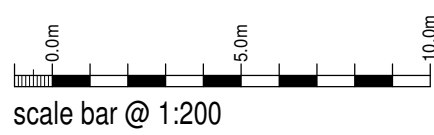
PROPOSED ROAD AND ACCESS
The site currently has two vehicle access points which are to be extinguished.
The development is to be served mainly by a private road accessed from Folly Lane via a new domestic dropped pavement crossing as shown. A 5.0m wide private access road is to be formed with 6.0m radius kerbs at junction. Visibility splays of 43.0m in both directions when measured 2.0m back from the edge of the carriageway are to be provided.
A 1.8m footway is to be provided on the northern edge of the access road with a service margin provided to the south. Access to plot 1 is by a new direct access from Folly Lane, with a new dropped kerb entrance being formed. Access to plot 8 is to be via the agricultural access track. The road, footway and access is to be formed in tarmac to the approval of Staffordshire County Highway department.

SERVICES
The public utility services serving the proposed development shall be sited below the footway/service margin.

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

LEVELS
Floor levels are indicated for the proposed dwellings and other strategic points. The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.

FIELD ACCESS
A 5.0m wide field access is to be provided as part of this scheme which will allow the farmland to the rear of the site to be tended.
The track is to be formed in crushed stone to keep dirt off the highway.



Upperdales Developers Ltd

Proposed Redevelopment of
Lilac Grove Farm
Folly Lane, Cheddleton
Staffs,
ST13 7DA
Planning Proposal
Site Plan

Date	September 2021	Sheet	A1	Scale	1:200
Dwg No.	2021-2632-11	Rev.	D	Drawn	RG
A - 14/10/2021 - NOTES UPDATED FOR PLANNING SUBMISSION					
B - 24/01/2022 - LAYOUT UPDATED FOLLOWING SITE MEETING WITH PLANNING OFFICER					
C - 02/02/2022 - LAYOUT UPDATED FOLLOWING PLANNING OFFICER COMMENTS					
D - 03/02/2022 - ACCESS NOTE UPDATED					



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Chartered Engineer
Registered Practitioner