HARD LANDSCAPING
The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Access Road - tarmac with edging kerbs.
Parking Spaces - mix of brick paviors/grasscrete blocks.
Forecourt/paths - riven reconstituted paving slabs.
Note :- samples of materials shall be submitted prior to commencement to Local Authority.

BOUNDARY TREATMENTS
The open boundary fronting Denford Road is to be defined with a dry stone wall down to the pedestrian access gate serving the development. Thereafter the existing hedgerow is to be extended with a mixed native hedge upto the gate.
The existing hedge fronting Denford Road is to be maintained up to the new site access where a new hedge shall be planted around the improved entrance.
but shall be supplemented with additional tree planting.
The eastern boundary around the car park shall be defined with a post and wire fence and native hedgerow behind.
The southern boundary hedge is to be mainatined.
The Leek Road frontage is to have a new dry stone wall constructed where the existing pub is removed positioned behind the visibility sight line. The remaining stone wall is to be maintained.

SOFT LANDSCAPING :-
Shall include planted beds and grassed areas as noted.
Planting specifications shall be submitted as part of a discharge of conditions application should planning approval be granted.

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.

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.

TREE KEY

Existing Tree

Proposed Tree

EXTANT PLANNING CONSENT
An extant planning approval exists for the conversion of the existing pub into two dwellings and a further two new build properties in the carpark under application SMD/2016/0542.
The outline of the approved properties together with the site area are shown dotted in red.



PROPOSAL SCHEME
It is proposed to demolish the existing public house and replace it with a new build farm shop and restaurant together with associated parking and roadways etc.
For details of the proposed building please refer to drawing numbers 2021-2631-02, floor plans and 2021-2631-03, elevations.

PROPOSED ACCESS
The existing field access to the south of the former public house is to be improved to provide access to the proposed development.
The new access is to be 5.5m wide with 6.0m radius kerbs at junction with Denford Road.
A set of 5 bar timber gates and gate posts are to be installed at the entrance set a minimum of 10.0 back from the highway boundary to allow vehicles to draw of the road.
A one way road system will be operated within the site as indicated providing access to restaurant/farm shop and its asociated parking.
81 parking spaces are to be provided for a mix of staff and visitors. Spaces are to be a minimium of 2.5m wide x 5.0m long.
4 spaces are to be dedicated for less able visitors.
Parking spaces are to have the benefit of a 6.0m roadway behind to allow easy manoevering.
The present dropped kerb running the length of the Denford Road car park frontage is to be raised. A pavement shall be created as shown and grass verge there after.
All works to the highway shall be undertaken as required by County Council Highways.

EV CHARGING
8 spaces of the car park provided shall have EV charging points where shown.

CYCLE SHELTER
A cycle shelter is to be provided where shown for both staff and visitors to safely store bicycles.

DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into a suitable Packaged waste water treatment plant to replace the existing septic tank.
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 roofs and hard surfaced areas 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.
Should the rate be to great to discharge uncontrolled into the watercourse, an attenuation tank would be installed to suit the allowable discharge rate specified by the environment agency.

REFUSE STORAGE
Commercial wheely bins are to be provided and stored in the enclosures indicated.

LEEK ROAD / DENFORD ROAD JUNCTION
The existing junction of the two roads is to be improved as part of these proposals.
With the demolition of the existing public house visibilty to the east when leaving Denford Road will be improved.
The radius kerbs to the eastern side of Denford Road will be increased to 6.0m to give easier access.
Visibility splays of 4.5m x 120.0m are to be provided in both directions with the field wall to the west fronting Leek Road realigned behind this line.
Vegetation within the visibility splay is to be maintained at a height of 600mm or less.

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

Upperdales Developers Ltd

Proposed Restaurant and Farm Shop
The New Inn,
Denford Road,
Longsdon,
Staffs, ST9 9QF.

Planning Proposal
Site Plan

Date	Sheet	Scale
May 2022	A1	1:200
Drg No.	Rev.	Drawn
2021-2631-01	D	RG

A - 07/06/2022 - PLAN UPDATED FOLLOWING CLIENT FEEDBACK
B - 04/07/2022 - PLAN UPDATED FOR PLANNING PRE-APP SUBMISSION
C - 04/01/2023 - SCHEME UPDATED
D - 01/02/2023 - SCHEME UPDATED FOR PLANNING SUBMISSION

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