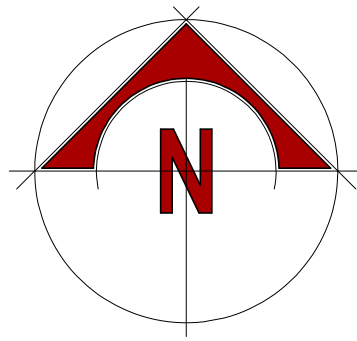




LEVELS

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.
To provide context the existing contours are shown in blue.

TREE REPORT

Please refer to report produced by Tree Heritage for details of the existing trees on site. To enable the proposal to be related to these findings, tree references, measured canopies and root protection areas taken from the report are indicated here.

TREE / HEDGE KEY

- existing tree
- root protection area to existing tree/hedge
- proposed tree
- existing hedge
- proposed hedge

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of :-
Private Driveway - 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 site boundaries are to remain but are to be reinforced with hedgerow planting where shown.
New drive facing boundaries are to be formed with black painted metal estate fencing where shown.
Gaps between properties are to be secured with a 1.8m rough sawn timber panel fence with access provided by means of lockable gates as shown.
Rear boundaries are to be formed with a mix of 1.8m rough sawn timber panels adjacent to patio areas before reverting to timber post and rail fencing with mixed native species hedgerows.

SOFT LANDSCAPING :-

Shall include planting areas, tree/hedgerow planting and grassed areas as indicated, all as described in accompanying planting schedule

TREE PLANTING :-

Supplementary tree planting is to be undertaken as part of the scheme, all as described in accompanying planting schedule.

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.

PROPOSED DWELLINGS

It is proposed to create 5 new dwellings opposite St Johns Primary School, accessed from a private driveway leading from Mill Lane.

For details of proposed houses please refer to the following :-
2023-2796-03 Plot 1 Housetype
2023-2796-04 Plot 2 Housetype
2023-2796-05 Plot 3 Housetype
2023-2796-06 Plot 4 Housetype
2023-2796-07 Plot 5 Housetype
2023-2796-08 Garages

ACCESS AND DRIVE

The existing field access is to be improved to be suitable to serve the proposed development and retained field access track.

The existing access is to be moved down Mill Lane a short distance to be out of the root protection zone of tree T6. The access is to be widened to ensure a minimum width of 5.0m is provided for a minimum distance of 10.0m from the highway to allow two vehicles to pass. 4.5m radius kerbs are to be incorporated at the junction with Mill Lane. A new private drive is to be formed to service the new development 4.2m in width.

Visibility sight lines of 2.4m x 40.0m in both directions as indicated with all planting removed forward of this line and maintained at a height of no more than 600mm within the site boundary.

The existing boundary wall and hedgerow forward of the proposed sight lines are to be carefully removed and wall rebuilt using reclaimed stone from demolition behind the sight lines. A new mixed native species hedgerow is to be planted to the rear of the realigned wall.

The new access and shared private drive are to be surfaced in tarmac.

The field access track running along the eastern boundary is to be maintained to service the fields to the rear of the proposal site. Access is to be provided from the newly improved site entrance. A stone sett transition strip is to be provided linking the tarmac entrance to the crushed stone track.

PARKING

3 parking spaces are to be provided to each dwelling, with spaces measuring a minimum of 2.4m x 4.8m. One of the spaces will be within a garage which must be a minimum of 3.0m x 6.0m measured internally.

SERVICES

The public utility services serving the proposed development shall be sited below the private driveway.

REFUSE STORAGE

3 wheely bins are to be provided to each property which will be housed within the private rear gardens of each property but which shall be brought to the entrance on collection days in the position shown.

DRAINAGE PROPOSALS

Foul drainage from the development shall discharge into the existing foul sewer in Mill Lane.

Storm water discharging from the dwelling roofs shall discharge into suitably designed soakaways.

Highway drainage from the private drive shall discharge into a suitably designed soakaway via a by-pass separator.

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 Local Authority Inspector on site), backfill with selected rubble, top with 150mm depth of gravel with polythene sheet laid over and min 300mm soil ground cover.

scale bar @ 1:200

Miss J Sylvester

Proposed Housing Development,
Mill Lane,
Wetley Rocks,
Staffordshire,
ST9 0BN
Planning Proposal
Site Plan

Date	May 2023	Sheet	A1	Scale	1:200
Dwg No.	2023-2796-02	Rev.	B	Drawn	RG
A: 24/05/2023 - PLAN UPDATED FOR PLANNING SUBMISSION. B: 29/09/2023 - LANDSCAPING AMENDED					

SAMMONS
Architectural
LIMITED

10 Cawdry Buildings, Fountain Street, Leek, ST13 6JP
Telephone: 01538 386002
E-mail: info@sammonsltd.co.uk
Web: www.sammonsltd.co.uk

This drawing is copyright.
All dimensions must be checked prior to commencement.