

HARD LANDSCAPING

The scheme indicates materials to be utilised for hard landscaping, but generally consists of:
Road - Pavement - tarmac with concrete kerbs and edgings.
Individual drives & parking areas - tegula reconstituted sets.
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 missing.
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 timber post and rail fencing with mixed native species hedgerows as noted.

SOFT LANDSCAPING

Shall include planting areas, tree/hedgerow planting and grassed areas including enhanced grassland as indicated, all as described in accompanying planting schedule and BNG calculations.

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, 20% Crataegus monogyna (Hawthorn), 10% Corylus avellana (Hazel), 10% Prunus Spines (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 develop the eastern side of 'The Grange' with the creation of 5 dwellings.
The proposed dwellings are to be a mix of 4 and 5 bedroom properties, 2/3 storeys high and detached.
For details of proposed houses and garages please refer to the following:
2022-2755-32 Plot 1 Housetype
2022-2755-28 Plot 2 Housetype
2022-2755-29 Plot 3 Housetype
2022-2755-30 Plot 4 Housetype
2022-2755-31 Plot 5 Housetype
2022-2755-35 Garages

PROPOSED ROAD AND ACCESS

The development is to be served by a private road accessed off Clay Lake in the position of the existing private drive and field accesses.
The entrance is to be 5.0m wide, have 6.0m radius curves at the junction and have a 2.0m wide pavement to the eastern side for a distance of 10.0m into the site before reverting to a 1.0m wide service strip. The western side of the private road is to have a 1.0m wide service strip only.
Visibility sight lines from the new access road shall be provided to give visibility of a minimum of 58.0m to the east and 52.0m to the west as annotated, from a position taken 2.4m back from the kerb line.
Vegetation planted in advance of visibility sightlines shall be restricted to a height of 600mm.
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 dwellings are to be served by private drives and garages. Parking spaces are to be 2.5m wide by 5.0m long, and having a 6.0m road width behind for manoeuvring.
Garages are to be a minimum of 3.0m wide x 6.0m long.
4 bedroom properties and above shall have 3 spaces each. The construction of the new road and pavement shall be agreed at a later date with Staffordshire County Council Highways.

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 carriageway.

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.
Existing contour lines are shown in blue for reference.

DRAINAGE PROPOSALS

Foul:-

Foul water from the proposed development and existing property is to be discharged into the existing foul sewer in Clay Lake. Where levels permit drains shall be laid to fall by gravity. Where gravity connections are not possible each property shall have a pumped connection to a chamber on site which will in turn fall by gravity into the sewer.

Storm:-

Storm water created by the development shall discharge into the existing watercourse at the southern end of the site. The rate of discharge into the watercourse shall be restricted to 5 litres/second with the inclusion of an attenuation tank formed with cellular crates.

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

4995m² Application Site

scale bar @ 1:250

S.A.L.

Proposed 5 No. Dwellings @
The Grange,
Clay Lake,
Endon,
ST9 9DD

Planning Proposal
Site Plan

April 2026
2022-2755-42
A0 1:250
A RG

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