

Mr A Gimbert

Proposed Housing Development,
New Homestead Farm,
Kingsley Road,
Cellarhead,
ST9 0DJ.

Planning Proposal
Site Plan

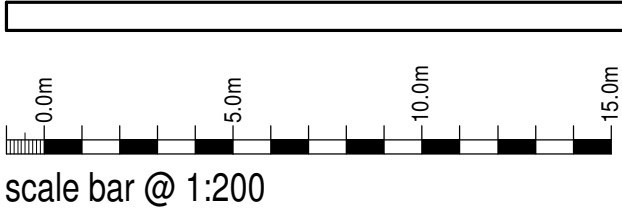
Date: August 2025
Dwg No: 2025-3014-04
A: 09/07/2025 - PLAN UPDATED FOR PLANNING SUBMISSION
B: 04/08/2025 - TREE 11 INDICATED TO BE REMOVED

Sheet	Scale
A0	1:200
B	RG



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All dimensions must be checked prior to commencement.



PLANNING PROPOSAL
It is proposed to create a small housing development along the road frontage as shown here and in the accompanying application.

PROPOSED DWELLINGS
It is proposed to create 7 new dwellings, accessed from a new access off Kingsley Road.
For details of proposed houses please refer to the following :-
2025-3014-05 Plot 1 House type
2025-3014-06 Plot 2 House type
2025-3014-07 Plot 3 House type
2025-3014-08 Plot 4 House type
2025-3014-09 Plot 5 House type
2025-3014-10 Plot 6 House type
2025-3014-11 Plot 7 House type
2025-3014-12 Garages

ACCESS AND DRIVE
A new access off Kingsley Road is to be formed to serve the proposed development with the road 5.0m in width with service margins on either side and 6.0m radius kerbs at the junction with the highway. The new road is to serve the first three properties and will terminate in a turning head to enable bin lorries to turn and exit the site in a forward gear.
Visibility sight lines of 2.4m x 120.0m in both directions are to be provided at the junction 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 remaining four dwellings are to be served by a private drive accessed from the turning head, and is to be 4.2m in width.
The new access and shared private drive are to be surfaced in tarmac.
The existing field access is to be closed as part of the new entrance works.

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 service margins and shared driveway.

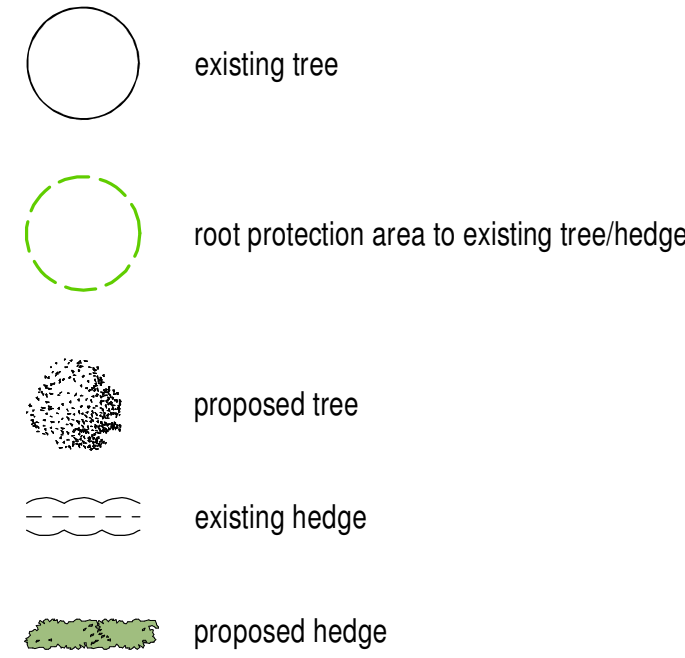
LEVELS
Floor levels are indicated for the proposed dwellings and other strategic points. The levels to the perimeter of the site shall remain unaltered with the remaining ground levels graded between as necessary.
To provide context the existing contours are shown in blue.

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.

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 minimum 300mm soil ground cover.
DRAINAGE PROPOSALS
Foul drainage from the development shall discharge into the existing foul sewer in Kingsley Road.
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.

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



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.

TREE PLANTING :-
Supplementary tree planting is to be undertaken as part of the scheme, to later detail.

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.

