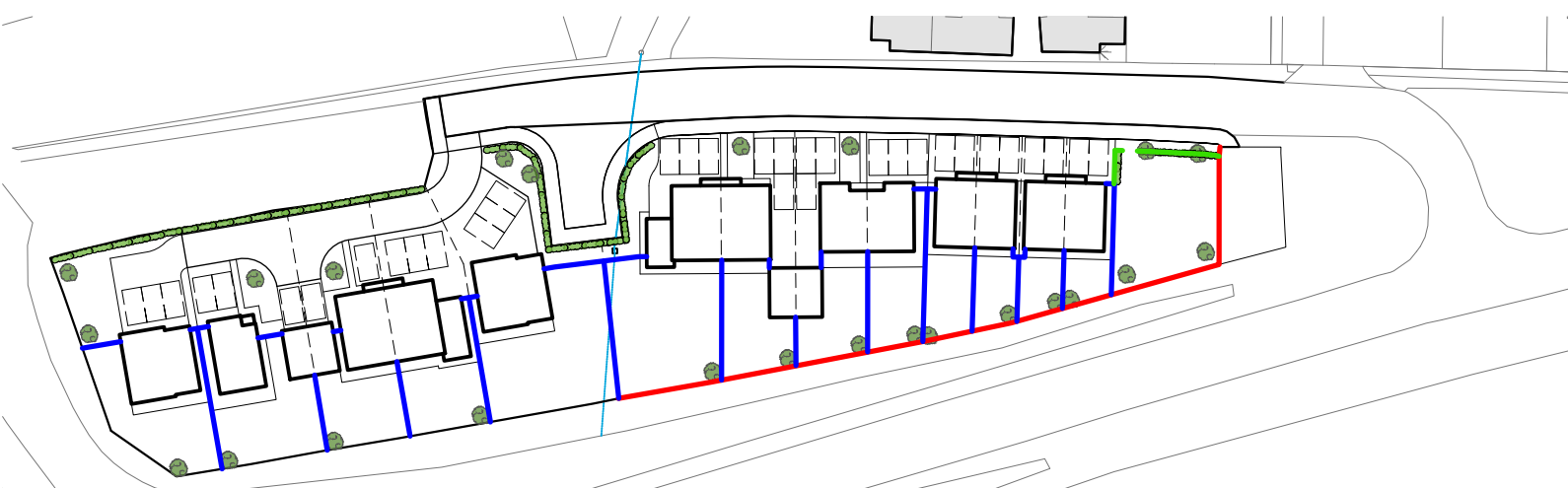


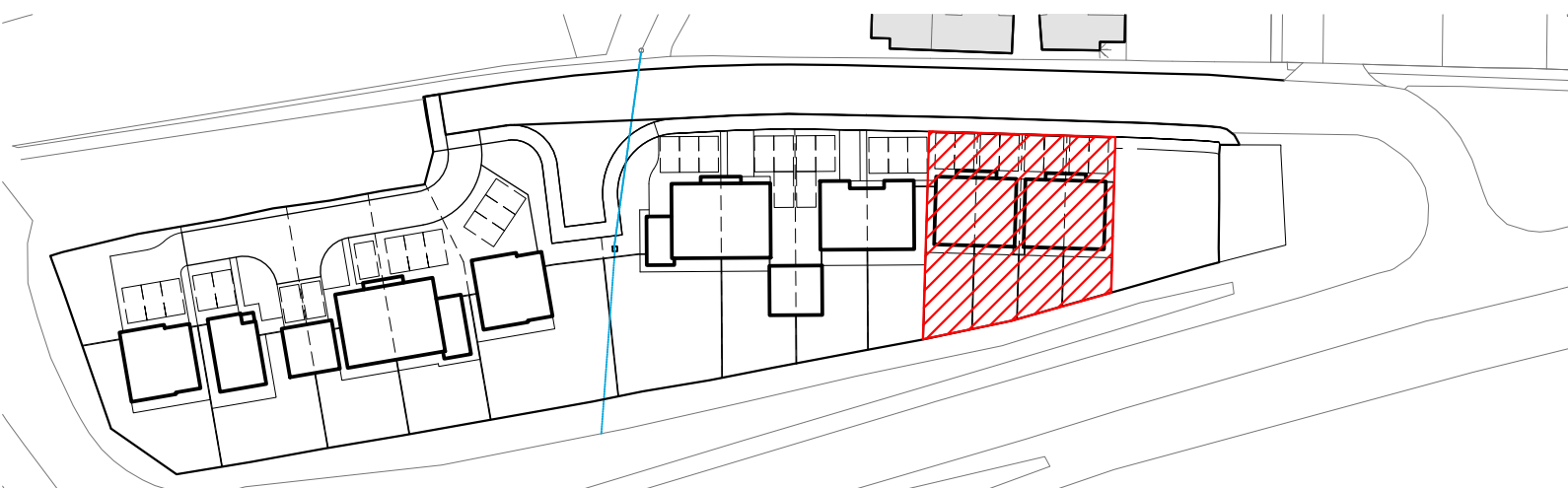


Block and Landscaping Plan - 1:250

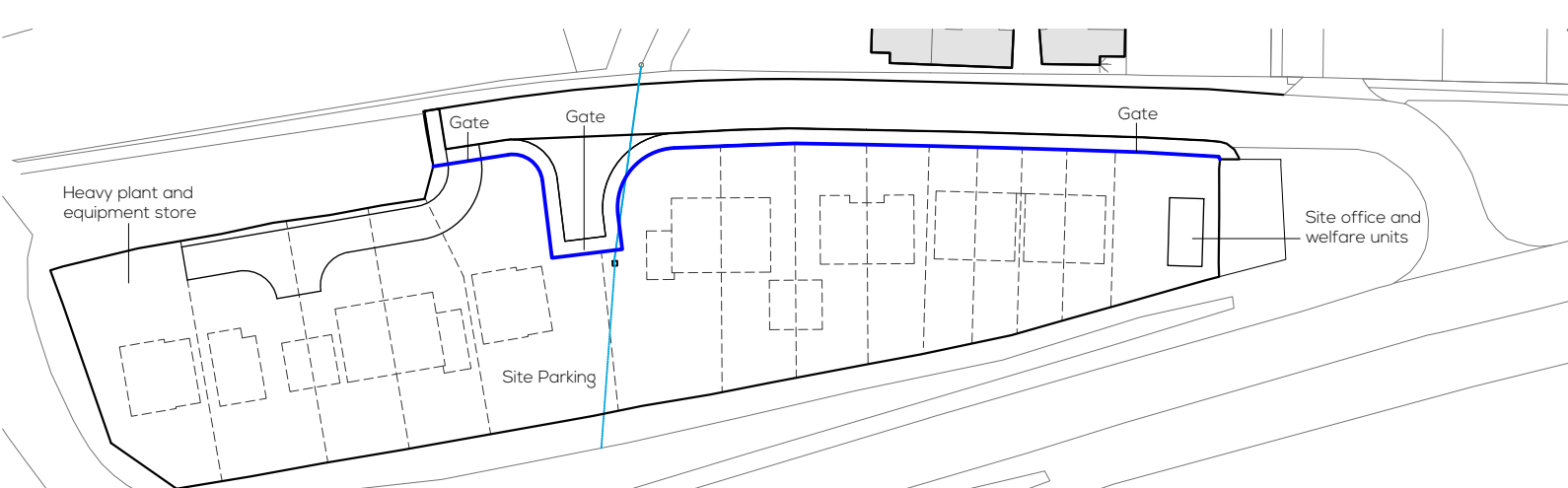


Fencing Plan - 1:1000

Key -
 - 1.8meter high, close-board timber overlap fence (As per Noise assessment)
 - 1.8meter high, close-board timber fence
 - 1.2meter high, post and rail fence



Affordable Housing Plan - 1:1000 (Plots 1-4)



Site Set Up - 1:1000

Key -
 - Heras fencing

Concrete for foundations and slabs will be supplied by ready mix lorries as required. Mortar will be mix on each plot as required, in accordance with CMS. The majority of materials will be held applicants yard which is located within 1km and materials will be moved to site as required.

Access and Parking

The access development will be accessed via the existing junction with the A483. Please refer to the report by Go-Surveys (Ref: GS1329) for associated vehicle movements with the development.

Parking will be provided as follows:-

- Plot 1 - 2 x 2.6x4.8m spaces
- Plot 2 - 2 x 2.6x4.8m spaces
- Plot 3 - 2 x 2.6x4.8m spaces
- Plot 4 - 2 x 2.6x4.8m spaces
- Plot 5 - 3 x 2.6x4.8m spaces
- Plot 6 - 3 x 2.6x4.8m spaces with a 3.0x6.0m internal detached garage
- Plot 7 - 3 x 2.6x4.8m spaces with a 3.0x6.0m internal detached garage
- Plot 8 - 3 x 2.6x4.8m spaces with a 3.0x6.0m internal detached garage
- Plot 9 - 3 x 2.6x4.8m spaces with a 3.0x6.0m internal detached garage
- Plot 10 - 3 x 2.6x4.8m spaces with a 3.0x6.0m internal detached garage
- Plot 11 - 3 x 2.6x4.8m spaces with a 3.0x6.0m internal detached garage
- Plot 12 - 3 x 2.6x4.8m spaces with a 3.0x6.0m internal detached garage
- Plot 13 - 3 x 2.6x4.8m spaces with a 3.0x6.0m internal detached garage

A new 2.0m wide pavement will be provided to the site front along with a new turning head suitable for Refuse/Panthechnical vehicles.

Boundaries

Rear gardens will be separated by 1.8m high close boarded timber fences with Hedgerow friendly 132mmx32mm gates to be provided every 3 meters. Rear gardens will be accessed via 900mm timber boarded timber gates.

A 1.8meter high, close-board timber overlap fence will be erected on the North and South East Boundary around the boundaries from the site frontage, between the pumping station of the open space and around to Plot 9 in accordance with REP01 Land off A483 Llandrindod Wells - Noise Assessment by Formant. Refer to fencing plan for locations.

Construction Method Statement (CMS)

All works and Site Set up will be done in accordance with the CMS.

Foul Drainage

The foul drainage will be connected to the mains sewer, which is located in the road as to the site frontage.

Surface Water Drainage/Flooding

Surface water will be addressed under the SAB application process.

A small section of the site is identified as a surface water flood zone, see constraints plan, this will be addressed under the SAB application process.

Noise

All works will take place in accordance with REP01 Land off A483 Llandrindod Wells - Noise Assessment by Formant.

Air Quality

All works will take place in accordance with APS_P1195A_Z1-1 Air Quality Report. Land adjacent to A483, Llandrindod Wells (1) by Air Pollution Services.

Open Space

An area of 285m² will be provided as open space.

Green Infrastructure

See drawing 02B5/1

A length of hedgerow and 1 oak tree will be removed and compensated for.

Housing Mix

- Plot 1 - 2 Bedroom semidetached - Affordable - No garage
- Plot 2 - 2 Bedroom semidetached - Affordable - No garage
- Plot 3 - 2 Bedroom semidetached - Affordable - No garage
- Plot 4 - 2 Bedroom semidetached - Affordable - No garage
- Plot 5 - 3 Bedroom semidetached - Open Market - No garage
- Plot 6 - 3 Bedroom semidetached - Open Market - Garage
- Plot 7 - 3 Bedroom semidetached - Open Market - Garage
- Plot 8 - 3 Bedroom detached - Open Market - Garage
- Plot 9 - 3 Bedroom detached - Open Market - Garage
- Plot 10 - 3 Bedroom detached - Open Market - Garage
- Plot 11 - 3 Bedroom detached - Open Market - Garage
- Plot 12 - 3 Bedroom detached - Open Market - Garage
- Plot 13 - 4 Bedroom detached - Open Market - Garage

External Lighting

See individual plans for locations. In order to avoid any unnecessary disturbance to bats in the future, any external lighting to be installed should:

- be within a canopy or cowl.
- use Light emitting diodes (LED) luminaires
- have a warm white spectrum <2700k Kelvin (degrees colour temp)
- have peak wavelengths higher than 550nm
- be set on motion-sensors
- use short duration (e.g. one minute) timers
- not be in the vicinity of, or shine towards, bat roost openings
- not shine towards (the) roof structure(s)

not be in the vicinity of, or shine towards, boundary vegetation.

Biodiversity Enhancements

Bird boxes with 28mm access will be installed on North Eastern Gables of Pl 3, 5, 6, 9, 10, 11 and 13 at least 2.0m off the ground. Please refer to the proposed plans and elevations for each plot for more information.

Landscaping schedule

Hedgerows:				
Percentage	Species	Size	Spacing	
25%	Hazel	400-600mm	5 - 7 / meter	
25%	Hawthorn	400-600mm	5 - 7 / meter	
20%	Blackthorn	400-600mm	5 - 7 / meter	
10%	Common Beech	400-600mm	5 - 7 / meter	
10%	Holly	400-600mm	5 - 7 / meter	
10%	Hornbeam	400-600mm	5 - 7 / meter	

Approx 50m of hedgerow will be planting equating to around 300 plants

Trees:

Number	Species	Size
1	Field Maple	900-1200mm
1	Beech	900-1200mm
1	Cheery	900-1200mm

Planting Specification:

Topsoil - All Planting is to take in the existing soils on site.

Plants - All Plants shall be healthy in appearance and comply with the requirements of all current/relevant British Standards, including BS5836 and BS442. All plantings to be British grown native species and fully hardened off.

Planting - All Planting to be carried out within the recognised planting season of November to March.

Root Dip - Proprietary root dip to be applied to all bare rooted stock at the time of lifting at the nursery and prior to planting.

Watering - Thoroughly water all new plants immediately after planting.

Planting Management:

1 - Any plants affected by frost heave shall be replaced. Protective fencing and stakes with ties and guards are to be inspected and maintained on a regular basis over a number of visits to site over the first five years following planting. Any damage is to be repaired or replaced as necessary. Further standard maintenance shall include watering, pest control and disease control.

2 - Any tree losses to be replaced annually in Years 1 to 5 in accordance with the original Planting Schedule and Planting Specification.

3 - Regular visits shall be made to the trees and hedgerows to ensure the newly planted stock is in weed free condition.

Weed Control - Hand weeding will be undertaken to remove weeds surrounding the new planting. An approved herbicide will be used in Years 1 to 3 to ensure healthy tree growth and weed free areas.

Plant Protection - All trees will be protected with a solid tubular guard with ratchet ties and secured to a wooden Guards will be 750mm high. All planting is to be fenced out for protection, to exclude stock.

Ground Preparation and Planting - Pre planting soil preparation will ensure the health and success of the planting scheme. A minimum Rooting depth of 600mm shall be provided to all tree planting areas including a minimum depth of 400mm top soil.

- Loosen soil to a depth equivalent to height of the footfall and over a wide area to eliminate compaction and improve drainage.
- Remove plants from containers or fabric wrapping
- Dig a planting hole that is no deeper than the roots, ideally at least 3 times the diameter of the root system
- If the sides of the planting hole are compacted, break the soil up with a fork before planting.
- Soak bare rooted trees or shrubs for about 30 minutes prior to planting and give containerised plants a good watering before removing from pots.
- Plant tree or shrub in planting hole and position it so that the first flare of roots are level with the soil surface. When planting is completed.
- Insert a stake to support the tree.
- Refill planting hole carefully, ensuring soil is placed between and around all the roots to eliminate air pockets.
- Firm the soil gently, avoiding compacting the soil into a hard mass. Water the plant in.
- Protect with a solid tubular guard

Tree Stakes and Ties - All stakes are to be treated, round, smooth and not less than 100mm in diameter. Use proprietary root ties which are to be applied in accordance with the recommendations of the manufacturer.

Hedgerow Planting

Hedging plants are to be planted in trenches wide enough to allow the plants full root spread. Plants to be set out in double staggered rows using a total of 5-7 plants / meter. Rows to be 300-450mm apart.

Tree and Shrub Protection - All planting to be fenced with stock proof post and wire fencing until established. All newly planted stock to be fully protected from poultry and rabbit damage through use of proprietary tree/shrub guards applied in accordance with the recommendations of the manufacturer. All newly planted stock to be fully protected at all times from grazing livestock.

Existing trees

One Oak will be felled, in order to provided the required footway, and compensated for.

