

Access and Parking
The access will provide visibility plays of 70.0m in both directions from the center of the access 2.4m from the edge of the highway. The first 10.0m will be constructed to L.A. requirements, at a max gradient of 1:15 and at right angles to the existing carriageway. The main estate trunk road will be 5.5m wide.

Refer to Nexus drawings, Ref - P24-148, for details of roads and drainage.

The existing hedgerows to the West of the access will be translocated so that the centerline of the hedge is 10m behind the line of visibility.

Parking will be provided as follows:-
Plot 1 - 3 x 2.6x4.8m spaces
Plot 2 - 3 x 2.6x4.8m spaces
Plot 3 - 3 x 2.6x4.8m spaces
Plot 4 - 3 x 2.6x4.8m spaces
Plot 5 - 3 x 2.6x4.8m spaces
Plot 6 - 3 x 2.6x4.8m spaces
Plot 7 - 3 x 2.6x4.8m spaces
Plot 8 - 3 x 2.6x4.8m spaces
Plot 9 - 2 x 2.6x4.8m spaces
Plot 10 - 4 x 2.6x4.8m spaces
Plot 11 - 2 x 2.6x4.8m spaces
Plot 12 - 2 x 2.6x4.8m spaces
Plot 13 - 2 x 2.6x4.8m spaces
Plot 14 - 2 x 2.6x4.8m spaces
Plot 15 - 2 x 2.6x4.8m spaces
Plot 16 - 2 x 2.6x4.8m spaces
Plot 17 - 3 x 2.6x4.8m spaces
Plot 18 - 3 x 2.6x4.8m spaces

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

Boundaries
Rear gardens will be separated by 1.8m high close boarded timber fences with Hedgehog friendly 13cmx13cm gaps to be provided every 3 meters. Rear gardens will be accessed via 900mm timber boarded timber gates.

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 adj to the site frontage.

Surface Water Drainage/Flooding
Surface water will be addressed under the SAB application process.

Refer to Nexus drawings, Ref - P24-148, for details of drainage.

Air Quality
An air quality assessment will be prepared for the development.

Open Space
An offsite contribution will be made.

Green Infrastructure
See refer to D+AS and the Existing Site Plan for more information.

The existing site contains no green infrastructure other than on the boundaries and a length of hedgerow towards the north of the site than runs North-South.

Housing Mix
Plot 1 - 4 Bedroom detached - Open Market
Plot 2 - 4 Bedroom detached - Open Market
Plot 3 - 4 Bedroom detached - Open Market
Plot 4 - 4 Bedroom detached - Open Market
Plot 5 - 4 Bedroom detached - Open Market
Plot 6 - 4 Bedroom detached - Open Market
Plot 7 - 4 Bedroom detached - Open Market
Plot 8 - 4 Bedroom detached - Open Market
Plot 9 - 4 Bedroom detached - Open Market
Plot 10 - 3 Bedroom detached - Open Market
Plot 11 - 2 Bedroom apartment - Open Market
Plot 12 - 2 Bedroom apartment - Open Market
Plot 13 - 2 Bedroom apartment - Open Market
Plot 14 - 2 Bedroom apartment - Affordable
Plot 15 - 2 Bedroom apartment - Affordable
Plot 16 - 2 Bedroom apartment - Open Market
Plot 17 - 3 Bedroom detached - Open Market
Plot 18 - 3 Bedroom detached - Open Market

Affordable Housing
In total there are 11 plots which equate to the provision of 3.3 affordable dwellings. The site will provide Plot 1-3 will be designated as affordable dwellings. Plot 1 is The site will be phased and will start with Plots 4-6, then 1-3, then 7-11.

Plot 1 - 85m² 3BSP bungalow - 301m² plot
Plot 2 - 58m² 2B3P Bungalow - 205m² plot
Plot 3 - 58m² 2B3P Bungalow - 210m² plot

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 be hooded or cowed.
- use Light emitting diodes (LED) luminaries
- have a warm white spectrum <2700o 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 Pl, 2, 6 and 10 and on the Garages of 4, 5 and 9 at least 2.0m off the ground. Please refer to the proposed plans and elevations for each plot for more information.



Key:
- Adopted highway
- Pavement
- Private driveway
- Grass
- Pathways / Patio
- Existing Tree
- Existing Hedgerow
- New Tree
- New Hedgerow

Notes:
This drawing is to be read in conjunction with all related documents. Do not scale. Use figured dims only. All dimensions to check on site prior to commencement. Any discrepancies must be reported to designer. Drawing and contents are copyright of BP&A Limited.

Landscaping schedule			
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 150m of hedgerow will be planting equating to around 900 plants

Trees: 21		
Number	Species	Size
5	Field Maple	900-1200mm
5	Alder	900-1200mm
3	Beech	900-1200mm
3	Apple	900-1200mm
2	Pear	900-1200mm
3	Wild Cherry	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 BS5956 and BS4422. 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.
a) Loosen soil to a depth equivalent to height of the footfall and over a wide area to eliminate compaction and improve drainage.
b) Remove plants from containers or fabric wrapping.
c) Dig a planting hole that is no deeper than the roots, ideally at least 3 times the diameter of the root system.
d) If the sides of the planting hole are compacted, break the soil up with a fork before planting.
e) Soak bare rooted trees or shrubs for about 30 minutes prior to planting and give containerised plants a good watering before removing from pots.
f) 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.
g) Insert a stake to support the tree.
h) Refill planting hole carefully, ensuring soil is placed between and around all the roots to eliminate air pockets.
i) Firm the soil gently, avoiding compacting the soil into a hard mass. Water the plant in.
j) 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 tranches 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.

Existing Hedgerow
Removal works must take place outside bird nesting season (September to March)

Pont-faen Brook

El Sub Sta

Factory

Car park

Road in accordance with Civil Engineers design

Shirley

183.8m

20

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Project: Proposed Residential Development, Ludlow Road, Knighton
Client: Mr D Roberts

Subject: Proposed Block and Landscaping Plan
Stage: Planning
Date: 02 / 25
Scale: 1:500 @ A1
Dwg No: 0215 / 2