

Extent of Settlement limits shown shaded.

Suggested Public footpath link, connecting to adjacent road location, for provision of pedestrian link onto Cleggars Park Estate, leading to Primary School. Full details subject to Detailed Planning application and Highways agreement/requirements

Existing Mains Foul drains indicated - Connection points for site foul drains are shown indicative & subject to existing invert levels and WWA approval.

5m Building exclusion zone shown hatched

Existing access road and pavements previously built for road adoption and increased capacity for adjacent site / Housing allocation.

Surface water drainage for all dwellings provisionally discharging to soakaway pits within garden areas - located 5m min. distance from any building. Final details subject to full Site / ground investigation, to be carried out prior to Detailed planning submission, including Forosity testing, for SABS design & approval.

Suggested permeable paved roads indicated.

Existing hedgerows supplemented with new native planting where required.

P.O.S - Suggested Public open spaces, plus provisional allocated areas for location of SUDS drainage for Estate roads. Full design / details subject to Detailed planning approval & SABS design.

Site access roads to adoptable standards to L.A Highways requirements

Car parking provisions - 2 spaces per all dwellings

Indicative Dwellings / layouts shown, subject to Detailed Planning approval

Optional secondary Site access shown dotted, subject to detailed planning approval / Layout design & Highways requirements.

Junction line between PCC & PCNP land jurisdiction

Provisional allocation of land area for SUDS surface water drainage of roads etc.

New landscaped Pembrokeshire hedgebank to east & South boundaries. Native plant species - See Typical below below Stock proof fencing provided to field side if required.

Suggested location for Affordable housing Exception site - Indicative layout currently showing 15no. units (mixed density of Houses, Apartments or Bungalows, subject to Local needs / A/Ceb)

ADJACENT LAND IN CLIENTS OWNERSHIP - SUDS option if required.

SCALED PARAMETERS

SITE 1 - MIXED HOUSE TYPES
Unit sizes subject to final site requirements and detailed layout design, ranging from 1/2/3 or 4 bed - bungalows; flats or houses.

Final site layout & Dwelling designs subject to Detailed planning approval

1.5 - 2 Storey detached Dwellings -
Overall building sizes including wings - Lengths between - 7.5 - 8.5m max
Widths between - 10.0 - 12.5m max
Lengths between - 12 - 17m max
Ridge heights between - 6.5 & 8.5m max
Roof Pitches - 30deg, min. - 45deg, max.

1.5 - 2 Storey semi-detached Dwellings -
Single unit size -
Widths between - 5.5 - 6.5m max
Lengths between (individual pairs) 8.0 - 8.7m
Ridge heights between - 6.5 & 8.5m max
Roof Pitches - 30deg, min. - 45deg, max.

SITE 2 - AFFORDABLE UNITS
Unit sizes subject to final site requirements and detailed layout design, ranging from 1/2/3 or 4 bed - bungalows; flats or houses.

2 Storey Dwelling option -
Widths between - 5.0 - 7.5m max
Lengths between - 7.5 - 8.5m max
Ridge heights between - 5.5 & 8.5m max
Roof Pitches - 30deg, min. - 45deg, max.

Bungalow unit option -
Widths between - 7.5 - 8.5m max
Lengths between - 8.5 - 9.5m max
Ridge heights between - 5.5 & 6.5m max
Roof Pitches - 30deg, min. - 45deg, max.

1 Bed Apartments option -
G units - Stacked pair in terrace of three.
Widths between - 7.5 - 8.5m max
Lengths of G units terrace 25-26m overall.
Ridge heights (per pair) between 7.5 - 8.5m
Roof Pitches - 30deg, min. - 45deg, max.
Entrance porches - 1.5 - 2m: W x 2 - 2.5m L; 2-3.5m Ridge Ht.

PROPOSED ILLUSTRATIVE SITE LAYOUT
Scale - 1:500

SITE AREAS -

Area within PCC (Site 1) = 2.402 Ha
Area within PCNP (Site 2) = 0.525 Ha
Total Area = 2.927 Ha



ECOLOGY ENHANCEMENTS

Bird nest boxes provided to 20% of all new Dwellings throughout site

Schwegler IFR bat tubes or similar approved, provided to 20% of all new Dwellings throughout site - (Separate to Bird box provisions)

To be read in conjunction with Ecology Report.

LANDSCAPING

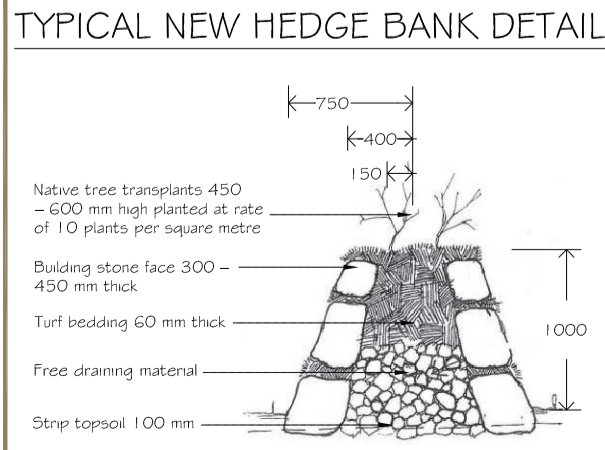
- Drives / road paved with permeable brick or block pavours
- Patio areas - paviour or paving slab finish
- Tarmac finish to Estate road
- Grassed garden areas to front and rear of dwellings.
- 1.8m / 2m ht. close boarded timber fences to rear and side boundaries
- Various ornamental planting

LANDSCAPING

- New Shrubs / tree planting
- Existing hedges supplemented with additional native planting.
- New landscaped earth bank / hedgerows with mixed native species planting

NOTE -
Comprehensive landscaping scheme to be carried out at Detailed planning stage.

All existing hedgerows to be supplemented with additional native shrubs / plants to increase density where necessary.



Rev A
Revision Description Date

24.8.20

PROPOSED SITE LAYOUT

Clients: Charles Brunker; Alastair Brunker; Julian Irvine; Jessica Bickerton; Jemma Boddington

Project: Outline Planning application for Residential Development with Affordable Housing exception Site to Land South of Cleggars Park, Lamphey, Pembrokeshire.

Drawing Number: P03
Revision: A
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