

Possible access link maintained to fields beyond, at this point. Any access gated North boundary line to fields provided with stock-proof fencing.

Suggested location for possible pumping station & vehicle access off site road, located at NW area of site (lowest part of site) if deemed necessary. Full design of site foul drainage carried out at Detailed Planning stage.

Pump station located 10m from any Dwelling, compound fenced and gated with 1.8m anti-climb mesh fencing approved by DCWW. All finishes to be agreed.

Provide culvert at point of track cross-over

New Landscaped hedge bank along North boundary. Native plant species - See Typical Detail below. Stock proof fencing provided to field side if required.

Parking provisions for all Houses to be 2 x car spaces throughout.

All existing trees / tree-lines retained & protected

All new Estate roads constructed to 'adoptable standards' in agreement with C.C.C Highways Dept. - Generally 5.5m wide roads; 1.8m footpaths both sides

Indicative Dwellings / layouts shown, subject to Detailed Planning design / approval currently showing 50no. New Dwellings

Open Field

ADJACENT LAND IN CLIENTS OWNERSHIP - SUDS option if required.

Provisional allocation of land/site area for SUDS - surface water drainage of roads and possibly dwellings if required etc. SUDS requirements subject to Site investigation / porosity testing throughout site. Adjacent North Land in same ownership also available if required for further use for SUDS.



ILLUSTRATIVE ELEVATION A-A IN CONTEXT - 1:500

SCALED PARAMETERS	
<b>MIXED HOUSE TYPES</b>	
Final site layout & Dwelling designs subject to Detailed planning approval	
Type A - 1.5 - 2 Storey Semi-det. 2-3 Bed Unit Width between - 5 - 6m max Length between - 7.5 - 8.5m max Ridge heights between - 6.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.	Type C - 1.5 - 2 Storey detached 3-4 Bed Unit Width between 7 - 8m max Length between 8.5 - 9.5m max Ridge height between - 6.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.
Type B - 1.5 - 2 Storey semi-det. 3-4 Unit Width between - 5.5 - 6m max Length between (Gable) - 8.5 - 9.5m max Ridge height between - 6.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.	Type D - 1.5 - 2 Storey detached 3-4 Bed Unit Width between 7 - 8m max Length between 8.5 - 9.5m max Ridge height between - 6.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.
Type E - 1.5 - 2 Storey detached 3-4 Bed Unit Overall Width between 7 - 8m max Overall Length (House) 8.5 - 9.5m max Overall Length (inc. garage) 14.5 - 15.5m Porch - 1.5 x 2m Ridge height between - 6.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.	

Existing East & West boundary hedge banks supplemented with new native species landscaping. New 1.2m high timber fence lines provided off-set from boundaries, providing added privacy/security

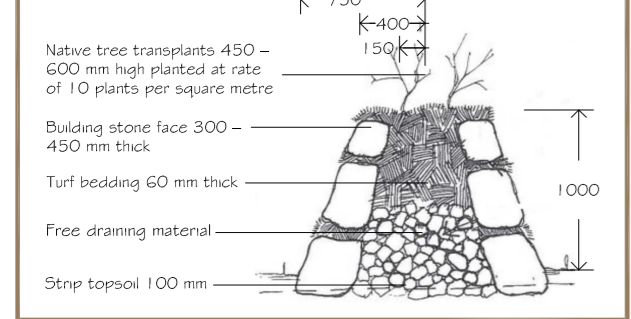
Existing partial completed Barn Conversion within site area, to be retained (Planning approval - W/27413) Existing Garden walls / extents, to be adjusted to suit site layouts. Parking provisions maintained as approved.

Open Field

**ECOLOGY ENHANCEMENTS**

- Bird nest boxes provided to 20% of all new Dwellings throughout site
- Schweglar IFR bat tubes or similar approved, provided to 20% of all new Dwellings throughout site - (Separate to Bird box provisions)
- All existing tree-lines along site boundaries retained, with some isolated pruning.
- All / any pruning to be checked for potential bat roost features as required & carried out under ecological supervision if required.
- All external lighting to be downward illuminating & PIR sensors, + LED type.
- To be read in conjunction with Ecology Report/recommendations.

**TYPICAL NEW HEDGE BANK DETAIL**



**LANDSCAPING**

- Drives paved with permeable brick or block pavements
- Patio areas - paviour or paving slab finish
- Tarmac finish to Estate road
- Grassed garden areas to front and rear of dwellings.
- 1.8-2m close boarded timber fences, running parallel to extg boundaries, where indicated.
- 1.8 / 1.2m high close boarded timber fences between new units.
- New tree planting
- Existing hedges supplemented with additional native planting.
- New landscaped earth bank / hedgerows with mixed native species planting
- Various ornamental planting
- 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.

**KEY**

- COMPOSTING BIN
- GENERAL WASTE BIN
- RECYCLING WASTE BIN
- WATER BUTT
- ROTARY DRYING LINE
- FULL GRAVITY DRAIN TO PUMP STATION
- PUMPED FOUL DRAIN DISCHARGING TO MAINS SEWER
- SUDS - SURFACE WATER DRAIN / SOAKAWAYS (subject to SABS Design / application)

Approx. position of extg Mains Foul sewer in road indicated - Connection point for site foul drains are shown indicative & subject to WWA approval.

**AFFORDABLE HOUSING ALLOCATION** - Affordable housing to be provided throughout Development at a provision of 30% of the unit total OR alternatively affordable contributions to be agreed

Re-align and re-build front garden wall to 'The Beeches' dwelling, to ensure clear visibility splays provided.

Proposed visibility splays shown hatched - 90m x 2.4m to C.C.C Highways requirements and Planning approval - W/19025

SITE AREA = 1.94 Ha

Revision	Description	Date
Drawing: <b>PROPOSED SITE LAYOUT</b>		
Client: <b>Owen &amp; Owen</b>		
Project / Title: <b>Proposed outline Planning application for Residential Development to land adj. to 'The Beeches', Spring Gardens, Whitland (Land Allocation - T2/6/h3)</b>		
Dwg No. <b>P03</b>	Job No. <b>1796</b>	Paper <b>A2</b>
Rev.	Drawn <b>PNW</b>	Scale <b>1:500</b>
	Date <b>DEC 2020</b>	

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**PROPOSED ILLUSTRATIVE SITE LAYOUT** Scale - 1:500

1:1 0 20 40 60 80  
**A2 ORIGINAL DRAWING SIZE**