

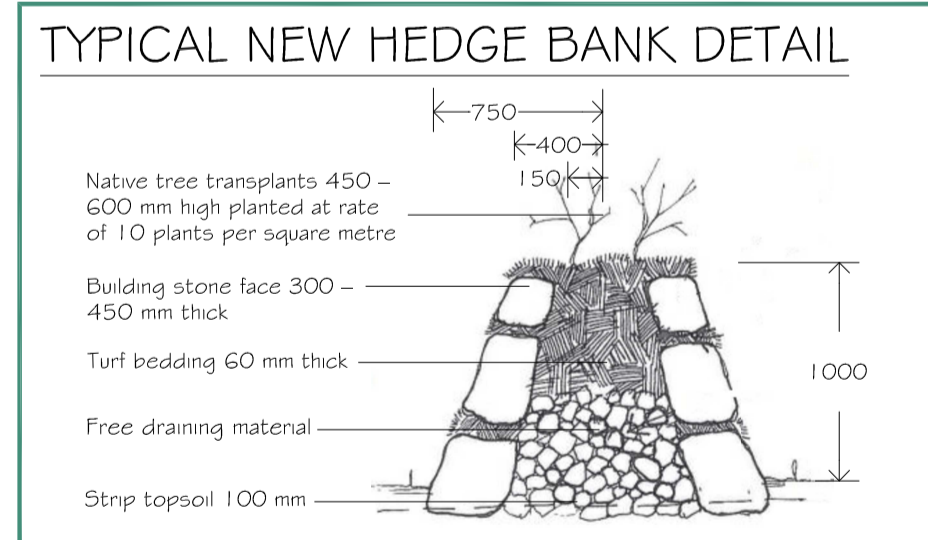


SCALED PARAMETERS
MIXED HOUSE TYPES
Final site layout & Dwelling designs subject to Detailed planning approval

Type A - 1.5 - 2 Storey detached 3-4 Bed Units Main Dwelling area Width between - 7.7-5m max Length between - 9.5 - 10.5m max Ridge heights between - 6.5 & 8.5m max Wings width=2.5-3m; Length=4.4-5m; R=6-7m ht Roof Pitches - 30deg. min. - 45deg. max.	Type D - 1.5 - 2 Storey Semi-D / 2 - 3 bed Units Width between - 6-6.5m max (12-13m as Semi-D pair) Length (span) between 7.5 - 8.5m max Ridge height between - 6.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.
Type B - 1.5 - 2 Storey detached 3-4 Bed Units Main Dwelling area Width between - 7.7-5m max Length between - 9.5 - 10.5m max Ridge heights between - 6.5 & 8.5m max Wings width=2-2.5m; Length=5-5.5m; R=6-5 7.5m ht Porch width=1.5-2m; Length=2-2.5m; R=3-4m Roof Pitches - 30deg. min. - 45deg. max.	Type E - (Affordable units) - 1.5 - 2 Storey Semi-D for terrace blocks 2 - 3 bed Units Width between 5.5 - 6.5m max (12-13m as Semi-D pair) Length (span) between 7.5 - 8.5m max Ridge height between - 6.5 & 8.5m max Roof Pitches - 30deg. min. - 45deg. max.
Type C - 1.5 - 2 Storey detached 3-4 Bed Units Main Dwelling area Width between - 7.7-5m max Length between - 9.5 - 10.5m max Ridge heights between - 6.5 & 8.5m max Wings width=2.5-3m; Length=4.4-5m; R=6-7m ht Roof Pitches - 30deg. min. - 45deg. max.	Detached Garage - Length = 6-6.5m; width = 4-4.5m; (garage pairs 6- 6.7m width) Ridge= 3.5-4.5m

- ECOLOGY ENHANCEMENTS**
- Suggested Bird nest boxes provided to 20% of all new Dwellings throughout site
 - Suggested Schwegler IFR bat tubes or similar approved, provided to 20% of all new Dwellings throughout site - (Separate to Bird box provisions)
 - Allocated enhancement zones of existing hedgerows with native planting as indicated.
 - Rich Grass informal managed buffer zone along east boundary.
 - All existing tree-lines along site boundaries retained, with some possible isolated pruning if required.
 - 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.
 - Hedgehog highways to be provided in all new boundary + division timber fences.
 - All to be read in conjunction with Ecology Reports/recommendations.

- 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.
 - Green space provision for Bio-diversity enhancements.
 - Enhancement provisions along hedgerows/boundaries
 - Grassed buffer zone
 - 1.2-1.8m close boarded timber fences, where indicated.
 - Suggested footpath thru green space.
- NOTE**
Comprehensive landscaping scheme to be carried out at Detailed planning stage, in conjunction with Ecology & SABS reports/designs.
All existing hedgerows to be supplemented with additional native shrubs / plants to increase density where necessary inclusive of enhancement zones.



- KEY**
- COMPOSTING BIN
 - GENERAL WASTE BIN
 - RECYCLING WASTE BIN
 - WATER BUTT
 - ROTARY DRYING LINE
 - FOUL GRAVITY DRAINS TO MAINS SEWER CONNECTION
 - SURFACE WATER DRAINAGE DISCHARGING TO SWALE / INFILTRATION BASIN - See Drainage strategy report, subject to SABS Design application/approval.
- NOTE:**
Service positions are suggested only and subject to Engineers / service provider design / details & W.W.A.



- Hatched yellow area represent space allocation for enhancement and provision of hedgerows, with additional native plant/shrub species. All subject to full Landscaping scheme
- New tree planting throughout site using native species - Subject to full Landscaping scheme in conjunction with Ecology recommendations
- Proposed Green space provision, to East boundary and perimeter of adj. south property 'Lyncroft', providing Bio-Diversity enhancement, & separation + privacy for existing adjacent Dwellings.
- Proposed Grassed buffer zone with rich grass species for informal management. -See Ecologist recommendations.
- Existing lateral drains running from Primary School across site, connecting to Mains Drainage beyond site area. 6m Building Exclusion Zone for any Development
- Suggested Walking route indicated through managed green space provision, subject to details / design of Swale -ensuring public safety in proximity of swale and infiltration basin. Basin to be fenced off / enclosed if necessary.
- Existing trees along site boundaries indicated thus. See Tree Report for recommendations / requirements and RPA zones
- Ⓢ No. Affordable units indicated. 15% of total Housing (Units 28-32 & 34-37)
- Dense new planting / Landscaping along adjacent boundary
- Proposed location of Infiltration basin, providing surface water drainage discharge for Development, in conjunction with isolated Soakway Pits and permeable paving to parking areas throughout site layout.
See accompanying Drainage strategy report for full proposals, all subject to future SABS application / approval.
Creation of basin to also provide Bio-diversity enhancement, with provision of Wetland plants; incorporation of log piles for wildlife, and suitable plants throughout area.

PROPOSED ILLUSTRATIVE SITE LAYOUT Scale - 1:500

1:1
0 20 40 60 80
A1 ORIGINAL DRAWING SIZE

Rev A Infiltration basin revised Foul connection 18.8.21
Revision Description Date

PROPOSED SITE LAYOUT

Client: Powells Chartered Surveyors.
Project Title: Proposed outline Planning application for Residential Development to land north of the Kins, Llangwm, Pembrokeshire (Land Allocation - HSG/063LDP2/1)

Drawn: P03
Date: MAY 2021

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