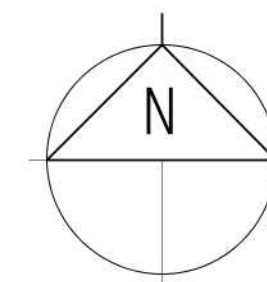


Planning Drawing (OPP ref H22-0941-17)



Landscaping & Fencing

existing trees retained as indicated on layout
front and rear gardens to be seeded/ turfed
fencing as detailed on layout plan

Driveways to be washed gravel on prepared
hardcore sub base with edgings
Pedestrian paths to be block paved (brindle colour)
to provide access from plot frontage to front doors
in accordance with Part M Bdg. Regs.

Technical Matters

Provision in rear gardens for storage of general refuse
and recycled refuse with day of collection refuse
placed at highway verge in accordance with SHDC
refuse policy.

Foul Drainage -
dwellings to be connected to AW foul sewer in
highway.
Surface Water - Roof water to be directed to
proprietary soakaways within individual gardens
in accordance with Building Regulations.

Floor Levels & Site Levels

Refer to topographical survey for full details
Finished Floor Levels of Dwellings to be at 2.85mOD
in accordance with Approved Flood Risk Assessment.
Garden levels to remain as existing to avoid any
potential surface water run off to neighbouring
property.

Broadgate

315a

existing screen planting to boundary

plot 3

rear garden

existing 1.8m high
timber fence

plot 2

2.63+
rear garden

plot 1

rear garden

existing 1.8m high
timber fence

existing 0.9m high
timber fence

verge

existing access
removed

existing
silver birch

existing
silver birch

2.79

front garden

verge

all existing hedging
& shrubs to plot
boundary to be reduced
in height to below 900mm
and retained at that height
to ensure visibility.

existing
silver birch

Old Fendyke
Road

3.034

verge

proposed shared access
to LCC Highways spec.

2.60

driveway &
turning area

front garden

verge

existing
sycamores

existing
access

verge

street
light

Broadgate

site layout



footpath

mature privet hedge

rev A - 25/9/19 visibility splay added to plot 1
and note added ref 900mm max ht within splay
as requested by LCC Highways

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Project
Residential Development
Broadgate Weston Hills
for Coda Builders Ltd.

Drawing
Site Layout

date aug 19

scale(s) 1 :200 @ A3

DRG. No. CODA / pl / SL rev A