



**POS TYPOLOGY  
AREA PROVISIONS**

**Amenity Green Space:**  
3,400m<sup>2</sup>

**Natural & Semi Natural Space:**  
23,377m<sup>2</sup>

**Children & Young People:**  
30m<sup>2</sup>

**Allotment / Community  
Growing:** 626m<sup>2</sup>

- KEY**
- HARD LANDSCAPE**
- Proposed Vehicular Tarmac  
Proposed black tarmac for roads.
  - Proposed Pedestrian Tarmac  
Proposed black tarmac to pavements
  - Proposed Tarmac Driveways  
Proposed black tarmac to pavements
  - Proposed Flag Paving  
Concrete flag paving to footpaths and patios
  - Proposed Raised Tables  
Tarmac with coloured chip
  - Proposed 1800mm Close Boarded Fence  
To rear gardens and neighbouring property boundaries  
With matching gates as required. See architect plan for details
  - Proposed 1000mm Stock Proof Fencing  
To rear garden property boundaries on Plots 93-125  
See architect plan for details
  - Proposed 900mm Metal Vertical Bar Railing  
Where edge protection is necessary due to level change
  - Proposed 2000mm Stone and Timber Panel Wall  
To garden property boundaries
  - Proposed 900mm Dry Stone Wall  
To road entrance
  - Proposed Retaining Structure Locations  
To engineers specification
  - Proposed Self-binding Gravel Path  
With timber edge
  - Natural Play Features Indicative Locations  
Locally sourced logs and boulders  
(Children and young people provision)
- SOFT LANDSCAPE**
- Swale  
Topographical change. See engineer's plans
  - Ornamental Street / Avenue Trees  
Extra Heavy Standard trees to main street  
avenues, 14-16cm  
Select Standard trees to front gardens, 10-12cm
  - Proposed Native Specimen Trees  
Planted with double timber stakes secured with  
a rubber tree tie. Select standard 10-12cm girth
  - Proposed Fruiting Trees  
Planted with double timber stakes secured with  
a rubber tree tie
  - Proposed Ornamental Hedge to Front Gardens  
To be planted as 80-100cm height
  - Proposed Robust Ground Cover Planting
  - Proposed Native Shrub Planting  
2161m<sup>2</sup>
  - Proposed Ornamental Shrub Planting  
Proposed shrubs and flowering herbaceous  
To be turfed
  - Proposed Grass to Front Gardens  
To be turfed
  - Proposed Woodland Planting  
2106m<sup>2</sup> Cell-grown stock  
Whips planted at 1m spacing
  - Proposed Native marginal mix planting  
908m<sup>2</sup> Around attenuation pond
  - Native Understorey Planting  
1468m<sup>2</sup>
  - Species Rich Grassland Areas  
6988m<sup>2</sup> to be seeded

REV.	DATE	DESCRIPTION	DRAWN	CHKD
P06	25/07/23	Numbers updated	RS	SA
P05	10/05/23	Update to layout	RS	SA
P04	09/05/23	Update to layout	RS	SA
P03	06/06/21	Update to layout	AL	SA

Client:	The Casey Group Ltd	Project:	BROADOAK FARM LINTWHAITE	Drawn:	AL	Checked:	SA	Approved:	ME	Date:	14/01/21
Issue:	PLANNING	Title:	LVA SITE PLAN	Dwg No:	UG_721_LAN_LVA_DRW_08	Scale @ A0:	1:500	Revision:	P06		



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