

- 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 edging
 -  **Natural Play Features Indicative Locations**
Locally sourced logs and boulders
(Children and young people provision)
- SOFT LANDSCAPE**
-  **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**
2161m2
-  **Proposed Ornamental Shrub Planting**
Proposed shrubs and flowering herbaceous
-  **Proposed Grass to Front Gardens**
To be turfed
-  **Proposed Woodland Planting**
2106m2 Cell-grown stock
Whips planted at 1m spacing
-  **Proposed Native marginal mix planting**
908m2 Around attenuation pond
-  **Native Understory Planting**
1466m2
-  **Species Rich Grassland Areas**
6988m2 to be seeded
-  **Proposed Mown Grass Pathways**
To POS areas
-  **Species Rich Flowering Meadow Areas**
8991m2 to be seeded



**POS TYPOLOGY
AREA PROVISIONS**

Amenity Green Space:	3,400m2
Natural & Semi Natural Space:	22,844m2
Children & Young People:	30m2
Allotment / Community Growing:	626m2

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P12	10/05/23	LAYOUT UPDATED	RS	SA
P11	09/05/23	LAYOUT UPDATED	RS	SA
P10	03/05/23	LAYOUT UPDATED	RS	SA
REV.	DATE	DESCRIPTION	DRAWN	CHK'D

Client: The Casey Group Ltd	Project: BROADOAK FARM, LINTHWAITE	Drawn: AL	Checked: SA	Approved: ME	Date: 23/12/20
Issue: PLANNING	Title: GENERAL ARRANGEMENT	Dwg No: UG_721_LAN_GA_DRW_01	Scale @ A1: 1:500	Revision: P12	



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