



**POS TYPOLOGY
AREA PROVISIONS**

Amenity Green Space:
3,400m²

Natural & Semi Natural Space:
22,844m²

Children & Young People:
30m²

Allotment / Community Growing: 626m²

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	
	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 ²
	Proposed Ornamental Shrub Planting Proposed shrubs and flowering herbaceous To be turfed
	Proposed Grass to Front Gardens To be turfed
	Proposed Woodland Planting 2106m ² Cell-grown stock Whips planted at 1m spacing
	Proposed Native marginal mix planting 908m ² Around attenuation pond
	Native Understorey Planting 1466m ²
	Species Rich Grassland Areas 6988m ² to be seeded
	Proposed Mown Grass Pathways To POS areas

REV.	DATE	DESCRIPTION	DRAWN	CHECKED
P05	10/05/23	Update to layout	RS	SA
P04	09/05/23	Update to layout	RS	SA
P03	06/08/21	Update to layout	AL	SA
P02	03/08/21	Update to layout	AL	SA

Client: The Casey Group Ltd	Project: BROADOAK FARM LINTHWAITE	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: P05	



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