

KEY

- Application Area
- Land within Applicant's ownership
- TM Tarmacadam Surfacing (TM)
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- Gravel
- Pavers: 80mm Forterra Aquaflow or equal approved (BS EN 1338)
200 x 100mm permeable concrete block paving laid in 45° herringbone pattern with double stretcher course around all perimeters, colour Natural
- S/L Surface finish with soft landscaping. See short flowering lawn mix in table on the right
- BAS Landscaping water detention basin
- Existing Levels
- Proposed Levels

APPLICATION SITE AREA (Approx) 3,209 sqm / 0.793 Acre / 0.321 Hectare

NOTES

- Existing access to service yard and parking
- Existing parking
- New parking bays
- New footpath
- New site access route
- Extent of road offered for adoption
- Existing raised kerb to be broken out and replaced with footway edging. Back of new footway construction to tie into existing top of kerb level.
- Dashed line represents line of former access
- 2.4m high paladin fence erected around the perimeter of the road, to be tied into existing fence
- 2.4m high paladin gates
- Pedestrian gate integrated into 2.4m high paladin fence
- Section of timber knee rail replaced with 2.4m high paladin fence
- Minor re-leveling works required to the existing CSN car park following removal of dropped kerbs
- Turning head extended in length as per S38 agreement
- Existing 1.8m high close boarded timber fence

EL1 – FLOWERING LAWN MIXTURE

Composition

Mixture EL1 contains slow growing grasses with a selection of wild flowers that respond well to regular short mowing.

Wild Flowers

%	Latin name	Common name
0.2	<i>Betonica officinalis</i> - (<i>Stachys officinalis</i>)	Betonys
1.2	<i>Centaurea nigra</i>	Common Knapweed
0.7	<i>Galium verum</i>	Lady's Bedstraw
0.4	<i>Leontodon hispidus</i>	Rough Hawkbit
1.2	<i>Lotus corniculatus</i>	Birdsfoot Trefoil
1.4	<i>Plantago lanceolata</i>	Ribwort Plantain
0.4	<i>Primula veris</i>	Cowslip
0.6	<i>Ranunculus acris</i>	Meadow Buttercup
0.2	<i>Silene acaulis</i>	Pepper Saxifrage
0.2	<i>Viola cracca</i>	Tufted Vetch
6.5		

Grasses

%	Latin name	Common name
8	<i>Agrostis capillaris</i>	Common Bent
1	<i>Carex flacca</i>	Glaucous Sedge
39	<i>Cynosurus cristatus</i>	Crested Dogtail
28	<i>Festuca rubra</i>	Red Fescue
4	<i>Phleum bertolonii</i>	Smaller Cat's-tail
80		

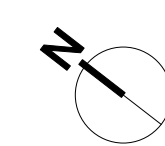
Clovers, legumes and herbs

%	Latin name	Common name
1	<i>Medicago lupulina</i>	Black Medick (Ag)
2.5	<i>Trifolium repens</i>	Small Leaved White Clover (Ag)
3.5		

Sowing Rates

kg/ha	kg/acre	g/m ²	Order Mixture
40	16	4	Order this mixture

*to be maintained with a 4 weekly cycle of mowing



Scale Bar 1:200 @ A0



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Project Number
190487-2300

Drawing Number
P10

Revision
PLANNING

Date
15/11/21

Drawn By
JS

Checked By
GS

Project Manager
PLANNING

- P10 13/02/21 JS GS Update requested by local authority including addition of retaining wall between access road and parking area. New gates to be added to access road. New gates to be added to access road. New gates to be added to access road.
- P9 14/03/21 JS GS Service strip behind gates changed to tarmac from block paving. New gates to be added to access road. New gates to be added to access road. New gates to be added to access road.
- P8 27/01/21 JS GS Additional levels added.
- P7 26/01/21 JS GS South lawn from CSN land removed in lieu of soft landscaping. Palisade fencing changed to palisade fencing. New close boarded fence erected in lieu of palisade fencing. Tarmac strip adjacent to private access road changed to soft landscaping. More levels added.
- P6 15/12/21 JS GS Gates to CSN brought forward in line with extent of road offered for adoption. Site boundary and area updated to include additional length of close boarded fence.
- P5 15/12/21 JS GS Site boundary and area updated to include land West of access road and foot access. Site boundary added.
- P4 15/12/21 JS GS Site boundary extended to cover access arrangement to CSN.
- P3 07/12/21 JS GS Readjustment of access road beyond extent of adoption. Gates and fencing added. Site boundary updated.
- P2 16/11/21 JS GS Blue line boundary added. Land west of access road included within application boundary. Application area updated.
- P1 15/11/21 JS GS First Issue

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