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N

Pond

Existing hedgrow has been left unmanaged and will required sections of replanting and management

EXISTING NATIVE HEDGING

Diverted section of PROW U28

Woodland

P/R Fence Ht 109.62

Plot 10 Plot 9 Plot 8 Plot 7 Plot 6 Plot 5 Plot 4 Plot 3 Plot 2 Plot 1

10 FGL +107.75
9 FGL +109.20
8 FGL +108.75
7 FGL +109.15
6 FGL +114.00
5 FGL +114.15
4 FFL +116.15
3 FFL +116.65
2 FGL +116.00
1 FGL +116.00

FGL +109.90
FGL +109.80
FGL +108.90
FGL +112.75
FFL +113.00
FGL +113.87
FGL +114.00
FGL +116.50
FGL +117.00
FGL +119.70

Slope = 1 in 273 0.37% grade
Slope = 1 in 212 0.47% grade
Slope = 1 in 10 9.80% grade
Slope = 1 in 29 3.44% grade
Slope = 1 in 14 7.01% grade
Slope = 1 in 9 10.6% grade
Slope = 1 in 61 1.6% grade
Slope = 1 in 17 6.05% grade

INDICATIVE RETAINING WALLS TO GARDENS

Site layout legend:

Block paving	Proposed site boundary
Tarmac finish	Red line site area: 2.21 acres 0.89 hectares
450x450 riven faced paving slabs	Line of U28 PROW to be diverted
Areas laid to grass	Proposed tree planting
Brick wall	Existing tree planting (root protection in red)
15m badger landscape buffer	Low level landscape planting
	Drainage surface
	Drainage foul

Existing 1.8m close boarded fence

Site boundary
Land owned by applicant

Shared bin storage location

2.4m x 29.0m visibility splay

1.0m off-set

5.0m wide access surfaced in hard bound material with 0.5m clear margins. Gradient 1 in 12 for first 5m.

2.0m x 2.0m pedestrian splay max height 600mm each side of access

Visibility splay to tangent point at 1.0m off-set

2.4m x 100m visibility splay

Hatched area - Indicative 10m long S278 works to parking restrictions

Minimum 7.5m wide dropped crossing

Drainage channel

Existing hedgrow has been left unmanaged and will required sections of replanting and management

Existing 1.8m close boarded fence

Rev C/01.03.24/S278 highway work note added/MG
Rev B/28.09.23/Red and blue line revised
Rev A/27.09.23/Red and blue line revised
Revision Notes.

Drawing Status.
PLANNING

hssp architects
Pera Business Park, Nottingham Road
Melton Mowbray, LE13 0PB
Telephone: 01664 563 288 Fax: 01664 563 360
E-Mail: info@hssparchitects.co.uk Web: www.hssparchitects.co.uk

Project.
Proposed residential development on land to the rear of 34 Keats Lane, Earl Shilton, Leicestershire. LE9 7DQ
-

Title.
Proposed site plan

Scale.	Drawn.	Checked.	Date.
1:200	MG	JCB	-

Drawing No. 8883-03-03
Revision. C

1:200 0 5 10m

HSSP A0