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Existing access retained for farmhouse only (access to be utilised during construction phase)

Existing gateway infilled with stone wall

New wall to be agreed for access to farmhouse

Existing stone wall 1m high from road level

New stone walls formed to either side of the site entrance walled in stone from existing wall or new matching as required

Minimum 5 trees planted on site for BNG requirements - refer to BNG assessment for specification and management

New access for private shared drive - 4.8m wide for the first 12m (hatched area) then reducing to 4.2m wide

New walls max height 1m within visibility splays

Planting to rear of stone wall / landscaping strip to front of site - planting to be kept outside of visibility splays

Plots 3 & 5 to have road frontage

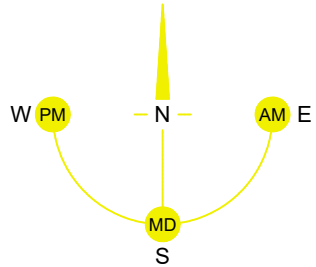
1.8m timber screen to patio area

Existing foul drainage connection on site

1.8m timber fencing between rear gardens

Existing blockwall with Colsberg retained and made good

New 1.8m timber fencing to rear of Plots 1 & 2



Plot Schedule

Plot No.	Height	Description	GEFA (m²)	GIFA (m²)
Plot 1	2 Storey	4 bedroom detached with attached garage	185.5	158.5
Plot 2	2 Storey	4 bedroom detached with attached garage	185.5	158.5
Plot 3	2 Storey	4 bedroom detached with integral garage	189	159
Plot 4	2 Storey	4 bedroom detached with attached garage	185.5	158.5
Plot 5	2 Storey	4 bedroom detached with integral garage	189	159

Private driveway and road junction

Road constructed to adoptable standards and surfaced in tarmac.

Width of road at the junction to be 4.8m with a 2m service strip for the first 12m then reducing the 4.2m wide with a 2m service strip. Turning head minimum 16.5m long at the road end for refuse wagon.

Visibility splays to be 2.4m x 60m measured from the edge of the Highway. Existing or new boundary walls to be maximum 1m high within splays.

Driveways provide 2.5 parking spaces per plot and are to be surfaced in tarmac.

FRA and Drainage

Finished floor levels to be minimum 6.79m AOD in accordance with FRA.

New foul drainage to connect into existing foul manhole in the southwest corner of the site, which in turn connects into the main adopted sewer on Salthouse Road and is subject to a S104 application.

Surface water drainage (Highway and plot drainage) to discharge into Geocellular attenuation baskets with outfall through Hydrobrake to Salthouse Pool.

Refer to Gadsden Consulting drainage strategy for more information.

Boundary walls and fences

New stone walls to entrance to be formed with reused stone from existing site wall (removed as part of new site entrance) and matching stone as required.

New 1.8m high vertically boarded timber boundary fences to rear gardens.

Landscaping

Minimum 5 No. trees planted on site for BNG improvements with further offsite planting to meet 10% requirements - refer to BNG assessment by South Lakes Ecology for full details, specification and future management.

New native hedgerow planted to rear of existing front boundary wall bounding the A5093.

New shrub planting to front garden boundaries.

Front garden areas to be covered with topsoil and seeded with grass mix.

Patios formed with concrete pavers with paths and borders finished in blue slate chippings.

P1	03/01/25	Issued for preliminary approval
No.	Date	Revision

Status	Paper Size
PLANNING	A2

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All heights, levels, sizes and dimensions to be checked on site and any discrepancies be notified prior to any manufacture or commencement of works.

Project
Residential Development
Salthouse Farm, Millom
Title
SITE LAYOUT PLAN

Drawn	Checked	Date
TC	NP	03 January 2025

Job Ref	Scale
3189	1:250 @A2

Sheet	Revision
P103	P1

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