



**DWELLING TYPE LEGEND**

- DWELLING TYPE A+ - 4/5 BED HOUSE; 15 no.
- DWELLING TYPE A/1 - 4/5 BED HOUSE; 4 no.
- DWELLING TYPE A/2 - 4/5 BED HOUSE; 4 no.
- DWELLING TYPE B+ - 5 BED HOUSE; 2 no.
- DWELLING TYPE C/1 - 3 BED DORMER BUNGALOW; 3 no.
- DWELLING TYPE D+ - 3 BED DORMER BUNGALOW; 2 no.
- DWELLING TYPE E+ - 3 BED SEMI-DETACHED HOUSE; 10 no.
- DWELLING TYPE J - 3 BED LINK-DETACHED HOUSE; 8 no.
- DWELLING TYPE K - 4 BED DORMER BUNGALOW; 2 no.
- DWELLING TYPE L - 5 BED HOUSE; 5 no.

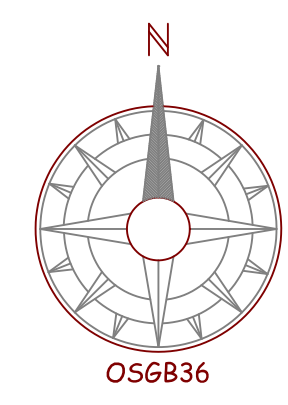
**TOTAL - 55 DWELLINGS**

**LANDSCAPING OF OPEN SPACES AS FOLLOWS:**  
 Where shown, open spaces to be laid to lawn. All new turf to be fine quality form Lindum or equivalent and laid in accordance with BS 2969. Grass to be treated with 2no. Spring & Summer feeds and 1 no. Autumn feed.  
 Native species trees planted in locations shown. Planting mix as follows:  
 All trees to be 150-175cm feathered standards.  
 20% Acer pseudoplatanus.  
 10% Anus glutinosus.  
 10% Crataegus monogyna.  
 5% Quercus ilex.  
 5% Quercus petraea.  
 5% Quercus robur.  
 1.5m high coniferous.  
 10% Pinus nigra.  
 All to be planted at 4m centres with cane and ecostart rabbit guard.  
 Tree planting to be supplemented with shrub planting, comprising a range of plants selected for seasonal variety, colour & form.

**NOTES:**  
 ALL PRIVATE DRIVES & PARKING SPACES FINISHED IN PAVERS.  
 ALL PARTY BOUNDARY FENCES & NEW REAR GARDEN FENCES - 1.80m HIGH VERTICAL BOARDED FENCING WITH MATCHING GATES.  
 ALL FRONTAGES OPEN.

**Note:**

- The grid is the National Grid OSGB36 which was obtained from ETRS89 GPS co-ordinates to which the National Grid Transformation OSTN02 has been applied.
- The levels shown are to Ordnance Datum Newlyn using the ETRS89 GPS values transformed by the National Geoid Model OSGM02.



**STRUCTURE LANDSCAPING AS FOLLOWS:**  
 Where shown, open spaces to be laid to lawn. All new turf to be fine quality form Lindum or equivalent and laid in accordance with BS 2969. Grass to be treated with 2no. Spring & Summer feeds and 1 no. Autumn feed.  
 Native species trees planted in locations shown. Planting mix as follows:  
 All trees to be 150-175cm feathered standards.  
 20% Acer pseudoplatanus.  
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 5% Quercus ilex.  
 5% Quercus petraea.  
 5% Quercus robur.  
 1.5m high coniferous.  
 10% Pinus nigra.  
 All to be planted at 4m centres with cane and ecostart rabbit guard.  
 Tree planting to be supplemented with shrub planting, comprising a range of plants selected for seasonal variety, colour & form.

**STRUCTURE LANDSCAPING TO DRY RETENTION BASIN AS FOLLOWS:**  
 Where shown, open spaces to be seeded with multi-seed reactive grass.  
 Native species trees & shrub planting in locations shown.  
 No planting to take place within 1.00m of any UU adopted sewer pipe, manhole or headwall.  
 Shrub planting mix permissible within 1.00 to 3.00m of any UU adopted sewer pipe, manhole or headwall as follows:  
 Blackberry, Briony, Cotoneaster, Elder, Hazel, Laurel, Privet, Quailthorn, Snowberry.  
 Ornamental flowering shrubs also permissible as follows:  
 Blackberries, Raspberries, Gooseberries & Christmas Trees.  
 Tree planting mix permissible within 3.00 to 6.00m of any UU adopted sewer pipe, manhole or headwall as follows:  
 Ash, Beech, Birch, Cornus, Elm, Chestnut, Maple, Oak, Sorbus, Spindle, Pear.  
 Willow, Poplar.  
 Tree planting mix permissible within 6.00 to 12.00m of any UU adopted sewer pipe, manhole or headwall as follows:  
 Willow, Poplar.  
 All trees to be 150-175cm feathered standards. All to be planted at 4m centres with cane and ecostart rabbit guard.

No.	Date	Revision	Initial
E	24/04/26	Dwelling type on plots 4/04, 4/05 & 4/06 amended to types K & C1.	GB
D	13/11/24	Dwelling type on plot 4/55 amended from A1 to C1.	GB
C	15/03/24	Dry retention basin configuration updated to align with s.106 adoption drawings; basin planting specification & parameters added.	GB
B	30/01/23	All visitor parking now shown in live lane of carriageway as agreed with LPA.	GB
A	25/08/22	Site layout revised following consultations with LPA; plot re-numbering undertaken.	GB

**ALPHA DESIGN**

Architectural Services  
 Member of the Chartered Institute of  
 Architectural Technologists

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Project

**PROPOSED RESIDENTIAL DEVELOPMENT FOR UP TO 65 DWELLINGS, KEEKLE MEADOWS, CLEATOR MOOR**

Client

**HIGH GRANGE DEVELOPMENTS LTD.**

Drawing

**RESERVED MATTERS SITE PLAN (incorporating landscaping) (4th major phase)**

Scale 1:500 @ A1 Drawn GB

Checked Date JAN, 2022

Drawing No.

**06/11/542 - 193 e)**

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