



CHARTWAY STREET

Forge Cottage

Old Forge House

Manor Farm Cottages

Plot 1

Plot 2

Plot 3

PARKING & TURNING HEAD FOR REFUSE/EMERGENCY VEHICLES

Wetland pond

Proposed Car Barn for Plot 1

Proposed native tree copse to perimeter of development to reinforce existing boundary hedging. Trees proposed selected standards (1.8m-2.1m clear stem from ground level) in the following mix..
 30% Field Maple 'Acer Campestre'
 30% Beech 'Fagus Sylvatica'
 20% Hazel 'Corylus Avellana'
 20% Hawthorn 'Crataegus Monogyna'
 staked to ground, grouped together wherever possible in two or more similar species

Form new Tarmac bell mouth access point, 4.8 metres wide with 6.0m radii and a 1.8m footway with a flush kerb (to be overrunable) provided to the Eastern spaly. Form a double row of block edging to contain hardstanding and blockley paved footway. Throughout development 0.5m service strip to be provided to the Western side and 1.8m service strip to the East side.

Domestic hedge planting to access spays comprising of Field Maple, Beech, Hazel and Hawthorn grouped in a random pattern of two or more similar species, nursery stock, barerooted

Main access spur 3.1m min width formed in porous block paving or similar providing a natural stone surface texture in a random pattern format. Paving contained with a double row of block edging finished flush with grass service strip. Triple row of granite sets to divide access and

Existing 1.8m high close board boundary fence
 Existing Conifer hedge
 1.2m riven post and rail boundary garden fences and dividing garden fences reinforced with native planting.

Existing conifer hedge
 Existing 1.0m high post and wire fence
 Existing Conifer hedgerow

Gated field access for maintenance of open meadow or paddock/grazing area

Domestic hedge planting to gardens of Field Maple, Beech, Hazel and Hawthorn grouped in a random pattern of two or more similar species, nursery stock, barerooted

Existing Conifer hedgerow retained

Ephemeral wetland depression/pond to form a shallow ground depression potentially seasonally wet within a sand substrate with herbaceous peripheral vegetation. This will be naturally colonised from local sources to establish an ecological habitat for distinctive plants and animals.

Proposed groups of shrubs/trees to form a thicket and to include Hawthorn 'Crataegus Monogyna', Hazel 'Corylus Avellana', and Crab Apple 'Malus Sylvestris' all 10-12g with understorey planting of typically Dogwood, Guelder Rose, and Wayfaring Tree.

Proposed specimen trees 14-16g Standards to include the following- Small leaved Lime 'Tilia Cordata', Field Maple 'Acer Campestre', Hornbeam 'Carpinus Betulus' and Beech 'Fagus Sylvatica' to be grouped where possible with two or more adjacent similar species. All to be suitably protected with timber crate guards.

Boundary bushes and hedgerow retained
 security fence to be retained

Wildflower grass meadow mix- Kent Milkwort, Man Orchid, Fragrant Orchid, Chalk Milkwort, Horseshoe Vetch, augmented with wildflower plant plugs and with a sympathetic mowing regime to be adopted to create areas of long grass (particularly beneath tree groups and below canopies) for habitat creation and to encourage biodiversity

Boundary bushes & 2.0m high hedgerow retained

PROPOSED SITE LAYOUT PLAN
 1:500@ A3

C	Biodiversity additions added @ LPA request	19.04.2022
B	Highway issues addressed as raised by KCC	03/08/2021
A	Plot 3 revised-adjusted layout	17.11.2020
Rev:	Reason:	Date:

Client:
KENT FORKLIFTS LTD

Project:
THE OLD FORGE, CHARTWAY STREET, EAST SUTTON, MAIDSTONE, KENT

Title:
PROPOSED SITE LAYOUT AND LANDSCAPING PLAN

Drawing No: **DHA/11086/56** Rev: **C** Scale: **1:500** Date: **DEC 2019**



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