



Trees to be removed shown dotted  
 Protected trees to be retained  
**See also James Royston Arboricultural Information**

Proposed turning head sized to accommodate 11.85m Refuse vehicle  
 Proposed private drive serving plots 8, 9 & 10  
 Relocated parking spaces serving 27 Moor Lane  
 Proposed private drive to Plots 1, 2 & 3  
 Proposed access to be shared surfacing arrangement beyond the end of the footway link  
 Existing outrigger to be removed to provide 5.5m wide carriageway and 2.0m wide footway  
 Brick potts within visibility splay to front of 23 Moor Lane in front of relocated wall with 0.9m high Manchester type bollards at 2m centres set 600mm from carriageway  
 Existing stone boundary wall to 25 Moor Lane rebuilt outside visibility splay with block paving infill shown shaded  
 33m visibility splay at 2.4m urban set back  
**See also Bryan G Hall Highways Engineer information**

Plot	Area	Indicative Dwelling GEA (over two storeys, incl. garage)	Parking
1	280.4sqm	4 Bed 161.4sqm (1737sqft)	3no incl garage
2	333.5sqm	4 Bed 161.4sqm (1737sqft)	3no incl garage
3	227.4sqm	3 Bed 135.3sqm (1458sqft)	2no
4	258.7sqm	3 Bed 135.3sqm (1458sqft)	2no
5	268.4sqm	3 Bed 145.0sqm (1560sqft)	2no
6	202.3sqm	3 Bed 135.3sqm (1458sqft)	2no
7	228.8sqm	3 Bed 135.3sqm (1458sqft)	2no
8	294.4sqm	4 Bed 153.5sqm (1652sqft)	3no incl garage
9	274.0sqm	3 Bed 145.0sqm (1560sqft)	2no
10	357.6sqm	4 Bed 153.5sqm (1652sqft)	3no incl garage
		<b>1461sqm (15720sqft)</b>	

Note: Areas for illustration purposes only!

Drawings based on Ordnance Survey (Streetwise License No 100047474) and preliminary survey - design and drawing content subject to further Site Surveys, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals.

Rev.	Des.	Date
G	Updated as LPA meeting	Jul 23
F	Updated as LPA comments	Feb 23
E	Visibility splay amended	Nov 22
D	Roadway amended	Nov 22
C	Parking amended	Sept 22
B	Updated as Highway Eng info	Sept 22
A	Red Line amended	June 22

- Amenity Lawn
- Vegetated private garden
- Communal enhanced habitat zone  
465.1sqm

- Permeable paving  
undertaken in accordance with DCLG note
- Resident parking  
26no spaces (incl garages)
- Visitor parking  
3no spaces

- Replacement structural tree planting  
Heavy standard trees as specialist detail incl Birch, Cherry, Rowan and Oak with native shrub underplanting

Scale 1:200

**Project** Proposed residential development at land off Moor Lane, Gomersal  
**Client** Binks Executive Homes, Blakeridge Mills, Batley  
**Dwg Title** (21942)1\_Indicative Site Layout  
**Scale** 1:200 @ A1  
**Date** May 2022