

CLIFFE LANE, GOMERSAL

NOTES
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

KEY

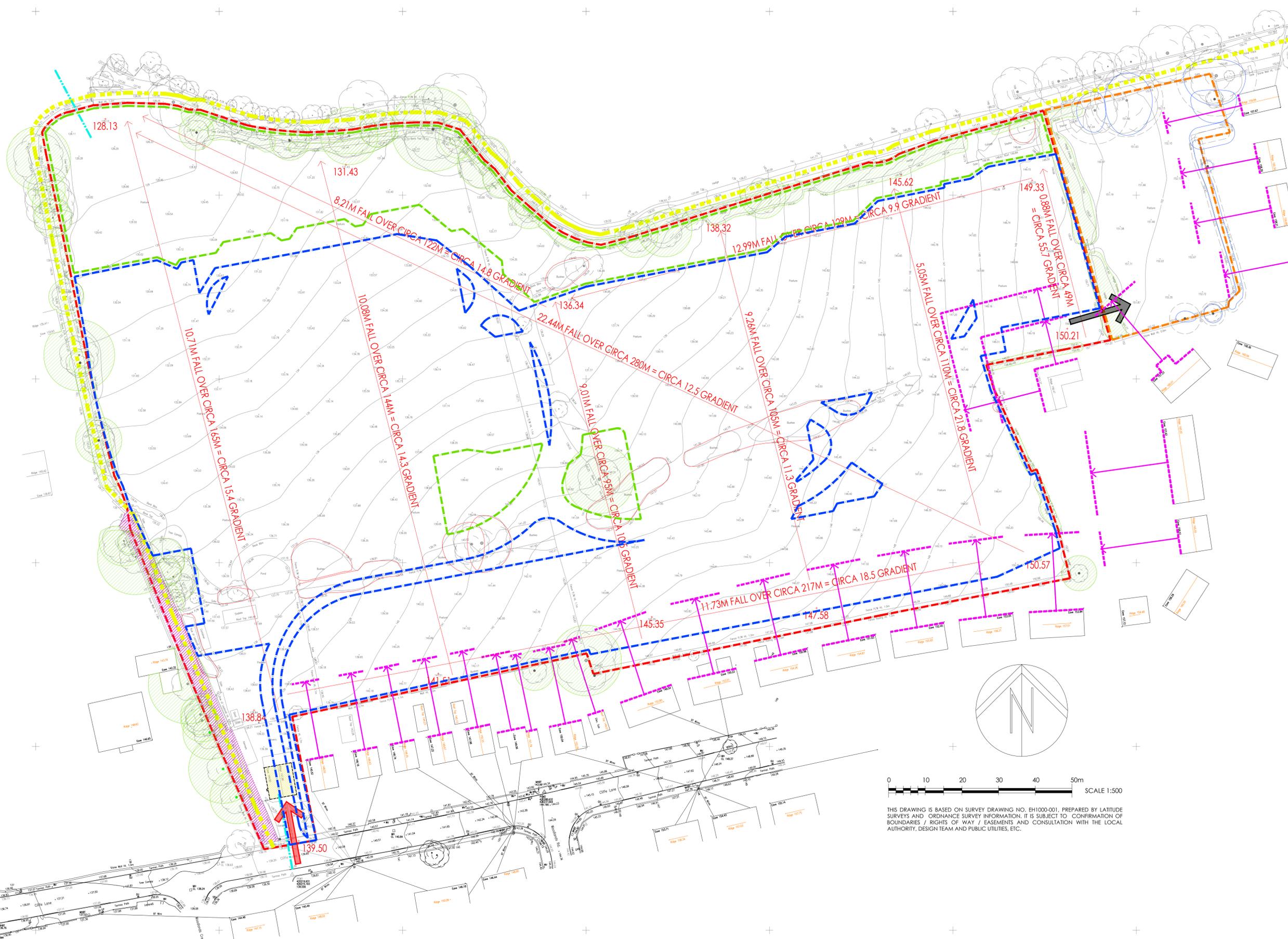
- GROSS SITE BOUNDARY
- NET SITE BOUNDARY
- ADJACENT LAND IN SEPARATE OWNERSHIP REQUIRING MEANS OF ACCESS - LPA REQUIREMENT
- GREEN ZONE FOR BNG
- ADJACENT LAND IN SEPARATE OWNERSHIP REQUIRING MEANS OF ACCESS - LPA REQUIREMENT
- MEANS OF ACCESS TO EXISTING HOUSES TO BE RETAINED
- DRAINAGE CONNECTIONS
- PUBLIC FOOTPATH TO BE RETAINED
- RPA'S OF EXISTING TREE TO BE RETAINED
- PROXIMITY TO EXISTING HOUSES (METERS)
- SITE ACCESS
- SITE ACCESS

SITE DENSITY

- GROSS DENSITY NOT INCLUDING POS / LEAP / LAP TOTAL UNITS = 124
- GROSS DENSITY INCLUDING POS / LEAP / LAP TOTAL UNITS = 87

AREAS
GROSS SITE AREA - 8.9 ACRES
POS - 1.7 ACRES
NET SITE AREA - 2.6

POS % OF GROSS AREA - 19
POS % OF NET AREA - 27



0 10 20 30 40 50m SCALE 1:500

THIS DRAWING IS BASED ON SURVEY DRAWING NO. EH1000-001. PREPARED BY LATITUDE SURVEYS AND ORDNANCE SURVEY INFORMATION. IT IS SUBJECT TO CONFIRMATION OF BOUNDARIES / RIGHTS OF WAY / EASEMENTS AND CONSULTATION WITH THE LOCAL AUTHORITY, DESIGN TEAM AND PUBLIC UTILITIES, ETC.

A UPDATED TO INCLUDE SITE DENSITY BC JC 23.05.24

REV DESCRIPTION BY CHKD DATE



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PROJECT CLIFFE LANE, GOMERSAL

TITLE OPPORTUNITIES & CONSTRAINTS PLAN

DRAWING NO. 1694-114 REVISION -
SCALE 1:500 @ A1 DATE 12/22
DRAWN BY MA CHECKED BY JC

PURPOSE OF ISSUE
 PLANNING BUILDING REGS TENDER
 COMMENT INFORMATION CONSTRUCTION

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