

Existing culverted watercourse retained with no alteration proposed.
 Overland flood routing maintained across the site.
 Surface water drainage strategy to be provided in accordance with the approved drainage hierarchy and Flood Risk Statement.

- SITE AREAS**
- Total site area: 512.5 m²
 - Proposed bungalow gross external area (GEA): 123 m²
 - Proposed detached garage gross external area (GEA): 48 m²

Application Site Boundary (Red Line)

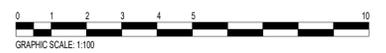
PROPOSED SITE LAYOUT – PLANNING NOTES

- Red line denotes the application site boundary.
- All boundaries shown are indicative.
- The site currently comprises undeveloped land.
- Existing culverted watercourse retained with no alteration proposed.
- A minimum offset is maintained between the proposed dwelling and the watercourse.
- Overland flood routing across the site is maintained.
- Finished floor levels to be set above predicted flood levels in accordance with the Flood Risk Statement.
- Surface water drainage to be designed in accordance with the drainage hierarchy and Flood Risk Statement.
- The proposal will not increase flood risk elsewhere.
- Landscaping shown is indicative and subject to detailed design.
- This drawing is prepared for planning purposes only.
- All dimensions to be verified on site.

1

PROPOSED DRAFT SITE PLAN

SCALE: 1 : 100



PROJECT: 25050-LEM



REVISIONS
 25050-LEM-PR.1-PROPOSED SITE LAYOUT PLAN-REV-A-020226

NOT FOR CONSTRUCTION

PROJECT INFO:
 Land at Lane End Mews, Thurnscoe.

02.02.2026

Project North



Scale 1:100

PROPOSED SITE LAYOUT PLAN

PR.1