110.16 110.14 110.10 110.08 110.05 110.02 110.04

Existing vehicle and pedestrian access retained as approved under Outline Permission

Tarmac surface from gate to public Highway

Drainage channel

2.4x4.8m parking space to meet the required Highways provision

Area to have permeable surface

Red dotted line indicates existing to be demolished

External levels adjusted to suit required FFL by FRA

Orange line denotes edge of the Flood Zone 2 + 3

Grass

FFL 110.83

FFL 110.83

FFL 110.53

No.3 Lower Marsh Rd

1.8m close board fence

Grass

Plot 1

Plot 2

Plot 3

Grass

Soft landscape is indicative

1.5m post and rail fence

Denotes porcelain paving

Denotes existing GL

N

Proposed Site Plan
Site Area 0.2ha

Scale 1:100 0.0 2.5 5.0 7.5 10.0 12.5 15.0 17.5 20.0

PLANNING

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Note:
Dimensions should not be scaled from this drawing. All dimensions should be checked on site. This drawing is to be read in conjunction with all other drawings, specifications or schedule of works.

	Date.	Rev.

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Project: Mr. and Mrs. Jones, 3 Lower Marsh Rd

Drawing Title: Proposed Site Plan

Date 09.2026	Drawn by AC
Scale 1:100 at A1	Checked by JN
	Issuing office 1
Project No. 10435	Drawing No. P - 04