This drawing is to be read in conjunction with all other relevant drawings including the project specification.
All dimensions are shown in millimetres and must be be verified by contractors on site before commencing work.
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	revision	date
A	Drawing revised from 3 to 2 dwellings	07-09-2017
B	Dimensions added between existing buildings.	02-11-2017
C	New private drive and access added.	10-08-2018
D	New private drive width increased to DCC Highways comments.	09-10-2018
E	Plot 2 boundary identified.	28-02-2019
F	Plot 2 shared access increased in width from 4.3m to 6.0m.	22-12-2020

Proposed Site Plan (scale 1:200)

Planning permission (AVA/2016/1293) granted for proposed drive to existing Farmhouse.

36.5 x 2.4m visibility sight line for new access.

New vehicle access for proposed private drive

Existing hedge with trees to remain.

50 x 2.4m visibility sight line for new access.

Existing vehicular access

Existing access 6.3m wide at 5.0m from highway.

Proposed private drive to one dwelling.

Proposed boundary fence

Existing boundary fence & hedge

Existing boundary fence & hedge

OVER LANE

36.5m x 2.4m visibility sight line for new private drive.

50m x 2.4m visibility sight line for new private drive.

Farmhouse
IFL - 156.73

Turning area

New drive.

Overlane Farm

Barn
IFL - 157.84

RL - 159.90

2400

6000

R4000

Private drive

4300

Workshop (redundant)
Conversion to 2 dwellings subject to separate full planning application.
IFL - 157.40

R4000

5000

New boundary

5000

Plot 2

Plot 1

New boundary

5000

6300

Reservoir (covered)

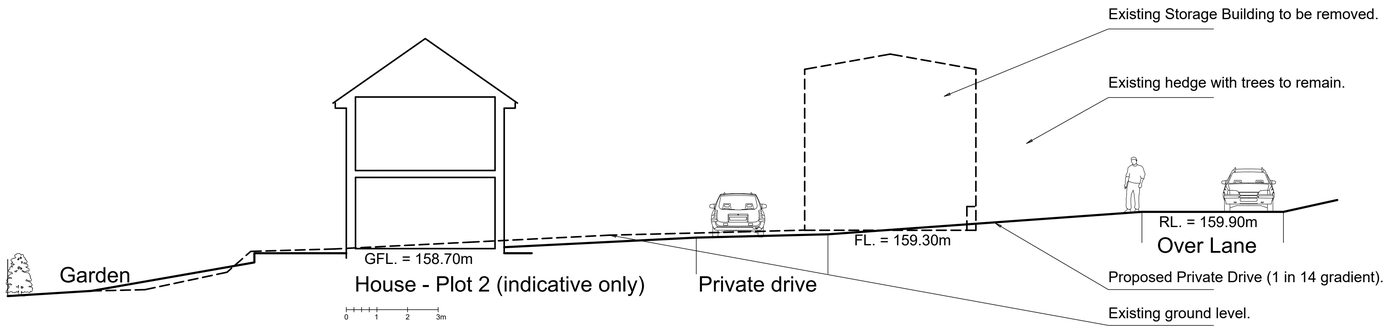
346560N

346540N

346520N

346500N

The Deer Leap



Cross Section thro' Proposed Private Drive (scale 1:100)

Approximate Plot Areas:

Plot 1 - 673 sqm

Plot 2 - 618 sqm

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Project : Proposed Residential Development
Overlane Farm, Over Lane, Hazelwood, Belper DE56 4AG

Drawing : Proposed Site Plan Date : June 2017

Scale : 1:200 & 1:100 @ A1 Number : FDL-17-159-03 F