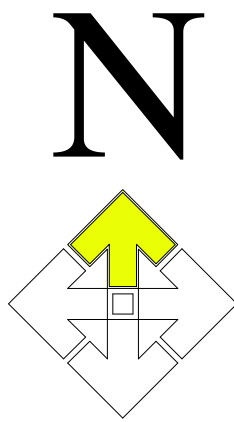
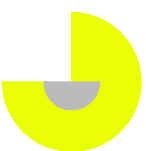


APPENDICES

Figured dimensions must be taken in preference to scaled dimensions and any discrepancies must be referred to Urban Designs Ltd. Immediately. Contractors, subcontractors and suppliers must verify all dimensions on site before commencing any work or making any workshop drawings. Any indication of services is approximate only and full investigation should be carried out on site prior to commencing the works.



B	Red and Blue boundary line amended	230318
A	Access junction modified	010218
Revisions		



urbandesigns

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burton upon trent | staffordshire | de14 1ng
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info@urban-designs.co.uk
www.urban-designs.co.uk

Drawing: **Site Boundary Plan**
Residential
Client: **Groby Lodge Farm**
Job: **Mixed Development**
Groby Lodge Farm
Leicester
LE6 0GN
Scale: **1:1250@A1**
Date: **Jan 2018**
Drawing No. **2015_427_36B**

Site Boundary Plan - 1:1250



KEY

- Indicative New Tree Planting
- Existing Trees
- Area to be seeded, semi natural grassland/meadow mix.

- K Access road removed from in-between plots 9 & 10; new track added next to plot 7; minor updates inline with revised house types. 22.03.23
- J Hard landscaping added to future plot; road layout amended; garages reduced next to Plot 3/4; plots renumbered; garages added adjacent to Plot 2; glazed link & extension removed from Plot 6; ballards removed throughout; hedge removed from Plot 2; Plot 1 garden size reduced; parking altered for Plots 7 & 8; Garage added and access amended to Plot 10; wall added dividing Plot 9 & 10; wall added to Plot 9; hedges added to future development area; tree planting amended. 27.01.20
- H 2 Storey workshop removed 19.02.19
- G Plots 2,3,15&15 removed; barns to be removed with exception to 2 storey workshop to be retained as ancillary domestic storage. 30.06.18
- F Paper size amended. 23.03.18
- E Overflow parking added. 12.02.18
- D Balancing pond/relocated. 31.01.18
- C Key added. 05.01.18
- B Minor amends to layout. 01.12.17
- A Minor amends to layout. 24.01.17

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www.urban-designs.co.uk

Drawing: Site Layout Plan

Client: Groby Lodge Estate
Job: Residential Development
Groby Lodge Farm
Leicester
LE6 0GN

Scale: 1:500@A1

Date: Nov 2016

Drawing No.

Drawn By:

Proposed Site Layout Plan - 1:500

2015-427-22K

1. Do not scale from this drawing. All dimensions are in metres unless otherwise stated.
2. This drawing is based on the topographical survey prepared by Midland Surveys Ltd in February 2007, drawing no. 5182B/4/R1.
3. The existing development site is considered to comprise brownfield land with an area of 15,900 m² (1.59 ha).
4. Should any conflict arise between the details shown on this drawing and those shown on other drawings, the Engineer shall be informed prior to the commencement of construction on site.
5. Until technical approval has been obtained from the relevant authority, all drawings issued shall be regarded as preliminary and not for construction or Building Control purposes. Should the contractor commence site works prior to such approval being granted, it shall be entirely at the contractor's own risk.
6. Sketch proposals are for illustrative purposes only and remain subject to detailed site investigation, including ground conditions, contamination, drainage design, and planning/design considerations.
7. This drawing is provided in support of the planning application and does not constitute a detailed drainage design for Building Control approval.

REV	DATE	DESCRIPTION	BY	CHK
STATUS				

FOR PLANNING

This drawing is the property and copyright of Road & Sewer Consulting Ltd and shall not, without written consent be communicated to a third party.

CLIENT

Biroman Limited

SITE

Grobby Lodge Farm
Slate Pit Lane
Grobby LE6 0GN

TITL

Existing Area



Road & Sewer Consulting Ltd
Leicester Business Centre
111 Ross Walk
Leicester
LE4 5HH

Tel: 0116 208 1155
Tel: 01509 39 38 37
info.roadsewerconsulting.co.uk
www.roadsewerconsulting.co.uk

SCALE 1 to 200 @ A0	DRAWN RNL	DATE April 2026
	CHECKED RNL	PASSED AB & AT
DRAWING NO. RSC-26109-XX-ExAreg-100		REV. -

Appendix D

General Notes

1. Do not scale from this drawing. All dimensions are in metres unless otherwise stated.
2. This drawing is based on the available topographical survey prepared by Midland Surveys Ltd in February 2007 (Drawing No. 5182B/4/R1).
3. Should any discrepancy arise between this drawing and other project information, the Engineer shall be notified prior to commencement of works.
4. Until technical approval has been obtained from the relevant authority, all drawings issued shall be regarded as preliminary and not for construction or Building Control purposes. Should the contractor commence site works prior to such approval being granted, it shall be entirely at the contractor's own risk.
5. Sketch proposals are indicative only and remain subject to detailed site investigation, including ground conditions, contamination, drainage design and planning / density considerations.
6. This drawing is issued for planning purposes only and shall not be used for construction, Building Regulations approval, or detailed setting out.



REV	DATE	DESCRIPTION	BY	CHK
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STATUS

FOR PLANNING

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CLIENT

Biroman Limited

SITE

Grobby Lodge Farm
Slate Pit Lane
Grobby LE6 0GN

TITLE

Proposed Surface Area

	Road & Sewer Consulting Ltd Leicester Business Centre 111 Ross Walk Leicester LE4 5HH Tel: 0116 208 1155 Tel: 01509 39 38 37 info.roadsewerconsulting.co.uk www.roadsewerconsulting.co.uk		
	SCALE 1 to 200@A0	DRAWN RNL CHECKED RNL	DATE April 2026 PASSED AB & AT

DRAWING NO.	REV.
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RSC-26109-XX-PrArea-101

Appendix D

General Notes

1. Do not scale from this drawing. All dimensions are in metres unless otherwise stated.
2. This drawing is based on the available topographical survey prepared by Midland Surveys Ltd in February 2007 (Drawing No. 5182B/4/R1).
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REV	DATE	DESCRIPTION	BY	CHK
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STATUS

FOR PLANNING

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CLIENT

Biroman Limited

SITE

Grobby Lodge Farm
Slate Pit Lane
Grobby LE6 0GN

TITLE

Proposed Surface Area

	Road & Sewer Consulting Ltd Leicester Business Centre 111 Ross Walk Leicester LE4 5HH Tel: 0116 208 1155 Tel: 01509 39 38 37 info.roadsewerconsulting.co.uk www.roadsewerconsulting.co.uk			
	SCALE	DRAWN	DATE	

1 to 200@A0	RNL	April 2026
CHECKED	RNL	PASSED AB & AT

DRAWING NO.

RSC-26109-XX-PrArea-101

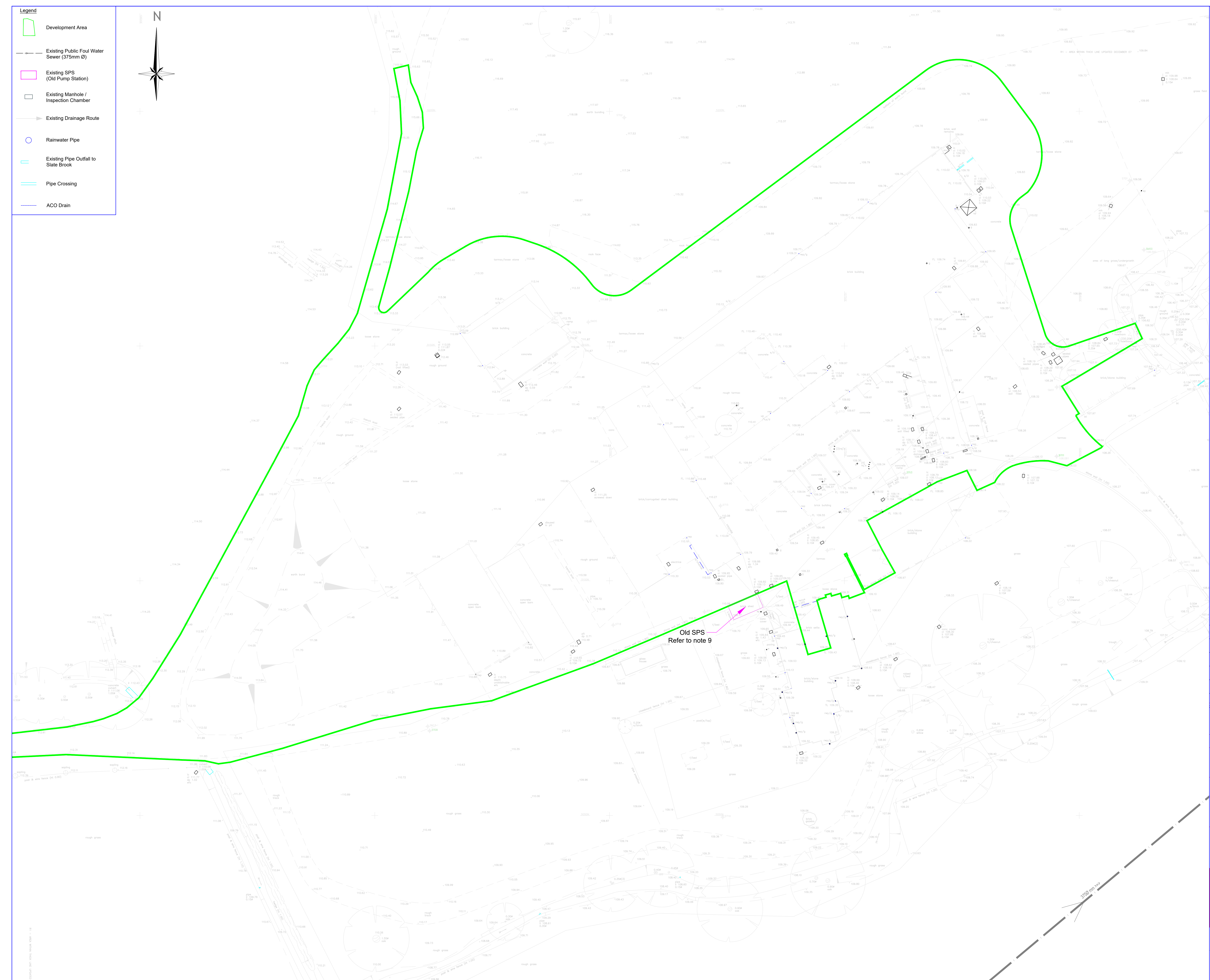
Appendix E

General Note

1. Do not scale from this drawing. All dimensions are in metres unless otherwise stated.
 2. This drawing is based on the available topographical survey prepared by Midland Surveys Ltd in February 2007 (Drawing No. 51828/4/R1).
 3. Should any discrepancy arise between this drawing and other project information, the Engineer shall be notified prior to commencement of works.
 4. Until technical approval has been obtained from the relevant authority, all drawings issued shall be regarded as preliminary and not for construction or Building Control purposes. Should the contractor commence site work prior to such approval being granted, it shall be entirely at the contractor's own risk.
 5. Sketch proposals are indicative only and remain subject to detailed site investigation, including ground conditions, contamination, drainage design and planning / density considerations.
 6. This drawing is issued for planning purposes only and shall not be used for construction, Building Regulations approval, or detailed setting out.
- Important Notes**
7. This plan shows existing drainage information based on available records and topographical survey information. No CCTV drainage survey or drain dye testing has been undertaken; therefore, the condition, connectivity, and operational status of the existing drainage system have not been confirmed.
 8. Existing drainage shown on this drawing is indicative only and based on available information. The proposed development drainage will be provided by a new drainage system, as shown on the proposed drainage layout.
 9. The existing sewage pumping station shall to be made redundant following the construction and successful commissioning of the proposed foul drainage system and new sewage pumping station.
 10. All existing on-site drains are private.

Important Notes

7. This plan shows existing drainage information based on available recorded and topographical survey information. No CCTV drainage survey or drain mapping has been undertaken, therefore, the condition, connectivity and operational status of the existing drainage system have not been confirmed.
8. Existing drainage shown on this drawing is indicative only and based on available information. The proposed developed drainage will be provided by a new drainage system, as shown on the proposed drainage layout.
9. The existing sewage pumping station shall to be made redundant following the construction and successful commissioning of the proposed foul drainage system and new sewage pumping station.
10. All existing on-site drains are private.



REV	DATE	DESCRIPTION	BY	CH

FOR PLANNING

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CLIENT

Biroman Limited

SITE

Grobby Lodge Farm
Slate Pit Lane
Grobby LE6 0GN

TITL

Existing Drainage Plan



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SCALE 1 to 200@A0	DRAWN RNL	DATE April 202
	CHECKED RNL	PASSED AB & AT
DRAWING NO. RSC-26109-XX-ExDrain-102		REV. -