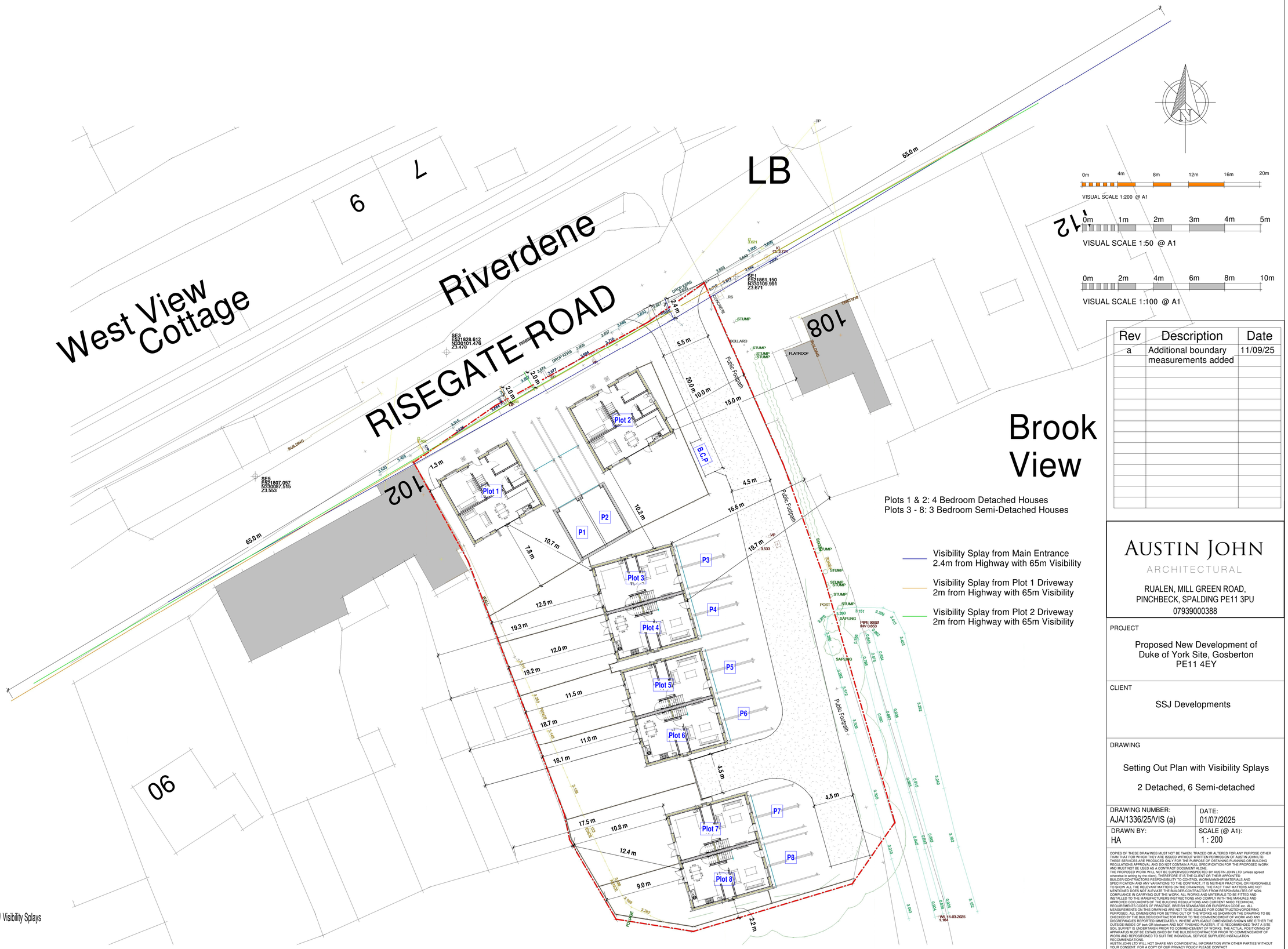

Plots 1 & 2: 4 Bedroom Detached Houses
Plots 3 - 8: 3 Bedroom Semi-Detached Houses

Visibility Splay from Main Entrance
2.4m from Highway with 65m Visibility

Visibility Splay from Plot 1 Driveway
2m from Highway with 65m Visibility

Visibility Splay from Plot 2 Driveway
2m from Highway with 65m Visibility

Setting Out Plan w/ Visibility Splays
1 : 200

Rev	Description	Date
a	Additional boundary measurements added	11/09/25

AUSTIN JOHN
ARCHITECTURAL

RUALEN, MILL GREEN ROAD,
PINCHBECK, SPALDING PE11 3PU
07939000388

PROJECT

Proposed New Development of
Duke of York Site, Gosberton
PE11 4EY

CLIENT

SSJ Developments

DRAWING

Setting Out Plan with Visibility Splays

2 Detached, 6 Semi-detached

DRAWING NUMBER:	DATE:
AJA/1336/25/VIS (a)	01/07/2025
DRAWN BY:	SCALE (@ A1):
HA	1 : 200

COPIES OF THESE DRAWINGS MUST NOT BE TAKEN, TRACED OR ALTERED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY ARE ISSUED WITHOUT WRITTEN PERMISSION OF AUSTIN JOHN LTD. THESE SERVICES ARE PRODUCED ONLY FOR THE PURPOSE OF OBTAINING PLANNING OR BUILDING REGULATIONS APPROVAL AND DO NOT CONTAIN A FULL SPECIFICATION FOR THE PROPOSED WORK AND MUST NOT BE USED AS A CONTRACT DOCUMENT ALONE.
THE PROPOSED WORK WILL NOT BE SUPERVISED/INSPECTED BY AUSTIN JOHN LTD (unless agreed otherwise in writing by the client). THEREFORE IT IS THE CLIENT OR THEIR APPOINTED BUILDER/CONTRACTORS RESPONSIBILITY TO CONTROL WORKMANSHIP/MATERIALS AND SPECIFICATION AND ANY VARIATIONS TO THE CONTRACT. IT IS NEITHER PRACTICAL OR REASONABLE TO SHOW ALL THE RELEVANT MATTERS ON THE DRAWINGS. THE FACT THAT MATTERS ARE NOT MENTIONED DOES NOT ALEVIATE THE BUILDER/CONTRACTOR FROM RESPONSIBILITES OF NON-COMPLIANCE IN CARRYING OUT THE WORK. ALL WORKS AND MATERIALS TO BE FITTED AND INSTALLED TO THE MANUFACTURERS INSTRUCTIONS AND COMPLY WITH THE MANUALS AND APPROVED DOCUMENTS OF THE BUILDING REGULATIONS AND CURRENT NHBC TECHNICAL REQUIREMENTS CODES OF PRACTICE, BRITISH STANDARDS OR EUROPEAN CODE etc. ALL MEASUREMENTS ON THIS DRAWING ARE NOT TO BE SCALED FOR CONSTRUCTION/ORDERING PURPOSED. ALL DIMENSIONS FOR SETTING OUT OF THE WORKS AS SHOWN ON THE DRAWING TO BE CHECKED BY THE BUILDER/CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED IMMEDIATELY. WHERE APPLICABLE DIMENSIONS SHOWN ARE EITHER THE OUTSIDE/INSIDE OF BAR OR blockwork AND NOT FINISHED PLASTER. IT IS RECOMMENDED THAT A SITE SOIL SURVEY IS UNDERTAKEN PRIOR TO COMMENCEMENT OF WORKS. THE ACTUAL POSITIONING OF APPARATUS MUST BE ESTABLISHED BY THE BUILDER/CONTRACTOR PRIOR TO COMMENCEMENT OF WORK AND REPOSITIONED TO SUIT THE INDIVIDUAL SERVICE SUPPLIERS INSTALLATION RECOMMENDATIONS.
AUSTIN JOHN LTD WILL NOT SHARE ANY CONFIDENTIAL INFORMATION WITH OTHER PARTIES WITHOUT YOUR CONSENT. FOR A COPY OF OUR PRIVACY POLICY PLEASE CONTACT INFO@AUSTINJOHNINTERIORS.CO.UK

HEALTH & SAFETY
The client is to ensure that the appointed contractor is familiar with and complies with Health & Safety for Building Sites and Work Places.