PLANNING AND LANDSCAPE PLAN KEY:

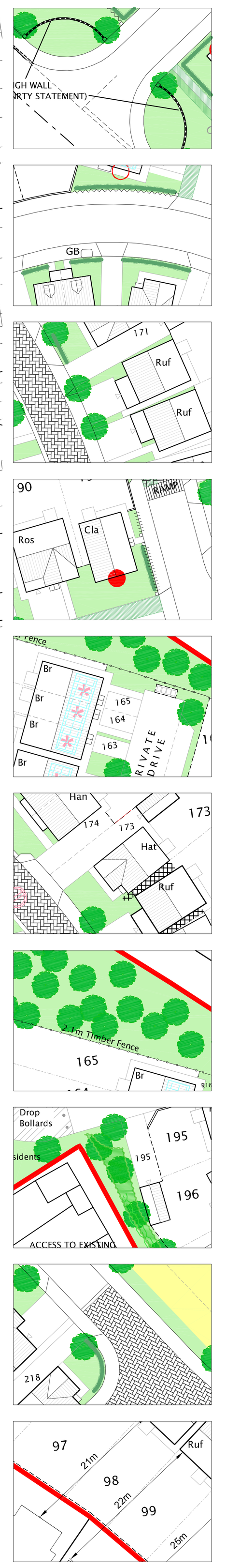
- DENOTES 1800 HIGH CLOSE BOARDED FENCE
- DENOTES 900 HIGH 2 POST AND RAIL TIMBER FENCE
- DENOTES 1800 HIGH SCREEN WALL / FENCE
- DENOTES 900 HIGH RAILINGS
- DENOTES 450 HIGH TIMBER KNEE RAIL
- DENOTES BRICK RETAINING WALL & 900 HIGH RAILINGS
- DENOTES BRICK RETAINING WALL
- DENOTES 2.1M HIGH TIMBER FENCE
- TITLE BOUNDARY
- PROPOSED TREE PLANTING
- TURF PLANTING AREA

FOR FULL LANDSCAPE DETAILS SEE LANDSCAPE ARCHITECTS PLANS

PARKING SPACES TO BE 5m X 2.5m
ALL DRIVEWAYS ARE A MIN OF 5.6m LONG
SINGLE DRIVES ARE 3m WIDE
DOUBLE DRIVEWAYS ARE 6m WIDE
6m x 3m GARAGES ARE INDICATED ON PLAN

- DENOTES DUAL ELEVATION PLOT
- * DENOTES AFFORDABLE HOUSING (15%)

A POSITION OF WALLPOD CAR CHARGING PORT (BACK WALL OF INTEGRAL/ATTACHED GARAGE)
B POSITION OF WALLPOD CAR CHARGING PORT (EXTERNAL FRONT OF DWELLING)
C POSITION OF WALLPOD CAR CHARGING PORT (EXTERNAL REAR OF DWELLING)
GB DENOTES POSITION GRIT BINS
DENOTES POSITION OF PHOTOVOLTAIC PANELS



Entrance feature to front of site

Hedge planting to front gardens giving definition from highways to private space

Proposed tree planting to fronts of dwellings along with turf planitng and low level shrubs

Red dot denotes dual aspect dwellings across the site

Red star denotes affordable dwellings across the site

Household Parking

- All driveways are a min of 5.6m long
- Single drives to be 3m wide
- Double driveways to be 6m wide
- 6m x 3m Garages are indicated on plan

Landscape buffer provided along the boundary to Mitchells way

Landscape buffer provided along the boundary to existing dwellings to provide a small screening

Change in material on road surface.

Sufficient distances between proposed dwellings and existing

SCHEDULE OF ACCOMMODATION

Housetype	Total
Mou – Moulton, 2 Storey, 2 Bed, Semi Detached/Terraced House	18 No.
Bra – Brampton, 2 Storey, 2 Bed, Semi/Terrace	31 No.
Bra (dual) – Brampton (dual), 2 Storey, 2 Bed, Semi/Terrace	2 No.
Ruf – Rufford, 2 Storey, 3 Bed, Detached House	27 No.
Ruf(s) – Rufford Semi, 2 Storey, 3 Bed, Semi Detached	8 No.
Han – Hanbury, 2 Storey, 3 Bed, Semi Detached/Terraced House	41 No.
Han (dual) – Hanbury (dual), 2 Storey, 3 Bed, Semi Detached/Terraced House	4 No.
Sou – Souter, 2 ½ Storey, 3 Bed, Semi Detached/Terraced House	30 No.
Cla – Clanden, 2 Storey, 3 Bed, Detached House	6 No.
Hat – Hatfield, 2 Storey, 3 Bed, Detached House	24 No.
Ros – Roseberry, 2 Storey, 4 Bed, Detached House	14 No.
Kea – Keating, 2 Storey, 4 Bed, Detached House	8 No.
Win – Winster, 2 Storey, 4 Bed, Detached House	3 No.
Cle – Clevedon, 2 Storey, 3 Bed, Detached House	1 No.
Total	217

REV U - 30.09.16 - SAC
- Plots moved 0.5m to allow for retining construction

REV T - 27.09.16 - SAC
- Drawings WOM-2016-RP02 & WOM-2016-NMA099 added to planning layout

REV S - 03.03.16 - CJB
- Note regarding rear access path width to plots 116 & 135 added
- Bin stores added to top of parking bays for plots 134 & 135
- Rear access path to plot 134 omitted
- Rear gardens to plots 157 & 158 amended in accordance with engineering layout
- Steps & gradient slopes added to rear of properties in accordance with engineering layout

REV R - 17.02.16 - CJB
- Note regarding utility door to plot 218 removed

REV Q - 01.07.15 - CJB
- Rotary Driers, Water butts & bin stores omitted
- Ramp omitted to plot 181
- Rear garden wall to plots 9-26 amended

REV P - 03.06.15 - CJB
- Paths amended in front of plots 17-19
- Sub Station size amended 6x3 garages amended to correct size.
- Wall and fence to back of plot 132 amended, Utility door to plot 218 omitted
- Additional steps added to plots 8-26 & Ramp added to side of plot 181
- Plot 52 bin store moved to back of garden
- Bin store to plot 161 rotated and moved back, footpath down side of plot amended
- Bin store to plot 177 pushed back and rear access path amended to come round the back of plot 176
- Plots 176 parking move to accomodate new footpath for plot 177
- Bin stores to plots 42, 67, 180 & 190 moved to front of properties

REV N - Brampton dual handings amended - 06.05.15 - CJB

REV M - Hanbury and Brampton duals to have standard roof construction as per NMA drawing (WOM-2015:NMA01) - 27.04.15 - DRH

REV L - Water butt positions amended and block sizes review - 17.04.15 - DRH

REV K - Positions of PV roof panels added - 01.4.15 - SAC

REV J - Car charging points, grit bins and sales garage added, Waterbuts to plots 11-26 omitted & bin stores amended - 26.3.15 - SAC

REV H - Rear bin stores shown and AS + OP's added to the layout.

REV G - Footpath through the open space to the East of the site amended to suit engineering.

REV F - Parking arrangements have been amended to the rear of Plots 17 & 19.

REV E - Road layout slightly amended due to iD Civils comments - 04.03.14 - DRH

REV D - Layout updated to suit meeting held at BC and to suit Highway comments 19-12-13 - 20-12-13 CAH

REV C - All Winster housetypes updated- 14-11-13 DRH

REV B - PLots 8 to 26 amendements, leading to losing 1 unit- 31-10-13 CAH

REV A - Amended as per meeting with local authoriy dated 3-10-13 - 11-10-13 CAH

PERSIMMON
Together, we make a home

Proposed Residential Development
Off Barnsley Road, Wombwell

Proposed Planning & Landscape Layout

Scale 1:500@A0+	Drawing Number
Drawn By NSR	WOM-2013:01U
Checked By CAH	July 13