



**Employment Uses**  
 B1 b,c / B8  
 up to 6,038 m<sup>2</sup> 65,000 ft<sup>2</sup>  
 8.5m to Eaves, 11m to ridge  
 (above finished floor)

**Employment Uses**  
 B1 b,c / B8  
 up to 7,433 m<sup>2</sup> 80,000 ft<sup>2</sup>  
 11.5m to Eaves, 14.5m to ridge  
 (above finished floor)

**Fast Food**  
 A3 Use  
 up to 348 m<sup>2</sup> 3,750 ft<sup>2</sup>  
 3.5m to Eaves, 6m to ridge  
 (above finished floor)

**Public House**  
 A4 / A3 Uses  
 2 Storey  
 6m to Eaves, 12m to ridge  
 (above finished floor)

**Employment Uses**  
 B1 b,c & B8 or  
 Hotel C1 or  
 Car Showroom  
 Sui Generis Use  
 up to 1858 m<sup>2</sup> 20,000 ft<sup>2</sup>  
 8.5m to Eaves, 11m to ridge  
 (above finished floor)

**Key**

- Acoustic Fencing
- Landscaped Buffer Zones  
Restriction on height due to highway safety signs and power lines
- Grassed Buffer Zones
- Good Neighbour zone  
subject to agreement of uses, layout, landscaping, lighting and hours of operation to preserve neighbouring residential amenity. Please see Planning Statement
- Daytime Delivery Zone  
subject to agreement hours of operation to preserve neighbouring residential amenity. Please see Planning Statement
- Use Boundary
- Site Boundary

**Note:**  
 Assumed site boundary and site constraints subject to confirmation. All legal easements and extent of existing underground services locations are subject to confirmation.



Rev	Date	Description	Drawn By	Check By
E	18.12.14	Issue amended	JMR	JMR
D	18.12.14	Issued to client for comment	JMR	JMR
C	18.12.14	Issued to client for comment	NBB	JMR
A	20.08.14	Boundary updated	NBB	JMR

Project Title: **PROPOSED DEVELOPMENT**  
 ROCKINGHAM 1  
 Dearne Valley Parkway  
 Barnsley

Client: **Harworth Estates**

Status: **FOR PLANNING**

Scale: **1:500** Drawing Size: **A0**

Drawn By: **NBB** Checked By: **JMR** Date: **08/2014**

Drawing Title: **PARAMETERS SITE PLAN**

Job/Client No: **11462-105** Rev: **E**

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