EXISTING H7(B) BOUNDARY HEDGEROW TO THE WEST, COMPRISING PREDOMINANTLY OF HAWTHORN AND SELF-SOWN ASH .

THE WESTERN HEDGEROW IS TO BE RETAINED AND INCORPORATED INTO THE SITE WIDE LANDSCAPE FRAMEWORK AND WILL BE MANAGED AND MAINTAINED IN PERPETUITY THROUGH THE APPOINTED MANAGEMENT AGENT TO AT LEAST 1.5m IN HEIGHT AND 1.5m IN WIDTH ALONG ITS LENGTH.

THE SUGGESTED MAINTENANCE IS INCLUDED WITHIN FPCR ARBORICURAL IMPACT ASSESSMENT STATING TO TRIM BACK THE HEDGEROW TO A MANAGEABLE WIDTH, PROVIDING THAT THE TRIMMING IS CARRIED OUT OUTSIDE OF THE BIRD NESTING SEASON AND BE INCLUDED WITHIN THE HABITAT MANAGEMENT AND MONITORING PLAN (HMMP).

Schedule of Accommodation

Site Name Barugh Green

S106 Affordable Housing					
Name	Bed	NDSS	Storey	M4(2)	Number
H2	2	Y	1	M4(3)	6
E2.1	2	Y	2.5	N	10
B3	3	Y	2.5	N	6
D4	4	Y	2.5	Y	2
Total					24

Open Market Housing					
Name	Bed	NDSS	Storey	M4(2)	Number
Askham	1	Y	2	Y	13
Eastbeck	2	Y	2.5	N	12
Ferndale	2	Y	2	N	13
Knaresborough	2	Y	2	Y	28
Leyburn	3	Y	2	N	10
Baildon	3	Y	2.5	N	16
Salbury	3	Y	2.5	N	12
Wentbridge	4	Y	2	Y	6
Netherton	4	Y	2.5	N	11
Cookbury	4	Y	2	N	3
Thoresby	4	Y	2	N	1
Total					125
Overall Total					149

N

PLANNING KEY

PLANNING LAYOUT KEY:

- SITE BOUNDARY
- ROAD
- ROAD MARKINGS
- DRIVES & PATHS
- 1.8m TIMBER SCREEN FENCE
- 1.2m POST & RAIL FENCE
- 1.8m TIMBER GATE
- 0.45m KNEE HIGH RAIL
- 1.8m SCREEN WALL & FENCE PANEL INFILL
- VISIBILITY SPLAY
- BIN STORAGE
- BCP BIN COLLECTION POINT
- CS 6'x4' SECURE CYCLE/SHED
- 288 PLOT NUMBERS
- 288 PARKING SPACES
- S106 AFFORDABLE RENT
- S106 SHARED OWNERSHIP
- BLOCK PAVING
- EXISTING TREES AND HEDGING
- TREES AND HEDGING TO BE REMOVED
- PROPOSED TREE PLANTING - Refer to Landscape Masterplan
- EXISTING WATERCOURSE
- STREET FURNITURE
- ENTRANCE FEATURE WALL
- M4(3)
- M4(2)

REV	DATE	BY	AMENDMENTS
E	21.08.26	JAT	WESTERN BOUNDARY UPDATED TO DENOTE PRUNING WORKS AS OUTLINED WITHIN THE AIA
D	07.08.26	ZE	LANDSCAPING AND S106 UPDATED
C	18.02.26	SC	LAYOUT AMENDS FOR PLANNING RESUBMISSION
B	28.08.25	SH	LAYOUT AMENDS FOR PLANNING RESUBMISSION
A	11.08.25	SH	LAYOUT AMENDS FOR PLANNING RESUBMISSION

AVANT homes
Unit 2, Mariner Court, Peel Avenue, Dunkar, Wakefield, WF4 3FL.
Tel: 01924 248410, Fax: 01924 248488.
www.avanthomes.co.uk

DATE:	SCALE:	DRAWN BY:
09/01/25	1:500 @ A1	CR

DWG TITLE: Planning Site Layout

PROJECT: Barugh Green Road, Barugh Green, Barnsley

DWG No. 4213-200 REV E

T:\Site\4213 - Barugh Green Road\05 Architectural\01 Site Drawings\4213 - Master 06.08.26