

This group of trees within the site curtilage are to be retained and root protection areas are shown in brown. Trees designated T1,T3,T47,T46,T43,T36 and T33
If any plot extends marginally into the root protection area, this may require non-intrusive foundations, for example mini-pile type.

Trees designated T35 and T37 to be replaced with minimum of Extra Heavy Standard 14-16cm girth 350-400cm height



Proposed habitat zone within this general area.

remove existing gates and build up access

SLOW



proposed access road

Visibility splay to the north is 2.4 x 68 m to the centreline of the carriageway. A visibility splay to the south of 2.4 x 75 m is achievable.

Existing footpaths on Roughbirchworth Lane to maintain their width and continue around radius curves, etc. include a 2m long ramp to provide transition from conventional design to the 'shared surface' proposal. (Specify for 2m long 'lead-in' extending from top of ramp to ensure a smooth transition)

KEY

- TYPE A
2no. x 3-Bed Dwelling (Affordable)
- TYPE B
2no. x 3-Bed Dwelling (Affordable)
- TYPE C
3no. x 2-Bed Dwelling (Affordable)
- TYPE D
4no. x 4-Bed Dwelling
- TYPE E
5no. x 4-Bed Dwelling
- TYPE F
3no. x 4-Bed Dwelling
- TYPE G
2no. x 5-Bed Dwelling
- TYPE H
1no. x 4-Bed Dwelling

Dwellings approved under Reserved Matters Application Ref: 2022/0007

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|------|----------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| 13 | Plot 1, 2, 19 & 21 amended, 3-car visitor parking relocated to approved location, T35 & T37 shown as cut down. New positions T36 | TK | 21.12.2023 |
| 12 | path around 3-car visitor parking added, site plan approved at outline planning incorporated | TK | 06.07.2023 |
| 11 | Affordable housing provision omitted (subject to planning) | TK | 25.04.2023 |
| 10 | Changes to incorporate double driveways | TK | 20.01.2023 |
| 09 | Changes following comments by Highways | TK | 06.11.2022 |
| 08 | General changes to House Types as discussed with client and LPA | TK | 25.07.2022 |
| 07 | Changes to House Types | TK | 28.06.2022 |
| 06 | Amendments to Plots 20, 21 & 22 | TK | 23.03.2022 |
| 05 | Amendments to Plots 20, 21 & 22 | TK | 04.03.2022 |
| 04 | Landscaping information added for planning | TK | 14.10.2021 |
| 03 | House sizes and layouts amended | TK | 07.10.2021 |
| 02 | House sizes and layouts amended | TK | 01.10.2021 |
| 01 | Garages added | TK | 21.09.2021 |
| Rev: | Amendments: | Drawn By: | Date: |



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Client:
Sourced Capital

Project Name:
Proposed Residential Development of 22no Dwellings

Site Address:
Land off Roughbirchworth Lane, Oxspring, Barnsley, S36 8YZ

Drawing Sheet:
Proposed Site Plan

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|---------------------|------------------|----------------------|--------------------------------|------------------------------|
| Proj No: 21-118 | Dwg No: P-002 | Scale: 1:500 @ A3 | Rev: 13 | Drawing Purpose: Planning |
| Designed By: TMK | Drawn By: TMK | Checked By: MKW | Date of 1st Issue: 15.09.21 | |

Note:
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Land off Roughbirchworth Lane: Proposed Site Plan

NB: All boundary and party wall matters to be confirmed by client and subject to necessary boundary surveys

