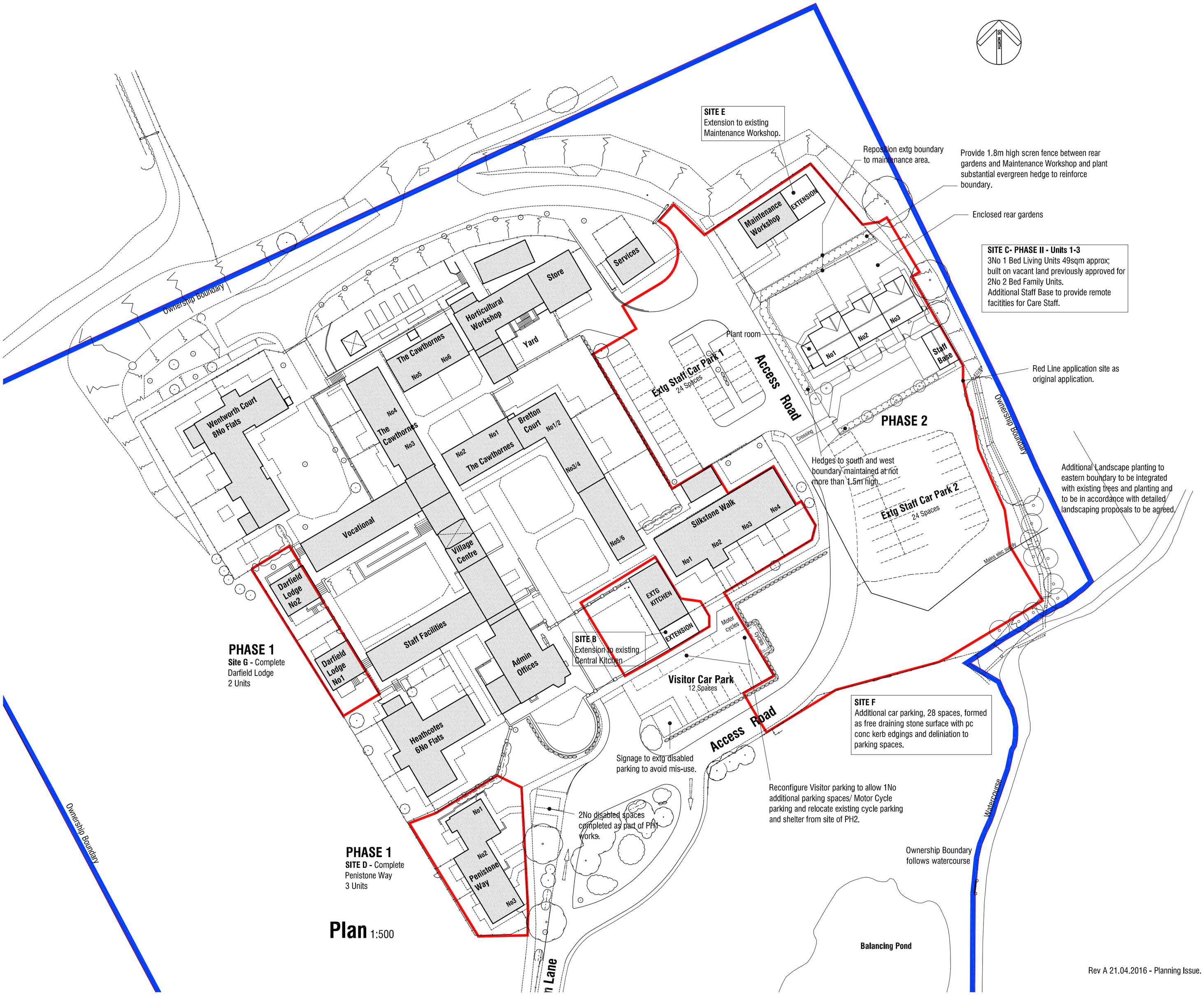


Parking:
Original Parking at the site was 63No spaces for 30 Units; 53 staff parking spaces and 10 visitors; and additionally 1No disabled parking space within the visitor car park. A ratio of just over two spaces per unit.

The current consent was granted for 13 No additional Units with parking increased to 89 spaces, an increase of 26No spaces based on a 2:1 ratio and including 1No additional Visitor Parking and 2No additional Disabled spaces.

The current Proposals would create a total of 8No additional Units (5No Phase 1; and 3No PH2) giving 38No units at the site in total. Based upon the previously applied parking ration of 2:1 this would generate a requirement of approx 80No spaces.
The Overflow car park located just to the south of Low Laithes (See Plan OS11) has recently been improved and provides a total of 31 spaces. It is rarely used and there is adequate capacity within this car park to accommodate the additional 16No spaces required as part of the current proposals and still retain a surplus of 14 spaces as 'overflow'.
We consider that adequate parking provision is now available on site without the need to construct further additional parking spaces.

Specification of Hard Landscaping

- Rear gardens to be fully enclosed with 1.8m high vertically boarded robust timber fencing with timber posts and gated access. Timber to have natural preservative finish.
- Access to rear gardens via 1.8m vertically boarded timber gates ledged braced and framed and fitted with security locks.
- Front gardens and subdividing boundaries to fronts to have 1.35m high metal hoop top fencing with dark green ppc finish and matching gates.
- Paths to be in buff coloured pre cast conc flags, Marshalls Saxon or similar approved to form 900 and 1200mm wide paths.
- Circulation path to frontage and Staff Base to be in tarmac with pc conc edgings.
- Form crossover to existing tarmac road with slightly raised surface in contrasting coloured tarmac 2.0m wide with pc conc kerbs and adjust existing kerbs to suit.

Further information with regard to soft planting to be provided as part of detailed Landscaping Proposals.

Drainage:
Surface water drainage will discharge to the existing surface water system in accordance with the previously approved plans and discharge to the watercourse to the south via the existing balancing pond and hydro-brake which has previously been shown to be capable of accommodating the additional demand.

Foul drainage will discharge to the foul system serving the site which connects to the pump station adj the Overflow Car Park shown on drawing ref OS11, from where it is pumped via a rising main to a gravity sewer at the junction of Old Farm Lane with Barnsley Road.

LOW LAITHES
OLD FARM LANE
WOMBWELL
BARNSLEY

DETAILED PROPOSALS PHASE 2

BLOCK PLAN

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Scale	As shown @ A2	Drawn	MJB
Date	APRIL 2016	Ref.	16.02
Dwg No.	PH2-P04	Rev.	A

0cm 2cm 4cm 6cm

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