PROPOSED DEVELOPMENT
Dearne Valley Parkway, Barnsley,(Junction 36 M1)

OVERALL SITE AREA (Edged in red)
20.65 acre (8.36 hectare)

Existing Residential Development

LYNHAM AVENUE

Existing Residential Development

Existing 380mm drain with 3m easement

Existing rough Footpath

10m wide landscape buffer

Existing overhead power lines

Existing rough Footpath

Existing 380mm drain with 3m easement

Existing rough Footpath

Existing 380mm drain with 3m easement

Existing rough Footpath

Existing 380mm drain with 3m easement

Existing rough Footpath

Drain

Path

Pond

landscape buffer

Existing overhead power lines

landscape buffer

Existing overhead power lines

Existing Residential Development

Existing Residential Development

landscape buffer

Existing overhead power lines

Employment Uses
B1 b,c / B8
up to 9290 m² 100,000 ft²
8.5m to Eaves, 11m to ridge
(above finished floor)

Access Road

Access Road

Access Road

Fast Food
A3 Use
up to 348 m² 3,750 ft²
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 m² 20,000 ft²
8.5m to Eaves, 11m to ridge
(above finished floor)

Employment Uses
B1 b,c / B8
up to 1626 m² 17,500 ft²
8.5m to Eaves, 11m to ridge
(above finished floor)

Employment Uses
B1 b,c or
ancillary/supporting uses
up to 650 m² 7,000 ft²
7m to Eaves, 8.5m to ridge
(above finished floor)

Existing overhead power lines

Existing site access

Existing site access

Existing Surface water pond

Area for surface water drainage attenuation and landscaping

Path

Path

DEARNE VALLEY PARKWAY

DEARNE VALLEY PARKWAY

Existing Roundabout

DEARNE VALLEY PARKWAY

Drain

Key

- Acoustic Fencing
- Landscaped Buffer Zones — No height restriction
- Landscaped Buffer Zones — Restriction on height due to highway visibility splays 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.

0 5 10 15 20 25m
SCALE 1:500

Rev	Date	Description	Rev By	CHK'd By
D	04.09.14	Updated	NBB	JMR
C	22.09.14	Updated	NBB	JMR
A	26.08.14	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	PARAMETER SITE PLAN
Job-Dwg No	11462-105 — Rev C

THE HARRIS PARTNERSHIP WAKEFIELD
2 St. Johns North, Wakefield, WF1 3QA
t. 01924 291 800 f. 01924 290 072

THE HARRIS PARTNERSHIP MANCHESTER
2nd Floor, Corners Warehouse,
77 Dale Street, Manchester, M1 2HG
t. 0161 238 8555 f. 0161 244 5809

THE HARRIS PARTNERSHIP MILTON KEYNES
The Old Rectory, 79 High Street
Great Horwood, Milton Keynes, MK17 0NT
t. 01908 217577 f. 01908 211 722

THE HARRIS PARTNERSHIP READING
Suite 3, Pearce House, Calleva Park, Aldermaston, RG7 8BY
t. 0118 950 7700 f. 0118 936 5642

THE HARRIS PARTNERSHIP
ARCHITECTS
www.harrispartnership.com

PARAMETER SITE PLAN

CAD file reference J:\11001-12000\11462\100 Drawings and Issue Sheets\100 Series - Planning

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