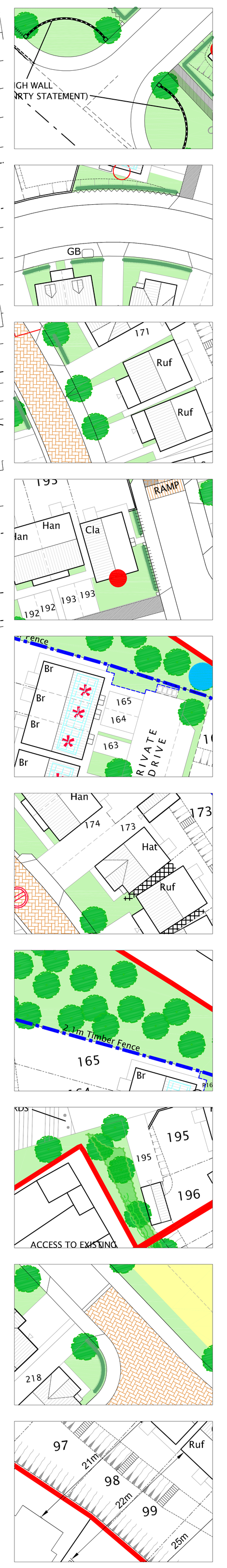
PLANNING AND LANDSCAPE PLAN KEY:

- DENOTES 1800 HIGH CLOSE BOARDED FENCE
- DENOTES 900 HIGH 2 POST AND RAIL TIMBER FENCE
- DENOTES 1800 HIGH SCREEN WALL / FENCE
- DENOTES 900 HIGH RAILINGS
- DENOTES 450 HIGH TIMBER KNEE RAIL
- DENOTES BRICK RETAINING WALL & 900 HIGH RAILINGS
- DENOTES BRICK RETAINING WALL
- DENOTES 2.1M HIGH TIMBER FENCE
- TITLE BOUNDARY
- PROPOSED TREE PLANTING
- TURF PLANTING AREA

FOR FULL LANDSCAPE DETAILS SEE LANDSCAPE ARCHITECTS PLANS

PARKING SPACES TO BE 5m X 2.5m
ALL DRIVEWAYS ARE A MIN OF 5.6m LONG
SINGLE DRIVES ARE 3m WIDE
DOUBLE DRIVEWAYS ARE 6m WIDE
6m x 3m GARAGES ARE INDICATED ON PLAN

- ● DENOTES DUAL ELEVATION PLOT
- * DENOTES AFFORDABLE HOUSING (15%)
- (A) POSITION OF WALLPOD CAR CHARGING PORT (BACK WALL OF INTEGRAL/ATTACHED GARAGE)
- (B) POSITION OF WALLPOD CAR CHARGING PORT (EXTERNAL FRONT OF DWELLING)
- (C) POSITION OF WALLPOD CAR CHARGING PORT (EXTERNAL REAR OF DWELLING)
- GB DENOTES POSITION GRIT BINS
- DENOTES POSITION OF PHOTOVOLTAIC PANELS



- Entrance feature to front of site
- Hedge planting to front gardens giving definition from highways to private space
- Proposed tree planting to fronts of dwellings along with turf planting and low level shrubs
- Red dot denotes dual aspect dwellings across the site
- Red star denotes affordable dwellings across the site
- Household Parking
  - All driveways are a min of 5.6m long
  - Single drives to be 3m wide
  - Double driveways to be 6m wide
  - 6m x 3m Garages are indicated on plan
- Landscape buffer provided along the boundary to Mitchells way
- Landscape buffer provided along the boundary to existing dwellings to provide a small screening
- Change in material on road surface.
- Sufficient distances between proposed dwellings and existing

SCHEDULE OF ACCOMMODATION

Housetype	Total	Housetype	Total
Moulton, 2 Storey, 2 Bed, Semi Detached/Terraced House	21 No.	Souter, 2½ Storey, 3 Bed, Semi Detached/Terraced House	40 No.
Brampton, 2 Storey, 2 Bed, Semi/Terrace	31 No.	Clanden, 2 Storey, 3 Bed, Detached House	6 No.
Brampton (dual), 2 Storey, 2 Bed, Semi/Terrace	2 No.	Hatfield, 2 Storey, 3 Bed, Detached House	23 No.
Rufford, 2 Storey, 3 Bed, Detached House	30 No.	Roseberry, 2 Storey, 4 Bed, Detached House	12 No.
Rufford Semi, 2 Storey, 3 Bed, Semi Detached	2 No.	Keating, 2 Storey, 4 Bed, Detached House	8 No.
Hanbury, 2 Storey, 3 Bed, Semi Detached/Terraced House	37 No.	Winster, 2 Storey, 4 Bed, Detached House	3 No.
Hanbury (dual), 2 Storey, 3 Bed, Semi Detached/Terraced House	4 No.	Clevedon, 2 Storey, 3 Bed, Detached House	1 No.

Total 220

REV S - 03.03.16 - CJB
- Note regarding rear access path width to plots 116 & 135 added
- Bin stores added to top of parking bays for plots 134 & 135
- Rear access path to plot 134 omitted
- Rear gardens to plots 157 & 158 amended in accordance with engineering layout
- Steps & gradient slopes added to rear of properties in accordance with engineering layout

REV R - 17.02.16 - CJB
- Note regarding utility door to plot 218 removed

REV Q - 01.07.15 - CJB
- Rotary Driers, Water butts & bin stores omitted
- Ramp omitted to plot 181
- Rear garden wall to plots 9-26 amended

REV P - 03.06.15 - CJB
- Paths amended in front of plots 17-19
- Sub Station size amended 6x3 garages amended to correct size.
- Wall and fence to back of plot 132 amended, Utility door to plot 218 omitted
- Additional steps added to plots 8-26 & Ramp added to side of plot 181
- Plot 52 bin store moved to back of garden
- Bin store to plot 161 rotated and moved back, footpath down side of plot amended
- Bin store to plot 177 pushed back and rear access path amended to come round the back of plot 176
- Plots 176 parking move to accomodate new footpath for plot 177
- Bin stores to plots 42, 67, 180 & 190 moved to front of properties

REV N - Brampton dual handings amended - 06.05.15 - CJB
REV M - Hanbury and Brampton duals to have standard roof construction as per NMA drawing (WOM-2015.NMA01) - 27.04.15 - DRH
REV L - Water butt positions amended and block sizes review - 17.04.15 - DRH
REV K - Positions of PV roof panels added - 01.4.15 - SAC
REV J - Car charging points, grit bins and sales garage added, Waterbutts to plots 11-26 omitted & bin stores amended - 26.3.15 - SAC
REV H - Rear bin stores shown and AS + OP's added to the layout.
REV G - Footpath through the open space to the East of the site amended to suit engineering.
REV F - Parking arrangements have been amended to the rear of Plots 17 & 19.
REV E - Road layout slightly amended due to ID Civils comments - 04.03.14 - DRH
REV D - Layout updated to suit meeting held at BC and to suit Highway comments 19-12-13 - 20-12-13 CAH
REV C - All Winster housetypes updated- 14-11-13 DRH
REV B - PLots 8 to 26 amendements, leading to losing 1 unit- 31-10-13 CAH
REV A - Amended as per meeting with local authority dated 3-10-13 - 11-10-13 CAH

PERSIMMON
Together, we make a home

Proposed Residential Development
Off Barnsley Road, Wombwell

Proposed Planning & Landscape Layout

Scale 1:500@A0+	Drawing Number
Drawn By NSR	WOM-2013/01S
Checked By CAH	July 13