SITE AREA 0.36 Ha

Schedule of Accommodation	Floor Area	Garage
2No Type A - 3 Bed two storey Detached	71.8sqm	16.0sqm
2No Type B - 4 Bed two storey Detached	130.2sqm	16.0sqm
4No Type B1- 4 Bed two storey Detached	119.5sqm	15.4sqm

Refer to Drawings P2 -P4 for indicative details of proposed dwellings:

Existing trees - Refer to Tree Report for details.

New tree and hedge landscape planting subject to detailed landscape design.

Existing metal fencing and conifer hedge within adjacent land to northern boundary.

North

Existing metal security fence to Yorkshire Water Reservoir land.

Private Drive 4.5m wide serving Plots 6 - 7.

Contours in meters

Existing metal security fence to Yorkshire Water Reservoir land.

Construct Private Drive 5.5m wide with 0.7m hard margins to adoptable standards and provide turning for service vehicles.

Extg Housing

Y Water Land
Covered Reservoir

Existing footpath to Byron Drive

Bottom of Bank

Footpath follows difinitive route of Footpath No 128 and not current 'desire' line. Application site includes land up to and including correct footpath to allow re-alignment.

Existing footpath

Area of trees and overgrown bushes

Top of Bank

1.8m close boarded timber fence 0.5m from edge of footpath to western boundary.

Rock face

OSBM Triangulation Pillar

Private Drive

Metal boundary fence

5.5m wide Access Road with 2.0m wide footpaths extended into site.

Minor footpath realignment; existing route shown in red.

Telecom mast

Existing footpath to Cross Street

Retain tree planting, clear undergrowth and improve landscaping to be agreed as part of future application.

Access to be taken from Estate Road.

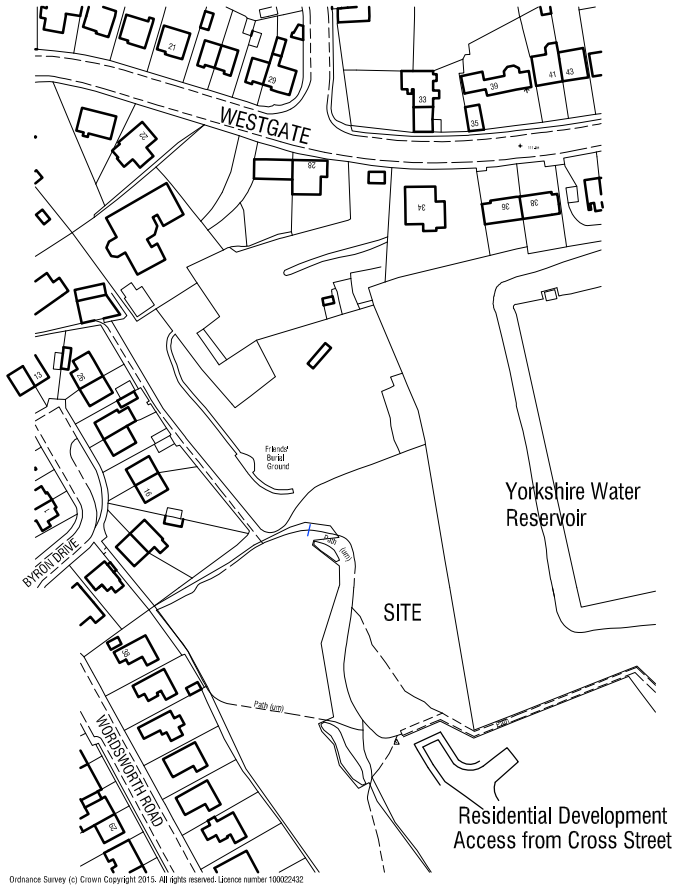
MHCL 116.241

Extg Housing to Wordsworth Road

RESIDENTIAL DEVELOPMENT

Existing development under construction.

Existing footpath to Mayfield



LOCATION PLAN 1:2500

BLOCK PLAN 1:500

Rev D 20.07.2017 - Amendments to highway design.
Rev C 19.06.2017 - Amend access road.
Rev B 23.02.2017 - Update footpath details and red line boundary.
Rev A 27.01.2017 - Red line boundary revised.

RESIDENTIAL DEVELOPMENT
LAND OFF CROSS STREET
MONK BRETTON
BARNSLEY

OUTLINE PROPOSALS

BLOCK PLAN

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Scale	1:500 @ A3	Drawn	MJB
Date	NOV 2016	Ref.	16.35
Dwg No.	P1	Rev.	D

0cm 2cm 4cm

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