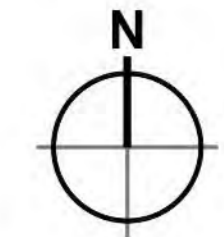


- Dimensions are in millimeters, unless stated otherwise.
 - Scaling of this drawing is not recommended.
 - It is the recipient's responsibility to print this document to the correct scale.
 - All relevant drawings and specifications should be read in conjunction with this drawing.



Key
 — Planning Application Boundary 210.81 ac 85.31 ha

Parameters Key
 - - - Development Plot Boundary
 Green and Blue infrastructure
 Strategic Landscape screening
 Estate Road infrastructure
 Indicative access points (subject to reserved matters)
 Safeguarded land

Development Schedule						
Zone	Plot Size NDA (ha)	Maximum GIA Floor Space (m ²)	Plateau Height (in meters above ordnance datum)	Maximum Finished Floor Level (in meters above ordnance datum) (+1.000m above proposed plateau)	Maximum Building Height Measured to roof ridge / highest point (in meters above ordnance datum)	Ridge Height (above F.F.L. level)
Zone 1	11.35	204,000m ² Total Area distributed across Zones 1, 2, 3 & 4	24.50	25.50	43.50	18.00
Zone 2	8.46		25.00	26.00	44.00	18.00
Zone 3	17.92		33.70	34.70	52.70	18.00
Zone 4	6.29		33.70	34.70	52.70	18.00
Total	44.02					

The use class applied for within each zone is primarily Class B8 with up to 30% of the floorspace being for Class B2 together with ancillary office space

For the avoidance of doubt, the information shown within the development plots is indicative only, and will be subject to subsequent Reserved Matters Applications



Roundabout delivered under a separate planning application [Ref. No. 2021/1511]

50m SCALE 1:2500

rev amendments by ckd date

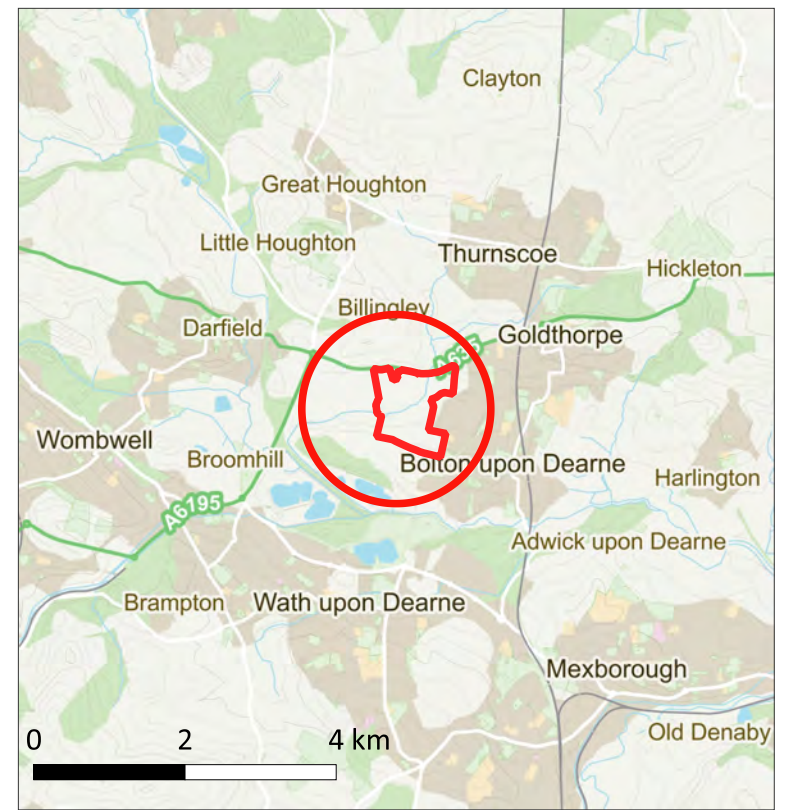
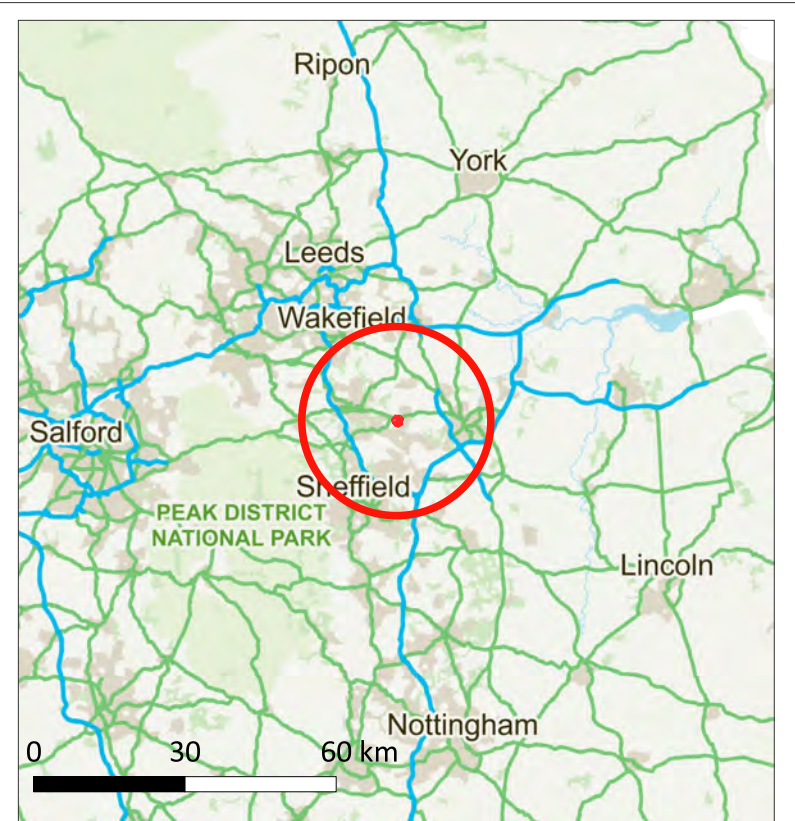
Barnsley Road, Goldthorpe
Parameters Plan

newlands developments

umc architects
Newark Beacon, Calderdale Way, Newark, Nottinghamshire NG24 2TN
t: +44 (0)1636 653027 e: info@umcarchitects.com

PLANNING
THIS DRAWING IS FOR PLANNING CONSIDERATION ONLY AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE

Drawing Status:	Planning
Drawn / Checked:	SS / SM
Date:	07/11/2023
Scale:	1:2500 A1
Drawing no:	Revision:
22081 P0520	E



KEY PLAN

 Site Boundary

NOTES

1. Contains OS data © Crown copyright and database right (2022)

REVISIONS

REV.	DRAWN BY INITIALS	CHECKED BY INITIALS	DATE	REVISION NOTES/COMMENTS
P01	GE	AC	25/07/22	First Issue
P02	AL	JB	28/11/2022	Second Issue



CLIENT
Newlands Developments

PROJECT
Barnsley Road, Goldthorpe

TITLE
SITE LOCATION PLAN

HYDROCK PROJECT
23451

SCALE @ A3
1:10,000

PURPOSE OF ISSUE
SUITABLE FOR INFORMATION

STATUS
S2

DRAWING NO.
23451-HYD-XX-XX-DR-GE-1001

REVISION
P02