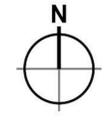


- Dimensions are in millimeters, unless stated otherwise.
 - Scaling of this drawing is not recommended.
 - It is the recipient's responsibility to print this document to the correct scale.
 - All relevant drawings and specifications should be read in conjunction with this drawing.



- 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 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

PLANNING

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

<p>rev amendments by ckd date</p> <p>Barnsley Road, Goldthorpe</p> <p>Parameters Plan</p> <div style="background-color: #333; color: white; padding: 5px; text-align: center;"> <p>newlands developments</p> </div> <div style="text-align: center; margin-top: 10px;"> <p>umc architects</p> <p style="font-size: 8px;">Newark Beacon, Calderdale Way, Newark, Nottinghamshire NG24 2TN t. +44 (0)1636 653027 e. info@umcarchitects.com</p> </div>	<table border="0" style="width: 100%; font-size: 8px;"> <tr> <td>Drawing Status:</td> <td>Planning</td> </tr> <tr> <td>Drawn / Checked:</td> <td>SS /SM</td> </tr> <tr> <td>Date:</td> <td>07/11/2023</td> </tr> <tr> <td>Scale:</td> <td>1:2500 A1</td> </tr> <tr> <td>Drawing no:</td> <td>Revision:</td> </tr> <tr> <td>22081 P0520</td> <td>E</td> </tr> </table>	Drawing Status:	Planning	Drawn / Checked:	SS /SM	Date:	07/11/2023	Scale:	1:2500 A1	Drawing no:	Revision:	22081 P0520	E
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