North

Old Farm Lane is a private road used to provide access to Low Laithes Village and occasional agricultural access to adjoining land.
It is single width road with Passing Places used by vehicles and pedestrians with a speed limit of 10mph and includes traffic calming with a number of speed humps along its length as shown.
Adequate signage informs users of the shared use with pedestrians between Barnsley Road and the separate footpath which starts at the curtilage with Low Laithes Village boundary (Point X), the speed limit and passing places which are clearly marked.

Public footpath
Broken blue line

Overhead power cables

Permissive footpath
Broken green line

Low Laithes Village

Existing footpath from point **X** to Low Laithes Village separated fromOld Farm Lane by hedge.

Application Site Red Lines

Watercourse

Pond

Existing Pond used for balancing surface water drainage prior to connection to watercourse.

Passing Place 1
Existing formal passing place with signage.

Speed hump

Intervisibility between Passing Place 1 and Old Farm Lane beyond bridge.

Intervisibility between Passing Place 1 and Passing Place 2.

Passing Place 2
Existing formal passing place with signage.

OLD FARM LANE

Passing Place 3
Existing formal passing place with signage.

WOMBWELL LANE

Dismantled Railway

Low Laithes Cottages

+36.3m

Bridge

Public footpath
Broken blue line

Rev A
Add tarmac to soften approach to informal passing place adjacent bridge.

Trans Pennine Trail

BARNSLEY ROAD

Overflow Car Park

Foul sewage pump collecting sewage from Low Laithes and pumping to gravity sewers at junction of Old Farm Lane and Barnsley Road.

Rev A
Provide additional formal passing place at access to overflow car park increase width of tarcam road surface by 1.5m on outside of bend.

Extent of Low Laithes Village (Hesley Group) Ownership - Blue Line

Watercourse

Pond

DEVELOPMENT KEY

SITE A
6No 1 Bed Residential Care Units and communal/staff facilities.

SITE B
Change of Use and extension of ancillary building into 2No 1 Bed Residential Care Units.

SITE C
2 No single storey 2 Bed Residential Units to provide accommodation for visiting relatives.

SITE D
2 No single storey 2 Bed Residential Units to provide Respite Care.

SITE E
Extension to existing Maintenance Workshop.

SITE F
Realignment of Access Road and Improvements to existing staff car parking arrangements to provide 78No spaces; 27 No additional spaces, and additional landscape planting.

Rev B 22.12.2014 - Add Site G and amend Site B and D.

Rev A 22.09.2014 -
Highways amendments:
- Show existing lighting to access road and speed humps.
- Increase size of passing area adjacent bridge.
- Formalise additional passing place adjacent access to overflow car park.

LOW LAITHES VILLAGE
OLD FARM LANE
WOMBWELL
BARNSLEY

PROPOSALS

LOCATION PLAN AND ACCESS DETAILS

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Scale	1:1250 @ A2	Drawn	MJB
Date	August 2014	Ref.	14.02
Dwg No.	**OS10**	Rev.	**B**

0cm 2cm 4cm 6cm

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