

PROPOSED SITE LAYOUT - BOUNDARY TREATMENTS

1:500



OPEN SPACE:
ON SITE PROVISION

Parcel A (Phase 1) = 5950sqm including:
Equipped Children's Play Space:
3.6sqm x 79 dwellings = 284.4 sqm
Casual Informal Play spaces:
16.8sqm x 79 dwellings = 1327.2sqm
Accessibility Natural Green Space:
40sqm x 79 dwellings = 3160sqm

S106 DEFINED OPEN SPACE PROVISION FOR
OVERALL DEVELOPMENT OF 79 DWELLINGS
(Phase 1 and potential phase 2) ALL
ACCOMMODATED WITHIN POS PARCEL A

Parcel B (Phase 1) = 1559sqm including SUDS
feature

Parcel C* (Phase 2) = 1151sqm including SUDS
feature (estimated subject to detailed design)

Parcel A + B (Phase 1) = 7509sqm
Parcel A + B + C* (Phase 1 + 2) = 8660sqm

Required provision based on 79 dwellings.
All subject to detailed design and layout.
*Parcel C area subject to change at detailed design
stage.

POS Parcel A.
(Phase 1)
5,950.7 m²

Land for Potential
Future Phase of
Residential
Development

Footpath link to
POS (Phase 1)

Grasscrete surfacing to
provide emergency vehicle
access route with bollards to
prevent unauthorised access

Hedgerow planting with
existing 1.8m post and rail
fence (field side) to new
northern boundary

extg electricity pylon
repositioned outside
of redline

POS Parcel B
(Phase 1)

extg overhead cables
to be rerouted below
ground

hedgcut back to
facilitate new pavement

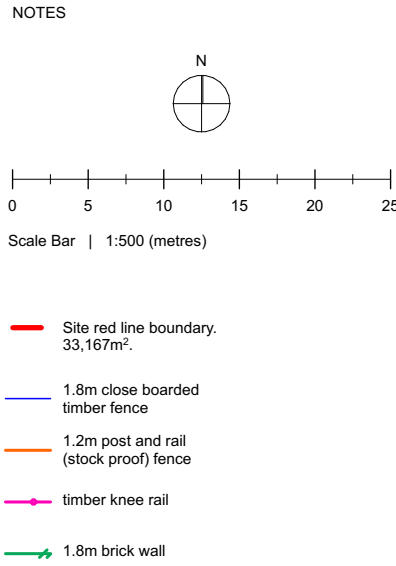
New pavement and crossing
points to southern boundary as
ADC transport assessment
(outline approval)

RPA to retained tree

Tree and hedge removal in
accordance with outline
planning approved strategy

Proposed site access (outline
planning approval)

soft landscape
buffer to
existing
hedgcut



P4	20.06.2024	PLANNING ISSUES - Revised	OR
P3	20.06.2024	PLANNING ISSUES	OR
P2	16.03.2024	Boundary treatment to SUDS pond adjusted	OR
P1	13.03.2024	Prepared for planning application - issued for client sign off	OR
Rev/Date	Description		By

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JOB TITLE
Land North of Barton Road,
Barlestone

DWG TITLE
Proposed Boundary Treatments Site
Plan

JOB REF-SERIES-DWG NO. REVISION
22025-70-005_P4

STATUS PLANNING		
PROJECT NUMBER 22-025	SCALE 1:500	A1
DRAWN DKM	CHECKED OR	

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