

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 II) 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)

proposed pedestrian
access (Phase I)

soft landscape
buffer to
existing
hedgegrow

Proposed site access (outline
planning approval)

Tree and hedge removal in
accordance with outline
planning approved strategy

RPA to retained tree

Proposed hedgegrow replacement
planting to southern boundary within
site boundary. 1.2m post and rail
fence to site boundary

hedgegrow cut back to
facilitate new pavement

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

hedgegrow cut back to
facilitate new pavement

buffer to existing
hedgegrow (wildflower
planting)

extg overhead cables
to be rerouted below
ground

proposed
footpath link

POS Parcel B
(Phase 1)
2,118.4 m²

Balancing
Lagoon to
engineers
layout

Area 9 Bed 354m²
Area 8 7m² 650m²
Area 7 7m² 650m²
Volume 444m³
Bed 1.2
Discharge 8.7 l/s
P201 Neutral

Adopted access road
2m + 5.5m + 2m

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NOTES

0 5 10 15 20 25
Scale Bar | 1:500 (metres)

Site red line boundary.
33.637m²

1.8m close boarded
timber fence

1.2m post and rail
(stock proof) fence

timber knee rail

1.8m brick wall

P8	06.09.2024	PLANNING ISSUE - garden sizes adjusted to be in accordance with local authority design guide	OR
P7	22.08.2024	PLANNING ISSUE - pedestrian link to western POS added. Knee rail to SUDS removed	OR
P6	13.08.2024	PLANNING ISSUE - new garden sizes revised	OR
P5	03.07.2024	PLANNING ISSUE - external parking spaces to shed dwellings. POS 3-4 and 22-28 amended accordingly	OR
P4	20.06.2024	PLANNING ISSUE - Revised highways and POS 3	OR
P3	08.03.2024	PLANNING ISSUE	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,
Barlstone

DWG TITLE
Proposed Boundary Treatments Site
Plan

JOB REF-SERIES-DWG NO. /REVISION
22025-70-005_P8

STATUS
PLANNING

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

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