North

Barnsley Road

Haigh Lane

Haigh Lane

Private Drive

2.0m wide footpath

2.0m wide footpath

Increase width of footpath to 2.0 metes at site frontage.

2.4 x 43 m visibility sight line

1.2m high stone wall to site frontage

Increase radii of kerb to 9.0 meters to assist turning movements for larger vehicles.

Reposition kerb to Haigh Lane frontage to increase width of Haigh Lane to 5.5 meters.

Create footpath to Haigh Lane 2.0 metes wide a shown with 1.5m high stone wall to site boundary.

Form new private drive access 4.8m wide to serve five dwellings and provide 2.0m pedestrian intervisibility splays.
Waste and recycling bins to be brought to the site frontage on bin collection days.

UNIT 1
FL 172.750
FL 170.200

UNIT 2
FL 172.750
FL 170.200

UNIT 3
FL 170.000

UNIT 4
FL 170.000

GARAGE
FL 170.200

GARAGE

GARAGE

Existing Farmhouse
FL 169.700

Garden

Garden

Garden

Garden

P

Repair and retain existing boundary walling.

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Build up existing gateway in drystone walling.

See Drawing Ref: P2 for site section.

Carefully take down existing building - area shown hatched and build dry stone wall to boundary.

Site Plan 1:200

Legend

- Roofing in natural or approved artificial blue slate.
- Roofing Bradstone Old Quarried artificial stone slates in Lichen Green.
- Tarmac finish to informal access road.
- Sharp brown gravel to paths where shown.
- Good quality artificial stone flags.
- Free draining artificial stone setts; Marshalls Tegula Priora or similar.
- 167.43 Existing ground levels.
- 179.00 Proposed ground levels.
- New hedge and tree planting to be conditioned subject to the submission of a detailed landscaping scheme.

B 27.11.2019 - Omit reference to field gate.
A 24.06.2019 - Updated for planning submission.

RESIDENTIAL DEVELOPMENT
WESTFIELD FARM
FLOCKTON
WF4 4DW

PROPOSALS

SITE PLAN

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Scale	1:200 @ A2	Drawn	MJB
Date	June 2019	Ref.	17.12
Dwg No.	P1	Rev.	B

0cm 2cm 4cm 6cm

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