

**ACCESS STATEMENT FOR HOUSE ON LAND IN
CURTILEGE 134 CHURCH HILL ROYSTON**

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1. INTRODUCTION

- 1.1 The purpose of this Access Statement is to support a full planning application for the erection of a detached dwelling and on land at the side of 134 Church Hill Royston.
- 1.2 The applicant is applying to Barnsley Metropolitan Borough Council for full planning permission for the above scheme.
- 1.3 The planning application has been submitted on behalf of Mr Alan Shaw.
- 1.4 This statement has been written in accordance with Government Circular 01/2006 - Section 3 Design and Access Statements which came into force on the 10th August 2006. a "design" statement has been submitted under separate cover

2. DESCRIPTION OF THE DEVELOPMENT

- 2.1 The applicant is seeking planning permission to erect a detached house. The applicant is proposing to include 3 off street car parking spaces and retain areas of amenity space at the rear of the dwelling.
- 2.2 It is intended that the applicant and his wife will reside in the dwelling..
- 2.3 Vehicle access to the site will be available from existing new vehicular access drive on Church Hill which in turn gains access to the strategic highway network via the surrounding residential highways.

3. RELEVANT PLANNING POLICIES

- 3.1 All relevant planning policy advice relating to the application proposal is contained with the adopted Unitary Development Plan. It is clear from the adopted Development Plan that the site is located within an urban area where the principle of this type of development is acceptable in principle subject to all matters of detail being considered satisfactory.
- 3.2 The policy guidance contained with in RSS12 (Yorkshire and the Humber) is also applicable and this seeks to focus new development within the main urban areas and ensure that previous developed land is used for residential purposes ahead of Greenfield sites.

4. ACCESSIBILITY OF THE SITE

- 4.1 The application site is located within the context of residential properties at Church Hill.
- 4.2 Access to the site for vehicles and pedestrian is immediately available from the existing driveway which in turn provides a direct link to the surrounding residential streets and immediate community facilities and services.
- 4.3 The application site is accessed by good, well lit footpaths or by the existing public transport routes within the locality.

- 4.4 It is evident that the application site lies close to a range of public services and facilities including educational establishments, medical facilities, local shops, public houses, recreation space, places of employment, retail facilities and public parks all of which are within easy walking distance of local residents.
- 4.5 It is accepted that such walking distances to the facilities referred to be above are not considered to be excessive and any less than 1000 metres normally considered to be suitable distance for walking to schools, shopping centres and public amenities (DETR Encouraging Walking; Advice to Local Authorities March 2000). This effectively incorporates the majority of local services stated. It must also be noted that links to the services and facilities outlined above are available by well lit public highways and thereby providing ample opportunity for persons to access the facilities on foot or by bicycle, again avoiding the need to utilise the private car and therefore reduce carbon emissions to the environment.
- 4.6 Church Hill and the entire surrounding highway have relatively shallow access gradients thereby ensuring that walking to facilities and services referred to is not restricted to the able-bodied only and hence further encouraging people to access the services on foot.
- 4.7 It is evident that the surrounding highway network is highly accessible and provides safe, usable links to the wide range of facilities and services.
- 4.8 The application site also provides easy access to the surrounding public transport network. This provides services to the village centre and surrounding suburban areas.

5. ACCESS FOR DISABLED PERSONS

- 5.1 The current planning application is seeking to establish the principle of developing the site for a two dwellings. The submitted plans indicate that access to the building will be from Church Hill and it will also be possible to provide suitable access facilities from the site to the surrounding highway network.
- 5.2 Mobility impaired persons have no difficulty access or accessing the site on foot.
- 5.3 As the proposal will be housing, the appropriate building regulation requirements will need to be complied with. All ground and first floor rooms will be constructed to allow mobility impaired persons to access the accommodation.

6. SUMMARY

- 6.1 The application site is located within a predominately residential area which is highly accessible to a range a community facilities and services in the area. The site also lies close to places of employment and good public transport links.
- 6.2 The services and facilities referred to are also accessible by well lit and maintained public footpath routes. There are a number of pedestrian access routes linking the facilities to the highway network which will also pedestrians access all the facilities safely.
- 6.3 This highway network has shallow gradients which are conducive to encouraging both walking and cycling. The application site also lies close to public transport routes and provides links within the urban area and also nationally if the railway station is taken into consideration.
- 6.4 Access to the site is to be taken from existing a new driveway from Church Hill which is a stretch of public highway located within a predominately residential area. This will avoid any opportunity to have any access points linking into major strategic highways and given the proximity of the site

within in a predominately residential area and degree of natural surveillance is available to ensure a secure environment for all.

- 6.5 In conclusion, it is considered that suitable access to the proposal can be achieved.