

1.0 INTRODUCTION

- 1.1 Starling House is a detached family home built in the last quarter of 20th Century. It is located on the norther bank of the River Don and includes an extensive garden, which follows the line of the river to the bridge on Birks Lane.
- 1.2 The site is situated on the southern boundary of Millhouse Green where the settlement meets the surrounding Green Belt. The site which is part of the garden of Starling House contains a number of mature and semi mature trees. These trees are not the subject of tree preservation orders.

2.0 ACCESS STATEMENT

- 2.1 Access to the proposed dwellings will be derived from the existing entrance which leads off Birks Lane adjacent to Starting Bridge.
- 2.2 Each dwelling will be provided with a single covered parking area where electric vehicle charging points will be available.
- 2.3 Refuse bin storage and collection points are shown on the proposed site plan.
- 2.4 A bus stop for services to Holmfirth is situated at the junction of Birks Lane and the A628 which is 263 meters from the site entrance.
- 2.5 A further stop extends the bus service to Penistone and Stocksbridge. A convenience store and primary school are located within the village. In this respect the site is sustainable.

3.0 DESIGN STATEMENT

3.1 Context;

The site is situated on the northern bank of the River Don, which form the boundary between the village and the greenbelt land beyond.

Twentieth century residential development infills land to the West of Birks Lane. Former industrials land to the East has been cleared to form an extensive development of private houses.

A former mill race runs along the north boundary of the site which is the line of a public right of way.

The site contains a number of mature and semi-mature trees.

3.2 Amount;

This application seeks outline approval, some matters reserved, for the construction of 2Nr detached dwellings.

3.3 **Layout;**

Details of the layout will be covered by a future reserved matters application, however, the following site constraints have informed the development of the illustrative layouts which accompany this outline application.

- The location of the site access
- Outlook and aspect
- The location of mature trees

3.4 **Scale, Appearance and Landscape treatments;**

These will be addressed by a future reserved matters application:

4.0 **FLOOD RISK**

4.1 A flood risk accompanies this application. This identifies that the site is at low risk of flooding and recommends floor levels which are shown on the application drawings.

4.2 Whilst flooding is not anticipated the report also highlights the need for emergency planning in anticipation of residents being cut off by flooding in the surrounding area. Guidance includes EA alerts and having essential items packed should evacuation be required.

5.0 **HERITAGE STATEMENT**

5.1 This application impacts on the setting of Starling Bridge, which is grade 1 listed. The listing text is included below for reference

PENISTONE BIRKES LANE
SE20SN
Mill house
3/11 Starling Bridge
over River Don

II

Road bridge over River Don. Mid C19. Rock-faced stone. Single-span segmental-arched bridge. Curved-sided pilaster buttresses at each side of the arch, and terminal piers with gadrooned corner bollards. Massive grooved copings to stone parapets.

Listing NGR: SE2208302970

- 5.2 The proposed development will not impact on the listed fabric and will not harm the historical significance of this heritage asset.
- 5.3 The proposed dwellings have been located and designed to ensure that views of the bridge will remain available

6.0 SEQUENTIAL TEST

- 6.1 The availability of small parcels of building land in the Upper Don Valley has been researched online and via telephone enquiries with local estate agents. This exercise has demonstrated that no building land was available in the area with the nearest being located in Stocksbridge.