Design & Access Statement

Coal Pit Lane, Darfield.

Background to application

The site is occupied by a dated bungalow with a large curtilage. The site is designated urban fabric in the 2014 Local Plan Consultation Draft as is related housing and commercial space bordering the edges. Some vegetable market garden activity took place on site but the owner is now retired and this has completely ceased. The site contains some derelict brick storage buildings which need removal and it is intended to offer the site overall for new housing in Darfield.

Access

Access exists from Coal Pit Lane directly served by the main Darfield road. Coal Pit Lane serviced mining activity with commercial traffic but this has now finished. The lane allows some rear access to some housing beyond the site entrance to the existing bungalow and also is used by some allotment holders using land to the rear. The volume of traffic movement is low and slow moving and there is no through traffic.

The proposal creates a new private drive with turning facilities. Currently there is no restriction on the bungalow use and any number of car and commercial movements historically took place without incident or difficulty. The current proposal will create a safe and controllable situation for the small number of new houses proposed. The existing bungalow entrance will be widened and modified with block paviors markings to the entrance and exit area and waste bin space can be provided at the entrance.

Layout

The proposal allows for large high quality housing units to be built meeting normal planning standards.

The edges to the rear will be landscaped with new trees and shrubbery screening the site from the allotments. All plots have adequate amenity space, double garages and private drives off the new access.

Materials

The proposals will be constructed of brickwork with tiled roofs. Derelict storage buildings will be cleared and the site will be visually enhanced for this useful contribution to the Borough's housing offer.