Design and Access Statement

Pumping Station adjacent to residential development, Barnburgh Lane, Goldthorpe.

Gleeson Developments Ltd

1 Introduction

1.1 This Design and Access Statement has been prepared by Edward Architectural Services Limited on behalf of Gleeson Developments Ltd and Harworth Estates (Agricultural Land) Limited (Co. No. 02835767), to support an application for Planning Permission for a Drainage Pumping Station to serve the adjacent proposed residential development which was granted planning permission under application no. 2011/1562.

1.2 The application is supported by a number of drawings as listed on the Drawing Issue Sheet which has been submitted for reference.

1.3 The purpose of this statement is to describe the site and its surroundings, relevant design policy and guidance.

1.4 The statement seeks to follow the CABE good practice guide on design and access statements and is set out under the same headings as this document, commencing with an assessment of the site and its context, followed by an evaluation of the proposals and design.

2 Site and Surroundings

2.1 The site is located to the South-East of Goldthorpe, approximately 9 miles East of Barnsley town centre. The site is on the edge of the settlement and is currently disused farmland.

2.2 The site is adjacent to the proposed housing development which was granted planning permission under application no. 2011/1562. The drainage pumping station is to be located to the south of the proposed housing development.

2.3 The proposed site for the pumping station is not development land under the current UDP standing, but the pumping station had to be positioned on this land as this is technically the best position to cater for the development to the north. In addition, the stand-off to other residential property that would be required if the pump was sited within the developable land boundary would have resulted in lost plots for the scheme and would consequently have challenged the whole viability of the scheme

3 Design and Appearance

3.1 The majority of plant equipment will be submerged underground, however the compound will comprise a small kiosk, an underground plant and a parking space for a maintenance vehicle. The compound perimeter will be a 1.8m high palisade fence which will shield the pumping station from view whilst preventing unauthorised access.

4 Access

4.1 A private tarmac road will give access to the drainage pumping station from the adjacent proposed residential development.

5 Summary

5.1 The proposed drainage pumping station is essential for the adjacent proposed housing development. The majority of plant equipment will be submerged underground and a perimeter fence to the compound will shield the above-ground plant equipment from view.

5.2 In light of the evidence submitted in support of this application it is considered that consent should be granted for the proposed development.