

Variation of Condition at Station Road, Wombwell

Design and Access Statement

Hartwood Estates

March 2010

This Design and Access Statement has been prepared by John R Paley Associates in support of a planning application for the variation of Planning Condition 7 on Appeal Approval APP/R4408/06/2028445

The aims of the statement are to ensure design is integral to the creation of new developments, this further re-enforces guidance contained within PPS 1 "Delivering Sustainable Development" which requires:

"Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning." (para 33)

The content of the design element of the statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:

- Assessment
- Involvement
- Evaluation
- Design

The statement should also address the following factors

Use - What the land and buildings will be used for

The site has the benefit of Outline permission for residential development and a Reserved Matters application is currently with the LPA for consideration. Office development is also proposed in line with the requirements of the Outline. The levels being applied as part of this submission will be incorporated into the detailed plans.

Amount - How much development can the site accommodate

The indicative layout shown at Outline stage identified a development of 152 dwellings and 6000 sq ft of office space. However, detailed design negotiations have led

to a reduction in the amount of dwellings and the site is being considered for the erection of 137 dwellings in addition to the office space.

Layout - How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.

The photograph provided opposite identifies the site and a more detailed layout is currently being considered by the LPA at Reserved Matters Stage.

Scale - How big the buildings and spaces will be, specifically their height, width and length.

The development will provide a mix of 2, 2.5 and 3 storey properties in addition to a 2 storey office block. The houses will be in a mix of terraced, semi detached and detached form.

Landscaping - How open spaces will be treated to enhance and protect the character of a place.

A landscape scheme has been completed for the site and this is currently being considered as part of the Reserved Matters Submission.

Appearance - What the building and spaces will look like, for example building materials and architectural details and elevations.

Street scenes and elevation treatments for the properties have been completed for the site and this is currently being considered as part of the Reserved Matters Submission.

Given that this application applies for the variation of a condition only relating to the flood level of the site, no additional information is provided for within this statement on the above categories and access for the development. The remainder of this statement therefore relates to the background of the site and details relevant to site levels and flood risk.



The application site consists of a large triangular area of land measuring 3.84 hectares that currently forms part of the Station Road Industrial Estate. The site formerly contained a 50,000 sq. ft. warehouse of modern construction and a pair of small workshops. The remainder of the estate is well developed with a mix of uses, including manufacturers, and other commercial operations which generate typical levels of industrial activity. Significantly the majority of occupiers operate without restrictions on hours of working or other constraints.

Currently the site is accessed via Valley Road which is the main access serving the Estate. In addition the site has a narrow frontage to Station Road and it is from here that access is proposed to serve the housing.

Valley Road is an industrial estate served from Station Road, a few hundred metres northeast of Wombwell town centre.

Station Road is classified as the B6096 and runs between Wombwell and Darfield through an area known as Low Valley – all part of the larger (river) Dearne Valley.

Topography

The site is triangular in shape and approximately 360m in length, varying in width from 115 metres at its widest to 29 metres at its narrowest. The site measures 3.84 hectares. The site rises approximately 1 metre from the site frontage on Station Road to the rear.

Boundaries

The nearest dwellings are those located along Stoneyford Road. These are located approximately 70 m to the north. Bulling Dyke defines the southern boundary.

Planning History

The site has the benefit of outline planning permission

for residential development approved on 25th April 2007 at Appeal under reference APP/R4408/06/2028445. This application was initially refused by Barnsley Council on 19th September on the grounds of loss of employment land and noise disturbance from adjoining industrial uses.

An application for the approval of the Reserved Matters is currently being considered by the Local Authority.

A planning application has been approved at the site of Window Style UK on the 10th February 2009, this was an outline application for residential development with all matters reserved.

A planning application for residential development by Barratt Homes was approved on land to the north of the site, circa 2003.

This application seeks to vary condition 7 of the Outline permission which states -

Prior to commencement of development, details of existing and proposed ground levels, and finished floor levels of all properties, which shall be a minimum of 29.3m AOD, are to be submitted to and agreed in writing with the local planning authority. Development shall be carried out only in accordance with the approved plans.

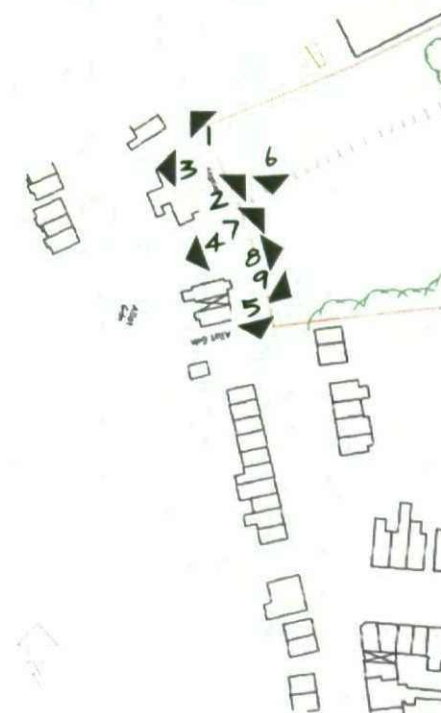
A Topographical Survey was completed and works undertaken which resulted in the site being previously recorded at 29.0m AOD which gave an indicative flood level of 29.15m AOD. This led to the level specified within Condition 7.

Subsequent to this approval, watercourse modelling has been undertaken during which it became apparent that the general area has been the subject of significant subsidence which has led to a specific influence on the site. The original survey had been tied back to an ordnance survey benchmark located on a property along Station Road. The river survey carried out for the hydraulic model has been verified using GPS stations.

A comparison was made to the existing site survey and it was determined that the site levels were in the region of 2.24m apart. A revised Topographical survey was therefore produced which has led to the submission of this application for varying the flood level for the site.



SITE PLAN - Indicating the extent of the site, existing watercourse, trees and adjacent development



Substantial evidence has been completed and submitted to the Local Planning Authority and the Environment Agency with regards to this matter.

Written confirmation has been received to confirm this submission and acceptability of the completed Sequential Test and copies of the correspondence from both the LPA and the Environment Agency accompanies this submission.

Correspondence obtained from Barnsley Council 12.11.08 -

Thank you for your correspondence of 24th July and 9th Oct. Please accept my apologies for the delay in replying to you. I do hope this has not inconvenienced you or your client in any way.

Thank you also for forwarding copies of correspondence between us and Opus Joynes Pyke and the EA.

I confirm that the Council would fully endorse the views of the EA in that the inaccuracy of the Ordnance Survey Benchmarks means the EA would wish for any future Flood Risk Assessment, river modelling and site levels to be related to the GPS levels. On land drainage matters my council will always follow the guidance and advice of the EA.

I am pleased to confirm that Opus Joynes Pike submitted a FRA - Sequential Test to the Council in July 2008. This was forwarded to the EA and a copy has been placed on the application file. I have no reason to doubt that the Sequential Test was carried out other than in accord with the recommendations set out in PPS25.

With regards to the finished floor level on site, it has previously been noted that due to subsidence within the area, it was determined that the site levels were in the region of 2.24m apart (28.86m AOD to 26.62 AOD GPS). A revised Topographical survey was therefore produced which has led to the submission of this application for varying the flood level for the site.

In light of the revised Topographical survey the flood

level for this site is therefore revised also. The observed flood level in the summer of 2007 was approximately 150mm (DPC level) to the existing building on site. The building was previously recorded at 29.0m AOD which gave an indicative flood level of around 29.15. Based on the revised survey data the finished floor level of the building is 26.77m AOD with a corresponding indicative flood level of 26.92m AOD. It is therefore proposed that the flood level of this development be a minimum of 27.06m AOD.

It is therefore proposed that the permission be amended to incorporate the following condition:-

'Prior to commencement of development, details of existing and proposed ground levels, and finished floor levels of all properties, which shall be a minimum of 27.06m AOD, are to be submitted to and agreed in writing with the local planning authority. Development shall be carried out only in accordance with the approved plans.