

DESIGN AND ACCESS STATEMENT (Rev A)

PROPOSED RESIDENTIAL DEVELOPMENT (OUTLINE) LAND TO THE NORTH OF LANE END MEWS, THURNSCOE

1. Proposals

This statement has been prepared in support of an application for Outline Planning Permission for residential development of land off High Street and adjacent to Lane End Mews Thurnscoe. The Outline Application includes details of Access Layout and Scale. The original application for 8No dwellings has been revised to 5No dwellings following consultation with BMBC Drainage department and the Environment Agency.

1. Background

Outline Planning Permission for five dwellings was granted by BMBC in June 1993 (Ref B/91/1760/DE). A further Outline Application for the erection of 8 dwellings, ref 2007/1339 was approved in November 2007 and was the subject of an Extension of Time Limit Application; ref 2010/1149 which was approved and recently expired on 10 November 2013.

The facility to apply for a further 3 year extension has now been removed, resulting in the need to resubmit an Outline Planning application. The submission details are based upon those approved as part of applications 2007/1339 and 2010/1149.



Fig 1. View of the site from Northern most corner looking South

2. **Assessment**

The site is located at the Western end of High Street and to the north of Lane End Mews Thurnscoe. A Site Location plan is provided as part of the application documents

The site, comprising an area of land of approximately 0.44 Ha (1.09 acres), is roughly rectangular on a North/South axis with vehicular access along an existing unmade road from the South which links to High Street. There is an existing water course which bisects the site running West to East and a public footpath running parallel to the Eastern boundary and connecting Rectory Lane at its junction with Houghton Road to the North with High Street to the South.

The land is without significant changes in level although falling gently towards the water course. It is surrounded on three sides by existing residential developments of single and two storey dwellings. The land to the North East is open recreation land understood to be under the control of Barnsley Metropolitan Borough Council.

The existing access road is unmade and used by seven dwellings at Lane End Mews, a converted courtyard of former farm buildings to the South of the site. There is no demarcation between the access road and the public footpath.



Fig 2. Junction of access road with High Street

The whole of the development site is within Housing Policy and the recreation ground to the North East is classified as green space within the LDF draft proposals plans.

Access:

The existing access is an unmade track taken from the end of High Street and serves 7 dwellings at Lane End Mews. It is approximately 4.0m wide. There is a public footpath along the access road which extends through the site to the north. The proposals require the slight realignment of the public footpath to match which currently follows the line of the unmade track, to follow the line of the new road.



Fig 3 – Access road from end of High Street looking North

Drainage and Flood Risk:

The existing watercourse is to be retained and improvements are proposed to reduce the effects of erosion. Extensive negotiation has taken place with the Local Authorities drainage department and the Environment Agency which has resulted in the provision of on-site storage for surface water drainage and the formation of a depression within land to the south of the site for storage of storm water. Full details are provided as part of a revised Flood Risk and Drainage Statement prepared by Stevenson Associates.

The report includes a recommendation that the floor levels of the new dwellings should be 600mm above ground levels and this is shown on the plans.

Contamination:

A Phase 1 Environmental Assessment report forms part of the Application documents based on a desk top study and walk-over survey. Historic Ordnance Survey plans indicate that the land to the north of the watercourse is previously undeveloped. The land to the south has had some development which appears to have been a temporary building associated to the former Lane End Farm possibly a hay barn which was removed in the early 1960's.

The results of the Phase 1 indicate that the site has limited previous use, is unlikely to be filled or contaminated but recommends that an intrusive ground investigation (Phase 2) should be undertaken to ascertain actual ground conditions. We consider that this work could be deferred pending an application for Reserved Matters.

Trees:

There are no significant mature trees on the site. It is proposed to remove a number of self-sewn trees from the center of the site as shown on drawing ref P1. The only semi-mature trees worthy of note are located outside the western boundary and to the rear of Unit 2 and 3, Tree Nos T2 and T3. These trees will need to be protected during construction and an Arboricultural Method Statement/Schedule of Work will need to be submitted as part of a further application for approval of Reserved Matters in conjunction with landscaping details.

Archaeology:

The previous planning application required the submission of a written scheme of investigation to secure implementation of a programme of archaeological works on site.

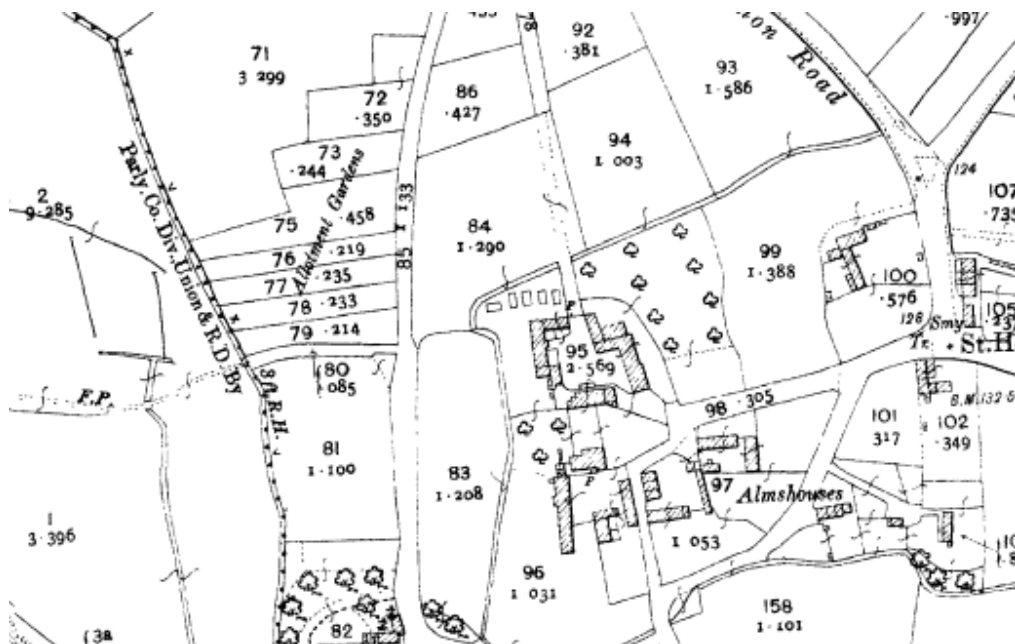


Fig 4 – Extract from 1906 OS plan.

Given that the vast majority of the site is previously undeveloped and the only area that has had some development shown above to the south of the watercourse which is largely unaffected by the proposals it is considered that the requirement to provide a programme for archaeological recording is excessive.

Sustainability:

The site lies within the existing settlement and has access to a good range of local facilities and public transport connecting to local towns and the wider area within a short distance.

Dwellings are capable of design to achieve Level 3 of the Code for Sustainable Homes which may require the use of photovoltaic panels or alternative renewable energy and should be addressed at Reserved Matters stage.

3. Evaluation**Use:**

The pre-determined use classification for the site is housing and the proposals are therefore appropriate.

Amount:

It is proposed to erect 5No dwellings:

2No 3/4 Bed two storey dwellings	1100sqft
3No 3 Bed bungalows	800sqft

The site has an area of 0.44Ha which, applying a nominal density of 35 dwellings per hectare would indicate a development of 15-16 dwellings. The developable area is however severely limited due to the length of the access drive required to serve the site; the watercourse which crosses the site; the need to maintain the public footpath link and areas of land which have been set aside for the introduction of landscape planting to improve the amenity for new and existing residents.

The inclusion of 3No bungalows also has an impact upon the density achieved which it is considered to be appropriate to the location and important in order to avoid overlooking and loss of privacy between the new dwellings and the existing bungalows on Rectory Lane to the west.

Layout:

Access to the site is taken from the existing junction with High Street as shown in Fig 2 and 3 above. Details of the access and, in particular, the access road between the site and High Street were approved as part of previous applications and were discussed between the Agent and Mr Starkey of Highway Development Control. The design and form of the road is based upon those discussions which include upgrading works to allow the construction of an adopted highway, giving access for service and delivery vehicles as well as private cars. The road provides sufficient access for a fire appliance as required by the Building Regulations.

The roadway is designed as a shared surface and serves a total of twelve dwellings (7No existing and 5No proposed). It is also proposed to carry out realignment of the existing public footpath and to formalise the existing access to Lane End Mews. Ample parking, ie 2 No spaces per dwelling is provided.

New dwellings have been aligned to make best use of the developable land available and benefit from private enclosed rear gardens and south and west light.

Scale:

Single storey buildings (Units 3-5) are located at the Northern end of the site where the distances between the new dwellings and existing bungalows are reducing and avoid any loss of privacy to existing dwellings which are separated by 1.8m high boundary fences.

Two storey dwellings, Units 1 and 2 are located at the south end of the site where distances between new and existing dwelling to Rectory Lane are increased to more than 30m, and are of similar proportions to existing two storey constructions at 21 and 19 Rectory Lane and Lane End Mews.

Dwellings would be constructed to domestic proportions with pitched roofs similar to the surrounding buildings and subject to detailed design at Reserved Matters stage.

Landscaping:

Indicative areas of extensive landscape planting are shown to the perimeter boundaries and within the confines of the site. Landscaping is a reserved matter that would need to be addressed at Reserved Matters stage.

Appearance:

Appearance is a reserved matter and would need to be addressed at Reserved Matters, however it is suggested that new dwellings be constructed in either brick or stone with pitched roofs and concrete tiles similar to existing dwellings within the area. An indication of the orientation of dwellings and roof slopes is shown on the Site Layout plan.

4. Access

The site is located on the outskirts of Thurnscoe with access to shops, schools and local facilities within walking distance. Public transport links are available via bus and train with regular services to Barnsley, Doncaster and local villages and it is considered that the site is within a sustainable location.

The site is relatively flat but ramps may be necessary to achieve 'level' approach to dwellings without steps because of the need to elevate floor levels as recommended by the Flood Risk Assessment.

The new access road will be offered for adoption and will suitable for use by refuse vehicles and other service vehicles including fire appliances.

5. **Summary**

The proposals are for housing development within an area allocated for housing and based upon proposals recently approved. The site is in a sustainable location and capable of helping to meet the Local Authorities target for delivering new homes within the Borough.

As such we look forward to receiving the support of Council officers in determining this application.

A handwritten signature in black ink, appearing to be 'M Booth', followed by a period.

Signed.....
FOR MBOOTH DESIGN LTD