Design and Access Statement for Erection of a Residential Care Home (Outline), land off Welfare Road, Thurnscoe: 2010/0842

Urban Greenspace Policy GS34

The principle of the development is established by the previous outline permissions B/99/0597/DE and B/04/1949/DE

Policy GS34 sets out 4 criteria in respect of urban greenspace and proceeds to state that a proposal likely to have a significant adverse effect on the function of the area in respect of these 4 criteria will not normally be approved. The proposal will not have any adverse effect in respect of the criteria but will in fact result in an enhancement.

A. A Facility for Recreation

The site is not accessible by the general public and as such does not function as a facility for recreation. Accordingly the proposal does not have any adverse effect in respect of this criterion.

B. An Area of Amenity Value

The site is the former Working Mens Club which was demolished over 10 years ago and nothing has been done with the site since. There is a paladine fence around the site with a mature line of trees and shrubs along the boundary between the play areas. It is envisaged that this will be retained on development of the site to retain screening.

It can therefore be seen that the proposal is not contrary to Item B in that the proposal will result in an enhancement of the amenity value of the site.

C. An Area of Nature Conservation Value

Due to the condition the site has been left in, ie demolished building rubble levelled off, there is a very limited variety of habitat on the site and accordingly a very limited ecosystem. Whilst the proposed development does of course result in loss of the site to 'hard' areas, it will also result in the creation of a far more varied habitat.

The large garden area to the rear and along its boundaries, and the variety of plants that it will contain, will create an area which is likely to result in a considerable increase in fauna on the site, which at present is lacking due to the very limited growth of flora on the site.

Accordingly the proposed development of the site, accompanied by the tree management scheme and the planting of a variety of native species of trees and hedges, together with the provision of grassed areas, will result in a site with a greater value in terms of nature conservation, due to the provision of a habitat more suitable to encourage flora and fauna. Accordingly the proposal is not contrary to Item C.

D. A Link Between Adjacent Areas

As stated previously the site is enclosed with palandine fence with no access. To the north of the site is a Chemist and to the rear of the Chemist is a newly-built residential development. To the southern boundary is the play area. The areas are linked together initially by Welfare Road, that terminates at the southern end of the site and is continued with a pedestrian walkway linking through to Park Road and Thurnscoe Park. The open areas to the east and south of the site will continue to provide a green area around the site.

The construction of this project will not create a link between adjacent developments.

It can therefore be seen from the above that the proposal is not contrary to Policy GS34 as it will not have any adverse effect on the function of this site in respect of greenspace but in fact enhance it and produce a far more worthwhile area of urban greenspace.