

Design and Access Statement

Estatewise Ltd
Land Adjacent 83 and 83A High Street, Goldthorpe, Rotherham. S63 9LQ

Outline Application for Residential Development.

The proposed development for which Outline Planning Permission is being requested from Barnsley Metropolitan Borough Council is to allow for the area of land to the side of 83 and 83a High Street to be developed for residential purposes.

The site is sandwiched between a terrace of houses to the East, convenience store to the west, fronts onto Barnborough Lane and backs onto a small access road serving the rear of the terrace housing. The site is on the junction of High Street and Barnborough Lane. High Street is a mixture of small commercial shops public houses and private dwelling built in the inter war period. Barnborough Lane is all residential with private housing (mainly terraced) on one site with what would have been originally council housing facing them.

With this been an application for Outline Planning Permission no specific works are detailed or noted on the application. All matters are to be reserved for a later detail planning application. This application is to establish that the site could be used for residential development subject to a detail planning application.

The site as before noted is surrounded by development on all four sides, it is infill development.

The overall effect on the existing infrastructure such as roads schools etc. will be minimal as the number of units allowed on the site (subject to a separate detail planning application) will be low.

Parking, the site is close to the centre of Goldthorpe and as such any residents would be well serviced by public transport, with bus stops to Doncaster, Barnsley and the Dearne Valley all within walking distance from the development site. Goldthorpe also has a train station which opens up further options to residents. The parking requirements will depend upon the type of residential development proposed at the time of the submission of the detail planning application and will be dealt with at that time. Any new housing whether flats or housing will need to comply with the South Yorkshire Design Guide which details room sizes etc. along with other relevant planning policy issues to be addressed.