



Design & Access Statement

Former Yorkshire Traction Site

Off Upper Sheffield Road, Barnsley

Proposals: Substitution of 17No. House Types on the above development
Ref: 2010/1013

This design and access statement is to accompany the full planning application for 17 No. house type substitutions and provides a summary of the changes that are proposed to the original approved layout.

The proposed amended layout does not alter significantly from the approved plan PO9-4234-01 Rev F and the number of house types throughout the development is unchanged.

The proposed layout 374/01 refers only to plots 142-200 of the whole site and the application relates only to the substitutions of plots 163-169, 173-177, 181-183, 198 and 199. The main alteration to the scheme is the introduction of more detached or semi's, reducing the number of terrace block which are notoriously difficult to sell.

Highways

None of the roads have been amended and the parking provision or driveways remain unchanged, in addition there are no changes to the pedestrian access points throughout the development and entrances to properties. All other highway improvements and construction details will be in accordance with conditions 13 and 14 of the approval notice 2010/1013.

Drainage

No deviation other than private house drainage is to be made from that of the approved details on Drg. No. 3322-C-D1-01 Rev K in accordance with conditions 8 and 24 of the approval notice 2010/1013.

Landscaping

An amended landscape scheme for plots 163-169, 173-177, 181-183, 198 and 199 is submitted as part of the application however the remainder of the site will be in accordance with details approved for conditions 9 and 10 of approval notice 2010/1013.

Remediation

All details of remediation and validation will be in accordance with condition 6 and 7 of approval notice 2010/1013.

Archaeology

All details in respect of archaeology will be in accordance with condition 16 of the approval notice 2010/1013.

Noise Dust and Mud on Road

All details in respect of noise, dust and mud on the road will be in accordance with condition 4 of the approval notice 2010/1013.

Section 106 Agreement

We can confirm that all the obligations within the Section 106 Agreement for approval notice 2010/1013 will be unchanged with this application and can be referred to upon the decision notice.