

Land of Park Road, Worsbrough, Barnsley

DESIGN & ACCESS STATEMENT

Aug 2020

Project Ref: 2066



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1.0 INTRODUCTION

1.1 The Design and Access statement accompanies a planning application for development of a site currently vacant.

1.2 The proposal is to erect 6 no. 2 Storey semi-detached dwellings and 3 no. terrace houses.

1.3 In support of the planning application the following information has been submitted to accompany the design and access statement:

- Site Location Plan
- Existing Plans
- Proposed Plans
- Proposed site plan
- Flood Risk Indicator
- Tree Survey

1.4 The statement has been produced in accordance with guidelines issues by the Commission for Architecture and the Built Environment (CABE)

1.5 It has also taken into account supplementary planning guidance prepared by BMBC.



2.0 SITE LOCATION

2.1 The application property is located on Park Road, Worsbrough, Barnsley.



2.2 The building is in a residential area.

2.3 Access to be off Park Road.

3.0 PLANNING APPLICATION HISTORY

3.1 Pre application advice has not been requested.

3.2 The following is a list of all applications submitted since 1st January 2000;

- B/88/1640/WB - Repairs, alterations and extension to Council Offices
- 2011/0514 - Remove damaged branch of Oak Tree T1 and prune Lime Trees T2-T13 within TPO 4/2007.



4.0 DESIGN PROCESS

4.1 Assessment

- 4.1.1 Worsbrough is part of the Metropolitan Borough of Barnsley.
- 4.1.2 The site is situated within a residential policy area

4.2 Use

- 4.2.1 Residential Development

4.3 Amount

- 4.3.1 The attached scheme incorporates 9 dwellings.

4.4 Layout

- 4.4.1 The layout has been designed to take into account access in and out of the site in regards to visibility along Park Road, turning within the site, parking and bin collection. The layout also takes into consideration any overlooking issues to properties and sufficient amenity to comply with south Yorkshire design guide standards.

4.5 Scale

- 4.5.1 The gardens, road width and parking comply with standards laid out in the SYRDG.

4.6 Landscaping

- 4.6.1 Basic indicative landscaping is included on the site plan.

4.7 Appearance

- 4.7.1 Care has been taken to design properties which are in keeping and considerate of the local area.

4.8 Site

- 4.8.1 Site area: 0.21 Ha
- 4.8.2 Adjacent land used are residential.
- 4.8.3 The site is not located in a flood zone.

5.0 ACCESS TO THE TRANSPORT NETWORK

5.1 The site is accessed from Park Road.

5.2 The site provides sustainable transport link with Barnsley town centre and surrounding area with bus stops next to the site.



6.0 PLANNING POLICY

National Planning Policy Framework (2018)

- 6.1 The proposal should be considered in the light of prevailing planning policy. The Government has consulted on revised principles to underpin the planning system in the form of a National Planning Policy Framework. The aim of the Government's approach is to create a system where the default position for development proposals is 'yes' for schemes that either in accordance with an up to date development plan or where the development plan is out of date. This approach is designed to facilitate economic growth based on housing growth and activity.
- 6.2 The proposal accords with the principles within the national PPS in that it provides for new housing on a sustainable site within an area defined as suitable for residential development in particular with the following paragraphs:
- Achieving sustainable Development: Paragraphs 6-10
 - Presumption in favour of sustainable development: Paragraphs 11-16
 - Core Planning Principles: Paragraphs 17
 - Building a strong, competitive economy: Paragraphs 18-22
 - Ensuring the vitality of town centres: Paragraphs 23-27
 - Promoting sustainable transport: Paragraphs 29-41
 - Supporting high quality communications infrastructure: Paragraphs 42-46
 - Delivering a wide choice of high-quality homes: Paragraphs 47-55
 - Requiring Good Design: Paragraphs 56-68
 - Promoting healthy communities: Paragraphs 79-92
 - Climate change, flooding and coastal change: Paragraphs 93-108
 - Plan Making: Paragraphs 150-185
 - Decision Making: Paragraphs 186-207
- 6.3 The Development Complies with the following Policies through the Core Strategy for Barnsley Metropolitan Borough Council
- Policy 1: Quality of Life
 - Policy 2: Growth and Regeneration Strategy
 - Policy 10: Housing Requirements, land supply and Phasing Policy 11: Housing Renewal and Regeneration
 - Policy 12: Housing Mix and Affordable Housing Policy 14: Design and Sustainable Construction

7.0 CONCLUSION

- 7.1 The proposal for development of land on Park road will provides cheap and sustainable homes, with good access into the town of Barnsley for work or pleasure. The Design and Access concepts and proposals of the scheme satisfy National and Local Planning Policy, Supplementary Planning Guidance and the broader requirements of the Building Regulations. More particularly the scheme is appropriate in its context, improving both the character and quality of the surrounding area.