

DESIGN AND ACCESS STATEMENT

NYP REF 40/29
OCTOBER 2009

RESIDENTIAL DEVELOPMENT, LAND AT "CLAE-COTT" WOMBWELL LANE, BARNSELY

Background

This site is included on the Barnsley MBC UDP plans as "Housing Policy Area".

Land to the west is indicated as "Employment Policy Area".

Part of the northern section of the land was a railway line, in cutting, and has been infilled several years ago with inert material.

We would expect that at the time of a future planning application for Full Planning Permission that a geological investigation would be undertaken to determine issues including land fill gases, foundation design etc. which would also be approximately dealt with under Building Regulations legislation.

The purpose of this outline planning application for residential development is to establish the principle of appropriate access to the site and reasonable assessment of density for a scheme which is located in a traditional suburban area.

Site area is approx 0.49 ha.

It is the applicants intention that the site would be sold to a Builder/developer after obtaining outline planning permission.

It is a realistic situation that housebuilders prefer to construct their own house types and therefore flexibility of an indicative layout is important.

A scheme without future flexibility for the detailed planning application to be controlled by the housebuilder would be counter productive and restrict the interest in a site such as this which is located in a good residential area.

Access

Informal discussions have taken place on behalf of the applicant with Bob Knell in BMBC Highways Department.

Paul A Howarth Highways Consultant prepared a preliminary detail for the site access. (Copy enclosed February 2009).

These principles would still apply.

Within the site an adopted cul-de-sac complete with turning area would be provided.

Generally, 2 car parking spaces per dwelling, can be provided to serve the combination of detached and semi-detached houses.

Visitor spaces (off street) can also be located near to the properties which would front Wombwell Lane and congestion of the access road can be avoided near to the road junction.

The indicative layout drawings 40/29/01 show how a mixture of the house types (2 storey 3 bed) could be arranged on the site giving 15, 16 or 17 dwellings.

Details Design Matters

This is an outline application only and the detailed design of dwellings etc. would be the subject of a future full planning application after the site is sold to a housebuilder.