Proposed Development of
12 Town Houses at
The Drop Inn and its Car Park
Providence Street
Darfield
Barnsley
South Yorkshire
S73 8AN

Policy Statements

including

Planning Statement and Design and Access Statement

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Design and Access Statement

See "Planning Statement" below

Affordable Housing Statement

As the Planning Application is for 12 Units policy H7 does not apply

Air Quality Assessment

The completed development would have no detrimental effect on the air quality of this predominantly residential area

Archaeology Statement

Prior to work starting on site advice will be taken from South Yorkshire Archaeological Services for appropriate Assessment, Evaluation and Mitigation

Contamination Survey

Prior to work starting on site advice would be taken from an appropriate Environmental Consultant. However no contamination is suspected.

Draft Travel Plan

A Travel Plan has not been prepared as the development is not believed to have any significant transport implications

Dust Impact Assessment

A Dust Impact Assessment has not been prepared as this is a residential and not industrial proposal

Ecology Survey

Prior to work starting on site advice would be taken from an appropriate Environmental Consultant. However this is not believed to be a site containing any significant flora or fauna

Environmental Statement

Prior to work starting on site advice would be taken from an appropriate Environmental Consultant at which time an Environmental Impact Assessment (AEI) may be undertaken

Flood Risk Assessment

The Environment Agency maps show no risk of flooding to this site

Heritage Conservation Statement

Prior to work starting on site advice would be taken from an appropriate Environmental Consultant. However we would not expect to encounter any significant heritage features

Landscape Details

This is a residential development and the majority of the site would become private garden space. Any remaining small areas would be appropriately landscaped. We would ask that this item be covered by any Planning Conditions at Approval stage

Noise Assessment

Prior to work starting on site advice would be taken from an appropriate Environmental Consultant. However as this is a residential development in a largely residential area we would see noise levels reduced from the previous use of Public House and Car Park

Planning Statement Incorporating Design and Access Statement

Assessment

The scheme for which we are now making this Planning Application is located in Darfield near Wombwell in Barnsley.

The site is in two sections on either side of Providence Street. The smaller site to the North of the street has been the car park for the Drop Inn and is currently an unkempt area, square in plan used for occasional parking.

The second, larger part of the development site is to the south of the street. Land currently occupied by the Drop Inn. Now vacant and boarded up the site is neglected and part vandalized. The original Public House had been extended over many years in an unsympathetic manner. To the rear is a flat roofed building used for bed and breakfast. Access to the rear car park is gained from Millmoor Road

This site is in an area of red brick houses with tiled pithed roofs. Many are relatively new in construction with their parking immediately in front of the house, straight off the street

Evaluation/Opportunities

The site is located within a "Housing Policy Area" (Policy no DAZ) according to the Barnsley UDP. It is a housing regeneration area.

This is an established residential setting.

Design

The proposal for the piece of the development to the North is for three 2 storey town houses. Each with 2 bedrooms. Each some 63 sq m

To the South a terrace of 9 two and a half storey houses front the street, while to the rear is a second terrace of 3 two and a half storey houses accessed from Millmoor Road

The appearance of the units is in keeping with both the traditional terrace houses of the region with brick, tile and stone features but also follows the more recent trend for town houses in this area. The scale of development suits the existing street scene.

The layout is consistent with other recent nearby developments. Gardens are small manageable areas, parking is in view of the dwelling.

Involvement

Our Client has consulted with local Housing Associations who have expressed interest in taking the completed development.

Access

This is a flat site and access to all dwellings is easy whether in wheelchair, with push chair or with visual impairment. Movement through the site is logical but gives thought to safety and security. Access is available to the rear of properties.

Both house types have downstairs cloakrooms

Retail Impact Assessment

Not Applicable

Sustainability/Energy Statement

The Designers would expect to achieve, as a minimum, Level 3 of the Code for Sustainable Homes and to comply with the Good Practice Standards as outlined in the Government's Housing and Energy Efficiency Best Practice Programme General Information Leaflet 72

The development would be designed and constructed in accordance with the latest relevant requirements of The Green Guide to Housing Specification with all products achieving a grade between A+ and D

Transport Assessment

Not Applicable

Tree Survey

A Tree Survey has been carried out by Arbolution Ltd and is included as part of this Planning Application