

PLANNING STATEMENT

Outline Application for 5 new dwellings (plus retention of existing bungalow) and new private drive at 94 Wood Walk, Wombwell, Barnsley, S73 0NF

1.0 Background

This application is a resubmission of one that was previously refused on access grounds. Following discussions between Richard Raper and your former colleague Bob Merryweather and between our Highways consultant Geoff Bowman and your Mr Knell, the mantra was agreed that there be a sole access into the site at a point furthest away from the convex bend in the road but so as to avoid the mass of trees on the site which are an attractive feature in the street scene. Additionally, it has been agreed at pre-application stage that there be a maximum of 6 units on the site served off the single access, 5 new units and the existing bungalow retained.

A particular improvement in terms of traffic Highways safety is that despite their longstanding, the two adjacent access points which presently exist at the southern edge of the site (i.e. near to the bend in the road) will be extinguished.

2.0 Policy

The Yorkshire and Humber Regional Spatial Strategy sets out the average annual housing stock additions for Barnsley. Housing is expected to increase in the borough by 1015 dwellings per year. Sustainable windfall sites such as this provide an important addition to the housing stock. This will constitute a site within an existing residential area without needing to extend into the open countryside.

3.0 Access

A new single access point is proposed directly on to Wood Walk. It will be located more or less opposite the Woodlands View junction. The new location for the road has been picked to minimise the impact on the surrounding trees and also to provide a safer access as an alternative to the two existing substandard ones. The width of the new road has been agreed and it was accepted in pre-application discussions that a single junction can provide for 6 properties.

Within the site, the cul-de-sac access road is to be 4.5m wide with a 1.8m wide footway along one side. This will allow cars to pass each other and also ensure that all cars can leave the site in forward gear.

4.0 Sustainability

- 4.1 The site benefits from excellent public transport links. Wombwell train station is less than half a mile from the site and easily within walking distance. The nearest bus stops are also within walking distance. Trains departing from Wombwell travel directly to Barnsley to the north and Sheffield to the south. Journeys to Sheffield take approximately 25 minutes, while journeys to Barnsley take 5 minutes. Both train services run approximately every half hour.
- 4.2 Wombwell town centre provides a range of goods and services including a doctors surgery (Chapelfield Medical Centre). Morrisons supermarket is within 1.5 miles of the site, however Wombwell town centre can accommodate for most of the day-to-day shopping needs.
- 4.3 Two schools are located within one mile of the site at Roebuck Street (*Wombwell High School*) and School Street, Hemingfield (*Ellis C of E Primary School*).

5.0 Trees

The only higher category tree to be removed by virtue of this proposal is a single category B tree (T86) in order to allow improved access into the site. We believe this is imperative in making the site viable and will provide a much safer access than that which exists at the moment. Elsewhere within the site, all Category A and B trees will be retained as well as the attractive groups of planting. The new housing will be inserted in the spaces between existing vegetation.

The new drive will also require the removal of some or all of T7 to T14 along Wood Walk. Whilst this may have a minor negative visual impact from Wood Walk, it should be noted that all these trees are of low individual value and have limited long term prospects. Within the site there are to be six new replacement, better quality, trees which mitigates the loss of these lower value trees.

The mature woodland group to the west and north-west of the site is a smaller part of the larger adjacent woodland to the north and forms a significant high value feature to the surrounding area.