PROPOSED RESIDENTIAL DEVELOPMENT (FOUR DWELLINGS) INCLUDING CONSTRUCTION OF NEW ACCESS
LAND OFF OAK ROAD, THURNSCOE

DESIGN AND ACCESS STATEMENT
INCLUDING FLOOD RISK AND ARCHAEOLOGY

The application site constitutes approximately 0.26 of a hectare of overgrown land off Oak Road, Thurnscoe. It is surrounded by existing residential development which is reflected in both the planning history and the Local Plan adopted in January 2019. As far as the planning history is concerned the site was previously described as "Holly Hedge" Holly Bush Drive, Thurnscoe and has been the subject of at least three previous applications for residential development all of which have been granted permission. Despite the description all the applications involved the construction of a new access from Oak Road which is also the intention a far the present proposal for the erection of four dwellings is concerned. The first planning application (2006/1221) was granted permission for the erection of 11 dwellings on the 17th November 2007. The second (2007/1049) was granted on the 31st January 2008 and the third (2010/1279) for the erection of 11 dwellings was granted on the 18th January 2011.

The Local Plan supersedes saved Unitary Development Plan (adopted in 2000) polices and the Core Strategy (adopted 2011) and shows the site as being located within a "residential policy area" wherein as matter of principle further residential development is acceptable subject to compliance with more detailed requirements regarding layout and access. The site is within the main body of the settlement and within easy access of all public transport, local services and amenities and as such is in a highly sustainable location. As such there is a presumption in favour of its development in accordance with the National Planning Policy Framework.

The site falls away from Oak Road towards the southern boundary with a total fall of just over two metres, the majority of which is over the final twenty metres so. An indicative section through the site is submitted together with the proposed site layout.

Although the previous planning permissions were for the erection of 11 dwellings which was particularly high density development which necessitated parking in front gardens. It is not felt that

such high density development would either be attractive or comply with more recent guidance as contained within SPD. The smaller number of proposed dwellings would not only be more attractive and allow each dwelling to have a double garage but also enables the new dwellings to be absorbed into the surrounding residential area without any adverse impact on the amenity or privacy of surrounding existing residents. The proposed layout of the development satisfies all of the Councils requirements regarding separation distances and size of private rear garden. The limited amount of traffic generated by the four new dwellings will not adversely impact on the dwellings located on either side of the access by way of excessive noise. If considered necessary an acoustic fence can be erected down the side boundary of the two existing dwellings.

The access from Oak Road already exists and serves a single existing dwelling. This access will be improved to serve the additional four dwellings making a total of five dwellings served from the improved private drive. The existing access will be widened to 5.0m to enable two vehicles to pass. improved access from Oak Road will be constructed to a minimum carrying capacity of 26 Tonnes. A visibility requirement of 2.4m x 43m at the junction of the private drive and Oak Road can be achieved within the confines of the public highway. The access will include a turning area large enough to accommodate the turning manoeuvre of emergency and refuse disposal vehicles. Alternatively a refuse bin collection area can be provided on the Oak Road frontage to prevent the need for the refuse vehicle to have to enter and turn within the site. Each dwelling will have a double garage and therefore in addition to the drive in front of the garage each plot has the capacity to park four vehicles.

Regarding other matters the site, although overgrown, is of no ecological value and falls within the Environment Agencies Flood Zone 1 and therefore is at least risk of flooding. Pre-submission discussions identified the potential need to consider the need for an archaeological evaluation. As a result contact was made with the South Yorkshire Archaeology Service and the following response was received from Andy Lines:-

"Further to our discussion. I've now had time to look in more detail at the application. Since I made my original comment in 2007, much archaeological work has taken place in this part of Thurnscoe. Oak Road is indeed part of Phase1 of the Reema Estate development. Geophysical survey and trial trenching were undertaken on an area of c.3Ha. They recorded probable 18th-19th century field drainage systems and a small number of modern features relating to agricultural activity. Similarly, geophysical survey just to the north covering c. 11Ha of Phase 3 has recorded

underwhelming results with minimal archaeological activity and I have advised that only a light touch programme of trenching is required to ground truth these results.
The application area borders the Phase 1 development to the south and, in light of the further archaeological investigations, it seems prudent to re-evaluate the initial comments. I'm confident that the work already undertaken gives us a sufficient understanding of the archaeology of this particular part of Thurnscoe and, given that, I don't believe that further investigation of this small site will advance that understanding. ***Therefore, I can confirm that no archaeological investigation is required for this site.*** *A note to this effect can be submitted to the LPA whereupon I will confirm that this is sufficient to discharge the archaeological condition."*

The site is located in a highly sustainable location within the main built up residential area of Thurnscoe within easy and convenient access to public transport and local services and amenities. The site is presently overgrown and has an adverse visual impact on the amenity of the surrounding area. There is some evidence of tipping of garden waste taken place in some areas of the site. The residential development of the site would have positive impact on the immediately surrounding area. The private drive access from Oak Road complies with the Councils highway standards and will not result in any adverse impact on highway safety. The limited amount of traffic generated by the four additional dwellings will not adversely impact by way of excessive noise on the residents of the dwellings on either side of the access.