

# Design and Access Statement

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**Our ref** 50479/JG/RHa  
**Date** 15 December 2017

## **Oughtibridge Paper Mill:**

### **Full Planning Application – Demolition of existing structures, removal of trees and the construction of a new site access, spine road and vehicular bridge**

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#### **1.0 Introduction**

- 1.1 This Design and Access Statement has been prepared by Lichfields on behalf of CEG. It accompanies a full planning application for the demolition of existing structures, removal of trees and the construction of a new site access, spine road and vehicular bridge at the former Oughtibridge Mill site.
- 1.2 This report sets out the overall design and layout of the proposed development including wider accessibility matters and should be read alongside the accompanying application submission.
- 1.3 The report has been completed in an appropriate level of detail relative to the nature of the planning application.

#### **2.0 Context**

##### **Site Location and Description**

- 2.1 The application site is located within the former Oughtibridge Mill redevelopment site and extends to an area of approximately 0.86 hectares. The application site is located to the north of the village of Oughtibridge and to the south of Wharncliffe Side (both within the authority area of Sheffield).
- 2.2 The application site straddles two local authority areas which are bisected by the River Don. Land to the south of the river is located within Sheffield City Council's (SCC) local authority area and land to the north of the river is located within Barnsley Metropolitan Borough Council's (BMBC) local authority area.
- 2.3 Access to the site is via an existing vehicular entrance leading off Langsett Road North. The majority of the application site consists of hard standing and former filter beds associated with the site's previous use. The River Don intersects the site and incorporates a number of existing trees and structures along its banks. Some of these trees are the subject of a TPO.
- 2.4 The site adjoins Langsett Road North to the west and is surrounded on all other sites by the wider Oughtibridge Mill site upon which planning permission for up to 320 new homes has recently been granted.

##### **Application Proposals**

- 2.5 As is set out in detail within the supporting Planning Letter, this application proposes the delivery of a new site access, spine road and vehicular bridge which will enable the wider

residential development of the Oughtibridge Mill site to come forward as quickly and as early as possible. The proposed development is set out in further detail below.

### **3.0 Design Principles**

#### **Constraints and Opportunities**

3.1 The following constraints have been identified:

- Existing development platforms and levels present challenges in respect of final site levels and remediation works.
- The River Don runs through the site.
- Existing tree coverage and protected trees are located throughout the site.
- Existing access and bridge infrastructure is not suitable to support the residential development of the wider site.

3.2 The following opportunities have been identified:

- The application presents the opportunity to deliver a new site access, spine road and vehicular bridge which are suitable for residential development and will support the wider redevelopment strategy for the site.
- The proposed development will open up the site enabling housing delivery to come forward more quickly.

### **4.0 Proposed Development**

#### **Layout and Scale**

4.1 The accompanying Site Layout Plan for the site access, spine road and vehicular bridge (ref: 065157-CUR-00-ZZ-DR-C-90002-P03) shows the proposed layout of the scheme in detail in the context of the existing site.

4.2 Site access will be taken from Langsett Road North. The design of the proposed site access is set out on plan 065157-CUR-00-ZZ-DR-C-95002-P15. This fully reflects the main vehicular access to the site already consented as part of outline planning permission 17/02624/OUT.

4.3 The proposed spine road is set out on plan 065157-CUR-00-ZZ-DR-C-95002-P15 and links the site access with the vehicular bridge. Its location is in broad accordance with the parameters plans approved as part of outline planning permission 17/02624/OUT. Access spurs are provided into approved development areas to the north, south and east. A vehicular access is also proposed which will provide access to a Yorkshire Water compound located adjacent to the site.

4.4 The site access and spine road will be constructed to adoptable standards.

4.5 The general arrangement plan (ref: 701-011-001-AIP Rev E) provides elevations of the bridge and also show the proposed setting off/landing point of the bridge. The bridge is wide enough to facilitate two way vehicular movement, pedestrians and cyclists; its span over the River Don is 30m long and 12m wide. Its location is in broad accordance with the parameters plans approved as part of outline planning permission 17/02624/OUT

- 4.6 Remediation and re-profiling of the site is proposed as part of wider site works in order to deliver the proposals. The layout of the proposed spine road responds to these works. Further details can be found within the accompanying Remediation Strategy.
- 4.7 The proposal includes a surface water drainage scheme which has been designed to an adoptable standard. Where necessary, highways drainage outfalls will include temporary rubble filled pits where connections to future development will be required.
- 4.8 Street lighting is proposed along the site access, spine road and vehicular bridge, this is shown on drawing reference: 065157-CUR-00-ZZ-DR-C-95009-P13. An appropriate lighting specification will be installed to minimise any light spill onto ecologically sensitive areas such as identified bat roosts or the river and its banks. The lighting scheme will be subject to SCC adoption.

## **Appearance**

- 4.9 The design of the proposed site access is set out on plan 065157-CUR-00-ZZ-DR-C-95002-P15. This fully reflects the main vehicular access to the site already consented as part of outline planning permission 17/02624/OUT. The design of the proposed spine road is set out on plan 065157-CUR-00-ZZ-DR-C-95002-P15. The site access and spine road will be constructed to adoptable standards and finished in an asphalt surface course to SCC standards, further details are provided on the accompanying drawings.
- 4.10 The design of the proposed bridge is set out on plan 701-011-001-AIP Rev E. The bridge will be constructed from steel and concrete and will be painted Holly Green (to BS4800).

## **Landscape**

- 4.11 In order to facilitate the application proposals, a number of trees will require removal, some of which are the subject of a Tree Preservation Order (TPO). The trees to be removed are identified on plan 10674-ARB-05 of the accompanying Arboricultural Impact Assessment (prepared by Ecus). TPO consent has already been granted for the removal of most of these trees (16/04846/TPO), however, for the reasons set out in the supporting Planning Letter, minimal additional tree removal is required.
- 4.12 It is not proposed that any specific landscaping will be delivered as part of this application as site wide landscaping will be brought forward as part of the development of the wider site.
- 4.13 A service zone strip will be provided along the northern side of the spine road. This will be delivered to SCC specifications as part of the highways adoption of the road.

## **5.0 Access**

### **Vehicular and Cycle**

- 5.1 Vehicular and cycle access to the site will be taken from Langsett Road North via a new access. The design of the proposed site access is set out on plan 065157-CUR-00-ZZ-DR-C-95002-P15. This fully reflects the main vehicular access to the site already consented as part of outline planning permission 17/02624/OUT.
- 5.2 The proposed spine road is set out on plan 065157-CUR-00-ZZ-DR-C-95002-P15 and links the site access with the bridge. Its location is in broad accordance with the parameters plans approved as part of outline planning permission 17/02624/OUT. Access spurs are provided into

approved development areas to the north, south and east. A vehicular access is also proposed which will provide access to a Yorkshire Water compound located adjacent to the site.

5.3 The site access and spine road will be constructed to adoptable standards and finished in an asphalt surface course to SCC standards, further details are provided on the accompanying drawings.

5.4 The design of the proposed bridge is set out on plan 701-011-001-AIP Rev E. The bridge is wide enough to facilitate two way vehicular movement, pedestrians and cyclists; its span over the River Don is 30m long and 12m wide.

## **Pedestrian**

5.5 A 2m wide pedestrian footway will be provided along the southern side of the site access, spine road and bridge.

5.6 As shown on the accompanying drawings the proposed footpaths will be designed to be DDA compliant.

## **6.0 Summary**

6.1 This application relates to the demolition of existing structures, removal of trees and the construction of a new site access, spine road and vehicular bridge which will allow the wider residential development of the Oughtibridge Mill site to come forward as quickly and as early as possible.

6.2 The site access from Langsett Road North fully reflects the access into the site that has already been approved as part of outline planning permission 17/02624/OUT). The layout of the proposed spine road and location of the vehicular bridge respond to existing site constraints and required remediation and re-profiling of the site as part of wider site works to deliver the residential development on site.

6.3 The site access, spine road and vehicular bridge have been designed to adoptable standards, the footway along the spine road is designed to be DDA compliant.