

**DESIGN AND ACCESS STATEMENT
AND PLANNING STATEMENT
LAND OFF BARROWFIELD ROAD THURNSCOE**

SURROUNDINGS

The development is located in a well established industrial estate/business park.

The buildings on the industrial estate are in a wide range of building styles and ages.

Local services are available in Thurnscoe which adjoins the industrial estate.

Thurnscoe is on a main bus route. Thurnscoe railway station is located approx.. 500 metres for the development site.

SITE

The site was previously part of the adjoining NCS Trailers Limited site.

The extent of the site and ownership is shown on the submitted drawings.

The site is currently vacant

The site has an extant planning approval ref. 2017/0316 for the Erection of 6 no. industrial units (B1, B2, B8) creation of new site entrances and associated infrastructure.

PLANNING POLICIES

The site and surrounding areas are designated as an employment zone.

DESIGN OF THE SCHEME

A new vehicular and pedestrian access is to be provided off Barrowfield Road. Planning approval ref. 2017/0316 has been granted for an access in this location.