Design and Access Statement

Winchglade Ltd

January 2011

Ref: 2010/054

Winchglade Ltd

Market Street

Hoyland

South Yorkshire

S74 0ET

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1.0 INTRODUCTION

1.1 This is a statement submitted in support of an outline Planning Application for redevelopment of the site for residential uses.

1.2 The site and surrounding area have been visited and this statement takes into account the site characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

1.3 In 2007 Outline Planning Permission (Ref 2007/0614) was granted for redevelopment of the site for residential purposes for 2 new dwelling houses.

1.4 In 2010 Planning Permission was sought to renew the above application however it was suggested in meetings and emails with James Hyde that the application be withdrawn and resubmitted for 4 new dwelling houses as this was a better use of a site of this size, c.0.3 Ha.

2.0 ASSESSMENT OF THE SITE'S IMMEDIATE AND WIDER CONTEXT

2.1 In accordance with the requirements of Section 42 of the Planning and Compulsory Purchase Act 2004, the context of the proposed development is appraised below:

- The site sits within a residential area of Hoyland, but is currently used as a car bodyshop, a purpose in accordance with a Planning Permission granted some years ago.
- The redevelopment of the site for residential purposes would ensure a more coherent use in accordance with the requirements of the local plan.
- The site is sloping with the change in level between the top and bottom being some 5 meters, the eventual design of the final scheme would have to take into account this topography. However due to the nature of the site there is no flooding risk.
- A modern industrial building is currently located on the site, but this would be demolished as part of the redevelopment proposals, any resultant contamination from the previous industrial uses would have to be remedied as part of the redevelopment.

2.2 Access audit

The site is currently accessed from Market Street, a busy main road running through the centre of Holyand.

The redevelopment proposals seek to make use of this existing access for 2 of the new dwellings and access off Rother Mews for the other 2 new dwellings. In doing this all new dwellings will benefit from the public and private transport links that Market Street offers, whilst minimizing the impact on current site access points.

The cessation of the current use as a car bodyshop and redevelopment for residential purposes will result in far fewer vehicle movements both within the site and on local roads.

The use of Rother Mews for the access to 2 of the new dwellings will not place a noticeable additional amount of vehicle movements on this access point.

2.3 Social

The social impact of the redevelopment will remove an industrial use from the centre of a residential area; this is something that can only be of benefit to the surrounding residents.

3.0 RELEVANT PLANNING POLICIES

The design of the final scheme, which can hopefully be resolved through a reserved matter application will take into account relevant planning polices such as; National planning policy or other relevant national guidance *(PPG's and PPS's),* Regional Spatial Strategy, Development Plan Policies as well as Supplementary Planning Guidance

4.0 CONCLUDING STATEMENT

4.1 This design and access statement has been written in support of a planning application for redevelopment for residential purposes.

The statement clearly demonstrates the steps required by Section 42 of the Act in that:

- The context of the site has been considered and documented, and includes an accessibility audit, together with references to the relevant planning policy
- Professional involvement has been used to inform the development proposals and is documented in this statement
- The design of the proposals has been justified in terms of the use, amount, layout, scale, landscaping, appearance and access arrangements.

4.2 The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community in terms of improvements to the social aspects of the local area by removing an industrial use from a residential area.

4.3 In conclusion, it is considered that the proposal meets the requirements of national, regional and local planning policy and that the Council should be supportive of the scheme and grant planning permission.