

Design & Access Statement

Site at Talbot Road, Penistone

1. Description of overall site

The site is in two main ownerships (excluding Hallam Diocese – St Mary's). Overall the site is 6.0 acres in extent (2.43 ha).

The current application relates to 0.4 ha of the site which forms the access point to the housing site H25 in the 2016 draft Local Plan.

The overall site is agricultural in character and has mainly adopted highways along all boundaries.

The site falls considerably from south to North with significant variation in site contours from the West to East.

There are few significant features on the land with little landscape interest other than the eastern boundary with Bridge Street and some trees within the St. Mary's site.

The application site has no significant landscape features and is relatively flat compared to the bulk of the land adjacent.

2. Access

Access to the application site is taken from Talbot Road and ultimately will be the gateway to the overall H25 site. The arrangements have been discussed and agreed in principle with the Council's Highway Development Control Officer and are set out in drawings produced by Sanderson Associates (consulting Engineers). The main access roads within the main site will follow the line of the contours from West to East with short branches rising South at the East and West on the least challenging parts of the site in terms of elevation.

The footpath to the access road will ultimately be limited across the whole site in a network giving access to Penistone town centre adjacent to the entry point close to the Talbot Road Police Station. The footpath will allow safe pedestrian access through small areas of open new landscape.

3. Design

a) House Types

The phase 1 application site is relatively conventional in layout and will meet all current standards. The site overall is suitable for larger family houses. Because of site falls a considerable degree of site preparation will be necessary and many of the properties will have split level arrangements which will add interest to the site and give it an interesting architectural character. The site is not suitable for traditional bungalows in the main but will incorporate some town houses or apartments in groups with parking courts on more level parts of the site.

b) Public Open Space

The contours of the site do not lend themselves to major elements of public open space as

use would be seriously inhibited by cross falls. The application does not require Pos but the larger site can incorporate areas of new landscaping in the linking footpath areas in future applications for the H25 site.

c) **Landscape**

The application area will have new tree planting with individual plots but the main landscape belt to Bridge Street eastern boundary of H25 can be retained. Some tree screening to the church parking area will be capable of retention in a larger future proposal.

d) **Architectural Design**

The H25 site is not within the Penistone Conservation area and, apart from the extreme South East corner of the site, has no direct linkage with the designated area. The application site is close to mainly linked or detached stone properties in traditional Penistone styles with elements of more modern construction. The application is in outline only but it is proposed that the new properties will be constructed mainly in stone with attractively proportioned openings. The opportunities afforded by the totality of the H25 site should allow an interesting range of houses, not yet experienced in the Penistone area, complimenting more traditional structures currently being offered in the market.

4. Planning Policy

The Phase I proposal is in line with the 2016 Draft Local Plan currently the subject of a Planning Inspectorate evaluation. The proposal will deal with the access issues to the H25 site of the \plan and the principle of development overall is indicated as background information to the application.

The application is a contribution to Policy H1, H2 and H3 of the 2016 Local Plan Consultation document.

5. Summary

The Phase I application for the H25 site is in line with pre application consideration of the area and will further the achievement of the Council's objectives in terms of future housing supply to the Borough.