

Land at Cemetery Road

Design & Access Statement

Access

Access will be taken from an existing entrance area to the adopted highway, Cemetery Road (C549). The current speed limit is 30mph. The Dearne Valley Parkway by-pass has significantly reduced the volume of traffic using the current carriageway with its 7.3 metre width. The development proposed can be accommodated with no highway safety issues.

The new properties replacing the current, dated, bungalow will be served by a new cul de sac with a central turning facility. All properties have double garages with generous drive parking. A separate off road bin collection point is provided adjacent to cemetery road.

The new internal access way is set slightly in from the site boundary to the west to incorporate a minor change in level from the external track to Hemingfield Farm to the south and no gradient will exceed 1 in 12.

Layout

The site will meet all normal planning parameters in terms of space between buildings and external private space is generous. Most of the properties have main habitable rooms facing east/west onto open areas. Plot 1 faces Cemetery Road.

Landscape

A meeting on site with the Council Arboriculture Officer established that existing trees (which were entirely planted by the site owner are not subject to any TPO) are *not appropriate for private residential plots and can be removed*. They are also not in good condition in the main. Two trees will be preserved by agreement if possible and these are indicated in the rear gardens of plots 3 & 4. New smaller and appropriate indigenous species will be introduced along the eastern boundary as detailed layouts are provided once outline proposals are agreed.

Materials

It is envisaged that the properties will be built in brickwork with tiled roofs to match the range of homes in the local vicinity. The access way will be mainly in tarmac but with some areas of brick paving to define plot frontages and the entry point from the C549.