

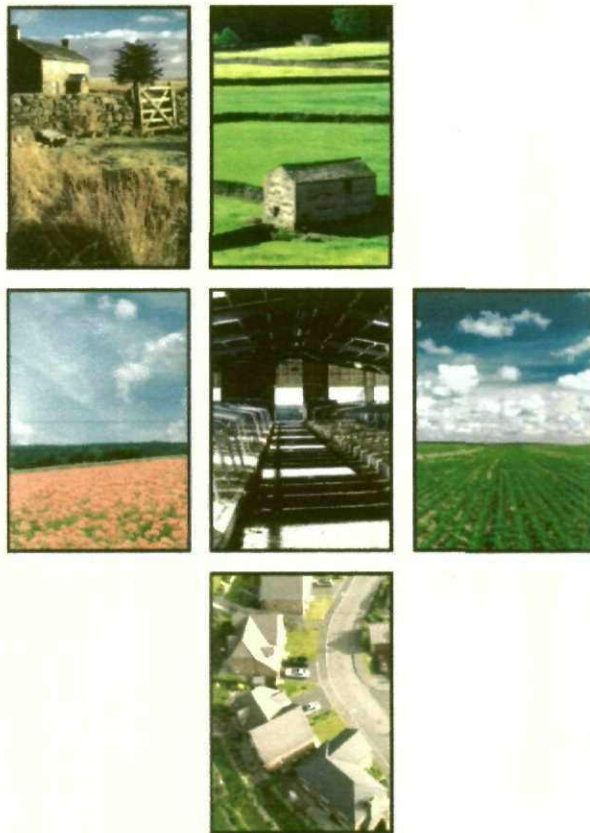


CHARTERED SURVEYORS & PLANNING CONSULTANTS

HOLLYSHAW HOUSE - 2 HOLLYSHAW LANE - WHITKIRK - LEEDS - LS15 7BD

Design and Access Statement

**Outline Application for the Erection of Dwellings to Land at
Bolton House Farm, 245 Barnsley Road, Highgate, Goldthorpe,
Rotherham S63 9AU**



Prepared for:

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Bolton House Farm
245 Barnsley Road
Highgate
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Date

July 2010

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1 INTRODUCTION

INTRODUCTION

This report has been produced by Jeff Lineker of Acorus Rural Property Services and is based on the guidelines as set out in the CABE publication: 'Design and Access Statements: How to write, read and use them' 2006.

This report is designed to be read in conjunction with the drawing accompanying this planning application.

CONTEXT

Physical

The proposed development includes the outline application for the erection of dwellings to Bolton House Farm, 245 Barnsley Road, Highgate, Goldthorpe, Rotherham. It has been prepared following consultations with

Social

The proposal will create additional housing within the area to meet demand.

CONSULTATIONS

This proposal is a resubmission within the three year time scale for the previous approval by Barnsley Metropolitan Borough Council Reference 2007/0883

ACCESS

There is an existing, farm access leading from Barnsley Road, but this is not adequate to meet the needs for use as a vehicular access to the proposed site.

It will therefore be necessary to form a new access to meet the requirements of the Highways Authority, in both construction and visibility.

DESIGN

Use

The site will be of residential use

Amount

The number and type of dwellings will be in accordance with the requirements of Barnsley Metropolitan Borough Council Local Plan

This will include meeting the needs of amenity areas and housing densities.

Layout

The layout of the dwellings will be such to meet the requirements of the local Highways Authority and the Local Plan.

Parking areas will be provided to satisfy individual properties and visitors.

Landscaping

The site will be landscaped to minimise the visual affect upon the area.

Appearance

The design of the properties will be in keeping with the area and where possible will match the style and appearance of similar developments.

FLOOD RISK ASSESSMENT AND FOUL DRAINAGE

The proposed site does not fall within the flood plains outlined by the Environment Agency

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FOUL DRAINAGE ASSESSMENT

Foul drainage will be disposed of via the existing main sewer within Barnsley Road.

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