LAND OFF THURNSCOE BRIDGE ROAD, THURNSCOE, ROTHERHAM.

(Land centered on National Grid Reference 445682, 404946).

Design and Access Statement – Rev A

Residential Development with All Matters Reserved except Access

Prepared on behalf of:

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Contents

1.0 Introduction

2.0 Assessment of the site's immediate and wider context

3.0 Relevant Planning Policies

4.0 Relevant Planning History

5.0 Evaluation of the Context

6.0 Design of the Scheme

7.0 Concluding Statement

1.0 Introduction

This is a statement submitted in support of a proposed residential development off Thurnscoe Bridge Road, Thurnscoe, Rotherham S63.

This statement takes into account the site and surrounding area characteristics, surrounding land uses and characteristics, central government guidance, local planning policy and other material considerations.

It is intended to apply for outline planning permission, with all matters reserved except access.

The design proposals are shown within the drawings and supporting documents submitted with the statement. It should therefore be read with all of the supporting information.

2.0 Assessment of the site's immediate and wider context

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.

Physical

The site is currently unoccupied having previously being defined as within the Green Belt. The topography of the site can be described as flat, and in essence is grassland enclosed by shrubbery and hedgerows. It is now however in the Thurnscoe Bridge Lane (HS52) area of the Barnsley Local Plan and the site is allocated to be developed for housing purposes.

The proposal is therefore in accordance with this policy in land use planning policy terms and is likely to be supported in principle on this basis and in the current set of circumstances.

The site is bounded to the East by the Dearne Valley Line Railway, and by Thurnscoe Bridge Road to the West. To the North, lies an existing housing estate, predominantly of semi detached properties. These are recently constructed housing, employing traditional stonework and gabled roofing. The rest of the area surrounding follows common postwar housing styles.

The proposed development forms a southernmost section of a larger area of green space which, historically, was defined as green belt. This is now allocated for housing development.

Generally the site perimeter is bordered by hedgerows.



(Please note; the site plan above is not to scale)

Access Audit

Historically the site, in its arable state, has been accessed from Thurnscoe Bridge Road. There is no existing vehicular entrance point however, therefore it will be necessary to provide a new access point into the site. To achieve this an existing bus stop (Derry Grove (S-Bound) will need to be repositioned along Thurnscoe Bridge Road.

Parking will be contained within the site away from Thurnscoe Bridge Lane. Parking will be designed in accordance with local authority requirements and conform with LDF Supplementary Planning Document requirements, recently adopted by the Local Authority. All dwellings will be provided with adequate parking.

Access provision within the site will be adequate to accommodate refuse vehicles.

Social & Economic

The new development will enhance the area for the wider community potentially providing financial and social benefit to existing local facilities and enterprises whilst uplifting the general appearance of the area particularly in relation to the existing southerly approach into Thurnscoe by potentially softening to visual impact of existing residential properties. The proposed dwellings are designed to be adequately mixed to facilitate housing affordability for the area and local residents, adding to the existing housing stock.

It is anticipated that the development will present employment opportunities within one of the Dearne Valley's most deprived areas.

3.0 Relevant Planning Policies

The development will comply fully with all requirements of Barnsley's adopted Development Plan. The measures taken to ensure this will be detailed in subsequent sections of this report.

4.0 Relevant Planning History

No applications have been made on the site within Barnsley Borough Council's records.

5.0 Evaluation of the Context

Identification of opportunities

The vacant Greenfield site presents a viable sustainable development opportunity to add to a residential area. The site is identified as suitable for residential development with the currently adopted development Plan.

The residential scheme proposed will create a significant gain in visual amenity by a sympathetic and well designed development which will be a positive addition to the immediate neighbourhood.

Identification of constraints

The development should be sympathetic to the surrounding area and properties. Massing and density should be keenly considered.

The development will need to be suitably screened from the green boundaries to the south and east, to minimise any visual impact. It will also need to be screened from the adjacent railway to the East for acoustic purposes.

Relocation of the existing Bus stop to elsewhere on Thurnscoe Bridge Lane, on the sites Western perimeter may need to be undertaken. The existing bus stop has a dedicated lay-by and it may be necessary for this to also be appropriately reinstated.

No other constraints are indentified.

6.0 Design of the Scheme

Amount

The number and details of dwellings are to be confirmed at a later date.

Layout

The layouts, number of bedrooms and floorspaces of the proposed dwellings are to be confirmed. The layout, densities and urban grain will reflect surrounding housing.

Scale

The proposal is entirely in keeping with the character of the area and has been designed be sympathetic in terms on scale and density to adjacent developments.

Landscaping

New trees will be regularly dispersed around the development, located as indicated on the site plan.

Hard landscaping will generally constitute a mixture of paving slabs, tar macadam and block paved surfaces. Shared road surfaces will be defined by coloured block paviours, the colour which will be agreed with the local authority.

Further landscaping will be confirmed at a later date.

Appearance

The material choices for the development will need to reflect surrounding dwellings, while improving the appearance of the surrounding area. These will be confirmed at a later date.

Access

Car parking spaces have been positioned close to front entrance of the properties, and all properties to ensure adequate access to the proposed road connecting to Thurnscoe Bridge Lane.

This is also to ensure that it is as easy and as short a route as possible for an elderly or disabled person/couple and to move directly into a dwelling. Level paved access encircles the properties for ease of maintenance and access. The proposed access road will ensure adequate motorist visibility for vehicular manoeuvrability and pedestrian safety.

7.0 Concluding Statement

This design and access statement has been written in support of a planning application for a residential development at the site off Thurnscoe Bridge Lane, Thurnscoe, Rotherham.

The statement clearly demonstrates the four 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.

The design of the proposals has been justified in terms of the use and access arrangements.

The scheme has been designed which responds to the constraints and opportunities identified and will provide significant benefits to the community.

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 the scheme and grant planning permission.