



## **Proposed Residential Development**

### **Land between 73 & 77 Park Street, Wombwell, Barnsley**

## **Design & Access Statement**

### **The Process**

The proposed development is located on an area of vacant land between two existing houses, 73 & 77 Park Street, Wombwell

The site is bounded by the disused canal, on the northern eastern boundary, the above existing houses on the south eastern and north western boundaries and Park Street on the south western boundary. A row of brick built terrace houses faces the site from the other side of Park Street

Preliminary discussions with the planning authority confirmed that the site is within the Wombwell housing policy area and that subject to resolution of matters involving visibility at the proposed access and existing trees on site, residential development of the site would be supported.

Shops, a medical centre & other local amenities, are located in the nearby town centre and substantial retail developments at Cortonwood & Stairfoot are a short distance away by car and public transport

Park Street Primary school is located close to the site and Wombwell High school is within reasonable walking distance.

Main bus routes linking Barnsley, Rotherham and surrounding urban areas run past the site.

The site falls approximately 6m south west to north east and is set down from Park Street approximately 800mm. A 6m wide drainage easement runs down the south eastern boundary. There are numerous trees on site of varying size and condition. A detailed tree survey in accordance with BS 5837:2003 has been carried out and is included with the application.

There is a variety of housing adjacent the site ranging from terraced properties to substantial detached houses.

### **Use**

The site is within the Wombwell housing policy area and is therefore suitable for residential development. This has been confirmed in meetings held with the planning authority

The development on this site will provide some construction related jobs for the duration of the works and will also provide an increase in trade for local businesses.

The influx of new residents will continue to provide support for local retail outlets and services.

### **Amount**

Although the site area is 0.29Ha, there are a number of factors limiting the amount of development.



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##### **Amount(cont)**

Access to the site has been discussed at length with Highways and it has been agreed that a maximum of 4 dwellings should be provided and these should be served by a private drive.

The north eastern section of the site has a substantial number of trees. The planning authority is keen to retain this woodland section of the site. The tree survey has identified trees that should be retained and also trees of low value. From this information the optimum development area has been determined

This equates to a density of 14 dwellings per hectare and although this is below that required by PPG3, it is considered that the above factors provide mitigating reasons for reducing the density. The character of the properties adjacent to the site and fronting onto Park Street also suggests that a lower density development is applicable.

##### **Layout**

The controlling factors for the amount of development are noted above.

Visibility requirements for the access have determined the location of the private drive. This will be 4.1m wide with a 500mm wide block paved perimeter margin and will provide a shared pedestrian and vehicular surface. Highways have agreed that a dropped kerb access will be suitable.

The drive will have a turning head suitable for the turning of cars. It has been confirmed, by Highways, that a service vehicle turning head is not required.

Removal of some of the lower value self seeded saplings has allowed the houses to be located so that the houses adjacent Park Street follow the building line of existing properties.

All properties have private amenity areas well in excess of the 60m<sup>2</sup> minimum required. Similarly all properties are located to give a minimum of 21m between habitable rooms.

##### **Scale**

The houses are all based on a footprint that will accommodate a 4 bedroom family home which will be in keeping with adjacent properties.

##### **Landscaping**

Detailed landscaping will be subject to reserved matters. However, an Arboricultural Impact Assessment of the trees to be removed has been provided and a mitigation planting scheme provided within the tree survey documents



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### Appearance

Subject to reserved matters.

### Access

Several meetings have been held with Planning and Highways to discuss the proposed access and visibility splays that are able to be provided. It was suggested that a report was prepared by a highways consultant to provide:-

- Highway Appraisal
- Radar Speed Survey
- Traffic Management Proposals

The report was submitted and a subsequent meeting arranged. The results of the speed survey when assessed on the guidance contained in the Manual for Streets, indicated that a visibility splay of 2.4m x 45m was applicable. With the access located as shown on Dwg no 2283/04 visibility splays of 2.4m x 60m towards on-coming traffic and 2.4m x 43m to traffic from the south east can be provided. This would be increased to 70 m to the centreline of Park Street.

The general consensus of the meeting was that this would be satisfactory.

A bus shelter is currently located on the site frontage. Relocation of the shelter has been discussed with SYPTTE and we are informed that this has been discussed with Highways on site. It has been agreed that the provision of a new cantilever shelter in the location shown on Dwg No 2283/04 would be acceptable and would not obscure any visibility sight lines.

The access would be in the form of a private drive with a dropped crossing at its junction with the footpath on Park Street. See Layout above for further details of the private drive.

### Drainage

A 6m wide drainage easement runs down the south eastern boundary. The foul drainage would be connected to the existing 375mm dia combined drain in the easement area. Surface water drainage would be taken to soakaway.

Authorised for Issue..... RA Law ..... Date. 25.01.2010 .....