

Design & Access Statement

PROJECT TITLE

Proposed Mixed Use scheme to provide retail units & residential flats with associated parking

located at

Former Butchers Arms PH, 10 High Street, Monk Bretton

Important note

Revised proposals of previously withdrawn application 16/0064

JOB NUMBER

1774

CLIENT

Akrams Group

DATE

MARCH 2018

Prepared By:

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1. Existing use of site

1.1 Existing site is a former Public House with tarmac car park, accessed from High Street. It had been a local landmark for nearly two centuries. Being once used by the local miners, football teams and even Pigeon flyers.

1.2 The existing building was recently demolished following recurring vandalism leading to a fire and it's ultimate demise. It was then considered unsafe and not economically viable to refurbish, so the decision was made to demolish and replace with new.

1.3 The site covers an approx area of 1000sqm

1.4 The site has highways access from High Street and Judy Row

1.5 The properties surrounding the site are a mixture of residential bungalows, flats and shops. Shops include a pharmacy, post office and fish and chip takeaway

1.6 The site is currently fenced off for safety and un-used

1.7 The site is considered to be previously developed brownfield land.

2. Proposal

2.1 The proposals are to construct a two storey mixed use building in materials to match the area

2.2 Proposals comprise of 3No retail units at ground floor and 6No residential flats at first floor level. A new car park is proposed to serve the development with access from High Street only.

2.3 The proposals take elements of the previous building and are designed to be within scale and proportion to the surrounding properties. This prevents an overbearing impact on neighbouring properties and does not overdevelop the site.

2.4 The proposed retail units are designed for smaller, local shops that will help support the local population being approx 100sqm each

2.5 Low level Landscaping will be proposed within the site . The boundaries will be lined with trees and bushes, to both screen the site and soften the impact of development and enhance the area. The final specification tbc by landscape architect.

2.6 The proposals will bring back into use a derelict brownfield site.

3. Social Context

3.1 The proposals make use of an existing brownfield site, which will add to the local economy and create jobs for local people.

3.2 The shops will provide much needed support for the elderly residents close by, who do not have access to transport or have to catch buses just to get their weekly food shopping, etc.

3.3 The proposals do not cause any negative social impact and are in scale with their surroundings. The new proposed businesses will also help support the existing businesses and not take trade away, etc.

4. Planning Policies

4.1 NPPF Paragraphs 18 to 22 state:

18. The government is committed to securing economic growth in order to create jobs and prosperity, building on the country's inherent strengths, and to meeting the twin challenges of global competition and of a low carbon future.

19. The government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

20. To help achieve economic growth, local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21st century.

21. Investment in business should not be over-burdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. In drawing up Local Plans, local planning authorities should:

- set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth*
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period*
- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances*
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries*
- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement*
- facilitate flexible working practices such as the integration of residential and commercial uses within the same unit*

The development of this site will lead to economic growth for the area and support the local residents by providing enhanced local facilities.

4.2 The Core Strategy CSP 32 States:

CSP 32 'Small Local Shops' – Outside existing centres we will allow small convenience shops that meet the daily shopping needs of a local community if:

- The shops are of a type and in a place that would meet local needs and this is not already met by existing shops: and*
- The shops are located and designed to encourage trips by pedestrians and cyclists and would not encourage car trips*

Small shops are defined as units having a gross floor area of 500 sqm or less. Because they are intended to serve local needs, developments allowed under this policy must not include large, dedicated car parks. Conditions may be attached to planning permissions to restrict the range of goods to be sold, making sure that the shops continue to serve local day-to-day needs, rather than attracting customers from some distance away.

There is also a similar policy in the submission version of the Local Plan – Policy TC5 Small Local Shops.

The retail units are to be occupied by 'small local shops' resulting in them being policy compliant. The car park is designed to provide a small amount of parking, in-line with current guidelines. However the target area is within walking distance of the site and therefore the need for parking is lower than that of a larger scale shopping centre.

4.3 In accordance with the South Yorkshire Residential Design Guide:

All the proposed flats comply with space standards set out on page 130 of the above guide.

5. Highways

5.1 The existing access from High Street will be improved

5.2 Sight lines and visibility are good from the access and given the use is similar to previous, then the volume of traffic will not be increased considerably from existing.

5.3 No access onto Judy Row is proposed from the car park at the rear.

5.4 Parking spaces are provided for both the retail units and the residential dwellings. However it is encouraged that a number of the flats will be marketed without parking, as the residents can make use of public transport, etc.

6. Conclusion

6.1 The proposals re-develop a previously developed site, providing economic and social benefits for the area. It provides growth and which in-turn benefits the wider economy as a whole.

6.2 By submitting for pre-application advice the applicant worked pro-actively with the council. We would welcome comments from local counsellors and would encourage them to form a dialogue with the applicant to discuss the scheme further – should they desire.

6.3 The applicant does not want to alienate the local community, as it is a site which he is developing for the local community and providing jobs for the area.

End of Statement

Please continue for Historic photos



Above: View looking East down High Street



Above: Previous Public House prior to demolition



Above: Days before demolition – looking North from High Street

End of photo's