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**DLG CIRCULAR 01/2006
DESIGN AND ACCESS STATEMENT IN
SUPPORT OF OUTLINE APPLICATION FOR
RESIDENTIAL DEVELOPMENT**

**SANDYGATE LANE,
STAIRFOOT, BARNSELY**

BLACKSTONE DEVELOPMENTS

MARCH 2016

i) BACKGROUND

This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE Publication "Design and Access Statements".

This application is submitted in outline for residential development on land at Sandygate Lane, Stairfoot, Barnsley.

It will be noted that this document should be read as an addendum to the Planning Support Statement.

a) Site Assessment.

Please see submitted Planning Support Statement.

b) Involvement.

Discussions have been held with the Council's Planning Officer at pre application stage. Issues of the requirements for the submission were agreed. The applicants have also involved a large number of technical consultants in drafting up the application.

c) Evaluation.

Full details of the site proposal and issues are fully dealt with in the Planning Support Statement.

d) Planning Policies - Local and National Planning Policy

Please see Planning Support Statement.

ii) DETAILS OF THE SCHEME

Outline planning permission is sought at this stage. An illustrative layout is provided to show how the site could be developed.

iii) DESIGN AND ACCESS JUSTIFICATION

a) Use, Amount and Layout of Development

The use is considered appropriate as the site is brownfield (former railway sidings) in a sustainable location. Issues of the number of properties and layout are for the detailed stage. An illustrative layout is provided to demonstrate how the site could be developed.

b) Scale, Appearance, Landscaping and Access

Access to the site is as proposed and a detailed Highway Statement is provided with this application.

Scale, appearance and landscaping will be matters for detail stage.

iv) OTHER ISSUES

The Council does not currently have a five year land supply.