Taylor Wimpey

Design & Access Statement

Former Yorkshire Traction Site
Off Upper Sheffield Road, Barnsley

Proposals: Substitution of 11No. House Types on the above development
Original approval Ref: 2010/1013

This design and access statement is to accompany the full planning application for 17 No. house type substitutions and provides a summary of the changes that are proposed to the original approved layout.

The proposed amended layout does not alter significantly from the approved plan PO9-4234-01 Rev F and the number of house types throughout the development is unchanged.

The proposed layout 374/subs\01F refers to plots 142-200 of the whole site and this application relates only to the substitutions of plots 142-152. We are applying for a reconfiguration of plots 142-152 with the removal of larger house types from plots 143 & 152 to address technical issues and market feedback. It has been our experience on this development that the larger house types are not in demand in this particular area so they have been replaced with smaller house types which have been successfully marketed elsewhere on this development. We have also identified a technical issue with the original positioning of plot 142. In its current position there would be a substantial level difference between the plot and the adjacent exiting road which could only be accommodated by the use of retaining structures and significant under build to the plot. We feel that this would be a negative dominant characteristic in a prominent location. This application seeks to move this plot away from this road to ensure the level issue can be dealt with more sympathetically (please refer to the enclosed street scene's). The other plots within this application have been slightly repositioned to ensure the right size dwelling is on the appropriate plot size (previously we had large dwellings on a relatively small plot).

Highways

None of the roads have been amended and the parking provision remains unchanged, in addition there are no changes to the pedestrian access throughout the development. All other highway improvements and construction details will be in accordance with conditions 13 and 14 of the approval notice 2010/1013.

Drainage

No deviation other than private house drainage is to be made from that of the approved details on Drg. No. 3322-C-D1-01 Rev K in accordance with conditions 8 and 24 of the approval notice 2010/1013.

Remediation

All details of remediation and validation will be in accordance with condition 6 and 7 of approval notice 2010/1013.

Archaeology

All details in respect of archaeology will be in accordance with condition 16 of the approval notice 2010/1013.

Noise Dust and Mud on Road

All details in respect of noise, dust and mud on the road will be in accordance with condition 4 of the approval notice 2010/1013.

Section 106 Agreement

We can confirm that all the obligations within the Section 106 Agreement for approval notice 2010/1013 will be unchanged with this application and can be referred to upon the decision notice.