



PLANNING AND DESIGN AND ACCESS STATEMENT

**MIXED USE RESIDENTIAL AND RETAIL DEVELOPMENT (32 NO. FLATS AND 3 NO.
RETAIL UNITS)**

EDEN PARK, PENISTONE ROAD, GRENOSIDE, SHEFFIELD S35 8QH

PREPARED FOR: [REDACTED]

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1. INTRODUCTION

This statement has been prepared to support the submission of an application for full planning permission for a mixed use residential and retail development comprising of 3 no. retail units and 32 no. flats. The site is currently in use as a car sales lot with ancillary repairs and maintenance activities.

The statement incorporates a Design and Access Statement, provided to satisfy the statutory requirements imposed under Article 4 of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013 and the National Planning Policy Framework (NPPF).

It is a fundamental principle of the NPPF that all requirements for supporting documentation should be proportionate to the scale and nature of the development proposed. This document sets out the design justification for the proposed development and demonstrates that the scheme is in full compliance with relevant planning policy and guidance.

The site is entirely hard surfaced at the moment and includes a substantial existing building. It makes little positive contribution to the quality of the built environment in this predominantly residential area. The proposal would deliver a new high-quality building that would provide much needed housing. The retail element of the scheme would also ensure the site continues to provide employment opportunities and contribute positively to the local economy as it does now. The scheme would vastly improve the appearance of the site with an attractive new building and the opportunity to incorporate appropriate landscaping.

The proposal represents an opportunity to enhance a poor site that makes little contribution to the area at the moment.

It has been established through the planning history for the site that both retail and residential development is acceptable here. Previously approved schemes have not been delivered for economic reasons. The scheme as now proposed is viable and would ensure that the welcome redevelopment and regeneration of the site can now be achieved.

The scheme has been designed to ensure that there would be no adverse impact on any of the existing neighbouring uses. The proposal has also been designed to ensure it would have a positive impact on the character of the wider locality and would have no significant impact on any neighbouring property.

This statement should be read in conjunction with the supporting plans supplied by The Design Team Partnership which demonstrate the credentials of the scheme in more detail. Further technical documentation has been supplied including a Transport Assessment (Paragon Highways), Phase 2 Land Contamination Report (Geotechnical Services Ltd) and a Drainage Strategy (EWE Associates). Together, these documents constitute a comprehensive suite that address all relevant technical planning considerations.

It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site and the existing use. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. In particular, it will be demonstrated that the proposal would result in a sustainable form of development and would make a valuable contribution to meeting the city's housing needs.

2. THE SITE

The application site lies to the eastern side of the A61 Penistone Road in Grenoside, close to the junction with Halifax Road and Wheel Lane. It has an area of about 0.25 hectares and is roughly rectangular. The site levels drop from west to east.

The site is in use as a car sales site with ancillary repair and maintenance activities. It is laid entirely to hard surfacing with a large building towards the eastern side of the site and a smaller building within the north eastern corner.



The main existing building appears to be single storey when viewed from Penistone Road but it actually has a large under-croft garage that is not visible from the west due to the change in level through the site.