



Design and Access Statement

On behalf of:
Tesco Stores Ltd

In respect of:
**Proposed shared footpath and cycle path with lighting and landscaping,
between Blyth Road and South Parade,
Worksop**

Date:
September 2012

Reference:
AR/JW/R001ar

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1.0 Introduction

- 1.1 This Design and Access Statement has been prepared to support a planning application submitted to Bassetlaw District Council. The application is for the construction of a footpath and cycle path linking Blyth Road to South Parade to the north of the approved Tesco foodstore on land to the east of Carlton Road, Worksop (ref: 02/09/00277).

2.0 Site Analysis

- 2.1 The application site runs along the northern boundary of the site proposed for a new Tesco store off Carlton Road. The Tesco site is located to the north of Worksop town centre, and is situated close to Worksop railway station.
- 2.2 A temporary pedestrian route currently exists along the northern part of the site which links Blyth Road to South Parade. This was created after the Tesco site was fenced off to protect the public during construction of the store thereby preventing access to the original footpath that ran across the centre of the site from South Parade to the side of 146 Carlton Road.

3.0 Proposals

- 3.1 The functional purpose of the construction of a public footpath and cycle path is to allow pedestrian and cycle access between Blyth Road and South Parade. The proposal will therefore improve pedestrian and cycle linkages through the site, integrating the site with the local area.

Layout

- 3.2 The layout of the proposed path is shown on drawing number 5078-P30 Rev B. The footpath is proposed to be located between the service yard and the rear curtilages of residential properties which front onto Blyth Road and South Parade. The path runs along the northern boundary, to the rear of the approved store. A retaining structure is proposed in order to provide a level footpath and eliminate the need for incorporating steep gradients and steps.

Scale

- 3.3 The footpath is 3 metres in width and is similar to other footpaths which were approved under the Tesco store application. The scale of the proposed path is wholly appropriate to accommodate the flow of pedestrians and cyclists which currently use the existing temporary route.

Appearance

- 3.4 The footpath is to be constructed of tarmac which is in keeping with the materials approved for the Tesco stores footpaths and the wider residential streets.

Landscaping

- 3.5 Drawing number 0480.004 outlines the landscape proposals for the footpath. The hedge which currently stretches along the northern boundary of the site shall be retained, this will provide screening of the proposed path and approved store from the residential properties to the north of the site.
- 3.6 A combination of advanced nursery and semi-mature trees are proposed along the northern and eastern boundary of the site. In addition, lower level shrub and woodland planting is proposed in order to provide a buffer between the footpath, the service yard boundary fence and residential properties to the north.

Access

- 3.7 Pedestrians and cyclists will be able to access the path via entrances on Blyth Road and South Parade. The footpath will ease pedestrian and cyclist circulation within and around the Tesco site and retain the route of the temporary access which is currently used by members of the public. The footpath is proposed to be level and does not incorporate steps or steep gradients, the path is therefore suitable for mobility impaired users.

Safety

- 3.8 Crime prevention has been a key consideration in the design of the path and measures have been incorporated into the proposal in order to create a safe environment in line with the requirements of the NPPF and the principles of Safer Places – The Planning System and Crime

Prevention (2004).

- 3.9 Lighting bollards are proposed along the full length of the path in order to enhance user visibility at night. The installation of bollard lighting minimises the lighting omissions to the neighbouring residential properties.
- 3.10 The landscaping scheme has been designed with user safety in mind. Groundcover is proposed at 'S5' shown on drawing number 0480.004 in order to maximise user visibility when approaching the turn in the path. The proposed planting will reach a maximum height of 20-30cm therefore users will have maximum visibility of oncoming pedestrians and cyclists.
- 3.11 The approved service yard boundary fence will prevent public access into the service yard to the south of the proposed path. The inclusion of a footpath at this location will provide natural surveillance along the service yard boundary fence, as such reducing the likelihood of unlawful entry into the secured area.
- 3.12 The design of the proposed path and landscaping scheme has omitted hiding places which will deter criminal activity and encourage the active and continual use of path.

4.0 Conclusions

- 4.1 The application proposes a permanent route along the northern boundary of the approved Tesco store at Carlton Road, Worksop.
- 4.2 The route which is already in use as a temporary measure, will be formalised through proper surfacing and lighting, bordered by landscaping that will soften the appearance of the route, but not impede visibility along the route.
- 4.3 It will partially replace an existing footpath that ran through the centre of the site which now benefits from approval for a Tesco store.