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DESIGN AND ACCESS STATEMENT

Residential Development
High Street
Shafton
Barnsley
S72 8QB

Oldham Access Services

13/D95 March 2015

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Residential Development at High Street Shafton, Barnsley

DESIGN AND ACCESS STATEMENT

1.0 Introduction

1.1 The location of the site is an unused area of land with a frontage to High Street, Shafton.

1.2 The proposal is for Outline Planning Permission for Residential Development on an area of land that has been previously undeveloped.

1.3 The site is within the village envelope with existing residential development on 3 sides.

1.4 In the Barnsley Unitary Development Plan the site was identified as Allotments however the site has never been used as allotments.

1.5 The planning issues are dealt with under paragraph 2.0



2.0 Site History

2.1 The statutory development plan for the area currently comprises of the Barnsley Local Development Framework (LDF) Core Strategy and the remaining saved policies of the Barnsley UDP.

2.2 The development plan for Barnsley was adopted in 2000 but was only intended to cover the period between 1986 and 2001. The application site is identified as allotment land on the proposals map.

2.3 Policies that would not permit development on allotments were not saved when the Local Development Framework Core Strategy was adopted

2.4 The site is listed under the council's register of Green Space sites under Core Strategy policy CSP35

2.5 The site has not been used for allotments in its lifetime, for over 50 years the site has been predominately rough grazing with no sign of activity other than livestock, the remainder of the site being used as private gardens.



Grazing Land



Private Gardens

2.6 Mrs. Beswick has provided a thorough report on the history of the site, coupled with photographic evidence that demonstrates the use of the land from the 1960's. These photos reinforce the report that the land has never been used as allotments. Both Mrs. Beswick's report and photos are attached as Annex A.

2.7 The Aerial photograph below take circa 1980 demonstrates that the land was predominately used as pastures, while the remaining land was private gardens with private out buildings. This photo does not identity any of the land as allotments.



2.8 Pre-application discussions have taken place between our client and Andrew Burton at Barnsley Council. It was agreed that the evidence provided by our client supports the case that the land has not been used as allotments, with a response that states the council is satisfied with this conclusion and agrees that the site has only been used privately in the past. This Correspondence is attached under Annex B.

3.0 Design

3.1 The concept is to provide a residential development scheme with a mixture of dwelling types and sizes, including affordable housing. The access would be from the High Street frontage.

3.2 The design and materials of the dwellings would reflect the local vernacular of Shafton and the surrounding area. The houses would be traditional two storey construction.

3.3 The land has a gentle slope of approximately 7m from the South West to the North East over a 185m stretch which is insufficient to cause any major difficulties in the house or highway design.

3.4 An indicative site layout is included with the application to demonstrate how the site could be developed and how the site could be taken forward to Reserved Matters stage.

3.5 It is proposed that the site would be developed with a mix of 3 Bedroom Affordable Houses in semi-detached and terraced form. With 3 & 4 Bedroom Open Market houses in Semi, terraced and Detached form.

3.6 The nature of the housing development within Shafton is high density with predominantly Detached Houses together with a proportion of Terraced/Semi-Detached Houses. Our proposed scheme is designed on these principles so that it is compatible with the neighbouring properties.

3.7 The tree survey conducted by James Royston Arbocultural Consultant identifies 5 category B trees within the site, these are to remain with the addition of new trees and planting strips along the boundaries.



4.0 Context

4.1 The proposed use of the site is for residential development, which is consistent with the immediate area around the site, which is predominantly residential situated within the village curtilage.

4.2 The proposed housing would have a strong relationship with the existing residential development in the High Street area and sit comfortably within the location.

4.3 Although the site is currently green space, it is of limited value to the village in general.

4.4 Any affordable Housing provided by the scheme will provide a much needed benefit to the local community where there is a lack of provision.

4.5 The site will provide a much needed housing site in a designated and allocated location, within an existing urban environment, with a good physical and social relationship to the local community. It is in a sustainable location within metres of local amenities and a 26 minute bus journey to Barnsley Town Centre with good transport links.

5.0 Access

5.1 The vehicular and pedestrian access would be taken along the High Street frontage.



5.2 The access to the plots at the rear of site would be via a 5.5m wide carriageway with 2M footpaths either side terminating 9m into the site. The main access would have good sightlines and visibility.

5.3 Within the site the dwellings would be served by a 5M wide informal road with services within the grass margins either side. The road would be a cul-de-sac with full service vehicle turning facilities and maximum gradients of 1 in 30.

5.4 The new terraced houses fronting onto High Street will have access to their parking off the new estate road. The existing terraced houses, 50-58 High Street will be provided with new parking areas accessed off a private drive from High Street.

5.5 Parking and drives would be to Local Authority guidelines and be appropriate with the size of the houses proposed, with minimum of 2 parking spaces for the 3 Bedroom dwelling and 3 parking spaces for the 4 Bedroom dwellings.

5.6 High Street is a primary route linking Shafton with the A628, this is one of the main arterial routes connecting Shafton with Barnsley, Cudworth, Ackworth and Pontefract. The site is within walking distance of all local schools, parks and local centre amenities making it a very sustainable location.

5.7 Highway considerations are dealt with in more detail in the supporting Transport Statement which accompanies the application.

6.0 Sustainable Development

There are 3 dimensions to sustainable development outlined within the National Planning Policy Framework. These are Economic, Social and Environmental.

We outline below how the proposed development meets these guiding principles.

6.1 Economic

6.11 Contributes to building a strong economy by providing new houses in a variety of locations, to support growth in the economy and satisfy the housing needs.

6.12 House construction and fitting out provides work and business for Contractors, suppliers and local businesses.

6.13 Creates a long term additional demand for local businesses and services.

6.14 Provides housing for employees and employers to maintain and expand the local economy.

6.15 Potentially increases the use and viability of local bus and train services.

6.2 Social

6.21 The provision of new houses and providing a wider choice provides for the need of present and future generations in a time of general housing shortage.

6.22 The scheme provides an affordable housing requirement of 30% of the total housing floor space, in an area where there is a shortage of affordable housing.

6.23 Helps to maintain a thriving local community and to promote and retain local community facilities such as the village hall, public house, schools and public transport.

6.24 New housing will support local services resources, which are all reasonably accessible.

6.3 Environmental

6.31 Although the site is a Greenfield site, it is not of high environmental value when compared with the wider area and its use protects the spread of the development into the Green Belt area surrounding the village.

6.32 The site is of low/medium ecological value (see Ecological Site Appraisal submitted) with no nationally important habitats or wildlife interest. nor having any impact on protected species .

6.33 The development is confined within the built environment of the village and the possible additional number of dwellings being created will only represent a small percentage of the village centre total number of dwellings, therefore it will only have a small impact on the characteristics of the area.

7.0 Sustainable Accessibility / Connectivity

7.10 Buses

There is a bus service 34 & 34A with a bus stop within 15m of the site, with a 30 min. frequency, providing a journey time of 26 min. to Barnsley.

7.12 Health Centre

Shepley Health Centre and Pharmacy is situated within 650m† of the site.

7.13 Schools

Shafton Primary School is nearest to the site and is within 150m† walking distance.

Shafton, Outwood Academy is within 1200m† walking distance

The Statutory Walking Distance for Education Authorities in England states that the walking distance for children up to eight should be a maximum of 2 miles (3200m) (see attached Statutory Walking Distance schedule).

7.14 Local Centre

Shafton Local Centre has a Sainsbury's Local situated directly adjacent the site, with a pharmacy adjoining the building. Shafton's Surgery is located 160m† from the site. There are an abundance of local amenities within Shafton which are all within walking distance of the proposed development.

7.15 Cycling

There are commercial, retail and employment centres in Shafton, Carlton, Grimethorpe, and Cudsworth within 5km of the site.

7.16 Local Highway Network

The local highway network provides good safe access to and from the site and level of traffic generated by the overall small increase in flows will have no material impact on road safety or congestion.

(† Distances by road measured on Google Maps, walking distances may be shorter using public footpaths and shortcuts.)

ANNEX A – Mrs. Beswicks Report.

Judith Beswick, High North Farm, Fellbeck, Harrogate HG3 5EY

My name is Judith Beswick (nee Pitcher) and I now live in Harrogate, N. Yorkshire. I have been asked to provide detailed information relating to the use of the land to the rear and side of 50 and 52 High Street, Shafton, Barnsley S72 8NG.

My grandparents lived at number 52 for many years and I moved there with my parents in 1959 at the age of five, when my parents purchased the house from my grandfather - who continued to live with us there - following the death of my grandmother. I lived there continuously until the age of 22 and have since been a very regular visitor until my father's death in 2010.

Number 50 High Street was occupied by the Govier family (2 brothers and a sister) who were my mother's first cousins. They were known to me as Uncles Fred and Frank and Aunt Phyllis. Fred Govier was the owner of this house. The land immediately behind 52 High Street was purchased by my father in 1961 and the land adjacent to this was owned by Fred Govier having been purchased circa 1957.

These two parcels of land were developed by the two families to provide domestic garden areas of lawns, shrubs, orchard, vegetable plot, green houses and a range of buildings to house livestock including - hens, racing pigeons, rabbits, pheasants and bees. In addition we had a stable to house my two pet donkeys and the Goviers always had pet horses. The bulk of the land beyond the gardens was never developed but provided a great play area and was used as grazing land. For me, as a child and as a young adult this extended garden was a real pleasure to visit, and, as I believe the photographs will demonstrate, a real private space for the two families to enjoy. At no time was this ever any form of communal garden or formal allotment as some seem to be suggesting.

To assist, I have provided a comprehensive set of family photos which demonstrate the domestic nature of the land in question. It is important to remember that this was a mining village at a time when considerable pride was to be taken from the presence of a well maintained garden, the benefit of a small orchard and the delight in growing your own vegetables and flowers.

The first photograph I attach is of me, aged 18, and therefore the date is circa 1973. It was taken at the bottom of the flower garden effectively within the middle of the land, with rough pasture in the background. It is also worth noting that at this time there were no properties surrounding the site as the development of Poplar Avenue and Acacia Grove were some years in the future.

The second and third photographs were taken by myself around the summer of 1978, they both show members of the family relaxing in the then well maintained lawn gardens to the rear of Number 50 and 52. Both photographs are taken looking away from the houses and demonstrate the domestic nature of the gardens together with the greenhouse and outbuildings that my Grandfather and Uncle Fred had for their show poultry, budgerigars and racing pigeons.

The fourth and fifth photographs show the area in more recent times. The first one from the rear bedroom shows the garden and sheds while the fifth one shows the orchard area further down the garden. I cannot be certain but I believe that these date from the early 1990s. Once again they show a very well maintained domestic garden of which the family were extremely proud.

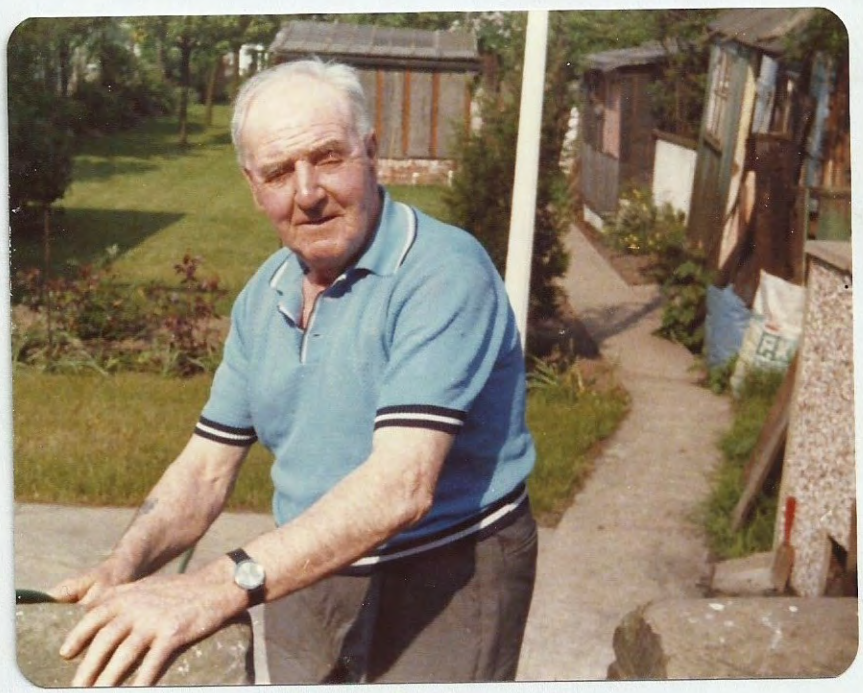
With regard to the land adjacent, originally owned by Fred, this has always, and indeed from my recent visit but a few weeks ago, been an area of open land and grazing. This area has to my certain knowledge been largely used for the grazing of donkeys and ponies which were owned by our families and my play area. I attach two photographs, the first, black and white, shows the area prior to the surrounding housing development being built with one of the donkeys from my childhood together with the chicken run to the rear, and this would be circa 1965. The second photograph is, I believe, from the mid-1970s and again shows the land being used as rough pasture (the properties on Acacia Grove had not been built at this time).

I have been asked to confirm if the land was ever used as allotments. That is most certainly not the case. Throughout my life the land, and most particularly the vegetable plots, which were quite significant - and maybe gave some people the impression they were actually traditional allotments - were worked initially by my grandfather and uncles and then by my father after he purchased the land in 1961. Our next door neighbour and my father's long-time friend, Alf Thompson ('uncle Alf') also worked with them. The only evidence I have of any 'market gardening' taking place is of my family members bringing in their vegetables from the vegetable patch which, although quite large, cannot ever have accounted for more than 5% of the land in question. See attached the final photograph.

When I first moved to High Street, our house was surrounded by open fields. Indeed, I can clearly remember when the bungalows were being built and how they enclosed the two fields in question. The nearest allotments I remember, when I was growing up, were down the road set between Dog Hill and Hawthorn Street. They disappeared when the new bungalows and a care home were built on them.

In over 50 years I have never met anyone or being made aware of anyone, who has believed this land to be anything other than private gardens and certainly not common allotments or made any claim on them. I trust the above has been helpful, I have numerous more photographs if necessary, but in my opinion there are no grounds for believing that that the land was available to the wider community. Visually, the substantial vegetable plot might have looked to some people like allotments but that was due to the family deciding to use one area of land and to pool their resources. This made it easier to work and far more productive for them all.

















ANNEX B – Pre Application Correspondence.

For the attention of Andrew Burton your ref 2014/ENQ/00396

Re Barnsley UDP Designation – Land to rear of 50/52 High Street Shafton

Background

As part of the local development process, Barnsley Borough Council issued a series of consultation documents to which we responded during the consultation period in April 2010. The failure to include these consultations at this time – an omission accepted by Barnsley Planning Department – and now adversely impacting upon us remains a considerable issue to us and one we will progress elsewhere . However it was only during this time 2010 that we became aware that the land owned to the rear of properties 50 and 52 High Street had been allocated in the previous UDP as potential allotment gardens .

We contest that this site has ever been used as allotments or any other form of commercial gardens and as such we maintain that the site was incorrectly allocated and should be amended forthwith.

The evidence is set out below in four sections:-

Firstly – A visit to the current site would clearly demonstrate a number of issues, primarily that the majority of the site remains has it has for over 50 years as rough grazing , with no sign of any activity upon it other than that used for livestock. The remainder of the site while now in a somewhat neglected state (but not in 2010 when we made our first submissions) has clearly been used as domestic gardens/ storage and private use .

Secondly – We have sought from the family and residents that have owned this land historically for any evidence of former use . A comprehensive response has been provided by Mrs Beswick (copy attached) who has provided written and photographic evidence to demonstrate that the land from the 1960s to date has only been used as private gardens and grazing. We have found no one in the vicinity who has historical knowledge of the area to have a view other than this.

Thirdly – We have researched local records in an attempt to find any evidence (other than the Barnsley UDP) of this area being recorded as allotments. There is only one document relating to 1948 where part of the site to the rear of the properties is recorded as allotments . This we summise was merely a post war overhang of the local inhabitants needing to feed themselves. There is no subsequent evidence with Ordnance Survey of this being recorded. Interestingly however while there is no mention of Allotments within this site there are numerous and consistent Allotment Garden notifications at Shafton Two Gates – two separate locations and adjacent ones at Cliff Farm and at Brierley Road.

Fourthly – We have obtained historical aerial photography of the site which we consider to date from circa 1980 (see attached) , which clearly demonstrates the vast majority of the site as pasture with the remainder as private gardens and private outbuildings . There is no evidence of any allotments on any part of the site.

Given the above it is our contention that the site has historical been mis-allocated in the previous UDP and that there is overwhelming evidence to support this . We have consistently made this point in our responding in the appropriate manor through the Local Development Framework and we now consider that this needs to be addressed both in terms of amending the designation in the emerging LDF but also in considering this site as part of our pre application discussions prior to a potential planning application over the coming months.

Dan Heneghan

From: hudoldhams@talktalk.net
Sent: 19 March 2015 16:06
To: dan@farrarbamforth.co.uk
Subject: Fwd: High street Shafton

Categories: Red Category

-----Original Message-----
From: Burton , Andrew <AndrewBurton@barnsley.gov.uk>
To: 'hudoldhams@talktalk.net' <hudoldhams@talktalk.net>
Sent: Tue, 26 Aug 2014 12:29
Subject: RE: High street Shafton

Dear Darren,

Having consulted Planning Policy with the information you provided 1st August I think that we can say now that we are satisfied that the evidence supports your case the site has only been used privately in the past. That being the case planning policy would not wish to raise objection to an application based upon Core Strategy policy 35 'Green Space', nor seek compensatory provision.

Please however note that any application submitted whilst the UDP proposals maps are still in force would still need to be advertised as a departure to the statutory development plan and that the Council would need to consider any representations which make assertions to the contrary. I would also ask you to note that the above represents the views of Officers and that the decision making power would rest with the Council's Planning Regulatory Board in this case. As a further matter I also reiterate that planning policy would still seek greenspace provision for the new development in accordance with the Open Space Provision on New Housing Developments SPD.

Kind Regards,

Andrew Burton
Senior Planning Officer (Outer Area Team) Development Management Barnsley Metropolitan Borough Council Development Services PO Box 604 Barnsley
S70 9FE
Tel: 01226 774718
E-Mail: andrewburton@barnsley.gov.uk

-----Original Message-----
From: hudoldhams@talktalk.net [mailto:hudoldhams@talktalk.net]
Sent: 26 August 2014 09:01
To: hudoldhams@talktalk.net; Burton , Andrew
Subject: Re: High street Shafton

Hi Andrew

Would be good to get an update on this please

regards

-----Original Message-----
From: hudoldhams@talktalk.net
To: AndrewBurton@barnsley.gov.uk
Sent: Fri, 1 Aug 2014 17:24
Subject: Fwd: High street Shafton

Hi Andrew
As we had previously discussed , we have always disputed the allocation within the UDP of this site as allotments . As we indicated we have now competeted our research into the background of this and provide a statement from an individual with intimate knowledge of the area together with supporting photographic evidence . In addition we also provide aerial photography and a summary of a review of historical mapping .

It is our contention that this allotments designation was made in error and should be disregarded from any subsequent considerations of this site be that through the LDF or by a seperate planning application .

Could you also ensure that your LDF colleagues are made aware of this correspondence.

I look forward to hearing from you , and hopefully this will now allow us to progress this site and provide much needed modern housing in the Shafton area.

regards

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