

Barugh Green Road Barnsley



**Design Code Compliance
Statement**
December 2024

AVANT
homes

Contents

1.0 – Introduction and Site Summary

2.0 – Design Policy and Guidance

3.0 – The Vision for the Site

4.0 – Site Context

5.0 – Quantum of Development

6.0 – Public Realm and Open Space

7.0 – Character Styles

8.0 – Health and Wellbeing

9.0 – Landscape Opportunities

10.0 – Sustainability

01. [Introduction]

1.0 Introduction

1.1

This Design Code Compliance Statement has been prepared in support of Avant Homes Full Planning Application for residential development at Land Off Barugh Green Road – Barnsley for 155 new build dwellings.

1.2

The purpose of this Design and Access Statement is to show by illustration and text, how the development proposals have been formulated, what has influenced the design and layout of the site and how the various development constraints meet with the Barnsley West MU1 site allocations Masterplan and Design Code.

1.3

The aims of the statement are to ensure design is integral to the creation of this development and how the scheme will cover the key principles as set out in the design code.

- The vision of the proposed scheme
- Site context
- Quantum of development
- Aspects of the development relating to the public realm
- Aspects of the development relating to the character areas
- How the scheme proposals adheres to the Health and Wellbeing framework
- How the scheme proposals adheres with the Landscape framework
- sustainability

1.4

The site is directly located off the A635 Barugh Green Road, Barnsley South Yorkshire, being approximately approximately 700m east of Barugh Green village centre and 3.7km northwest of Barnsley town centre and lies on land between the communities of Gawber, Higham, Pogmoor, Redbrook and Barugh Green and lies directly to the east of the M1 motorway, just north of junction 37.

1.5

The development site is allocated as a mixed use development providing approx. 1700 new homes and 43ha of employment land whilst also providing:-

- A new primary school
- New infrastructure including an access link road
- Public Open Space provision including wildlife corridors, watercourses and cycle and pedestrian links
- Retail, convenience and community facilities

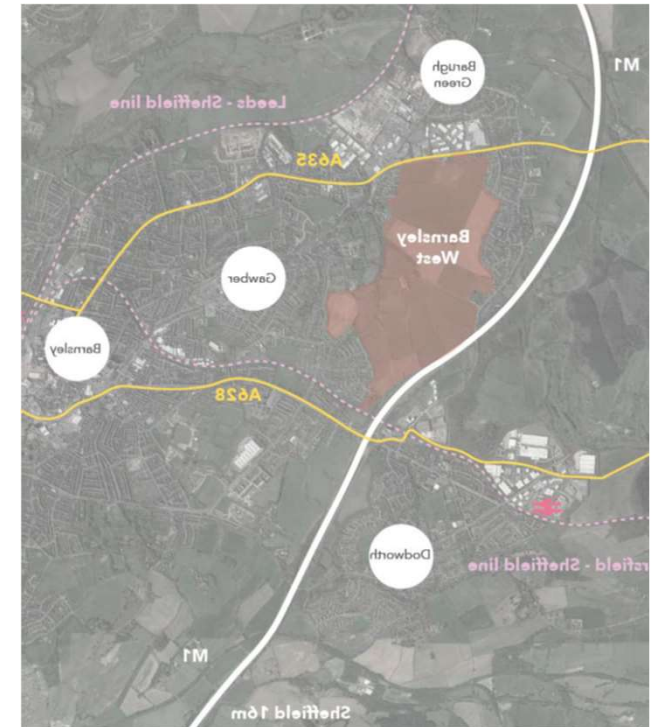


Site Location



1.6

The site is fairly square in shape, and is positioned in the most north-eastern corner of the overall MU1 allocation. Barugh Green Road defines the northern boundary of the site, with Claycliffe Avenue and Mawfield Road to the east. The Tudor Rose Garden Centre/Nurseries is situated to the north-west, with open fields to the south and west.



1.7

Though open fields currently about the site, the adjacent land falls within the residential application ref: 2021/1090 in accordance with the masterplan framework layout. The development closest to the pre-application site is currently proposed in outline meaning the exact design and appearance of the housing is unknown at this stage.

The existing residential development to the east is characterised by traditional semi-detached housing. A post and wire fence currently separates the site from Claycliffe Avenue, with only the side elevations of 3 properties facing towards the site. Two pylons currently cross the site from the eastern side and then head towards the southern boundary which are being diverted as part of the wider allocation.

An existing hedgerow crosses the site in an east-west direction to the rear of No.10 Claycliffe Avenue and No. 16 Mawfield Road, with established hedgerow and small trees along the northern and western boundaries. A single large tree is positioned on the eastern boundary adjacent to the Claycliffe Avenue/ Barugh Green Road junction.

02. [Design Policy and Guidance]

2.0 Design Policy and Guidance

The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements. The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Paragraph 8 states the overarching objectives of the planning system is to achieve sustainable development. The objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) An economic objective to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) A social objective –to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) An environmental objective—to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Achieving well-designed places

Paragraph 131 states in respect of achieving well-designed places that: “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Paragraph 135: Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 139:-

Permission should be refused for development of poor design that fails to reflect local design policies and government guidance on design. Taking into account any local design guidance and supplementary planning documents such as design guides and codes.

National Design Guide 2019

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and Development process should achieve. The



2.1 Design Policy and Guidance

Planning Policies

The National Design Guide published by the Ministry of Housing, Communities & Local Government seeks to illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

The focus of the design guide is on good design in the planning system, so it is primarily for:

- local authority planning officers, who prepare high-qualitying policy and guidance and assess the quality of planning applications;
- councillors, who make planning decisions;
- applicants and their design teams, who prepare applications for planning permission; and
- people in local communities and their representatives.

The relevant planning policy guidance is provided within the National Planning Policy Framework (NPPF), South Yorkshire Residential Design Guide, Barnsley Local Development Framework and the Barnsley West Masterplan Framework.

The revised NPPF was updated by the Government on 19th February 2019. The NPPF sets a positive role for planning and there is an emphasis on enhancing rather than just protecting and maintaining the assets that contribute to sustainability.

At the heart of the NPPF is a presumption in favour of sustainable development. Sustainable development has three dimensions 0 being economic, social and environmental - and planning should therefore perform each of these roles.

Good design is another key aspect of sustainable development, and the Government considers it important to plan positively for the achievement of high quality and inclusive design for all development. This DAS accompanying the Avant Homes planning application demonstrates that the scheme has been carefully designed to a high quality taking account of the surrounding area and providing a safe and attractive residential development that people will wish to and benefit from living within.

The guide complements and supports the policies in the Development Plan Documents of the Local Development Frameworks of each of the local authorities. It has been prepared in accordance with Regulation 17 of the Planning Regulations 2004.

It sets out the detailed design guidelines, principles that each of the Local Authorities will expect proposals to follow to meet the criteria. Technical requirements are also stated which expands on the design guidelines.

The council's Local Plan was adopted in January 2019. This Masterplan Framework is a requirement of the Local Plan policy MU1 in order to guide the development and make sure that policy objectives are met in the plan period and the site can be developed in a comprehensive manner, taking into account all of the infrastructure requirements. The Masterplan Framework will guide the development of the site to achieve its full potential and secure sustainable and inclusive growth, helping to achieve the council's priorities of achieving a thriving and vibrant economy through creating more and better jobs, good business growth and more and better housing.

The Masterplan Framework is a strategic document that should be read in conjunction with the adopted Design Code and sits alongside Supplementary Planning Documents. The Masterplan Framework and Design Code are material considerations in the determination of planning applications on the site.

General Design Guidance

A wide range of design guidance documents are available, giving a wide range of information and advice on issues relevant to the development of the site. Whilst a general familiarity with all relevant guidance has been important, a number of key publications have been identified as core documents which have, in turn, informed the development concept and illustrative masterplan and underlying principles. They include:

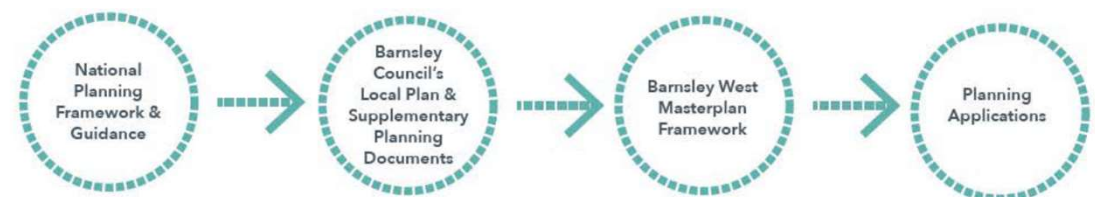
- The National Design Guide, 2019
- Building for a Healthy Life, 2020
- The Future Homes Standard
- Putting Health into Place
- TCPA Practical Guides
- Urban Design Compendium, Second Edition - English Partnerships and the Housing Corporation, 2007
- Safer Places: The Planning System and Crime Prevention ODPM, 2004
- By Design - Urban design in the planning system: towards better practice - Commission for Architecture and the Built Environment (CABE), 2000
- Manual for Streets - Department for Transport, and Community and Local Government, 2007

Building for a Healthy Life

Building for a Healthy Life (BHL) is the latest edition of - and new name for - Building for Life 12 (BfL 12). BHL updates England's most widely known and used design tool for creating places that are better for people and nature. The original 12 point structure and underlying principles within BfL 12 remain at the heart of BHL and have been adopted across the 3 new headings – Integrated Neighbourhoods, Distinctive Places and Streets For All - each comprising 4 considerations which cover the qualities of successful places and how these can be best applied to the individual characteristics of a site and its context.

National Model Design Code

The National Model Design Code provides detailed guidance on the production of design codes, guides and policies to promote successful design. The document sets out clear design parameters to help local authorities and communities decide what good quality design looks like in their area. The National Model Design Code expands on the 10 characteristics of good design set out in the National Design Guide.



03. [Visions for the Development]

3.1 The Vision for the Development

3.1 The master plan states the vision for the whole MU1 site is ‘to provide a new sustainable community, combining high-quality new homes with new jobs, facilities and open space, available to new and existing residents - to enjoy for living and working.’

3.2 The site plays an essential role in providing housing and employment for Barnsley over the next 15 years. It is strategically located for a high-quality, sustainable, mixed-use community and will act as an urban extension to Barnsley.

3.3 Our site is located at the front of the allocation fronting Barugh Green Road and leads the way into the remaining site. As part of our vision for the site we aim to

- make the best use of the land;
- provide a high standard of design;
- deliver high quality homes;
- help create a modern place which is landscape led;
- deliver a permeable road layout which provides links into the wider masterplan area;
- deliver axial views looking north-south through the site;
- provide pedestrian and cycle links within the proposed open space.

3.4 The Avant Homes site is under separate ownership to the remainder of the MU1 allocation with the site being able to be potentially delivered as an initial phase of the overall master plan. It presents the opportunity to produce a character area with its own distinctiveness whilst establishing key connections alongside the wider MU1.

3.5 The built environment and how Avant Homes propose to interact with it has a profound effect on our quality of life whether it is our working, living or recreational environment. Well designed places ensure variety and ease of use for all members of the community.

3.6 The proposals have been developed and take regard of CABE’s publication The principles of Inclusive Design (CABE 2006) which sets out 5 key principles:

Inclusive design places people at the heart of the design process

Inclusive design acknowledges diversity and difference

Inclusive design offers choice where a single design solution cannot accommodate all users

Inclusive design provides for flexibility in use

Inclusive design provides buildings and environments that are convenient and enjoyable to use for everyone.

3.7 These key principles should lead to development that is inclusive, responsive, flexible, convenient, accommodating, welcoming and realistic.

3.8 The proposed residential development offers choice and variety for all groups within the community and aims to appeal to a multitude of people with differing lifestyles and social backgrounds. The housing types are designed with a flexible approach to varying lifestyle choices and provide a sound base for future adaptation.

3.9 The built form provides a clear distinction between public and private space, with the use of clear boundary treatments utilising varying materials. Corners and vista stops have also been carefully considered to assist with way finding and ease movement and create the sense of a distinctive environment.

As part of the vision for this new development Avant Homes aim to:

- make the best use of the land
- providing high standards of design
- delivering high quality homes
- creating a modern place which is landscape led
- deliver a permeable road layout which provides links into the wider masterplan area
- deliver axial views looking north-south through the site;
- provide pedestrian and cycle links within the proposed open space.

3.4 The Avant Homes development falls under separate ownership to the remainder of the allocation land and the site can come forward and deliver an initial phase of the master plan. The scheme presents the ideal opportunity to produce a scheme with character through its own distinctiveness alongside the wider MU1.

The site is directly located off Barugh Green Road, Barnsley South Yorkshire, being approximately 8.6m east of Barnsley town centre and forming part of the wider (MU1) allocation within the Barnsley Metropolitan Borough Council Local Plan.

The gross site area extends to 11.79 acres and is relatively rectangular in shape. It is currently used as agricultural grazing and has well defined boundaries. Existing hedgerows form the northern, western and southern boundaries with Claycliffe Avenue residential estate being located to the east.

The application parcels existing site slopes from south to north towards Barugh Green Road as well as sloping down towards the western boundary. The site is bounded by existing commercial use to the north, residential dwellings to the east, and bounded by the MU1 land allocation to the West and South.

The wider MU1 allocation being allocated for mixed use development in Barnsley’s Local Plan and will provide around 1,700 new homes and 42 hectares of employment land whilst also providing the following in brief:

- a new primary school
- small scale convenience retail and community facilities
- brand new infrastructure, including an access link road
- open green space with wildlife corridors and key pedestrian footpaths and cycleways.

The site is currently greenfield in nature having been used predominantly for agricultural use, comprising grassed fields used as grazing pasture. Historical OS maps dating back to 1855 show the site to have remained undeveloped throughout its history.

Around 2.6 ha in the west was subject to opencast mining in the early 1950s. Within the opencast area deep made ground is envisaged (up to c. 12m) of variable composition which is likely to contain oversize material.

4.0 [Site Context Appraisal]

4.0 Site Context Appraisal

4.1 To ensure the development achieves physical, social and economic integration, an assessment of local facilities and movement patterns has been undertaken and is described within the Avant Homes Design and Access Statement.

4.2 For the wider site allocation the context has been researched thoroughly for the master plan and it was decided where best in the new site to locate the residential, commercial and educational aspects. Our parcel has been allocated for housing with some public open space and green corridors provided alongside this.

4.3 Our proposals will sit within the existing and also proposed context. The new houses will relate well to the existing residential estate adjacent to the site.

4.4 The application's access strategy into the wider MU1 site for both pedestrians and vehicles has been largely impacted by the emerging proposals by Strata, and in particular the required cut and fill exercise. As such, the current application proposals have been amended to reflect this emerging position.

4.5 The plan below outlines the initial Strata proposed master plan, which cuts off our site from the rest of the MU1 allocation.



4.6 The local area to the north and west of the site comprises of predominantly well-established commercial and residential development that has differing approaches to style, appearance, scale and space around buildings and dwellings.

Although there is no specific or dominant single architectural style within the local area, generally the key characteristics to residential properties are:

- 1 and 2 storey dwellings with limited areas of three storey residential development .
- Medium areas comprising of detached or semi-detached housing.
- There is a small amount of terraced housing located within the area.
- Within the locality there is a small proportion of bungalows (Claycliffe Avnue and St Johns Avenue) which are set back from the road with gardens and / or driveways.
- Detached and semi-detached properties are set back from the main road with front gardens and / or driveways.
- Varied in approach to elevation style however traditional materials such as brick, render with flat or profiled tiled roofing in varying colours are generally used.

4.6 The most widely used roof form in the area being a simple pitched roof covered in clay or concrete pantiles. These tiles vary slightly in scale and form reflecting the variety of sources used to build up the characteristic roofscape of the settlement. Immediately surrounding the site, the roof materials are varied with hip roofscapes and some protruding gable details to offer variety to the street scenes.

4.7 The boundary treatments of hedges, walls and fences create a range of different characters to individual streets throughout the area. Properties are set back from the street scene at various depths.

4.8 Parking is predominantly on plot, serviced from the road with some detached garages private driveways and on street parking.



5.0 [Quantum of Development]

5.0 Quantum of Development

5.1 Avant Homes propose to deliver in total 155 new build dwellings which comprises of 18 no 1 beds, 58 no two beds, 49 no three beds and 30 no four beds. The house types meet the internal space requirements of the South Yorkshire Residential Design Guide with bungalow dwellings affording M4/3 compliance.

5.2 The nett density of the scheme broadly accords with the Local Plan Policy and makes the most efficient use of the sites key developable area. The site plots at 18 dwellings per acre with a coverage of 15,581ft² per acre.

5.3 The quantum of development is appropriate for this parcel of land and ensures that landscaping accords with the master plan vision.

5.4 Feature node and gateway buildings provide focal points and vista stops at key junctions within the development. All new dwellings face onto the street with articulation of corners achieved by the use of distinctive materials, and additional windows to habitable rooms which ensure that blank gables to the street are avoided. This assists in pedestrian way finding through the scheme and the creation of a sense of place. Dual aspect dwellings have been introduced to ensure all elevations make a positive contribution to the street scene, public realm and highway junctions.

5.5 For a development to be truly permeable and legible it is important that all the spaces within the development are clearly defined as public or private. Ambiguous spaces which could be either can cause confusing spaces within developments.

5.6 There is added value for the residential dwellings to face public open space where possible. This creates an attractive outlook and a focal point for way-finding.

5.7 The layout has been designed to accord with the Council's separation distances in order to create a quality environment for future and existing occupiers. The layout is respectful to existing residents and creates adequate separation.

5.8 The scheme also meets the garden size requirements stated within the South Yorkshire Residential Design Guide; 50m² for two bedroom properties and 60m² for properties with three or more bedrooms.

5.9 Parking is in curtilage for the majority of dwellings and follows the principles of manual for streets. An element of up-front parking has also been proposed. Parking provision meets the requirements of Barnsley Council.

5.10 Side parking is used to reduce the widths of adjoining footway crossings, which can be both unsightly and detrimental to pedestrian and cycle safety.

5.11 Individual parking bays are generally just set back from the building line to allow ease of access. The visual impact of parking on the street will be broken up by limiting this to small groups of bays. These groups will be separated by planting and street trees.

5.12 Our parking provision meets the Council's requirements of which states 'generally, no more than four consecutive plots are to have the same parking solution.

5.13 The positive effects of on street parking within this scheme is that it adds activity to the street and is typically well overlooked. It also provides improved security, whilst acting as a useful buffer between pedestrian and moving vehicles.

5.14 It is noted that the MU1 masterplan identifies vehicular links through the application site into the wider MU1, and Policy GD1 seeks to ensure vehicular access into adjacent land. However, the emerging MU1 proposals prepared by Strata include a steep bank which runs adjacent to the application site's west and southern boundary. This bank is at a gradient of 1:3 and as such it is not possible to provide vehicular links into the wider MU1.

As such, the site layout reflects this and has a road network which links into the existing road infrastructure but, for the reasons set out above, does not have any wider vehicular connections into MU1 although cycle and footway connectivity has been incorporated.

5.15 Without the ability to provide vehicular connections from the wider MU1 the proposed vehicular access from Barugh Green Road is crucial in providing a suitable access into this parcel of the MU1 allocation.

House Type	Proposed Application No.	Proposed Application Mix
1 Bedroom	18	18%
2 Bedroom	58	58%
3 Bedroom	49	49%
4 Bedroom	30	30%

6.0 [Public Realm]

6.0 Public Realm

The Public Realm

6.0 The application site is located within an area identified as 'Glades and Greens' by the landscape framework of the Design Code.

6.1 Within our scheme we are providing three main areas of open space. One will be provided along Barugh Green Road which will comprise a planted orchard and path routes through the open space along with benches to enable relaxation. Wildflower mixes along with bulbs will enable an ecological rich area to be enjoyed by all.

6.2 A second strip of open space is provided north to south along our proposed spine road which will provide a separate cycle and pedestrian route through the site. Semi-mature trees will be planted along this route to ensure it is an attractive route for all.

6.3 The third area is provided in the centre of the site to the west, which is described in the masterplan as a heartspace. There will be a LAP provided in this area. The LAP will be informal, immersive and contain sensory play. The space will encourage play and social interaction and is located next to a pedestrian route.

6.4 Alongside this, the landscape masterplan proposes street trees and other soft landscaping features to break up the street scene and provide attractive routes through the scheme and between each area of open space.



Landscape proposals denoting public realms

7.0 [Character Styles]

7.0 Character Styles

7.0 The purpose of the node, gateway and heartspace buildings are to provide an architectural language that subtly differs from other buildings creating distinctive spaces and moments within the townscape. Through doing so, they provide the opportunity to create a sense of arrival and act as navigation points throughout the development.

7.1 The application site is located within the 'Community Hub' character area. The application proposals have sought to deliver the key characteristics which define this character area. This achieves the requisite delivery of dwellings fronting onto open space and the inclusion of gateway buildings.

7.2 The road hierarchy has been designed to be more 'grid' like and provides an easily readable layout throughout the development and into the wider context area. The net density of the scheme is considered to be appropriate for this character area and affords the most effective use of the land shape, constraints and form.

7.3 There are opportunities within the proposed landscaping areas to deliver the landscaping palette for this character area. This will be denoted within the accompanying Landscape Masterplan and further detailed landscape proposals.

7.4 It is noted that the masterplan identifies a potential 'edge parameter' along the eastern boundary of the application site. The masterplan text states that proposed dwellings within edge parameters should be set lower than existing dwellings where possible. Given that the site level in this area is the same as the adjacent existing properties it has not been possible to deliver an edge parameter in this area in full although single storey bungalows have been plotted fronting Claycliffe Av. Any proposal to lower levels and set dwellings back would significantly impact on the scheme layout and sterilize a large part of the site.

7.5 Gateway buildings are located at the entrance of the site to guide you into the development. Gateway buildings are described as 'key primary buildings at the entrances to create a gateway arrival'. The buildings we are proposing at the entrance have gabled roofs and rendered feature walls to make them more distinct from the other properties. They will act as navigation points into and through the development.

7.6 Our approach to the materials palette has taken in to consideration the Design Code figure 11.28. Lighter bricks will be used to face the heartspace and along the POS spine that runs north to south, rendered properties will be the gateway properties with the remainder being red brick. Grey/Terracotta/Red roof tiles will be used throughout the development.



A detailed materials palette is included within the main application documents, including a range of brick and tile materials that are reflective of the location and that can provide an appropriate colour palette for this edge of the urban area location.

The materials used for this development will be a matter to be dealt with through the course of the application. However, it is acknowledged that there is a need to be consistent with the area and pay homage to the existing and approved dwellings located within the proximity of the site. As such, a complementary mixture of brick finishes has been proposed to all dwellings. These finishes are included in the drawing key and materials plan included within the application submission.

- Red facing Brick
- Multi Brick
- Buff Brick
- Render – Off-white

These finishes have been appropriately varied across the site to create a diverse, contrasting identity between dwellings which helps to create individual sense of place and ensure intrigue and interest across whole street scenes

The materials have been set against a carefully selected palette of roofing materials which again draw from the existing area material palette.

All rainwater goods are proposed in black uPVC. Similarly all windows will be double Glazed, white uPVC with feature fenestrations to all principle elevations to enhance character and identity of the development.

Porches and Entrance Canopies will employ similar finishes to all roofs and provide articulation to the elevations.



7.0 Character Styles and Appearance



STREET SCENE A-A 1:200 - View Towards Barugh Green Lane



STREET SCENE B-B 1:200 - View Fronting Primary Avenue



STREET SCENE C-C 1:200 - View Fronting Barugh Green Road - Open Space



Street Scene Key

8.0 [Health and Wellbeing]

8.0 Health and Wellbeing

Health and Wellbeing Framework

8.1 The built environment has long been recognised as an important factor towards health and wellbeing. Encouraging physical activity and a healthy lifestyle is one of the most impactful measures that can be taken to reduce chronic diseases, obesity and mental ill health.

8.2 The layout provides a landscape-led scheme that promotes a strong connection for the new dwellings to the proposed open spaces. Primary spaces are designed to face out on to the landscaping wherever possible.

8.3 The layout seeks to engage the local community by providing a series of spaces which are connected through the provision of attractive pedestrian links set within landscaping. These spaces are aimed at providing year-round usage and meeting the needs of all residents. These areas include the proposals for extensive tree planting provided adjacent to Barugh Green Road for all to use, generating a sense of place and identity for the developments frontage. The pedestrian/cycleway that run through the site are set within areas of open space which provide informal areas to play and socialise. A secondary heart space has been incorporated into the scheme which will provide a mutli-functional use with the inclusion of seating providing a place to meet and hold community events.

8.4 The scheme also provides pedestrian connections into the adjacent housing of Claycliffe Avenue and Mawfield Road, encouraging connectivity and permeability into the MU1 masterplan area, encouraging existing residents to access the proposed green and landscaped areas.

8.5 Cycling and walking are encouraged through the layout with separate pedestrian routes provided through the site. A cycleway is provided running south through the site providing connection to the existing network. These routes are proposed within attractive, landscaped corridors which will promote their use providing credible and dedicated connections. In accordance with the Masterplan wider pedestrian connections are proposed into Barugh Green Road and Claycliffe Avenue which creates permeability and increases opportunities for existing residents to access the new facilities and amenities the application site and MU1 will offer.

8.6 There are opportunities to incorporate street furniture along the main shared cycle pedestrian route to allow for people to socialise and use the opportunities for informal play.

8.7 The layout has been designed with security and surveillance in mind. All public areas which could be used as places to meet, socialise or play are well overlooked with dual aspect properties used on corners to ensure an active frontage throughout. The proposed landscaping for the scheme doesn't create hidden spaces or restrict views which could lead to anti-social behaviour but rather allows for views through the scheme.

8.8 The use of locally sourced, sustainable, re-used or recycled building materials and aggregates will be used in the construction of the development where practicable. Our proposed dwellings are designed to achieve high levels of energy efficiency, by using our fabric first approach and maximising efficiency of the building. This is coupled with an efficient heating, ventilation and lighting strategy and each new plot is air tested to ensure strict air tightness requirements are adhered to. Combinations of high fabric performance and good natural day lighting within the proposed development will create significant benefits in terms of reduced electrical use for lighting, and reduced space heating consumption, as a result of maximising solar gains.

8.9 A sense of place and identity will be created by the new development with houses relating well to the proposed open space and the existing surroundings. A distinctive design will be followed throughout with all houses relating well to one another.

8.10 The site does not currently contain many features which provide any inspiration or sense of place, apart from the retained oak tree on the north east boundary. The landscape proposals are based upon the principles of the masterplan and will begin to generate a sense of place which the MU1 is seeking to deliver.

9.0 [Landscape Opportunities]

9.0 Landscape Opportunities

Public Open Space

9.1 The wider Landscape Framework within the Barnsley West Design Code has shown the development site to be part of the Glades and Greens landscape type. In response to this the layout of the development has been designed to provide a generous area of informal Public Open Space along the frontage of Barugh Green Road. Avenue planting along the road frontage will create a strong sense of place and, along with feature entrance planting, a sense of arrival into the development. Large semi-mature trees will be planted to create instant impact. Hedging along the pavement to the north of the site will enclose the space and screen the main road from the interior of the development. In line with the Landscape Framework, two areas of orchard tree planting have been included within the POS, with wildflower meadow sown underneath. The meadow and fruit from the trees will be an excellent food source and habitat for wildlife, as well as well as providing a community resource for residents to use. The rest of the mown grass area can be used for informal play, dog walking etc.

9.2 The Landscape Framework also identifies the requirement for pedestrian and cycling links through the development from Barugh Green Road to the future developments to the south. In line with this, a wide cycling and pedestrian route has been provided along the main north/south spine road. This is set within a generous landscape corridor and is separated from the road by a knee rail and tree planting. This provides cyclists and pedestrians with a pleasant, safe, off road route through the development, linking to future developments. Trees will be planted at regular intervals either side of the path to create a distinctive 'boulevard' character to this route.

Plot Landscaping

9.3 Tree and evergreen hedge planting are used within the private curtilage of the properties to provide structure and create privacy for the residents. Different species and sizes will be used to define the character areas and street hierarchy.

9.4 A mixture of shrub and herbaceous species will be planted within front gardens to create texture, colour and year round interest. The character areas and street hierarchy will be further emphasised by the colours of flowers and foliage of the species selected for different areas. A variety of flowering species will be incorporated to encourage insects and birds.

LANDSCAPE DESIGN STRATEGY

Careful consideration has been given to the landscape design, providing landscaped streets and planting which defines private and public spaces. The chosen species will be native to this part of the country and will blend into the local landscape.

LANDSCAPE AND THE PUBLIC REALM

The landscape proposals seek to retain and enhance the existing landscape resources where possible, whilst creating an attractive and high-quality landscape that offers diverse wildlife habitats and recreational opportunities.

The scheme has been designed to respect the existing landscape, topography and ecology of the site.

PLOT FRONTAGES

Plot boundaries are reinforced with evergreen and deciduous hedge planting to the front of plots, between plots, along exposed side gables and screen walls to clearly de-fine private space, whilst adding value; softening the street scene, creating visual and sensory interest, and improving the air quality and microclimate. A combination of low maintenance shrub planting and mown lawns to dwellings which have front gardens creates a high-quality landscape with seasonal interest.

A detailed landscape masterplan is included overleaf and forms as part of the application submission package and is extracted below.

9.0 Landscape Masterplan



10.0 [Sustainability Opportunities]

10.0 Sustainability Opportunities

Sustainability

10.0 The NPPF sets out a presumption in favour of sustainable development. The application site is within a sustainable location and is within walking distance to public transport links and local services and facilities.

10.1 The application proposals includes large areas of open space which offer the opportunity for landscaping and planting which minimises the ecological impacts of the scheme. The scheme incorporates footpaths and cycleways within the proposed landscaping promoting the reduction of car dependency. The accompanying Energy Statement provides details of the schemes approach to energy efficiency.

10.2 Street trees placed throughout the development will aid in climate change mitigation, projecting shade onto the buildings and limiting the heat island effect.

10.3 Given the size of the Site and the low habitats already present, there is significant scope to enhance / create meaningful ecological features.

The key ecological opportunities here relate to providing habitat which can add to the Site’s established green infrastructure with new trees, attenuation basins, drainage ditches, hedgerows and tree lines.

The existing drainage ditch could be enhanced through reprofiling and planting with additional species. The attenuation basins could also have the opportunity to create wetland areas. The existing hedge line to the West could be enhanced through thinning and planting with new native understorey and canopy species.

Within areas of Public Open Space (POS), wildflower seed mixes could be utilised over amenity mixes, with new species-rich native hedgerows and native tree planting throughout. The new Sustainable Drainage System (SuDs) could be ecologically designed. Installing roosting or nesting features on new buildings will also be beneficial. New boundaries and gardens should be made permeable to hedgehogs. Opportunities for ecological enhancements are identified within the ecological reports and will be progressed as part of the detailed development proposals.

Existing biodiversity assets will be preserved wherever possible including those trees indicated as being retained. New planting within the site will use native species and of local provenance that will encourage wildlife. Where hedgerows are included within the detailed design, these will be protected and supplemented with new planting where appropriate to ensure the biodiversity value of these features is maximized.

10.4 The use of locally sourced, sustainable, re-used or recycled building materials and aggregates will be used in the construction of the development where practicable.

10.5 Avant Homes take our responsibility for minimising our impact on the environment seriously and are continually looking at ways to improve the efficiency of our homes. We aim to reduce the carbon emissions of our new homes by 75-80% from 2025, when compared to homes that are built under the current Building Regulations (2019).

Avant new homes are much more environmentally friendly compared with most of the existing housing stock, achieving an EPC rating of B or above. We are replacing some current technologies with low-carbon alternatives to improve heat and hot water systems. Heat loss is also being reduced by using high-quality building fabric, compliance with triple glazing standards, use of wastewater heat recovery, flue gas heat recovery boilers, and heat pumps

Our dwellings are designed to achieve high levels of energy efficiency, by using our fabric first approach and maximising efficiency of the building. This is coupled with an efficient heating, ventilation and lighting strategy and each new plot is air tested to ensure strict air tightness requirements are adhered to.

Avant Homes energy efficiency is helped by the following:

- Fully Compliant with current 2021 Building Regulations.
- Improvement on required U-Values. Including Fabric First efficiencies.
- A rated appliances (when fitted).
- A rated boilers with weather compensators and zone controls.
- Photovoltaic Roofing Panels.
- 100% energy efficient lighting.
- Electric vehicle (EV) chargers.
- Water consumption of 100 lppd (Building Regs 125 lppd).
- Air permeability leakage target at 4 (Building Regs 10).
- Positive Input Ventilation systems.
- Reduced site material, energy and prefabricated components (ie. Smart roofs structures and porch canopies).

10.6 Combinations of high fabric performance and good natural day lighting within the proposed development will create significant benefits in terms of reduced electrical use for lighting, and reduced space heating consumption, as a result of maximising solar gains.



11.0 [Summary]

11.0 Summary



Typical Avant Homes CGI Street-Scene



Proposed Site Layout.

This Design Code Compliance Statement has demonstrated how the design of the site accords with relevant national and local planning policy and design best practice in relation to full planning applications.

By following an established set of design principles, the scheme blends a variety of dwelling types with good permeability, strong links to public transport, safe and secure access to public open space and a good variety of built form which is reflective and complimentary to the existing built form within the locality.

The careful consideration of the structure, massing, streetscape, landscaping and materials ensures that the development is in context with the adjacent area, creating an attractive, distinctive and aspirational scheme.

These elements will ensure the creation of a pleasant environment to live.

Summary of development

Number of Dwellings: 155 dwellings
Dwelling Type: Detached, Semi Detached, Terraced
Bedroom Range: 1, 2, 3 and 4 bedroom houses and 2 bedroom bungalows and maisonettes