

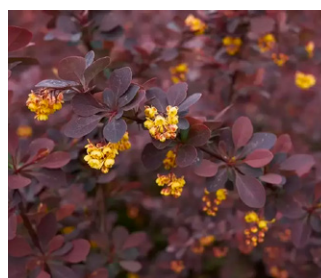
BOUNDARY TREATMENTS

- 3.27 The development will include a range of different boundary treatments to help distinguish between public and private spaces. For example, 1800mm high close boarded fences will be used to define the rear boundaries of properties. Where these face onto public spaces, 900mm high brick walls with 900mm close boarded timber fence are proposed to improve the appearance of the street scene.
- 3.28 Elsewhere on the site, 450mm high knee rail fences are proposed to define public spaces. Soft landscaping treatments such as native hedgerows are also proposed to help define the public and private realms. For full details please refer to the Landscape Masterplan and Boundary Treatment plan submitted with this application.



SECURE BY DESIGN

- 3.29 The orientation of proposed houses provide natural surveillance from the doors and windows overlooking the streets, pedestrian routes and open spaces. This will encourage activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.
- 3.30 In forming the design proposals, the following key attributes have been included:
- Buildings have been generally orientated to back onto existing properties with appropriate separation distances, to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings;
 - Open space is overlooked by proposed properties;
 - The ownerships and responsibilities for external spaces will be clearly identified through boundary treatments and the proposals facilitate ease of maintenance and management;
 - Natural surveillance is promoted wherever possible;
 - Architectural details which promote natural surveillance and the active overlooking of spaces are included in the detailed design of dwellings; and
 - Landscape proposals that include thorny species to reduce access.



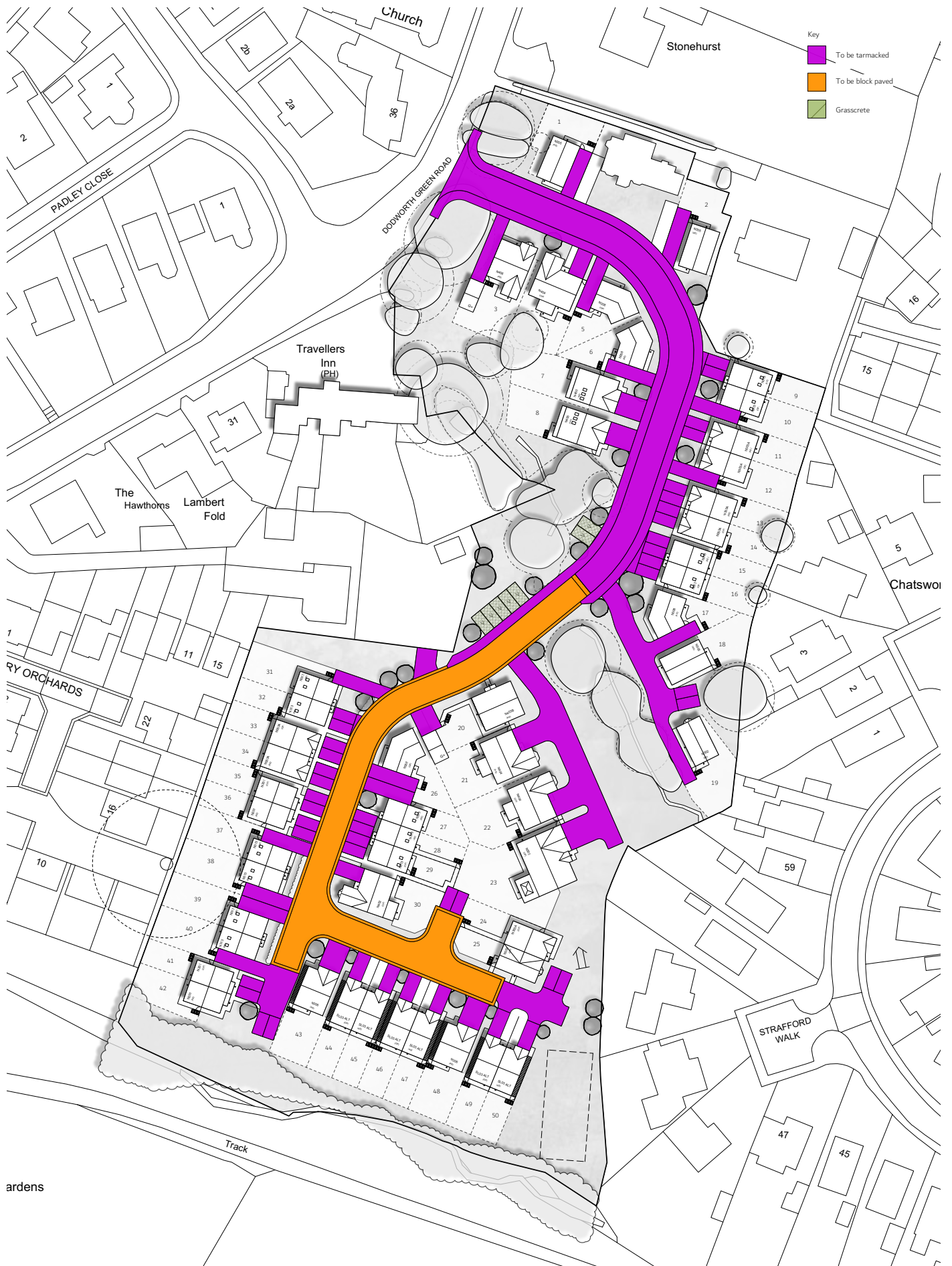


Figure 12: Surface Treatments Plan

STREETS AND MOVEMENT

3.31 Three main street types are proposed:

Main Street

3.32 The main street forms the main vehicular access into the development. The carriageway is 5.5m wide with a 2m footpath either side. The main street will be set out in tarmac.

Secondary Street

3.33 The shared surface area provides a break in materiality and is designed for low vehicle speeds as the space is to be shared equally for drivers, pedestrians and cyclists. It will have an overall width of 6.7m. These will be surfaced in block paving.

Private Drive

3.34 Private drives will provide direct plot access to a limited number of dwellings and will be set out in tarmac.

PARKING PROVISIONS

- 3.35 Well-designed parking is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or the streetscene. It incorporates green infrastructure, including trees, to soften the visual impact of cars, help improve air quality and contribute to biodiversity. Its arrangement and positioning relative to buildings limit its impacts, whilst ensuring it is secure and overlooked. (Paragraph 86, National Design Guide 2021)
- 3.36 A blend of parking types has been provided across the site. Where frontage and side parking are proposed, these are punctuated by soft landscaping to help soften the appearance of parked cars. A total of 113 parking spaces have been provided within the proposed layout as a combination of front and rear spaces. Where necessary, appropriate landscaping proposals will be integrated to break up the appearance of parked cars. Proposed garages will be constructed to ensure that 6.5m x 3m internal dimensions are achieved.
- 3.37 A key aspect of the scheme was to ensure the provision of parking was suitable to discourage bad behaviour such as kerb mounting. Cars parked on kerbs spoil the streetscene and cause safety issues with regards to access for refuse and emergency vehicles.





Figure 13: Green Infrastructure Plan

GREEN INFRASTRUCTURE

- 3.38 As highlighted on the Green Infrastructure Plan, the site includes for a vast amount of tree retention, new meadow grassland and wild flowers, as well as shrub and scrub planting to boost the biodiversity benefits of the scheme.
- 3.39 The amount of hardstanding within the development has been kept to a minimum to reduce drainage issues in the future. The new green and blue elements of the scheme are designed to contribute to the attractiveness of the scheme whilst enhancing existing habitats for local wildlife. This sensitive and harmonious approach will combine to create a development where new residents have a closer relationship to nature and the surrounding local landscape.
- 3.40 Hedgerows have been proposed to front gardens wherever possible. This offers multiple benefits. Once established, the hedgerows will create a clear definition between the public and private realms within the development. They will also create wildlife corridors, further boosting the ecological benefits of the scheme.



HEALTH AND WELL-BEING

- 3.41 The existing watercourse running through the site is retained and incorporated into the scheme. The outward facing homes either side of this feature will create a safe and attractive element within the proposals. Tree retention and enhanced planting and will boost biodiversity with the aim of introducing a harmonious area of the new development for people to relax.
- 3.42 Dwellings actively front onto public spaces such as streets and open spaces. This provides natural surveillance and provides a sense of security for residents, helping to improve mental health and well-being.





Figure 14: Storey Heights Plan

SCALE AND DENSITY

- 3.43 It is proposed that building heights across the site range between 2 storey and 2/3 split level in height.
- 3.44 50 units are proposed on 1.86 Ha of land (1.9 Ha which includes the Fieldhouse property). This equates to a gross density of 27dph and is considered entirely appropriate for the character of the local area, especially when considering the technical constraints faced by the development team.

STREETSCENE A-AA



STREETSCENE B-BB



STREETSCENE C-CC



Figure 15: Indicative Streetscenes

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SUMMARY & CONCLUSIONS



4.1 Newett Homes are applying for Full Planning Approval for the proposed development at land off Green Road, Dodworth, Barnsley.

4.2 The proposals have been developed following detailed technical surveys of the site and through consultation with the Council.

4.3 Newett Homes propose to create a new, high quality residential development of 50 new homes. The existing features within the site are being respected and retained where possible to create a sympathetic scheme which utilises valuable assets to deliver a new development that contributes to the local character and setting of Dodworth.

4.4 The following conclusions have been made in relation to the proposed site:

- Access is provided off Green Road to the north west of the site. The existing wall will require works to allow access and create an attractive gateway to the development. Some tree removal is also required to create safe access. Tree losses will be mitigated through the inclusion of new tree, shrub and scrub planting within the new development;
- The scheme aims to utilise the natural features within the scheme wherever possible. The enhancement of vegetated boundaries and the small watercourse will create an attractive setting for the new homes;
- An appropriate mix of homes are proposed to reflect the proud community within Dodworth;
- The appearance of the new homes will respond to the immediate surroundings and overall character of the existing settlement. Artstone and red brick will be applied and complimented with appropriate materials to create attractive streetscenes.



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HOMES



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