



NEWETT  
HOMES



LAND TO THE EAST OF  
DODWORTH GREEN ROAD

DESIGN & ACCESS STATEMENT

JANUARY 2023

## ABOUT US

Renowned for creating impressive luxury new homes in hand-picked locations across Yorkshire. Newett Homes builds luxury new homes that people will love for a lifetime.

Every Newett Homes residence combines traditional detailing with contemporary design, innovative architecture with skilled craftsmanship – supported by our highly trained staff to create luxurious homes built to the highest of standards.

*“We don’t build houses - we create homes where families of all shapes and sizes can find their happily ever after. Our exquisite homes will become the backdrop for your future treasured memories...of first steps, of golden years and every ordinary and extraordinary day in between.”*

**WILL NEWETT, MANAGING DIRECTOR**

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# 1

## INTRODUCTION



## PURPOSE OF STATEMENT

- 1.1 This report has been produced by Highstone Land & Planning Ltd. on behalf of Newett Homes and supports the Full Application to provide 51 new homes located at land off Dodworth Green Road, Dodworth.
- 1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("the DMPO"), which sets out the requirement for certain planning applications to be accompanied by a Design and Access Statement.
- 1.3 The DMPO further confirms that the role of the Design and Access Statement is to illustrate the design process which has guided the development, in particular to demonstrate the steps taken to appraise the context of the development and how the design takes that context into account. This approach is endorsed by the National Planning Policy Framework (NPPF).
- 1.4 This statement has been produced to accompany the full planning application and should be read in conjunction with the following reports:
- Plans and Details – Newett Homes;
  - Planning Case Report – Johnson Mowat;
  - Heritage Statement – MB Heritage;
  - Preliminary Ecological Appraisal Report – Whitcher Wildlife;
  - Arboricultural Report – JCA;
  - Energy Report – Award Energy;
  - Flood Risk Assessment – OEC; and
  - Transport Statement – Andrew Moseley Associates.
- 1.5 This statement follows the detailed requirements of the DMPO, which states that a design and access statement must:
- “(a) explain the design principles and concepts that have been applied to the development
  - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
  - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
  - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
  - (e) explain how any specific issues, which might affect access to the development have been addressed.”

## SITE LOCATION

- 1.6 The subject site consists of an irregular parcel of land to the east of Dodworth Green Road, Dodworth. The site is naturally divided by an unnamed watercourse, splitting the site into northern and southern parcels.



Figure 1: Site Location Plan

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SITE & CONTEXT



## SITE DESCRIPTION

- 2.1 The site measures approximately 1.86 hectares (1.9 Ha which includes the Fieldhouse property) in size and is made up of irregular shaped fields, split by a small watercourse running through the centre of the site. The site includes some mature trees and scrub vegetation to the boundaries and along the watercourse. Groundcover consists of semi-improved grassland. The site also comprises some private garden land which is being incorporated into the design proposals. The site is undulating in nature with sloping landform creating a shallow valley either side of the watercourse.
- 2.2 In respect of vehicular access, a section along Green Road has been identified as a suitable location for vehicular and pedestrian access. This will involve the removal of some trees and the part demolition of the existing wall.
- 2.3 The boundaries of the site comprise of a mixture of treatments. On the northernmost boundary, a combination of existing private gardens, residential properties and mature trees are found. There is no firm boundary in this location which will be addressed through the design proposals. The easternmost boundary consists of rear gardens associated to Low View, Chatsworth Rise and Strafford Walk. These private boundaries are varied and include some timber fencing and vegetation within the site. The southern boundary is characterised by the mature belt of deciduous trees. Beyond this is an existing public footpath. The trees will be retained as part of the proposals to respect the local character and setting. The western boundary includes the gables and rear gardens associated with the properties at Chantry Orchards. This boundary again includes an area of private garden and mature trees and scrub. A stone wall separates the north-western section of the site from Green Road.



Photo of Proposed Access Point Along Green Road (Google Streetview)

2.4 The local site surroundings are described below:

- To the north lies residential properties with large private gardens which are accessed from Green Road. Beyond this is the local centre of Dodworth along the B6099. This street includes a variety of facilities including chemist, public house, cafés and convenience stores;
- To the east lies residential properties associated with the wider settlement;
- To the south lies a watercourse, public footpath, allotment gardens and the local countryside known as Dodworth Green and Dodworth Bottom;
- To the west is Dodworth Green Road offering direct link to the high street, the Travellers Inn pub and further residential properties associated with the southern area of Dodworth.

2.5 In summary, the site comprises a modest-sized parcel of agricultural land and private gardens which is split by a small watercourse. The site is surrounded to the north, east and west by residential properties, and is physically contained by trees, scrub and built form. The southern boundary is defined by mature deciduous trees forming a strong defensible boundary to the local countryside to the south. The proposed development of the site for residential purposes is in-keeping with its context, by utilising a site that is already surrounded to three sides by existing residential development.



Photo 1: View towards properties to the north east of the site



Photo 2: View of existing homes at Chantry Orchards



Figure 2: Site Context Plan



Photo 3: View from within the site towards south eastern corner



Photo 4: View from within site towards south western corner



Photo 5: View from within the site towards properties at Chantry Orchards

## LOCAL FACILITIES AND SERVICES

2.6 The local area includes a variety of local facilities and services as highlighted at Figure 3.

2.7 Local facilities include:

- Travellers Inn;
- Dodworth Library;
- The Co-op Food;
- Cohens Chemist;
- Dodworth Medical Centre;
- Dodworth Police Station;
- Dodworth Methodist Church;
- St John The Baptist C of E Church;
- Dodworth Central Social Club;
- Thornley Arms (Public House);
- Hardware Store (Screwfix);
- Pet Care Store;
- Dodworth Miners Welfare (Sports Club);
- Health Club and Spa;
- Keresforth Primary School;
- Care Homes; and
- Various cafés and take-aways.

2.8 A network of Public Rights of Way are closely located to the proposed site, offering links to enjoy the wider landscape (shown at Figure 3).

2.9 In terms of transport services, the closest bus stop is situated approximately 80m to the north of the proposed site access. This stop provides regular buses to Penistone and Barnsley.

2.10 Dodworth Railway Station is situated approximately 500m from the proposed site. This equates to a 7 minute walk. From here, people can access Sheffield and Huddersfield with connecting services to the rest of the UK.



Bus stop located to the north of the proposed site access



Dodworth Library



Figure 3: Facilities Plan

## LOCAL CHARACTER & VERNACULAR

- 2.11 A study of the existing character and vernacular styles has provided the development team with a valuable understanding of the surrounding local area. This has allowed Newett Homes to select a materials palette that celebrates the positive features found within Dodworth to ensure that the new development creates a harmonious and sensitive scheme within the settlement.
- 2.12 In summary, the area includes an eclectic mixture of materials and features which contribute to the overall character. A combination of buff brick and stone is dominant with occasional examples of red brick providing distinctive contrast. White UPVC windows, some with window bars are prominent but again, some examples of grey and timber effect windows can be seen. Occurrences of stone heads and cills can be found across the local area. Chimneys are typical on older properties while more contemporary examples are without.





## PLANNING POLICY CONTEXT

### NATIONAL PLANNING POLICY

- 2.13 The development proposals have been formulated with due regard to the policies that make up the statutory Development Plan, and supplementary guidance together with the relevant local policies.
- 2.14 Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development.
- 2.15 The Government also places high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, providing detailed advice at Section 12: Achieving well-designed places. The contribution that good design makes to sustainable development is set out in paragraph 126, as follows:
- “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...”*
- (Para. 126, NPPF 2021)*
- 2.16 Paragraph 130 of the NPPF states that with regard to design planning policy and decision making should ensure that developments;
- a. 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;
  - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
  - c. are sympathetic to the 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);
  - d. 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;
  - e. 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; and
  - f. 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.

## PLANNING PRACTICE GUIDANCE

2.17 The NPPF is accompanied by the on-line Government resource Planning Practice Guidance (PPG). The Design: Process and Tools PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality; and
- Effective community engagement on design.

2.18 Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well-designed places and the role that early engagement can play in this.

*“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage”*

*(para. 001, PPG, ID: 26-001-20191001, October 2019)*

## LOCAL PLAN

2.19 A Planning Case Report has been produced by Johnson Mowat on behalf of Newett Homes. The following information includes a summary and the design specific Policies within the Barnsley Local Plan (January 2019):

2.20 The Barnsley Local Plan (BLP) was adopted by Full Council on 3 January 2019. The BLP replaced the Barnsley Core Strategy and Unitary Development Plan.

2.21 The BLP, Section 2 Vision and Objectives sets out that to meet its objectives it will enable the delivery of at least 21,546 homes.

2.22 Policy H1 sets out that the Council will seek to achieve the completion of at least 21,536 net additional homes between 2014 and 2033. Para 9.1 sets out a target of 1,134 dwellings per annum. A significant proportion of housing delivery is focused within the Urban Barnsley area as detailed in Policy H2 where a total of 9,070 new homes are proposed between 2014 and 2033 which is 43% of the overall supply for the district.

2.23 Policy H6 relates to housing mix and the efficient use of land. The policy seeks an appropriate mix of house type, size and tenure, together with a target density of 40 dwellings per hectare in Urban Barnsley. The policy does support lower densities where they are necessary for character and appearance, need, viability or sustainable design.

2.24 Policy H7 relates to affordable housing and sets out that developments of 15 or more dwellings will be expected to provide affordable housing. It sets out that 30% affordable housing will be expected in Dodworth, unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.

2.25 Policy T3 relates to new development and sustainable travel and expects new development to:-

- “Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists;
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document;
- Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate having regard for cross boundary local authority liaison; and
- Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate having regard for cross boundary local authority liaison. Travel plans will be secured through a planning obligation or a planning condition.”

2.26 Policy T4 relates to new development and transport safety. It requires development to have safe and secure access for all road users.

2.27 Policy D1 relates to high quality design and place making. The policy sets out the design principles and a checklist of design considerations for development proposal to consider.

2.28 Policy CC1 seeks to reduce the causes of and adapt to the future impacts of climate change.

2.29 Policy CC2 ensure sustainable design and construction is at the heart of new development in Barnsley, with a focus on minimising resource and energy consumption.

2.30 Policy CC4 requires SuDS to manage surface water drainage unless SuDS are inappropriate. The policy sets out that detailed planning applications must be supported by a detailed drainage plan and SuDS design statement.

## PLANNING HISTORY

- 2.31 The Application Site has an in-depth planning history relating to residential development. These are set out below under the relevant headings:
- 2008/1688 – Residential Development including means of access (Outline)
- 2.32 An Outline application was submitted on 3rd November 2008 for the residential development of 12no. detached dwelling, including the demolition of one dwelling. At that time, garden land was deemed to be brownfield in PPS3 and the application debate was centred on the case that this was a brownfield site.
- 2.33 The application was refused 12th February 2009, on grounds relating to the greenfield use of the site and lack of need of housing. The decision was appealed on 5th March 2009 and subsequently allowed on 30th July 2009; however a subsequent Reserved Matters application was not forthcoming and the planning permission therefore lapsed
- 2012/0162 – Residential development including means of access (Outline)
- 2.34 An Outline application was submitted on 16th February 2012 for the residential development of 51no. residential units. On 16th May 2012 the Council informed the applicant that they could not support the proposals due to highways and trees, and urged the applicant to withdraw the application. Subsequently, the application was withdrawn on 16th May 2012 in order for the outstanding issues to be addressed.
- 2012/0797 – Erection of 51 no dwellings (Outline)
- 2.35 As indicated by the withdrawal of application ref. 2012/0162, a re-submission application was submitted on 9th July 2012 for a scheme which sought to address the earlier issues raised. This application was approved on 28th March 2013; however a subsequent Reserved Matters application was not forthcoming and the planning permission therefore lapsed.
- 2016/0268 – Residential development including means of access (Outline)
- 2.36 The most recent planning application for residential development was submitted on 16th March 2016, and sought approval for 51no. dwellings on the application site. This application was approved on 4th April 2018; however a subsequent Reserved Matters application was not forthcoming and the planning permission therefore lapsed.
- 2.37 The planning history demonstrates that the principle of residential development has been accepted within this sustainable location with no technical constraints which would prevent the development of the site.

## BUILT HERITAGE

2.38 A Built Heritage Statement has been prepared by M B Heritage on behalf of Newett Homes Ltd. This report sets out an assessment of the potential impacts upon the historic environment arising from proposals for the residential development.

2.39 The statement draws upon the research and findings of the previously submitted Archaeological Desk-Based Assessment (2008) which referenced primary and secondary sources including:

- South Yorkshire Archaeology Service Sites and Monuments Record (SMR);
- Barnsley Local Studies and Archives Service;
- National Monuments Record (NMR);
- Web sources, including the Archaeological Data Service, Heritage Gateway and South; and
- Yorkshire Timescape websites.

2.40 The assessment confirms the conclusions arrived at within the previously submitted heritage assessments in that no significant impacts are identified upon the significance, within setting, of the Traveller's Inn, a grade II listed building. This conclusion has been previously accepted by the local planning authority in its consideration of previous outline planning applications.

2.41 The statement concludes that the proposals do not conflict with Framework policy or the statutory duty set out within the 1990 Act. Permission can therefore be brought forward consistent with the statutory duty and with the provisions of Policy HE1 of the adopted Local Plan.



The Travellers Inn (Grade II Listed Building)

## TREES

- 2.42 An Arboricultural Report has been provided by JCA which provides detailed, independent, arboricultural advice on the trees present, in the context of potential development. The tree survey revealed a total of 32 items of vegetation (25 individual trees, 5 groups of trees and 2 hedges). Of these, 1 tree and 1 group were identified as retention category 'A', 8 trees and 2 groups were identified as retention category 'B', 13 trees, 2 groups and 2 hedges were identified as retention category 'C' and 3 trees were identified as retention category 'U'. It is recognised that there are several trees protected by a TPO within the Application Site.
- 2.43 T3, T6 and T19 require removal as a matter of low (T3), moderate (T6) or high priority (T19) due to the defects detailed within Appendix 1 of the JCA Report. Where trees are proposed for removal, subsequent mitigation is proposed within the supporting Landscape Masterplan.
- 2.44 T9, T13, T20, T21, T23, T26 and T29 were noted to have structural or physiological defects. Although these trees were considered to be in an acceptable condition at the time of the inspection, the defects observed may lead to their early demise or render them unsafe in the future. As such, it is recommended that these trees be monitored (re-inspected and assessed) on a biennial basis to assess if their condition is still acceptable.
- 2.45 It is considered that the development can be brought forward sustainably, in line with Policy BIO1. This conclusion has been previously accepted by the Local Planning Authority in its consideration of previous Outline planning applications. The material circumstances of the site in respect of the arboricultural impacts have not altered since this determination.



Photograph of existing trees along the southern boundary

## TRANSPORT

- 2.46 Andrew Moseley Associates have provided a Transport Statement that reviews the local highway network and the accessibility of the proposed development site, assessing the impacts of the development in a local transport context. The Transport Statement demonstrates that the site is in an accessible location with good access to sustainable transport modes, in accordance with the National Planning Policy Framework (NPPF)
- 2.47 On average, across the day, the proposals could lead to one additional vehicle movement every three minutes. As such, it can be concluded that the impact of the development on the local road network will not be material, and will not lead to any severe cumulative impacts, nor adversely impact upon the existing highway safety record.
- 2.48 It is considered that the development can be brought forward sustainably, in line with Policies T1, T3 and T4. This conclusion has been previously accepted by the Local Planning Authority in its consideration of previous Outline planning applications. The material circumstances of the site in respect of the highways impacts have not altered since this determination.



View along Dodworth Green Road

## FLOOD RISK

- 2.49 OEC were appointed to carry out an assessment of the site, implement appropriate consultations and prepare a Flood Risk Assessment Report, in accordance with NPPF, to satisfy the requirements of the Planning Authority.
- 2.50 The consultations and walkover survey were undertaken in April and May 2022.
- 2.51 The assessments identified no obvious positive drainage system on the site, although land drainage may be present. Surface water run-off would clearly discharge in a northerly direction.
- 2.52 There are two watercourses within close proximity to the site, both un-named, ultimately discharging into Dodworth Dike. The first watercourse crosses the site in a north-east to south-west alignment, exiting the site centrally along the eastern boundary. The second watercourse follows the full extent of the southern boundary.
- 2.53 There are no rivers recorded within the vicinity of the site.
- 2.54 The report concludes that the site falls within Flood Zone 1, satisfying the Sequential Test. However, in order to accommodate the possibilities of flood from a catastrophic storm, overload run-off or blockage of the existing watercourse or proposed/existing drainage systems, a number of precautionary flood mitigation measures have been recommended and incorporated into the design of the proposed scheme.
- 2.55 Full details of the drainage strategy can be found in the supporting FRA, produced by OEC.

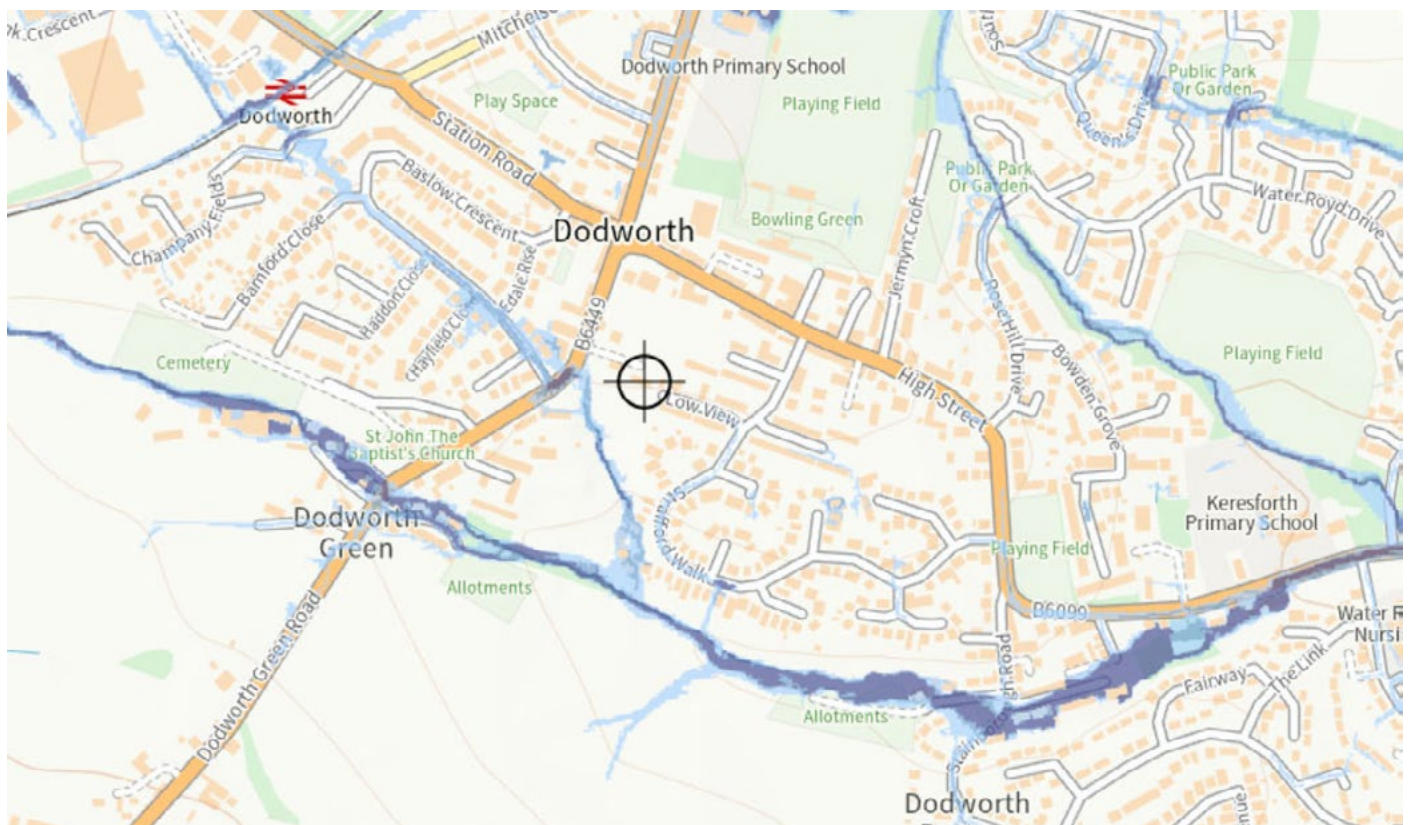


Figure 4: Environment Agency Surface Water Flood Map

## ECOLOGY

2.56 A Preliminary Ecology Appraisal has been undertaken by Whitcher Wildlife Ltd. to establish whether there are any issues that may affect the proposed works.

2.57 Following desk based research and site visits, the report suggests a number of recommendations for the site. These are summarised below:

- The line of horse chestnut trees and where possible any trees with ivy cover are retained as these provide some low potential for roosting bats;
- Any of the horse chestnut trees or trees with ivy cover that are felled to facilitate the development are soft felled and are left on the ground for a minimum of twenty-four hours before they are chipped or removed from site. This allows time for any individual bats roosting in the trees to escape;
- Transect and automated bat surveys should be carried out of the site;
- Works should be carried out outside the nesting bird season;
- Where possible connective habitat is retained around the site for reptiles, predominantly around the boundaries and along the watercourse corridors. Enhancements for reptiles should also be provided;
- Recommended control measures for the removal of rhododendron, cotoneaster and Himalayan Balsam;
- Recommended course of action to develop a landscape and ecological strategy that maximised the Biodiversity Net Gain across the site.

2.58 Full details can be found in the supporting PEA report, submitted as part of this application.



## PUBLIC CONSULTATION

- 2.59 A Statement of Community Involvement (SCI) has been prepared by Johnson Mowat on behalf of the Newett Homes to detail the community consultation undertaken in relation to the proposed residential development.
- 2.60 The consultation programme for the planning application has been developed with regard to the Council's Statement of Community Involvement recommendations. The development team have been committed to ensuring that high standards of consultation are adhered to throughout the lifetime of the project.
- 2.61 Due to the scale of the development, as well as social distancing restrictions brought in due to the Coronavirus (COVID-19) pandemic, it was deemed the most appropriate method of engagement would be via an informative leaflet drop to local residents.
- 2.62 The key aims of the consultation were:-
- To inform local residents of the proposals; and
  - To obtain feedback prior to submission of the application.
- 2.63 A comprehensive leaflet drop was made to local residents to inform them of Newett Homes' intentions to submit a planning application to the Local Authority in due course. The leaflet provided a copy of the working draft layout and encouraged any comments regarding the proposed design and layout of the proposals to be submitted. It should be noted that the scheme consulted with residents was for 50no. dwellings.
- 2.64 Details were provided for the receipt of comments by the public which could be submitted via email or on the dedicated website page.
- 2.65 Leaflets sent out to properties within the immediate vicinity of the area and those sharing a boundary with the application site on 25th April 2022.
- 2.66 A dedicated website page for the proposed development was also created. The website address is as follows:
- <https://www.johnsonmowat.co.uk/consultations/dodworth/>
- 2.67 The website went 'live' on the 25th April 2022 to coincide with the community consultation leaflet distribution. The website remains live to allow for comments to be received both before and after a planning application is submitted. The consultation leaflet has been downloaded from the website a total of 82 times, with the working draft layout downloaded a total of 128 times.
- 2.68 The website provided the opportunity for respondents to review and submit comments on the proposed development.



## CONSULTATION OUTCOMES

2.69 From the public consultation exercise a total of 13no feedback forms were received either through email or via the Johnson Mowat dedicated website feedback form. The key issues raised by residents are detailed below.

- Residents were concerned with the impact on highways safety and increased volume of traffic leading to congestion.

### **Response:**

Andrew Moseley Associates have provided a Transport Statement which reviews the impact on highways safety and increase in volume of traffic. A new priority junction is proposed in the north western corner of the site, ensuring suitable visibility splays can be achieved. This has been established within previous planning approvals, with the Local Highway Authority confirming that the proposed development can be brought forward with no significant impact on highways safety.

On average, across the day, the proposals could lead to one additional vehicle movement every three minutes. As such, it can be concluded that the impact of the development on the local road network will not be material, and will not lead to any severe cumulative impacts, nor adversely impact upon the existing highway safety record.

- Residents had raised concerns with impact on privacy and impact on the visual amenity of neighbouring properties.

### **Response:**

The proposed dwellings all meet the minimum separation distances as set out in the Design of Housing SPD (May, 2019). The proposed quantum of development has already been established as acceptable in principle from the several historic Outline planning consents.

- Residents were concerned in relation to the ecological implications of the residential development of the site.

### **Response:**

The Barnsley Local Plan requires a net gain in Biodiversity to be achieved in order for the development proposals to be deemed acceptable. This will be achieved on-site through high quality landscaping and retention of landscape features which hold a high ecological value. Any loss in biodiversity will be compensated by off-site mitigation or commuted sums as appropriate to ensure net gain is achieved off-site.

- A resident questioned the ability to gain the required visibility splays without removing trees covered by Tree Protection Order.

**Response:**

As with previous consents, the proposed development requires the removal of a TPO'd tree to allow for acceptable visibility splays to be achieved. This has been established as acceptable through previous planning consents, and full details of mitigation for tree loss is provided within the supporting landscape masterplan.

- Several residents raised concerns with regards to the capacity of local infrastructure.

**Response:**

The supporting Transport Statement confirms that the Highways Infrastructure has the capacity to accommodate the additional traffic flows. Furthermore, Dodworth is a sustainable location in Urban Barnsley with good access to sustainable transport methods. Any contributions required to benefit local infrastructure will be secured by the Council through a Section 106 agreement.

- Residents have raised concerns about the drainage systems and how they will cope with the additional stress.

**Response:**

A Flood Risk Assessment has been provided by OEC which details the proposed surface water and foul drainage systems. The proposed surface water drainage system shall be restricted to the agreed discharge rate with appropriate attenuation for a 1 in 100 year storm plus climate change event incorporated into the design, prior to discharge to watercourse. Foul water domestic waste shall discharge to the 300mm diameter public combined sewer recorded to the south of the site.

- Residents expressed concerns of local schools and services capacity to accommodate additional residents.

**Response:**

There are two Primary Schools within Dodworth (Keresforth Primary and Dodworth St John The Baptist C Of E Primary), with further options for Primary and Secondary education within Barnsley Town Centre. Any issues with capacity at local schools will be addressed via contributions for expansion secured via Section 106. Dodworth is within Urban Barnsley, where it is considered there are the highest provision of services / facilities and there are a wide range of options for sustainable travel to access these services.



Figure 5: Opportunities and Constraints Plan

## SITE ANALYSIS

- 2.70 Following a detailed assessment of the site and its surrounding context and planning policy, a number of opportunities and constraints have been identified. These are outlined on this page and illustrated in the Opportunities and Constraints plan opposite. These findings have formed the basis for the detailed design proposals for the site.
- 2.71 The design team have approached the site with positivity and optimism and have sought to view traditional constraints as opportunities to develop the site in an innovative way.

## CONSTRAINTS

- Mine adit;
- Existing mature trees (TPOs) and vegetation;
- Levels;
- Relationship between neighbouring properties;
- Site access;
- Offsite pump station;
- Existing watercourse; and
- Area needed for drainage.

## OPPORTUNITIES

- Existing trees providing screening and contributing to local character;
- Existing watercourse providing a local blue feature within the site;
- Nearby PRow network;
- Areas for enhanced biodiversity;
- Creation of attractive gateway into the development off Dodworth Green Road;
- Landform offering opportunities for specialist housetype design (Split Level); and
- Sustainably located with links to local services and facilities.

## DESIGN EVOLUTION

- 2.72 As previously stated, the site was subject to an Outline Application in 2012, gaining approval in March 2013.
- 2.73 Figure 5 illustrates the Planning Layout that was produced by JRP and submitted by Dacres Commercial.
- 2.74 The layout identified the access position along Dodworth Green Road and included a central spine route to gain access to the southern parcel of the site. Shared surfaces and private drives were applied in a traditional manner to access the new homes.
- 2.75 The proposed plots backed onto the existing boundaries of the scheme to utilise the majority of the site.
- 2.76 The illustrated density of the development is considered to be appropriate for this particular site. The urban grain results in lower densities towards the southern portion of the site. This is a sensitive approach to the adjacent countryside and lower density of housing seen along the southern extent of Dodworth.
- 2.77 The scheme retained most of the existing trees, including those along the watercourse through the middle of the site. Subsequent ground investigations, carried out by Newett Homes have identified that an offset and some regrading of the landform is required in this particular area. This approach will result in some tree losses, however, most of the existing trees will be retained to preserve the appearance and character of the watercourse.
- 2.78 A footpath connection was illustrated onto Low View. No other pedestrian connections were identified.

- 2.79 Figure 6 on the following page illustrates an early feasibility layout, produced by Edward Architecture on behalf of Newett Homes. This layout considered a reduced site area to account for two dwellings to be retained within the scheme.
- 2.80 The proposals as part of this submission are produced with greater site knowledge and technical information. This has resulted in further design evolution to ensure that the existing features of the site can be respected and retained where possible.



Figure 6: Layout submitted as part of Outline Application (Produced by JRP)



Figure 7: Feasibility Layout produced for Newett Homes (Produced by Edward Architecture)

# 3

## DESIGN PROPOSALS



## DEVELOPMENT PROPOSALS

- 3.1 The application seeks full planning permission for the erection of 51 no. dwellings including associated works and the provision of on-site open space on land off Dodworth Green Road, Dodworth.
- 3.2 In summary, the development includes:
- Number of Dwellings – 51 dwellings
  - Dwelling Type – Detached and Semi Detached
  - Bedroom Range – 2 bed (16%), 3 bed (70%), and 4 bed (14%) properties
  - Storey Height – 2 storey to 3 storey (Split level)
- 3.3 The proposed development is accessed from Dodworth Green Road at the north west corner of the Application Site. Landscape features are to be retained on the road frontage, protecting the visual amenity of the existing street scene.
- 3.4 The Application Site is constrained by the existing levels and slope southwards towards an existing watercourse, however good quality engineering solutions have been sought to overcome these site-specific constraints. The proposals work with the character of the site to enable the development to integrate comfortably within its setting. The response to the site characteristics and surrounding context inform the design and layout of development to create an appropriate and distinctive design which responds to adjacent land uses and creates character areas within the development.
- 3.5 The layout has been developed to be compliant with both local and national policy guidance, including the National Design Guidance. Some urban design principles that have guided the detailed design are outlined on the following pages.

## LAYOUT

- 3.6 Where dwellings are located on corners, the elevations seen from the street will, where possible, have windows facing onto them. This will animate the street and ensure that the public realm is not dominated by blank walls.
- 3.7 Views to the end of the streets are either terminated by public open space, or by a building. This creates a focal point, which aids legibility and navigation around the site. It also ensures that streets are attractive by not ending vistas with blank walls or awkward configurations.
- 3.8 Strong building lines are formed through the development and complimented by a series of gateway features. Material changes and the use of ornamental trees and shrubs will enhance the streetscene whilst creating a consistent and legible scheme.

ACCOMMODATION SCHEDULE

Market Units					
Ref. No.	Typ. No.	End Use	Area (sq. m)	Cost (£)	Total Cost (£)
N301	2	Semi	2	8	16
N302	3	Detached	2	6	18
N303	3	Detached Special	2	6	18
N304	3	Semi	2	8	24
N305	3	Detached	2	6	18
N306	3	Detached	2	6	18
N307	3	Detached	2	6	18
N308	3	Detached	2	6	18
N309	3	Detached	2	6	18
N310	3	Detached	2	6	18
N311	3	Detached	2	6	18
N312	3	Detached	2	6	18
N313	3	Semi	2.5	10	30
N314	3	Semi	2.5	10	30
N315	3	Semi	2.5	10	30
N316	3	Semi	2.5	10	30
N317	3	Semi	2.5	10	30
N318	3	Semi	2.5	10	30
N319	3	Semi	2.5	10	30
N320	3	Semi	2.5	10	30
N321	3	Semi	2.5	10	30
N322	3	Semi	2.5	10	30
N323	3	Semi	2.5	10	30
N324	3	Semi	2.5	10	30
N325	3	Semi	2.5	10	30
N326	3	Semi	2.5	10	30
N327	3	Semi	2.5	10	30
N328	3	Semi	2.5	10	30
N329	3	Semi	2.5	10	30
N330	3	Semi	2.5	10	30
N331	3	Semi	2.5	10	30
N332	3	Semi	2.5	10	30
N333	3	Semi	2.5	10	30
N334	3	Semi	2.5	10	30
N335	3	Semi	2.5	10	30
N336	3	Semi	2.5	10	30
N337	3	Semi	2.5	10	30
N338	3	Semi	2.5	10	30
N339	3	Semi	2.5	10	30
N340	3	Semi	2.5	10	30
N341	3	Semi	2.5	10	30
N342	3	Semi	2.5	10	30
N343	3	Semi	2.5	10	30
N344	3	Semi	2.5	10	30
N345	3	Semi	2.5	10	30
N346	3	Semi	2.5	10	30
N347	3	Semi	2.5	10	30
N348	3	Semi	2.5	10	30
N349	3	Semi	2.5	10	30
N350	3	Semi	2.5	10	30
N351	3	Semi	2.5	10	30
N352	3	Semi	2.5	10	30
N353	3	Semi	2.5	10	30
N354	3	Semi	2.5	10	30
N355	3	Semi	2.5	10	30
N356	3	Semi	2.5	10	30
N357	3	Semi	2.5	10	30
N358	3	Semi	2.5	10	30
N359	3	Semi	2.5	10	30
N360	3	Semi	2.5	10	30
N361	3	Semi	2.5	10	30
N362	3	Semi	2.5	10	30
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N370	3	Semi	2.5	10	30
N371	3	Semi	2.5	10	30
N372	3	Semi	2.5	10	30
N373	3	Semi	2.5	10	30
N374	3	Semi	2.5	10	30
N375	3	Semi	2.5	10	30
N376	3	Semi	2.5	10	30
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N394	3	Semi	2.5	10	30
N395	3	Semi	2.5	10	30
N396	3	Semi	2.5	10	30
N397	3	Semi	2.5	10	30
N398	3	Semi	2.5	10	30
N399	3	Semi	2.5	10	30
N400	3	Semi	2.5	10	30



- Key
- Site Location
  - Proposed dwelling
  - Category A Tree to be retained\*
  - Category B Tree to be retained\*
  - Category C Tree to be retained\*
  - Root Protection Area\*
  - Proposed Landscaping\*
  - + Mine Adit
  - Existing Building to be retained
  - Listed Building

\*Based on trees and landscaping shown on the site plan and landscape proposals for the site. Retention of trees and landscaping is subject to a detailed tree survey and assessment.

Figure 8: Proposed Layout

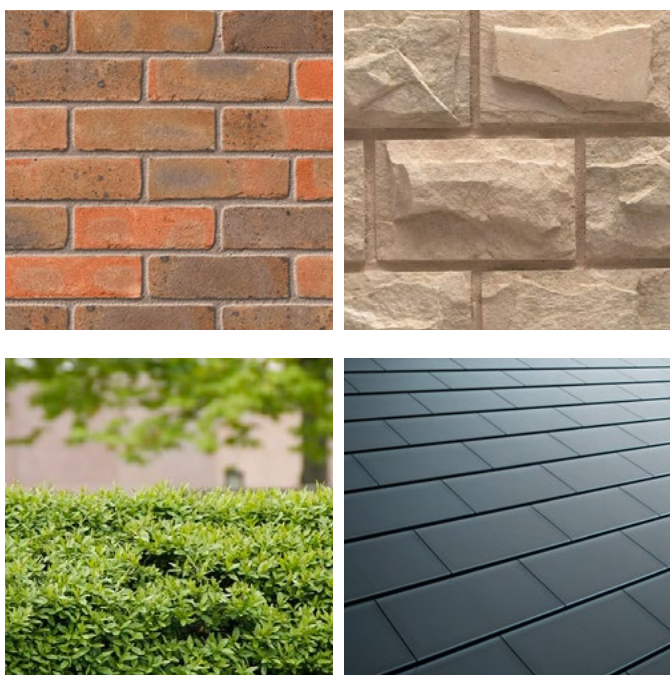


### SCALE

3.9 The proposed scale has been developed following a study of the surrounding urban grain and understanding of the site's technical constraints. A total of 51 new homes are proposed within a site measuring approximately 1.86 hectares. However, the actual developable area of the site is 1.3 hectares. The resulting density is calculated at 39.2 dwellings per hectare. This is considered to be an appropriate response to the site after factoring in the various technical constraints and existing character of the existing local residential land uses.

### USE

- 3.10 The proposals consist of 51 new residential properties. The following mix is proposed:
- 8 No. Two Bedroom Homes;
  - 36 No. Three Bedroom Homes; and
  - 7 No. Four Bedroom Homes.



### APPEARANCE

- 3.11 Artstone and red brick is proposed across the development. Gateway with feature plots including a contrasting red brick to add some variety and interest to the streetscene.
- 3.12 Windows will be white uPVC with panelling and stone heads and cills.
- 3.13 Roofs will include a grey thin leading edge tile to create a contemporary yet appropriate response to the local character.
- 3.14 Formal hedgerows are proposed within front gardens to create a clear separation between the public and private realm.
- 3.15 The proposed materials palette for the scheme has been developed after site visits and analysis of the local vernacular to ensure that the proposals are in-keeping and respect the local character.



### LANDSCAPE

- 3.16 A detailed tree and landscape strategy has been developed to ensure that an appropriate approach is taken when considering the retention, removal and enhancement of the site.
- 3.17 High quality trees will be retained as far as possible to maintain some of the existing character of the site. Some removal is necessary to allow suitable access and regrading of the landform.
- 3.18 New tree, hedge, shrub and scrub planting will compliment the existing setting whilst boosting the biodiversity benefits of the scheme. This approach will also contribute to the development being an attractive, healthy and desirable place to live.



#### AMOUNT

3.19 A total of 51 new homes are proposed across the site via a new access off Green Road. New landscaping proposals and enhancement of the existing site will introduce an abundance of ecological benefits for local wildlife whilst also contributing to the attractive setting of the new development.



#### ACCESS

- 3.20 As mentioned previously, access is proposed off Green Road at the north western boundary of the site. To achieve safe and appropriate access, a section of the stone wall and some existing trees will need to be removed.
- 3.21 The new access will create an attractive gateway, utilising the stone material of the existing wall. New tree planting is proposed across the site to mitigate for losses.



Figure 9: Materials Plan

## HOUSETYPES

- 3.22 The proposed homes will offer an appropriate mix to suit the needs of people wishing to move to this part of Dodworth. The majority of the new homes will be three bedroom properties, with some two, four and five bedroom examples included to reach a wider audience of future homeowner.
- 3.23 The examples shown (illustrative) provide an indication of the high quality new homes that Newett Homes are currently developing. The architectural detailing is constantly evolving to create an appropriate response to each development site. Newett Homes are constantly developing their approach to new housing to create attractive schemes where future owners can feel pride in their new homes.



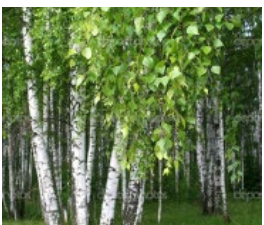


Figure 10: Landscape Masterplan

## LANDSCAPE

- 3.24 A range of indicative tree and shrub species have been selected to contribute to the character of private and communal spaces through the development.
- 3.25 Trees planted could be a combination of large canopy species and narrower columnar varieties for locations closer to buildings.

- 3.26 The planting designs will be more domestic in scale for private garden frontages with compact species of trees and a more diverse range of plants used. Scent, movement, colour and form will create seasonal interest and will be combined to create an attractive streetscape with added biodiversity benefits for local wildlife.



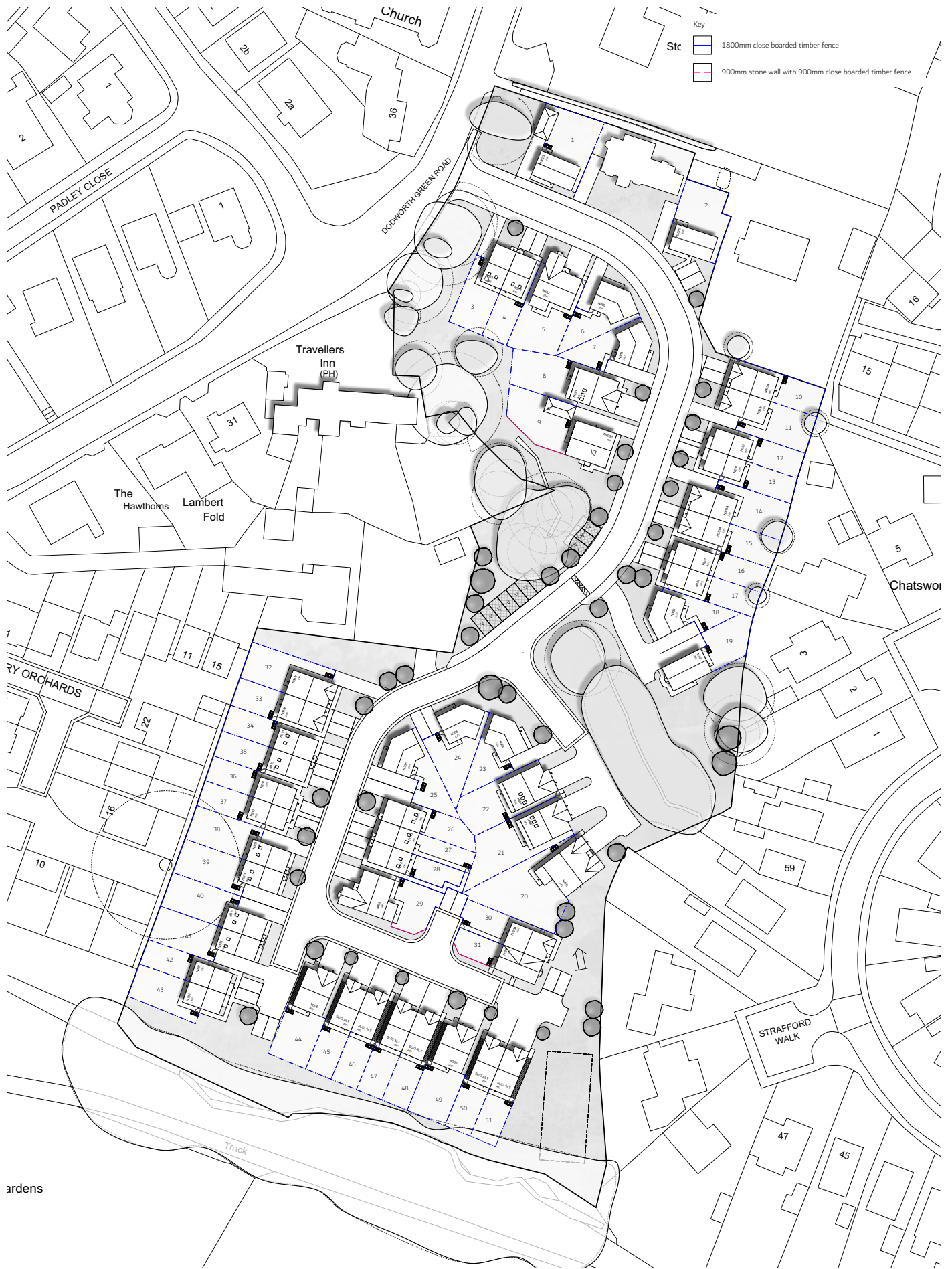


Figure 11: Boundary Treatments Plan

## 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 stone walls with 900mm close boarded timber fence are proposed to improve the appearance of the street scene.
- 3.28 Elsewhere on the site, 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.

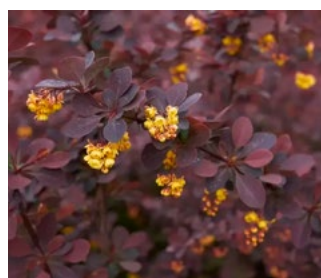




Figure 12: Surface Treatments Plan

## 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.



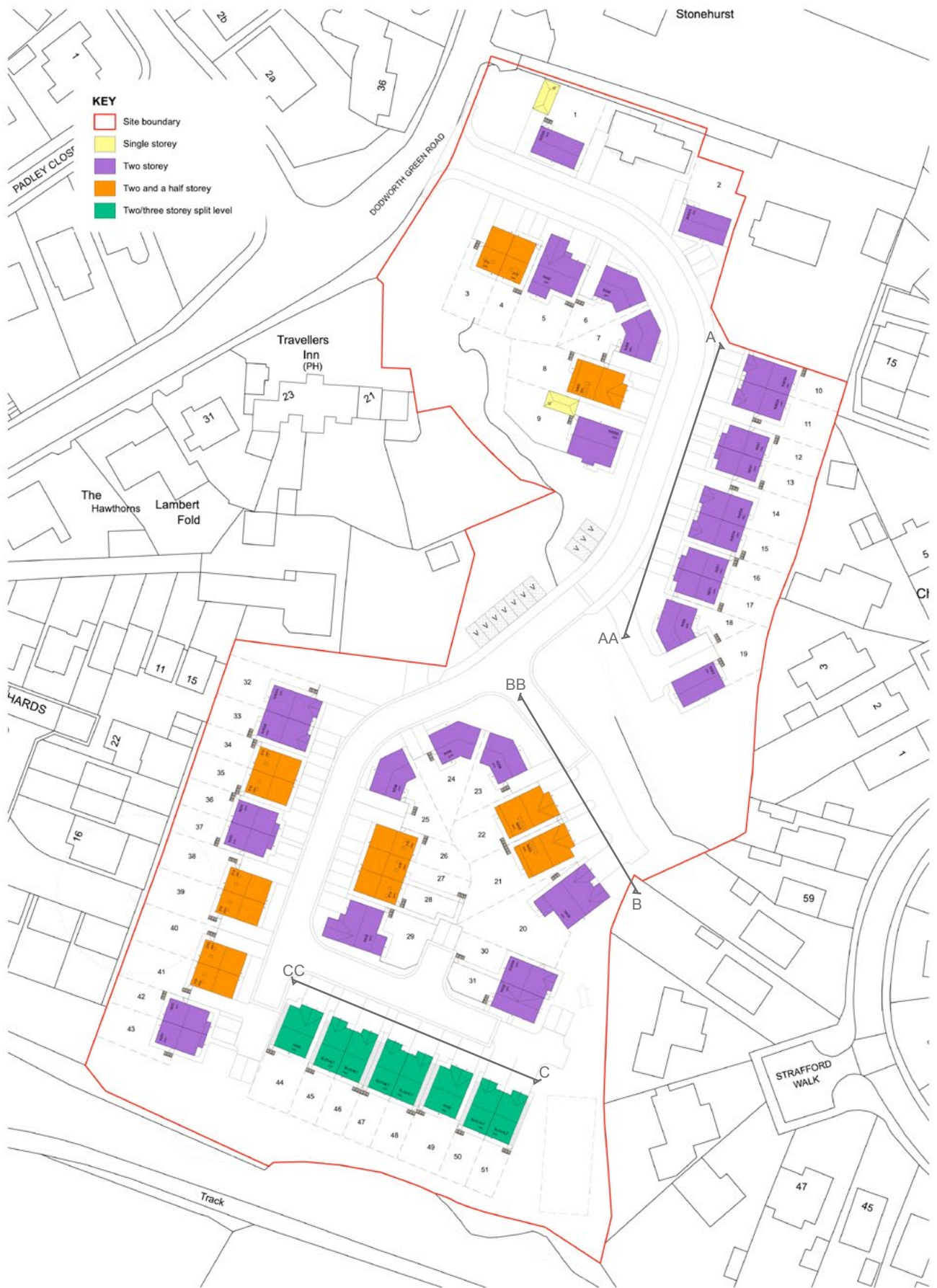


Figure 14: Storey Heights Plan

### STOREY HEIGHTS

- 3.43 It is proposed that building heights across the site range between 2 storey and 2/3 split level in height.
- 3.44 The indicative streetscenes below provide an illustration of how the new development can be delivered within the challenging contours of the site.



Figure 15: Indicative Streetscenes

# 4

## 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 51 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.



NEWETT  
HOMES



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