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# Design & Access Statement

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Outline Application  
for residential  
development.

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Land at 60 Coxbench  
House, Doncaster Road,  
Darfield, Barnsley.

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**WhiteAgus**  
PARTNERSHIP

**Introduction:-** This Design & Access (DAS) statement is prepared by the White Agus Partnership in support of an application seeking outline planning permission, with all matters reserved, for an infill residential development of up to 10 dwellings.

This statement aims to provide an assessment of the proposed development, identifies the design parameters and principles for the proposed development and sets out a high level analysis of the relevant planning policy principles.

This DAS is produced in accordance with National Planning Policy Guidance (NPPG) published in March 2014 that states that a DAS must:

- a) explain the design principles and concepts that have been applied to the proposed development; and
- b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

**Location:** - The land is located to the rear of 60 Coxbench House, Doncaster Road, Darfield, Barnsley, S73 9HN . Darfield is located to the north East of Wombwell and is located approximately 4 miles (6 km) east from Barnsley town Centre.



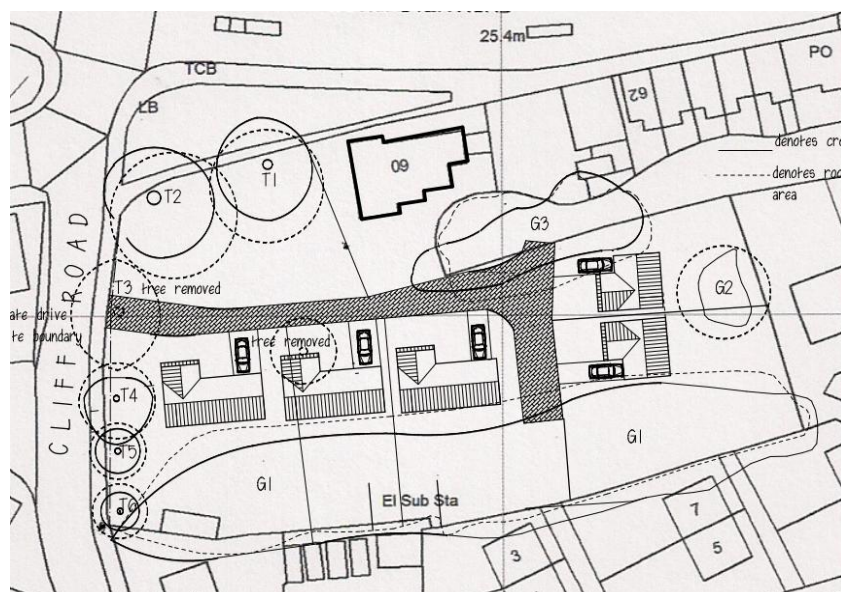
The application site measures approximately 0.2ha and comprises of land to the rear of Coxbench house. The site is roughly rectangular in shape, it shares a boundary to Cliff Road to the west, Atlee Crescent to the south and properties on Cliff Drive to the east. levels within the site are flat, the site boundaries are defined by mature trees which are subject to a Tree Preservation Order.

Aerial View of the site:



**History:** - The site has a positive planning history will outline planning permission (all matters reserved) having been granted for residential development under reference 2016/0949. The decision notice was dated on the 18th December 2017. The application was accompanied with an indicative plan which showed a development of 5 detached dwellings accessed from a private driveway off Cliff Road.

Indicative Site Plan Planning Application 2016/0949:



**Constraints:** - The site is not within a conservation area nor within the influence of a listed building. Matters to be considered in establishing the principle of the development are those relevant to flood risk and protected trees. These matters have been deemed acceptable on the granting of the previous planning application, circumstances have not changed significantly in the intervening years. These technical matters are addressed in detail within separate supporting reports to the application, but in summary;

- Flood resilience to the dwellings can be achieved by raising the finished floor level of the properties in addition to that of footpath and access roads.
- Tree protection, whilst an element of removal would be required, trees retained can be managed in a manner which would improve their longevity and overall amenity value. Compensation can also be secured.

**Planning Policy:-** The development plan comprises of the Barnsley Local Plan, adopted 2019. The site is located within an area that is allocated as Urban Fabric. This is defined as land within a settlement (Darfield) but with no specific allocation.

It is accepted that the previous outline planning application has now lapsed and that the Barnsley Local Plan has since been adopted. Notwithstanding this it is not considered that there has been any significant changes in the site circumstances that would suggest that residential development could not be supported.

The proposals seek to build upon the principles established on the previous planning approval by securing a new planning consent at the site for residential development.

The proposals would be in accordance with the Local Plan which identifies that on sites within the Urban Fabric, new development is acceptable in principle where it complies with the predominant use of the area, and where the proposed use would not compromise, or lower the amenity of uses within the locality. In recognition of the well established, and predominant, residential character of the locality, it is clear that a residential development would be fully compatible with the established land use of the locality with no immediate land use planning issues raised. Residential development would remain consistent with the previous planning approval that was issued by the LPA.

The Local Plan identifies Darfield as a Principal Town within Wombwell. Local Plan Policy LG2 'The Location of Growth' prioritises development within Principal Towns. Policy H2 'Distribution of New Homes' identifies that Wombwell should accommodate 10% of the Plan Periods Housing growth. Policy H4 identifies the opportunities that small unallocated sites can make to meeting housing growth targets. The proposals seek to build upon the principles established on the 2017 consent, whilst maximising the development of a sustainable site in a manner which would be fully compliant with the Councils housing growth objectives.



Sites within Principal Town centres are invariably sustainable given that they are within established communities where people already live and which are served with direct access to; transport, employment, essential services and amenities. Policy H4 recognises that developing such sites reduces the need to provide new sites outside settlement boundaries. The proposals would introduce family orientated housing within an established residential area in compliance with the Councils spatial strategy.

**Opportunity:** -The site provides an excellent opportunity to provide good quality housing which integrates well within the established residential environment of Darfield. The following are considered to be opportunities arising from the development of the site:

- Contribution much-needed residential properties within an established sustainable location;
- Ability to provide a mix of family orientated house types to meet local housing need;
- Maximise an underutilised site within the existing urban fabric without comprising amenity standards of existing residents
- Deliver development of a scale and design in-keeping with the local vernacular;
- Embed development within a mature landscaped environment through the retention of existing trees (where practical);
- Enable more people to support existing local shops and services within Darfield

**Use and Amount:-** Whilst the application is submitted in outline form, with all matters reserved, an indicative site plan has been prepared showing how the development could be developed. This shows 10 properties split within 2 groups of 5 that would be accessed via communal private driveways. The opportunity to increase the development threshold above that previously approved has arisen following the applicants acquisition of land onto Attlee Crescent (adjoining a substation), this allows the creation of two private driveways which is a more viable access solution to the sites constraints.

To reflect the prevailing scale of local housing 2 storey development is likely to be the most appropriate. The development would equate to a density of approximately 50 units per hectare which would be commensurate to the density of development within the locality.

**Layout:-** Ultimately the internal layout of the site, the number of dwellings and associated design, access arrangement and landscaping would all be submitted as

a reserved matters scheme. The indicative plan shows how development could be delivered at the site.

The indicative site plan demonstrates how development would build upon principles established on the previous planning consent approved in 2017. Whilst the plan indicates an increase in housing numbers the access principles and alignment of the properties would not be dissimilar to that previously approved which included dwellings of a much larger footprint..

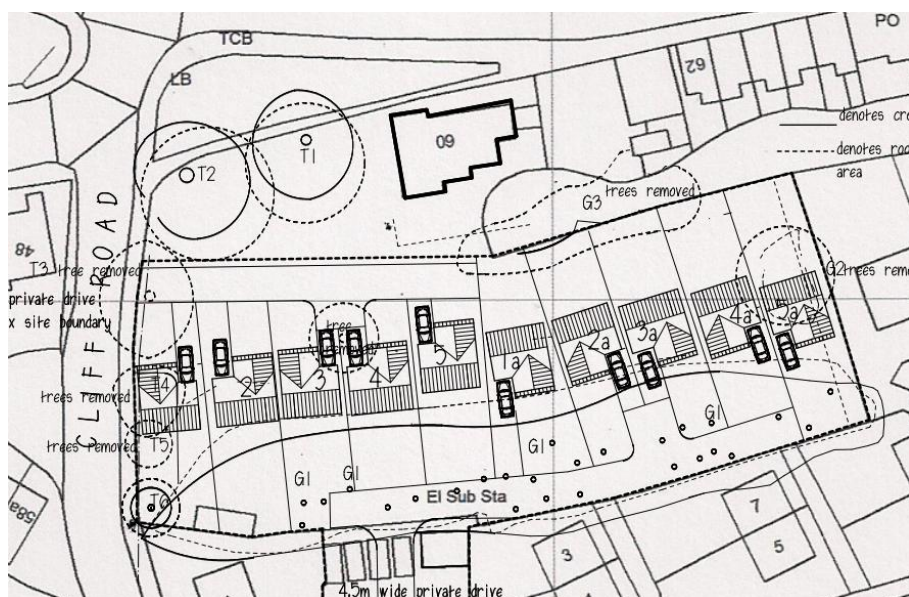
The layout provides an efficient and accessible development which strikes a right balance between meeting access, privacy, amenity and security requirements.

The development responds to the physical characteristics of the area as well as the various opportunities and constraints presented. Mature trees would be retained where practical and dwellings would be constructed to a finished floor level to ensure adequate flood protection.

The site could be developed to ensure compliance with recognised spacing standards applied by the Local Planning authority. Development could be delivered that observes established building lines so would have a typical relationship to that of neighbouring properties within the locality, with regard to interface distances to one another and provision of amenity space.

The indicative shows that all new houses would be designed with good sized private garden space; for drying clothes, accommodating pets, children's play, and quiet enjoyment, etc. Appropriate screening with hedges, walls or fencing may be necessary to ensure that the garden space are not overlooked from surrounding houses or gardens. Private spaces would be designed so that residents have a reasonable amount of sun/daylight.

Indicative site layout:



**Landscaping:** - The extent of landscaping would also be determined through the detail of subsequent Reserved Matters applications. However, the 'indicative' site plan provides for landscaping features and it is proposed that the majority of the existing boundary vegetation which includes mature hedgerows and trees would be retained and supplemented where required. The retention of this mature landscaping would provide a welcomed buffer to existing properties, it would also help any development to embed within the local environment successfully.

Further planting in addition to existing soft landscaping retained could be secured on a future Reserved Matters application, this could help improve the landscape quality by reintroducing planting schemes and potentially strengthening the landscape quality including consideration to BNG objectives. Hard landscaping (surface treatments & boundary treatments) could be designed sympathetically to provide a high quality environment.

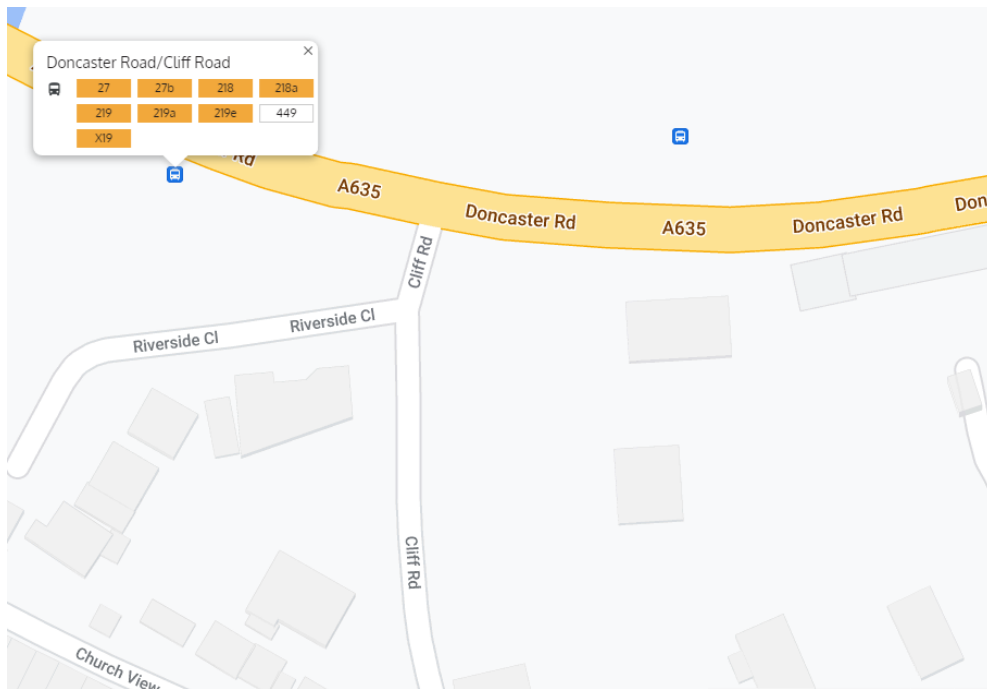
**Appearance:-** Again exact details would be established on a Reserved Matters application. Locally the established housing stock comprises of a diverse range of styles and materials which include both stone and brick. Architectural features, building proportions and materials could be design sympathetically to respect their surroundings and also compliment the locality building on local quality.

Dwellings would likely be two-storey in height, they could be constructed from stone with a slate roof to reference no.60 Coxbench house. Appropriate materials (colour/size/grain/texture) could be sourced and particular attention made to ensure the materials and styles of windows are in keeping with the character of the area.

**Access:-** The plan indicated how the properties could be accessed via separate private driveways. This would include an access on the western boundary to Cliff Road and one on the southern boundary to Attlee Crescent following the applicants acquisition of land. Each driveway would serve up to 5 dwellings within a traffic calmed environment. Each of the accesses would comprise of a standard dropped crossing with appropriate pedestrian intervisibility achieved at the respective junctions.

All dwellings could be designed to have private parking spaces as well as dedicated secure cycle storage. Conditions can be applied relating to the provision of electric car charging points to properties if deemed necessary

**Public transport:-** As shown on the extract below the site is accessible to the public transport network. Doncaster Road, immediately to the north of the site, is a strategic bus route. Bus stops with east and west connections are served by the following services: 27, 27b, 218, 218a, 219, 219a, 219e and X19 which provide access across Barnsley Borough as well as the wider South Yorkshire conurbation.



**Security:** - The elongated nature of the site along with the proposed access arrangements ensures that the development could be developed to secure perimeter block principles. This approach would ensure that active frontages are achieved with passive surveillance to all public areas, in addition each of the properties can be served with private defensible amenity space. Such arrangements would help to design out crime.

### Summary

This DAS has identified the opportunities and constraints associated with the site and shown how these can be translated into the overall design of the scheme taking into account urban design principles.

The proposal is for outline consent for residential development with all matters reserved. Ultimately matters relevant to design, scale, appearance, landscaping and access would be determined as part of future Reserved Matters.

In terms of broad principles the site is located within an established residential area within the Urban Fabric of Darfield. Residential development would be wholly compatible with the site's Local Plan allocation and the established urban character of the locality.

Previous planning permission has established the principle of residential development at the site. Circumstances have not changed significantly in the intervening years to suggest that such development would no longer be appropriate. It remains that the residential infill development is compatible with the locality, development would represent a highly efficient use of the land within the established urban settlement fully aligned to local and national planning policy.



The site is located within a sustainable location as demonstrated by its accessibility and relationship to services within Darfield and Wombwell, which is recognised as a Principle Town and focus for future growth.

The proposed development would constitute sustainable development in a sustainable location that respects the existing character of the settlement.

On balance, it can be seen that this proposal will offer a quality development, contributing to a mix of housing stock within the vicinity in a manner that would complement and enhance the character and setting of the local area, whilst remaining compatible with the surrounding land uses.

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