
Planning, Design and Access Statement

for proposed works at:
Mystery Wood Farm,
Cooper Lane,
Hoylandswain,
South Yorkshire,
S36 7JE

client:
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February 2020

THE PROPOSAL

This proposal is for:

the demolition of an existing redundant farm building and erection of a two storey dwelling partly below ground level making use of the existing access.

ASSESSMENT OF THE SITE'S EXISTING IMMEDIATE AND WIDER CONTEXT

- **Use –**

The site is in a rural setting forming part of a working farm on the fringes of Hoylandswain. Currently there is a single storey agricultural storage/workshop building amounting to 312m² gross which is now redundant. The remainder of the site is used as grazing land.

- **Character –**

The site consists of an oblong parcel of land approximately 144m long x an average 32m width totalling approximately 0.44ha area. The land is bounded along the north-western edge by a post and rail timber fence but is open onto grazing land along the other three sides. The site slopes evenly downwards by approximately 13.0m from south-west to north-east.

The existing building on site consists of a single storey structure approximately 3.70m from the upper floor level to the ridge of fair faced blockwork external walls with a pitched roof covering of corrugated metal sheet. To the north-eastern side of the building is a concrete apron.

- **Special designation –**

The site is allocated green belt within the adopted Local Plan.

- **Spaces –**

The setting of the existing building is open grazing land as part of the working Mystery Wood Farm.

- **Access routes and transportation –**

Access to the site is via the existing farmhouse access from Cooper Lane. Cooper Lane links with the A628 within half a mile to the south-west which is the Sheffield to Manchester trunk road. Regular bus services are run along the A628 and through Hoylandswain village and along Cooper Lane.

ASSESSMENT OF THE PROPOSED IMMEDIATE AND WIDER CONTEXT

- **Uses –**
The proposed use of the site will change to residential (Uses Class C3A).
- **Character –**
The existing character of the immediate surroundings will not alter and will remain agricultural in context. The proposed dwelling has been designed to reflect the rural setting with a low profile (approximately 1.0m lower than the existing building), exactly the same footprint as the existing building (to be demolished) but with additional floor space set below the general ground level.

External cladding to the proposed dwelling will consist of external walls of natural timber vertical boarding of Siberian Larch which will mellow to a mid-grey colour to reflect the cladding of a traditional agricultural barn. Fenestration will be in grey aluminium frames to blend with the wall cladding. There will be a flat roof finished in Sedum planting and also containing a range of PV panels amounting to 91m² area to provide much (or all at certain times of year) hot water heating requirements for the dwelling.

Car parking for the dwelling will be at the lower level screened by the natural topography and the introduction of an earth embankment to the north-east of the dwelling made up of excavated spoil.

- **Spaces –**
Spaces surrounding the proposed dwelling will remain as open agricultural land. The immediate garden around the dwelling will be retained as grassland and will not be cultivated as a domestic garden.
- **Archaeology –**
There is no evidence of archaeological remains on site, bearing in mind the existing building is of relatively recent construction.
- **Contamination –**
There is no visible evidence of contamination on the site.
- **Accessibility –**
The existing access from Cooper Lane will be retained and used in conjunction with the existing farmhouse situated to the south-east. The junction of the access and Cooper Lane is surfaced with a recessed run-in leading to a gated entrance which will remain as existing.
- **Security –**
There is a record of low crime rates in Hoylandswain with no recorded crime relevant to Mystery Wood Farm. However, security precautions will be incorporated into the new dwelling

including CCTV to monitor the approaches and immediate surrounding to the dwelling.

- **Impact on Existing Trees –**
There are no trees on the site.
- **Topography/gradients –**
The site contains an even slope of approximately 13m in total from the south-west boundary down to the north-east boundary with no crossfalls. A topographical survey is included with this application.
- **Special designation –**
There is nothing contained in these proposals to warrant the addition of any special designations to the site.

SOCIAL CONTEXT

- **Effect from the proposed works –**
The proposal will be of benefit to the general surroundings by making better use of an area of the farm which is currently redundant; thus, preventing the existing buildings from falling into further disrepair and becoming an eyesore.
- **Over-looking/over-shadowing –**
Over-looking and over-shadowing are not relevant to this proposal.
- **Impact on local services –**
There will be small additional benefits to local services in that an additional dwelling will bring an increase to the local population. This will help to maintain the local community by bringing in additional revenue to the local, small businesses.

ECONOMIC CONTEXT

- **Employment –**
There will be short term benefits for local construction trades during the construction of the proposed dwelling. Longer term local, small traders will benefit by a small increase in footfall and by the need to provide maintenance services for the new dwelling on an on-going basis.

RELEVANT PLANNING POLICIES

- **Local Plan Strategy Policies -**
Barnsley Local Plan (adopted January 2019).
Relevant policies contained in the adopted Local Plan are:

Policy SD1 Presumption in favour of Sustainable Development

When considering development proposals we will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. We will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy H1 The Number of New Homes to be Built

*We will seek to achieve the completion of at least 21,546 net additional homes during the period 2014 to 2033.
A minimum five year supply of deliverable sites will be maintained.*

Policy D1 High Quality Design and Place Making

Design Principles:

*Development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:
Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
Views and vistas to key buildings, landmarks, skylines and gateways;
and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.
Through its layout and design development should:
Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
Provide clear and obvious connections to the surrounding street and pedestrian network;
Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
Create clear distinctions between public and private spaces;
Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
Make the best use of high quality materials;
Include a comprehensive and high quality scheme for hard and soft landscaping; and Provide high quality public realm.
In terms of place making development should make a positive contribution to achieving qualities of a successful place such as character, legibility, permeability and vitality.*

Policy T3 New Development and Sustainable Travel

New development will be expected 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 regard for cross boundary local authority impacts;
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 regard for cross boundary local authority impacts.
Travel plans will be secured through a planning obligation or a planning condition.
Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy I1.
If it is not possible or appropriate for the minimum amount of parking for cycles, motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.*

Policy LC1 Landscape Character

Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments).

Development which would be harmful to the special qualities of the Peak District National Park will not be allowed.

- **National and Regional Policies –**

National Planning Policy Framework (NPPF) (February 2019).

Paragraph 79

Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
- b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
- c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
- d) the development would involve the subdivision of an existing residential dwelling; or*
- e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

COMMUNITY INVOLVEMENT

The scale of the proposal is minor and does not warrant a pre-application public consultation process.

It is noted that the proposals will be subject to wider consultation by the LPA through the normal planning process following registration of the application.

EVALUATION AND SUSTAINABILITY

- Current local and national planning policies/guidelines are supportive of proposals which are beneficial to local communities and.
- The proposal meets the aims and objectives of the adopted Local Plan Strategy insofar as the recommendations contained in adopted policies SD1, H1, T3, D1 and LC1 have been taken into account.
- The proposal does not seek to alter the character of the area.

APPRAISAL

The main considerations in relation to this application are:

- i. whether the proposal relates well to the character of the area;
- ii. whether the proposal adversely affects the rural setting;
- iii. the impact of the proposal on the amenity of the adjoining neighbours.

Local Requirements

Policy SD1

It is considered this proposal improves the current environmental situation by replacing a redundant building which will, inevitably, become more and more run down as time passes resulting in an eyesore on the general landscape.

The site currently benefits from permission to replace the existing agricultural use with residential by virtue of planning application ref. 2018/0464 Prior Approval Notification.

The current proposal is an extension of that permission in that the development described in this application relates to:

- residential use (C3A);
- the environmental impact of the proposed dwelling when in use will be much reduced by virtue of the designed-in arrangement of PV panels and ground source heat pump system which aims to provide all domestic heating requirements for much of the year;
- a building of the same footprint as the existing building (to be demolished) and;
- a building which will be of superior quality in terms of design and longevity to that which would have resulted by the conversion of the existing building.

Policy H1

The proposal seeks to add to the local housing stock, albeit in a minor way.

Policy D1

The proposal will make a positive contribution to the local environment and character of the area thus helping to transform the area by the addition of a building of distinction. The character of the surroundings will be maintained by retaining a natural landscape.

The proposed building will not intrude upon the surroundings any more than the current building does. The increased building volume has been designed to sit below ground level making use of the general topography and an internal courtyard/lightweight to allow natural light into the lower level.

The proposed building will make use of high quality, natural cladding materials which will blend into the landscape and will not be at odds with the general environs.

Policy T3

The impact on the local transport infrastructure will be minimal with the introduction of just a single dwelling. The existing access and junction with the public highway will be used and will not, therefore, create new highway safety issues.

There are regular public bus services passing the site on Cooper Lane and along the nearby A628 providing links to nearby towns and railway network.

Policy LC1

The proposal maintains the existing natural landscape and does not introduce anything to destroy the natural features on and surrounding the site.

National Requirements

NPPF –

paragraph 79;

Whilst there is a presumption against new dwellings in green belt locations this section of the NPPF does allow the introduction of new dwellings in open, rural areas subject to certain criteria being met. In this case such criteria relates to the proposed building being of high quality in design and making a positive contribution to the setting and surrounding area.

It is considered this application meets that criteria.

SUMMARY

- **Amount –**
The proposal is for the erection of a single dwelling.
- **Layout –**
The proposed layout of the site reflects the current arrangement involving a replacement building of exactly the same footprint as existing.
- **Scale –**
The scale of the development is compatible with the setting and will not impact upon the character of the area to a greater degree than the current building.
- **Landscaping –**
The existing soft landscaping will be retained to preserve the existing character of the area.
- **Appearance –**
The appearance of the proposed building will be low profile and will sit lower than the existing building (to be demolished) by approximately 1.0m. Natural cladding materials will be used incorporating dark coloured frames at openings in order to blend with the natural landscape.
- **Access –**
The existing highway access point will continue to be used.

CONCLUDING STATEMENT

This Design and Access Statement has been written in support of a proposal to demolish a redundant agricultural building and replace it with a new dwelling.

The statement demonstrates the following steps required:

- the context of the site has been considered and documented with references to relevant planning policies.
- the design of the proposal has been justified in terms of use, amount, layout, scale and appearance.

Further:

- The proposal complies with the relevant Local Plan policies and national planning strategies and guidelines.
- In conclusion it is considered that the proposal meets the requirements of national and local planning policies and that the Council should be supportive of the scheme and grant planning permission.

END