Planning Application 4 No Detached Dwellings

Land to the West of
Millstones residential Development
Bower Hill Road
Oxspring



DESIGN + ACCESS STATEMENT

PEACH ARCHITECTURAL DESIGN LTD

DESIGN + ACCESS STATEMENT

Proposed Residential Development comprising 4 No Detached Dwellings. Land West of Millstones Development, Bower Hill, Oxspring. S36 8WZ

This statement accompanies a full planning application on behalf of Yorkshire Land Ltd who are the owners of the application site and identified land and supports a planning application for Full Planning Permission for the erection of 4 detached dwelling houses, associated garaging and access.

1.0 ASSESSMENT

1.1 The majority of the application site is currently set within the designated Green Belt. A separate Planning Policy Statement accompanies this application, which highlights unique issues and very special circumstances associated with development in the current designated Green Belt. It is the applicants belief that the proposed development would not harm any of the stated or proposed aims of the Green Belt.

1.2 The site is readily accessed from Bower Hill and then off Millstones Drive which also serves a residential development adjacent to the development site.

1.3 This attractive and viable site is bounded to the south by the River Don, to the east by the existing well established Millstones Residential Development consisting of 16 dwellings, to the west by the existing planted landscape mound and post and rail fencing, and to the north by a mature planted banking adjacent to the access track serving Oxspring Rocher River Valley beyond.

1.4 Since the construction of the adjoining Millstones development the application site has remained vacant land, which is unsuitable for agricultural purposes due to both its history and also its close proximity to the existing executive homes.

1.5 The site already has its own dedicated vehicular access on to the highway network and is also served by mains services. Vehicular access into the site is currently restricted by locked gates and fencing. When the Millstones Development was constructed the road layout was designed as such to allow for future developmental expansion.

1.6 The topography of the site comprises a north to south fall of 2.8 m across the site from the proposed access road to a point x m back edge of the river before the existing banking drops more steeply down to the down to the river edge of 3.0 m. The photographs included as part of the application documents indicate the current topography.

1.7 Separate assessments are to be made by appointed consultants in relation to:

***Ecological biodiversity and Geo-diversity** – the development has the potential by managing the landscape planting to maintain habitats for wildlife and promote use by additional species.*

Contaminated land Assessment

***Sustainable Drainage Systems** – The site will be developed with the use of rainwater holding tanks that will allow the rain water runoff to discharge /drain naturally into the adjacent River Don without subjecting the existing public sewer from overload.*

***Flood Risk Assessment** – Dependent on Flood Zone category and Site Location. From observation on the Environment Agency Flood Risk Map it would appear that the developable area of the site is within a very low to low Flood Zone 1.*

2.0 SITE AREA

2.1 The site occupies an area of 0.4 hectares.

3.0 RECENT PLANNING HISTORY

3.1 There has been no recent planning history with relation to this site in the last 10 years. However, the Planning Statement outlines relevant matters arising from the planning history of the site.

3.2 The adopted Local Development Plan does allow for a localized review of development, mapping defensible sites with the Green Belt for development.

4.0 INVOLVEMENT

4.1 Residential development of the site has been discussed with Senior Officers of Barnsley Metropolitan Borough Council responsible for both Planning and Housing Growth.

5.0 EVALUATION/DESIGN

5.1 The proposed scheme indicates an residential development on a site which is currently undeveloped since the approval of the Millstones Development (pursuant to the Council's approval of an outline application December 1993 – LPA Ref. B/95/0224/PR), and the approval of the landscaping scheme for the adjacent landscaped mound approved and implemented in March 1994 LPA ref B/94/0109/PR.

5.2 The proposed residential use comprising low density development will allow the existing trees to the site periphery to be maintained and managed to preserve the visual amenity of the site within it context and maintain its use by local wildlife.

5.3 The adjacent landscaped mound will act as a convenient end stop to the development limits. The proposed implementation of four high quality executive dwellings would not conflict with the purpose of the Green Belt in preventing the uncontrolled growth of urban area, in that the site lies within the general framework of the settlement as defined by its topographical and landscape setting.

5.4 The site has an existing access to the Oxspring and Rocher Valley which will be retained during and following completion of the development.

6.0 USE - PROPOSED SCHEME FOR CONSIDERATION

6.1 Residential use – Four executive properties with incorporated garaging

7.0 AMOUNT OF DEVELOPMENT

7.1 Four detached dwelling houses have been proposed:

UNIT 1 – 196 sqm - 2108 sq ft Gross Ground floor Footprint
Unit 2 – 181 sqm – 1948 sqft Gross Ground Floor Footprint
Unit 3 – 196 sqm – 2108 sq ft Gross Ground Floor Footprint
Unit 4 – 174 sqm – 1865 sqft Gross Ground floor Footprint

8.0 HISTORIC ENVIRONMENT

8.1 All of this tract of land falls into one category of a 'Previously Developed' site as it was tipped with foundry sands from the David Brown Foundry in the 1950's and 1960's, the Council granted permission (B/96/0259/PR) in May 1996, for the excavation, screening, replacement and compaction of fill material. These remediation works were carried out in preparation for future 'residential development' of the site. The remaining part of this land, which forms this application put forward for consideration, is some 0.4 Ha. In 1997, the site was surfaced in part with crushed limestone and utilised as a compound for site offices and storage of building materials, during the construction of the 16 dwellings forming the 'Millstones' Development.

8.2 Whilst the site is an attractive open field between the now well establish 'Millstones' development and landscaped and fenced off mound it has no historic value or associated historical attribute attached to it.

9.0 LAYOUT

9.1 Separation distances from the rear of the nearest dwelling on the Millstone development to the side elevation of Unit 1 is a distance of 17 metres between dwellings.

9.2 Barnsley Metropolitan Borough Council has produced Supplementary Planning Document: Designing New Housing Development. This document supplements policy CSP 29 of the LDF Core Strategy and sets out the principles that apply to the consideration of planning applications for new housing development. Section 3 External Spacing Standards:

3. Proposed habitable rooms at first floor level and above should be a minimum of 10m from the boundary of any private garden which they would face and habitable room windows in existing dwellings at first floor level and above should be a minimum of 10m from any proposed private garden they would face....

4. Proposed walls without habitable room windows (usually side elevations) should be at least 12metres from original habitable room windows. Where the proposed dwelling is more than two storeys in height (excluding rooms in the roof space) the separation distance should increase by 2m for every additional dwelling).

10.0 SCALE

The proposed dwelling houses are all two storey in height compatible with those as found on the adjacent Millstones Development.

11.0 APPEARANCE

11.1 Principal materials are to be sawn stone quoins and plinth with local selected field stone. The roof is to be in selected natural slate with stone tabling and kneelers to gable elevations. Sawn stone lintels, heads and weathered cills and moulted stone surrounds with selected double glazed window units and doors are to be incorporated within openings. Colour coated profiled rainwater goods to approved samples are to be provided.

12.0 ACCESS

12.1 Access to the development site will be via the adopted Millstones and will take the form of a private drive allowing the ingress, egress and turning of domestic vehicles and refuse collection vehicles/fire appliances.

12.2 From private parking areas a level approach to the property is required (at less than 1:20) to provide wheelchair access to individual properties.

12.3 The private drive will be constructed as to withstand vehicles of up to 15 tonnes in order to accommodate service and removal vehicles.

12.4 Waste and recycling bin storage is provided to individual properties and will be moved to the site access for collection.

13.0 KEY RELEVANT POLICIES

The most relevant local policies described below are set out in the Barnsley Metropolitan Borough Council Local development Plan Polices Core Strategy Document Adopted September 2011

13.1 ***CSP1 – Climate Change -*** *The site is located in a sustainable location which does not have a high risk of flooding. The use of sustainable methods of draining is proposed and the retention of the existing trees at the site will promote diversity.*

13.2 ***CSP2 - Sustainable Development -*** *The proposed residential development will be constructed using locally sourced materials including natural stone walling. Dwellings should be designed to achieve Level 3 in the Code for Sustainable homes which can be used without the use of renewable energy sources. The development will allow the regeneration of previously developed land Mill Farm*

13.3 ***CSP3 – Sustainable Drainage Systems -****Sustainable Drainage Systems – The site will be developed with the use of rainwater holding tanks that will allow the rain water runoff to discharge /drain naturally into the adjacent River Don without subjecting the existing public sewer from overload. Vehicular and pedestrian access to the each property is to be via selected permeable sett drive way (SUDS) with contrasting textured edging. The private access road is to be bonded gravel to falls with perimeter drainage gullies filtering to the rain/surface water holding tank prior to dispersal into the River Don via an approved surface water outfall.*

13.4 ***CSP4 – Flood Risk –*** *A flood risk assessment will be provided where required. Finished floor levels will be positioned above the highest recorded flood levels.*

The following matters are to be fully considered:

1) *whether the development is likely to be affected by flooding (from all sources: rivers, and, groundwater, sewers, reservoirs, canals and other artificial sources) now or in the future, taking climate change into account.*

2) *that the development is safe and where possible reduces flood risk whether the development will increase flood risk elsewhere.*

3) *that measures can be incorporated to mitigate the effects and risks of flooding, and that an assessment of surface water and drainage has been incorporated.*

Development which would increase the risk of flooding by increasing the rate or volume of surface water must be the subject of measures that will reduce the risk of flooding. In cases where development would increase the risk of flooding by increasing surface water, developers will have to take action to reduce flooding so the development can go ahead, for example, by creating facilities for holding water i.e. holding tanks.

13.5 ***CSP 8 - The Location of Growth -*** *Development will only be allowed in villages if it is consistent with Green Belt policy or is necessary for the viability of the settlement and that it meets local needs. The majority of the site is currently allocated in the Barnsley Unitary Development Plan (UDP) as Green Belt, however, the Council* ***does not*** *have a 5 year land supply and even more so does not currently have sufficient supply of executive market housing which it has itself identified as being deficient in the Borough.*

With all contributory considerations in mind the applicant considers that very special circumstance do exist in this case that should allow this small scale development to be permitted.

13.6 ***CSP 25 New Development and Sustainable Travel***

It is not considered that the proposed development is likely to have significant transport implications (average of two vehicles per household), being a relatively small number of dwelling houses which are expected to have only minor travel impact. Access to local bus routes is available as too is the option to cycle to the nearest train station at Penistone allowing access to rail transport to Sheffield, Barnsley and further afield. Each property incorporates a double garage allowing adequate storage of cycles. Access to the AM, M1 and M62 is readily available through existing local road networks.

13.7 ***CSP 29 Design -*** *Design Principles: High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:*
Topography, Green Infrastructure assets, important habitats, woodlands and other natural features views landscape character including the scale, layout, building styles and materials of the built form.

The proposed dwelling houses are of a suitable size and utilize the site topography by positioning the buildings at an appropriate level, utilizing existing tree planting as screening. This is to ensure that development is not obtrusive in the skyline.

Setting a high design quality standard for any new development, as is being put forward for consideration, will make Barnsley and the surrounding villages a more attractive place to live, work and enjoy leisure, and will help to underpin economic regeneration.

13.8 ***CSP 34 Protection of Green Belt –*** *'Cases where there are very special circumstances will only arise on rare occasions. In these cases, we will weigh up the harm that would be caused by allowing development that would not normally be allowed in the countryside against any potential benefits.'.....*

It is considered there are 'special circumstance's which exist that would permit the satisfactory inclusion of the development site.

A separate Planning Policy statement has been prepared by others on behalf of Yorkshire Land Ltd clearly outlining and validating the rational reasons that should permit the inclusion of the proposed development within current Green Belt.

13.9 ***CSP 36 Biodiversity and Geo-diversity -*** *Development will be expected to conserve and enhance the biodiversity and geological features of the borough by: protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified in Section 74 of the Countryside and Rights of Way Act 2000 and in the Barnsley Biodiversity Action Plan maximising biodiversity and geo-diversity opportunities in and around new developments conserving and enhancing the form, local character and distinctiveness of the river corridors of the Dearne and Dove as natural floodplains and important strategic wildlife corridors. Development which may harm a biodiversity or geological feature will not be permitted unless effective mitigation and/or compensatory measures can be ensured.*

The proposed development has the potential to enhance the existing habitat of wildlife species by the inclusion of additional planting, bird and bat boxes within the site and to new buildings.

13.10 ***CSP 37 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).*

The proposed development retains the mature trees which are circumferential to the site as these establish the character and distinctiveness of the site:

The landscaped mound to the West of the proposed development is not disturbed during the site works.

The mature trees to the steeply sloping Northern boundary are not harmed during the site works.

The mature trees which line the River Don bank are not removed during the site works.

Existing trees which have been planted within adjacent garden areas to the development site will not be disturbed during the site development.

The proposed scheme will not unduly affect the privacy or amenity of the nearby neighbours and hopes to provide sensitive and an acceptable project.

13.12 ***CSP 39 Contaminated and Unstable Land -*** *Where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report which shows that investigations have been carried out to work out the nature and extent of contamination or stability issues and the possible effect it may have on the development and its future users, the natural and historic environment; and sets out detailed measures to allow the development to go ahead safely, including, as appropriate:*

- *removal of the contamination;*
- *treating the contamination;*
- *protecting or separating the development from the effects of the contamination*
- *addressing land stability issues resulting from former coal mining activities.*

14. ***Summary***

This site provides an opportunity for a small scale residential development to be brought forward offering low density (Four Units) high value accommodation maintaining the existing mature tree planting as an attractive back drop to this low density development adjacent to the River Don. The provision of such small scale sites helps to achieve the ambitions of the Council's Economic Strategy and the proposed properties are most likely to appeal to professional, senior managerial and executive officers. The adjacent Millstones development is already recognised as a successful upmarket residential development in an attractive location with accessible transport links to major cities (Sheffield, Barnsley, Leeds and Manchester). The proposed development falls into the top bracket of the housing market, we therefore describe our proposals as a suitable low density, high value housing scheme.



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING – EXISTING SITE ACCESS



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING – EXISTING ACCESS ROAD



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING – EXISTING SITE ACCESS POSITION AND MILLSTONES PROPERTIES



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING – EXISTING PROPERTIES AND BOUNDARY FENCE BACKING ONTO THE DEVELOPMENT SITE FACING WEST



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING – EXISTING VIEW ACROSS THE SITE TOWARD SOUTH WEST CORNER AND LANDSCAPED MOUND



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING - EXISTING VIEW TOWARD ACCESS TRACK TO THE EXISTING FIELD GATE AND OXSPRING ROCHER VALLEY



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING – EXISTING SOUTHERN MOST MILLSTONES PROPERTY ADJACENT TO THE DEVELOPMENT SITE AND RIVER EDGE CONDITION



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING - EXISTING VIEW TOWARD PROPOSED SURFACE WATER OUTFALL POSITION



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING – EXISTING RIVER EDGE CONDITION



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING - EXISTING VIEW TOWARD LANDSCAPED MOUND AND WESTERN BOUNDARY FENCE



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING – EXISTING FRONT ELEVATIONS OF MILLSTONES PROPERTIES WHICH BACK ONTO THE DEVELOPMENT SITE



LAND TO WEST OF MILLSTONES DEVELOPMENT , OXSPRING - RETAINING WALL DETAILS TO MILLSTONES DEVELOPMENT