Residential Development
Land off Cross Street
Monk Bretton
Barnsley

March 2017
Ref 16.35
Version 1.0

Design and Access Statement

This statement has been prepared in support of an application for Outline Planning Permission for Residential Development.

1.0 Proposals

Residential development (Outline) erection of 8No dwellings, provision of access, alterations to public right of way. Details of Means of Access are included but, Layout, Scale, Appearance and Landscaping are to be Reserved Matters.

2.0 Assessment

The site is located close to the centre of Monk Bretton to the west of Cross Street. Adjacent to the site is a number of right of way which link Cross Street to the east with Wordsworth Road and Byron Drive to the west. A Site Location Plan and Indicative Site Layout is included at Appendix A.

Access is to be taken via a development site to the south which is currently under construction. The site has an area of 0.36 Ha.



Fig 01. Aerial Photo with proposed development site edged red.

2.1 Physical Context

A topographical survey has been prepared and a copy is included with the application documents.

- The land is relatively flat with no existing buildings or structures. There is an Ordnance Survey triangulation point adjacent to the southern boundary which is to be retained and is unaffected by the works.
- The site is bounded by a metal fence to the north and east. There is no physical boundary to the west and the southern boundary abuts a development of 95 dwellings which is currently under construction. To the east is a covered reservoir owned and operated by Yorkshire Water. Land to the west includes an outcropping quarry face which slopes severely away from the site to the west and is overgrown.
- There is a local network of unmade public rights of way located to the southern and western boundaries. The route of these paths on site differs slightly from the Definitive Map (particularly path 128 – see Appendix B) and following a discussion with the footpath officer the route of the paths on the Definitive Map have been adopted on the proposals.
  A slight re-alignment of the footpath at the south of the site is proposed where it is crossed by the access road. Refer to the Block Plan ref: P1 Rev B for details.
- The site is devoid of mature trees or landscape planting. It consists of un-kept grassland with a scattering of self-sewn trees located mainly to the south eastern corner which have been assessed as part of a Tree Survey.

2.2 Planning

2.2.1 Planning Application History

The Barnsley MBC on line records show that the site has been the subject of one previous application (B/80/0627/BH) by Yorkshire Water who were the previous owners of the site for works related to the adjacent service reservoir.

2.2.2 Allocation

The land is allocated on the Barnsley MBC Unitary Development Plan as Urban Green Space. It is shown on the forthcoming Local Development Framework Local Plan as Housing Allocation, as is the adjacent land currently under development which was approved for residential use in Jan 2016 ref: 2015/0646.

Further planning policy matters are addressed in the accompanying planning statement.

2.3 Site Constraints and Conditions

2.3.1 Contamination

Historic ordnance survey plans show that the site is previously undeveloped. A Phase 1 Desk Top Study has been prepared and is included as part of the application documents. The Phase 1 recommends that a further intrusive site investigation should be undertaken prior to development.

2.3.2 Coal Mining Risk Assessment

The Phase 1 Desk Top Study includes a coal mining risk assessment which indicates low risk of former mine workings affecting the site.

2.3.3 Drainage

Foul drainage will connect to new sewers within the adjacent site currently under development.

Surface water drainage will be disposed of on site with due regard to SUDs by the use of soakaways following an assessment of the ground porosity by undertaking soakaway tests. Given that soakaway tests for the adjacent development site confirmed the suitability for soakaways it is likely that the same will apply to this site.

2.3.4 Flood Risk
There are no culverts or watercourses running through or adjacent to the site. The Environment Agency Flood Risk Maps indicate that the site is not at risk of flooding. The works will not lead to flooding issues elsewhere.

2.3.5 Ecology
There are no existing buildings or mature trees on the site. A Preliminary Ecology Appraisal has been prepared and is included as part of the application documents. The report does not identify suitable habitat for protected species and describes the loss of a small area of neutral grassland and provides mitigation measures which could be considered as part of a further detailed planning application or reserved matters.

2.3.6 Trees
There is a small group of cherry trees to the south eastern corner of the site. A Tree Survey has been prepared and a copy is included as part of the application documents.

The report finds that all trees are of Category C, are low value and such that they would not normally be a constraint to development. Having said that the trees identified in the report have been retained on the indicative site layout plan but could equally be removed and mitigated by re-planting as part of the development and this should be re-considered at detailed design stage.

2.4 Social Context
The works have limited if and detrimental effect of the social context. They have a positive impact in allowing underused land to provide high quality family homes which are in short supply.

2.5 Economic Context
The impact upon economic context is limited however the works have the potential to provide full time employment for builders and tradespeople for the duration of the works.

3.0 Evaluation

3.1 Use
The site is currently allocated as Urban Green Space but it is shown as Housing Allocation within the emerging Local Development Framework. The most appropriate use for the land as assessed in the LDF is residential use.

3.2 Amount
The site has a total area of 0.36 Hectares. An indicative layout plan ref: P1 Rev B Block Plan has been prepared and a copy is included with the application documents.

It shows a development of 8No detached family homes with gardens and private parking spaces. The larger plots and lower density are a reflection of housing to the north and west and are appropriate to the location.

3.3 Layout
Layout is a reserved matter, however an indicative layout plan has been provided.

3.3.1 Access
Access is taken by and extension of the adopted road currently under construction as part of the development site to the south. A short length of shared surface with a turning head gives access to 3No dwellings and a further 5No dwelling are served by a private drive.

The site is relatively narrow and suited to a linear development with rear gardens taking advantage of views to the west.

3.4 Scale
Scale is a reserved matter.
It is considered that 2 or 3 storey development would be suitable for the site. There are no existing dwellings immediately adjoining the site that would be affected by the new dwellings in terms of overbearing, overlooking or loss of privacy.

3.5 Landscaping
Landscaping is a Reserved Matter.
The tree report finds that existing trees are low value and such that they would not normally be a constraint to development. The trees identified in the report have been retained on the indicative site layout plan but could equally be removed and mitigated by re-planting as part of the development and this should be re-considered at detailed design stage.

3.6 Appearance
Appearance is a Reserved Matter.

4.0 Access

4.1 Sustainability
The site is located close to the village centre and within 1 mile of Barnsley town centre. There is a public footpath network providing links to Cross Street where there is a regular bus services to Barnsley and the local towns.
The site is considered to be sustainable.

4.2 Inclusive Access
The gradient of the site is relatively flat and does not exceed 1 in 20. Footpath and road levels are unlikely to exceed 1 in 20 and independent access for pedestrians and vehicles can be designed without the need for steps or ramps and at falls not exceeding 1 in 20 to make them suitable for wheelchair users.

4.3 Service Vehicles
Access and manoeuvring can be provided for private motor vehicles and a service appliances.

5.0 Summary
The proposals relate to a carefully considered small scale residential development within a residential area providing much needed good quality local housing within a sustainable location.

The accompanying planning statement explains how the proposals are consistent with local and national planning policy and we look forward to receiving the support of the council in determining this application.

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Appendix A – Site Location Plan and Block Plan

SITE AREA 0.36 Ha

Schedule of Accommodation	Floor Area	Garage
2No Type A - 3 Bed two storey Detached	71.8sqm	16.0sqm
2No Type B - 4 Bed two storey Detached	130.2sqm	16.0sqm
4No Type B1- 4 Bed two storey Detached	119.5sqm	15.4sqm

Refer to Drawings P2 -P4 for indicative details of proposed dwellings:

Existing trees - Refer to Tree Report for details.

New tree and hedge landscape planting subject to detailed landscape design.

Extg Housing

Extg Housing to Wordsworth Road

Existing metal fencing and conifer hedge within adjacent land to northern boundary.

Existing metal security fence to Yorkshire Water Reservoir land.

Contours in meters

Existing metal security fence to Yorkshire Water Reservoir land.

Private Drive 4.5m wide serving Plots 4 - 8.

Y Water Land
Covered Reservoir

Construct Access Road 5.5m wide with 0.6m hard margins to adoptable standards and provide turning for service vehicles.

Retain tree planting, clear undergrowth and improve landscaping to be agreed as part of future application.

Minor footpath realignment; existing route shown in red.

Telecommunication mast

Metal boundary fence

Existing footpath to Cross Street

Access to be taken from Estate Road.

OSBM Triangulation Pillar

Footpath follows difinitive route of Footpath No 128 and not current 'desire' line. Application site includes land up to and including correct footpath to allow re-alignment.

Area of trees and overgrown bushes

1.8m close boarded timber fence 0.5m from edge of footpath to western boundary.

Existing footpath to Byron Drive

Existing footpath

Existing footpath to Mayfield

Bottom of Bank

Top of Bank

Rock face

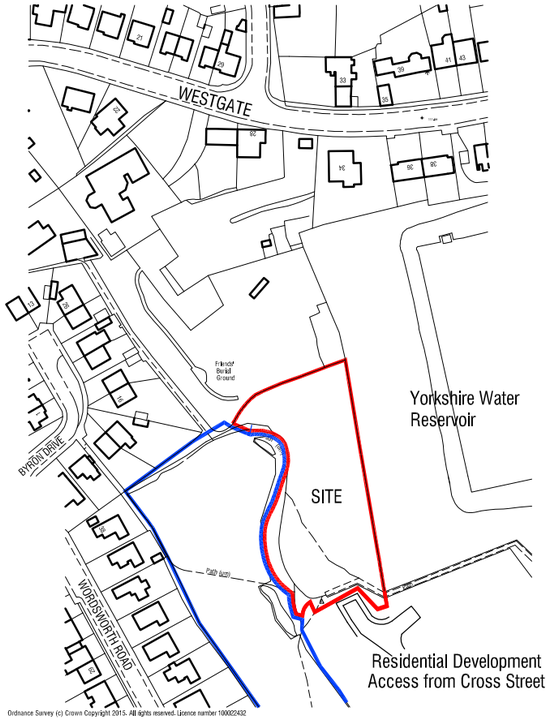
Private Drive

Access Road

RESIDENTIAL DEVELOPMENT

Existing development under construction.

BLOCK PLAN 1:500



LOCATION PLAN 1:2500

Rev B 23.02.2017 - Update footpath details and red line boundary.
Rev A 27.01.2017 - Red line boundary revised.

RESIDENTIAL DEVELOPMENT
LAND OFF CROSS STREET
MONK BRETTON
BARNSLEY

OUTLINE PROPOSALS

BLOCK PLAN

mboothdesign
architectural design and building consultants

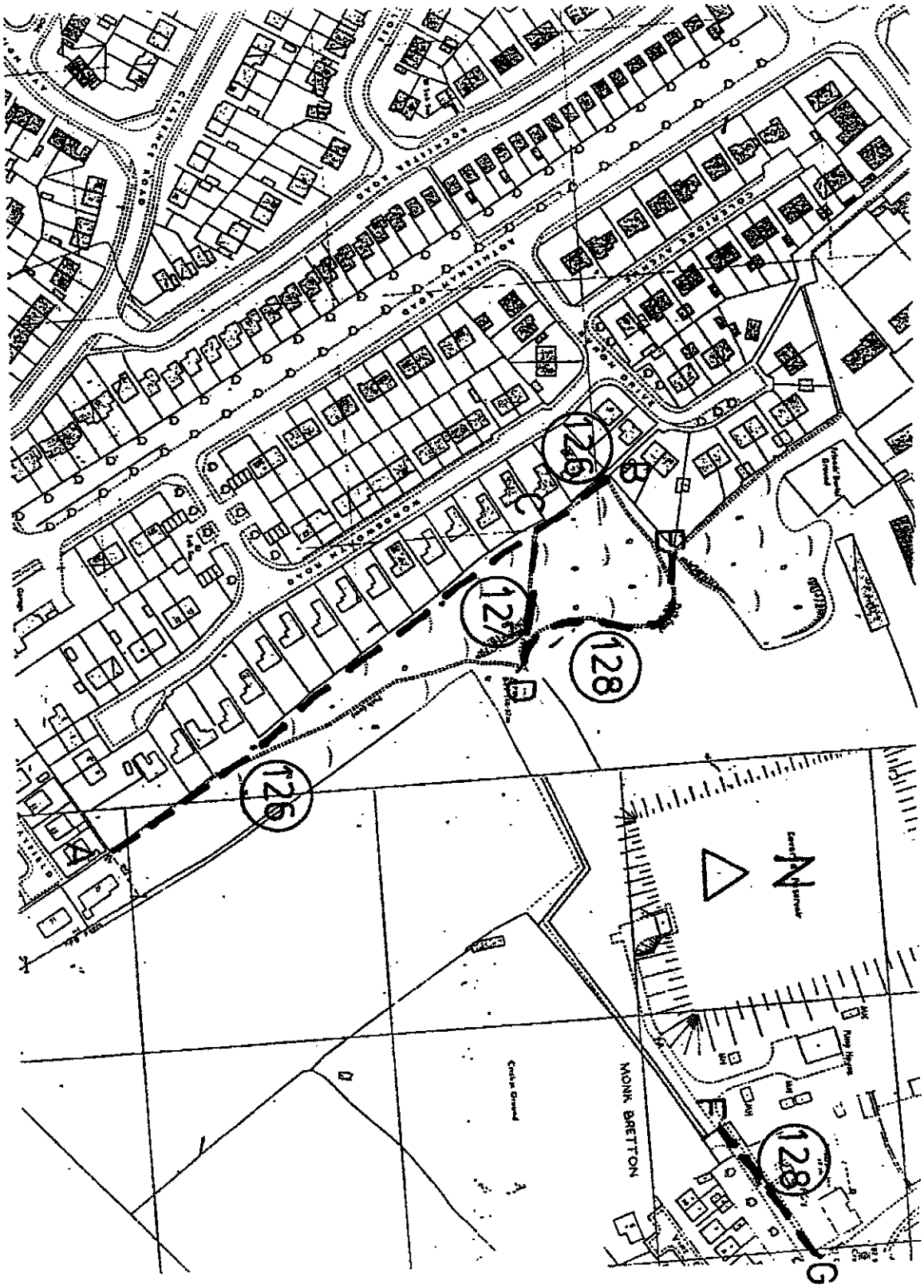
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Scale	1:500 @ A3	Drawn	MJB
Date	NOV 2016	Ref.	16.35
Dwg No.	P1	Rev.	B

0cm 2cm 4cm

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Appendix B – Definitive Footpath Plan



BARNSLEY
Metropolitan Borough Council
DEPARTMENT OF
Planning

Map 2 referred to in The Metropolitan Borough of Barnsley (County Borough of Barnsley Definitive Map and Statement) Modification Order (No.19) 1991.

DESIGNED	DATE	SCALE	PROJECT No.	DRAWING No.
		1:1250		