

i) BACKGROUND. This Design and Access Statement is submitted in support of the above mentioned application. The submission is made as part of the adopted requirements under the provisions of the Planning and Compulsory Purchase Act 2004 and advice in DCLG Circular 01/2006 which sets out the requirement for a planning application to be supported by a Design and Access Statement. This statement is also drafted in the context of the CABE Publication "Design and Access Statements". This application is submitted in detail and seeks the development of 13 No townhouses.. The application is submitted in detail with all matters for consideration at this stage. The application is also supported by full plans and details. It will be noted that outline planning permission for the redevelopment of the site with 24 No. apartments was granted in October 2005 (reference B/05/1467/DE). Furthermore, a reserved matters application was approved in May 2007 for the development of 24 no. two bedroom apartments in two blocks of twelve apartments (2007/0189). Since that time a further outline approval was granted on 1st September 2008 for 13 No dwellings (application No 2008/1013). It will be noted that this scheme whilst approved in outline all matters of detail, save landscaping was approved. The scheme as now submitted essentially replicates the layout of that approved scheme but varies issues of detail in terms of the front block and separates the development to the rear block (as well as incorporating design changes). Overall however the proposal involves minor changes to the previously approved scheme.

a) Site Assessment. The subject site, which extends to some 0.185 hectares or thereabouts and is roughly rectangular in shape. It comprises a public house (Halfway House) located to the site frontage, with the remainder of the site constituting car parking and hard standing. The site abuts existing residential development to the north, south and west. To the east of the site is a working men's club. The site is in close proximity to local facilities and is on public transport routes. Surrounding properties are varied in terms of age, form and type. As mentioned above, the site comprises a former public house which is currently vacant and has been subject to ongoing problems of trespass and vandalism. The site is located on public transport routes and is within walking distance of Goldthorpe village with all local facilities, including schools and shops. The site is in a sustainable urban area and constitutes previously used land. We are not aware of any listed buildings adjacent to the site, nor is the site within a Conservation Area. There are no trees within the site. There are no site specific policies in the UDP in relation to this site.

b) Involvement. Draft plans were forwarded to the Council's Planning Officer, Mr M Smith, prior to the submission of this application. As a result it is understood that there is no objection in principle to the development of this site for residential purposes and amendments to the previously approved scheme were considered generally acceptable.

c) Evaluation. In drafting up a scheme, a number of opportunities and constraints were identified other than the requirements to meet the council's general standards, as follows: It was identified in the first instance that residential

development was considered appropriate for the site. It was identified through the previous grant of planning permission that development of three storeys (third storey being in the roof space) was considered acceptable on this site. It was recognised that there was a local desire to see the site re-developed to remove the existing derelict use. Any layout would have to conform with the Council's requirements to meet space about building standards both in terms of the housing proposed and the existing properties around.

5. It was identified that the proposed changes to the scheme replicated the previously approved scheme in terms of general form, scale and layout.

d) Planning Policies.

(i) Local Planning Policy

The site lies within a housing policy area on the Council's adopted Unitary Development plan. Its reuse for residential purposes conforms with the Council's relevant housing policy H8, as established through the recent grant of outline planning permission and the approval of reserved matters. It is considered that the proposal conforms with Policy H8A which states: "THE SCALE, LAYOUT, HEIGHT AND DESIGN OF ALL NEW DWELLINGS PROPOSED WITHIN THE EXISTING RESIDENTIAL AREAS MUST ENSURE THAT THE LIVING CONDITIONS AND OVERALL STANDARDS OF RESIDENTIAL AMENITY ARE PROVIDED OR MAINTAINED TO AN ACCEPTABLE LEVEL BOTH FOR NEW RESIDENTS AND THOSE EXISTING, PARTICULARLY IN RESPECT OF THE LEVELS OF MUTUAL PRIVACY, LANDSCAPING AND ACCESS ARRANGEMENTS." The submitted plans demonstrate that the scale, layout, height and design of the proposed dwellings ensure that living conditions and levels of residential amenity are provided and maintained to an acceptable level for both new and existing residents. Furthermore, acceptable levels of mutual privacy and access will be achieved. The submitted scheme also demonstrates that the site can be developed in the manner proposed without detriment to highway safety (as further outlined in the submitted highways statement). The proposal has also been considered in light of the Council's supplementary planning guidance notes (SPGs). Of particular relevance is SPG2: The Design and Layout of New Housing. Consideration has been given to the guidelines and suggested standards set out in this document to ensure a good quality housing development which makes a positive contribution to the community in which it is located.

(ii) National Planning Policy

The following Central Government Policy Guidance is also considered to be relevant.

(a) Planning Policy Statement 1: Delivering Sustainable Development

At paragraph 5 of PPS1, it states that: "Planning should facilitate sustainable and inclusive patterns of urban and rural development by... ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community." At paragraph 8, the advice underlines Section 54a and states: "Where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise." At paragraph 22 regarding the prudent use of natural resources, it states: "Development plan policies should seek to minimise the need to consume new resources over the lifetime of the development by making more efficient use or reuse of existing

resources."With regard to sustainable economic development, (vii) states:-"Ensure the provision of sufficient good quality new homes in sustainable locations whether through new development or conversion of existing buildings. The aim should be to ensure that everyone has the opportunity of a decent home, in locations that reduce the need to travel." In relation to delivering sustainable development, at (viii) it states:-"Promote the more efficient use of land through higher density, mixed use development and the use of suitably located previously developed land and buildings. Planning should seek actively to bring vacant and underused previously developed land and buildings back into beneficial use to achieve the targets the government have set for development on previously developed land." It is considered that this proposal clearly conforms with the above advice. (b) Planning Policy Statement 3Central government policy advice contained in PPS3 is considered to be particularly relevant to this proposal.The statement continues the objectives of PPG3 in promoting residential development in sustainable urban areas. With regard to planning for housing policy objectives, it states that the planning system should deliver:"High quality housing that is well designed and built to a high standard... Housing developments in suitable locations which offer a good range of community facilities with a good access to jobs, key services and infrastructure."Also at paragraph 11, the advice sets out:-"Policies designed to achieve these outcomes based upon the number of concepts and principles including sustainable development which it states is a key means of ensuring housing policies help deliver sustainable development objectives, in particular seeking to minimise environmental impact, taking account of climate change and flood risk." At paragraph 14, it states that:-"Local authorities should develop a shared vision with their local communities of the type of residential environments they wish to see and develop design policies that set out the quality of development that will be expected for the local area aimed at - creating places, streets and spaces which meet the needs of people, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity and maintain and improve local character - under that promoting design and layouts which make efficient and effective use of land including and encouraging the innovative approaches to help deliver high quality outcomes."At paragraph 36 with regard to providing suitable locations for housing development, the advice states:-"In support of its objectives of creating mixed and sustainable communities, the government's policy is to ensure housing is developed in suitable locations which offer a range of community facilities and with good access to jobs, key services and infrastructure. This should be achieved by making effective use of land, existing infrastructure and available public and private investment. ...the priority for development should be previously developed land."At paragraph 40 with regard to effective use of land, it states that:"A key objective is that local planning authorities should continue to make effective use of land by reusing land that has been previously developed."With regard to efficient use of land, at paragraph 45 it

states:- "Using land efficiently is a key consideration in planning for housing." With regard to determining planning applications, at paragraph 69 it states:- "In general in deciding planning applications local planning authorities should have regard to:- achieving high quality housing- suitability of the site for housing including environmental sustainability- using land effectively and efficiently- ensuring that the proposed development is in line with planning for housing objectives reflecting the need and demand for housing in and the spatial vision for the area and does not undermine wider policy objectives e.g. addressing housing market renewal issues." ii) THE SCHEME The application is submitted in full for 13 No townhouses. Car parking is to be provided centrally within the site, and is overlooked by all proposed properties. The scheme is considered to be appropriate in scale and design in terms of its relationship with surrounding properties. Garden and amenity space is provided at appropriate levels for the types of property proposed. The scheme is a minor modification in terms of the previously approved proposal. iii) DESIGN AND ACCESS JUSTIFICATION (a) Use, Amount and Layout of Development The site is located within a predominantly residential area and a mix of types and forms of development mainly to high densities. It is considered that the density proposed is in line with government guidelines. The site constitutes a 'brownfield' site close to local facilities and with access to public transport routes. The form and layout of the proposal reflects that of the grain of the settlement in this area. It is considered that the layout and format of the development is appropriate for the location and will provide an attractive form of modern development. There is sufficient distance from the proposed dwellings to the properties around not to give rise to issues of harm. The essential layout and form replicate the previous approved scheme. Access and parking arrangements have been designed to comply with the council's standards. Details of crime prevention methods will be incorporated into the detailed design. However, secure fitting locks to doors and windows will be provided. The parking areas are overlooked by the proposed dwellings and therefore fully visible. Appropriate lighting and boundary treatment will also be incorporated into the proposal. Safe and convenient access to the properties will be provided for all users. Internally and externally the proposal will comply with Building Regulations in respect of disabled access. b) Scale, Appearance and Landscaping A development that is in keeping with scale of surrounding residential properties is proposed, which will have a positive visual impact on the street frontage. Care has been taken to ensure that the height and scale of proposed development does not exceed that previously permitted. The scale of the proposal is in line with the previous approval. The resultant scheme is one that is appropriate for the location in design terms. Landscaping of the site will be incorporated suitable for a private housing development for the individual dwellings. The apartment scheme will be dealt with as appropriate for such a scheme. Landscaping will be dealt with through the submission of a scheme detailing methods of implementation and ongoing maintenance (which can no

doubt be dealt with by condition).c) AccessThis scheme retains the access in the position shown on the previously approved schemes. Parking spaces are to be provided within a central courtyard area as with the approved schemeThe layout submitted demonstrates:-1. Suitable vehicular access to the main road can be provided. A 3m+ wide access is to be provided off Barnsley Road as has previously been approved.2. The access driveway leads to a level car park incorporating 15 No car parking spaces, including 1 No disabled parking space. It is considered that the level of parking provided is appropriate to the area.3. Disabled parking can be incorporated and situated in convenient locations. Internal manoeuvrability within the buildings for disabled users will be designed to satisfaction of Building Control.iv) OTHER ISSUES.The proposal will provide for an important urban regeneration proposal which will add to the choice of properties in the district and will also assist in upgrading the visual amenity of the area. •Leisure Inns Ltd
Halfway House, Goldthorpe, Barnsley
Design & Access StatementJanuary 2009
Townsend Planning Consultants
Page • PAGE * MERGEFORMAT •8•DLG CIRCULAR 01/2006DESIGN AND ACCESS STATEMENTIN SUPPORT OF DETAIL APPLICATION FOR RESIDENTIAL DEVELOPMENT (13 DWELLINGS),INCLUDING DEMOLITION OF PUBLIC HOUSE HALFWAY HOUSE, 142 BARNSELY ROAD,GOLDTHORPE, BARNSELYLEISURE INNS LTD
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