

4/25/2012

WILLOWGARTH

DESIGN AND ACCESS STATEMENT

Issue 1 | April 2012

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## INTRODUCTION

NPS NE Limited have prepared a Masterplan for residential development at Grimethorpe on behalf of NPS Barnsley Ltd who are acting for Barnsley Metropolitan Borough Council. This Design and Access statement has been prepared to explain the process that has led from the initial vision for the Willowgarth School site through to a Masterplan framework for residential redevelopment of the site. The requirement for a Design and Access statement is in response to a focus on high quality, sustainable development, which is enshrined in the national planning guidance through PPS1. This document has been prepared in accordance with the requirements of Circular 01/06 and has been informed by technical studies undertaken by the projects consultant team.

A planning application has been submitted for the site and the purpose of this supporting statement is to:

- Set out the vision and planning policy framework
- Show how analysis of the local context has informed the evolution of the Masterplan framework
- Explain the design principles that have been applied to define the indicative amount of development
- Demonstrate the ability of the site to provide convenient access for residents through linkages with existing movement networks
- Confirm the potential for the site to incorporate sustainable design measures
- Set out the design parameters confirmed by the Masterplan framework that will inform the reserved matters approval of the amount, layout, scale, landscaping and appearance of the development

The comprehensive contextual assessment and detailed design principles and parameters set out within this statement reflect the sensitive nature of the site and enable a thorough assessment of the impact of development in order to confirm that the principle of residential development is acceptable.

Section One:

# 1.0 VISION

## 1.1 MASTERPLAN VISION

Our vision for the site at Willowgarth School is to take the opportunity provided through the closure of the school to support the ongoing focus of regeneration in Grimethorpe. The site has been incrementally developed as an education facility over a long period of time and there is a significant risk of decline if a suitable alternative use is not identified now the site is vacant. The school has now closed and the school buildings are scheduled for demolition.

The application site is largely previously developed land and is directly adjacent to the existing settlement boundary. The site is well-served by public transport links and provides attractive views over the neighbouring countryside, which supports the provision of a high quality and desirable development. The key aspirations of the project are to harness the strong links with the existing community and facilities, both in terms of the physical links in the form of footpaths, access routes and the proximity to the existing settlement and socio-economic links based on the long established relationship between the site and the community as a school.

The vision is based on provision of a sustainable, attractive development that facilitates improvements to the existing environment both within the site and the wider settlement. The residential development of the site, including the provision of affordable housing, will widen the choice of homes available to local residents and will ensure that people have a choice of homes in an area where they wish to live.

The design approach within this context is based on establishing an appropriate level and form of development that takes the opportunity to efficiently redevelop the site and improve its appearance on the edge of the settlement.

An important element of the vision is to reduce the impact of the existing development on the green belt by breaking down the bulk of development, providing further landscaping and removing alien features from the wider site in order to provide a clearer separation between the northern edge of Grimethorpe and the southern edge of neighbouring Brierley.

This Masterplan has been prepared with reference to examples of best practice and principles set out in the Code for Sustainable Homes and CABI guidelines. The historic input of the Design Review Panel has also influenced the approach to design and the application of key design principles in terms of learning lessons from previous inappropriate development within the area.

The outline proposal will be reviewed as part of the detailed design development, against the details of the guidance in the newly adopted Special Planning Document : Designing New Housing Developments, and consequently the South Yorkshire Residential Design Guide.



Section Two:

# 2.0 LOCAL CONTEXT

## 2.1 SITE LOCATION

Willowgarth is a part brownfield, part greenfield site of approximately 11.8 hectares located to the north of Grimethorpe and east of Brierley Road. The school is scheduled to close in Spring 2012 as part of the Advanced Learning Centre Education Strategy and the site will become vacant.

The site comprises sports and open fields, hedgerows and trees, a number of large school buildings and access roads and security fencing associated with the school.

- 2.1.1 To the north of the site is Brierley Meadows, which includes a stream, hedgerows and a woodland strip and beyond this is the settlement of Brierley.
- 2.1.2 To the east of the site is a tributary valley of the River Dearne that flows through Addey Bottoms alongside which is a wooded footpath that leads through to the residential area.
- 2.1.3 The site is located to the top of the valley side such that commanding views are offered eastwards across the valley.
- 2.1.4 To the south of the site is the established housing area within Grimethorpe and to the west the site is bound by Brierley Road from which the only vehicular access to the site is taken.
- 2.1.5 The A1-M1 link road which links Junction 36 of the M1 to the A1 through Wakefield District passes between Cudworth and Grimethorpe and has improved accessibility in this area.

The developed footprint of the site occupies a plateau within the wider landscape and contains approximately 9 buildings, which are of little architectural merit. This part of the site including the hardstanding surrounding the buildings and extends to approximately 4.8 ha. A total of 6.93 hectares of the site is designated green space and is included on the green space register. A 0.38ha area of hard surfaced games area is also included in the green space register.

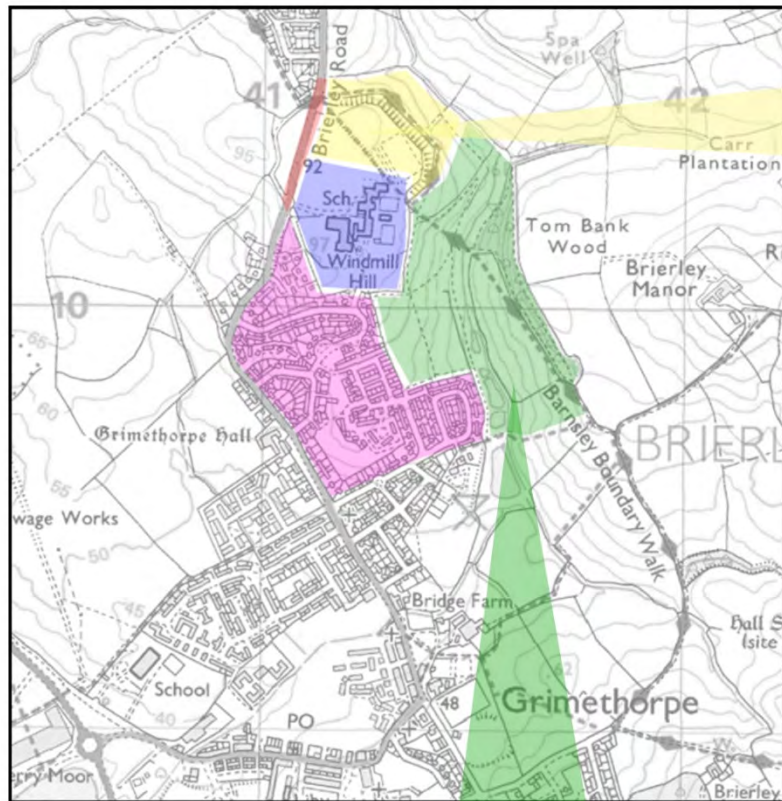
The residential area to the south of the site is a predominantly post war residential estate development with associated public open space provision. The primary retail area is located along the High Street in the centre of Grimethorpe and the main bus route passes through this area as well as directly past the site on Brierley Road.

The site has been subdivided into five areas as indicated below.

Aerial View of Site:







Views to the north and Brierley

Views from Adley Bottoms





## 2.2 LOCAL SERVICES

Grimethorpe has grown around the two main highway routes through the area, namely Brierley Road and High Street, which are both well connected to the site. The centre of Grimethorpe is located to the south west of the site and although it has previously suffered from deterioration due to the decline in the mining industry, on which the town was reliant, there are growing signs of improvements to the environment.

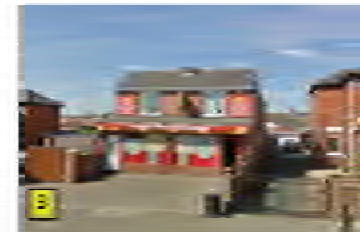
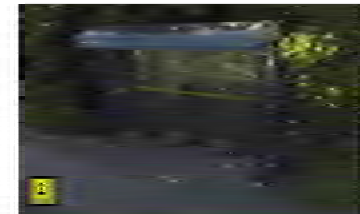
A recent regeneration focus within Grimethorpe has resulted in the construction of a new Health Centre and the opening of a discount supermarket. Further amenities also located within close proximity of the application site include:

- Convenience Store: Premier News, Brierley Road, Grimethorpe - 700m
- Primary School: Milefield Primary School, Milefield Lane, Grimethorpe—1.4km
- Doctors Surgery/Chemist: Dr Shrivastava, Church Drive, Brierley - 780m (Grimethorpe Health Centre, Queensway, Grimethorpe – 1.3km)
- Park / Recreation Space: Directly to north of the site and at The Dell, Dell Avenue, Grimethorpe – 500m
- Post Office: Brierley Post Office, Church Street - 1km (Grimethorpe Post Office, High Street – 1.2km)
- Hairdressers: Retro, 103 Brierley Road - 600m
- Supermarket: Netto, Queensway - 1.2km
- Dentists: Grimethorpe Dental Centre – 1.2km
- Public House: The Red Rum, Cemetery Road, Grimethorpe - 1.5km

The plan below indicates the location of existing facilities within the vicinity of the application site and provides an indication of the distances from the centre of the site to the services. Although services within 400 metres of the site are limited, there do include the bus stop link which is directly adjacent to the entrance to the site and links the site to the town centre for less able bodied individuals. The residents of the northern part of Grimethorpe, adjacent to the application site previously benefitted from a Post Office and convenience store, which have recently closed. The introduction of additional housing in this area offers the opportunity to support local services and reduce the need to travel by private vehicle.



- 1 Bus Stop - Brierley Road
- 2 Recreation Space - Brierley Road
- 3 Premier Convenience Store, Car Wash, Florist, Hairdressers - Brierley Road
- 4 Pentecostal Church - Brierley Road
- 5 Recreation Ground - Clifton Road
- 6 Brierley Primary School
- 7 Brierley Village Club and Convenience Store - Church Street



### 2.3 SOCIO ECONOMIC PROFILE

It is important in the design of a residential development to take account of the social and economic context of the area within which the development is set. Grimethorpe has been the focus of a regeneration strategy with measures put in place to improve economic, social and environmental conditions for local residents. The town supports a range of residential, leisure, employment, retail and community facilities and has seen recent repopulation as a result of growing employment opportunities and improved community facilities. Profiles of the types of people who live within the area and their social and economic group will be determining factors in deciding the mix and types of dwellings that are most appropriate to the context of the area and the market price that different types of houses are likely to command. Based on the ACORN classification system this area of Grimethorpe is characterised by type 48 and 1.91% of the UK's population live in this type of area. According to this classification, many of the people who live in this sort of postcode will be families and single parents living in semi-detached or terrace housing and features of this neighbourhood are:

Family Income	Low
Interest in current affairs	Low
Housing with mortgage	Low
Education to degree	Low
Couples with children	Medium
Have satellite TV	Medium

Neighbourhoods fitting this profile are often found in former industrial cities in the north and north-east such as Newcastle upon Tyne, Middlesbrough and Sunderland. Examples elsewhere in the country include Wrexham, Nottingham, and Wolverhampton. These are large families living in semi-detached council housing. Many families have three or more children, and half of all families are headed by a single parent. Housing is generally two or three bedroom council semis and terraces. Incomes are very low and unemployment levels are among the highest of any type, being double the national average. Where there is paid work, it tends to be routine jobs in nearby factories or shops. Travel to work is on foot or by public transport. Car ownership is very low. Classification systems such as ACORN are useful in giving a general indication of the profile of the types of people living within particular areas. However, it is important to acknowledge that in such classification systems the post code is matched to a particular type of neighbourhood to which it most closely matches but is not a description of the post code area itself. This information indicates that a mix of housing to accommodate a variety of family sizes would be attractive to the established market in the area and given the proximity to bus routes and low levels of car ownership, the amount of parking to be provided can be reduced where appropriate.

## 2.9 POLICY CONTEXT:

### Local Guidance:

- UDP
- Core Strategy
- SPG/SPD – Specifically the newly adopted Designing New Housing Developments
- PAN30
- South Yorkshire Residential Design Guide

The planning policy context in which the application is set informs both the proposed use of the site and sets out the Local Authorities aspirations for the development of the area including in terms of design.

### National Guidance:

The planning statement that has been prepared and submitted with the application provides a full assessment of the planning policies relating to the proposals; these include the following documents, which have informed the evolution of the Masterplan framework:

- PPS1
- PPG2
- PPS3
- PPG13
- Secured By Design
- Safer places
- Code for Sustainable Homes

## 2.10 PUBLIC CONSULTATION:

Numerous consultations have taken place during the preparation of the application including:

Public Consultation

Distribution by post of proposal to local residents with a request for feedback. Distribution was as follows:

Sandhill Grove	1 to 13
Windmill Avenue	30 to 60 Even numbers 37 to 87 Odd numbers
Brierley Road	170, 172, 172a, 174, 176

This included a covering letter of explanation, a leaflet showing the proposal and the vision, and a response form. To date we have received 10 responses. 2 of the responses are negative and relate to the land to the west of the site that has historically been Public Open Space. The majority of the responses are encouraging, with the main concern being related to site operations.

See the Statement of Community Involvement for details.

Meeting with the Ward Councillors

16<sup>th</sup> January 2012

Site visit with a Ward Councillor and Parish Councillor

1<sup>st</sup> February 2012

Meetings with the Planning Authority to define strategy and content of the Pre Planning Agreement

12<sup>th</sup> January 2012

Design Review Panel Assessment:

## Recommendations of the Design Panel

- Provide explanation as to how the design principles were arrived at and produce a brief. The site plan would then be merely indicative for the planning application only. The final detail should only emerge when the developer is on board, in order to ensure the development of a more saleable and credible product.
- Include more information diagrammatically, for example the arboricultural survey could be transposed, and more detail of the topography.
- Give further thought to:
  - Permeability
  - Relationship of the site with the surrounding countryside
  - Highways – currently serves the car sufficiently, but is less inviting to pedestrians. It is a very conservative proposition, and whilst this is not the place for the very radical, more could be done and Manual for Streets should be utilised.
- Consider a justification for the housing type proposed, missing at present, which should demonstrate whether it is needed or desired. Sound justification of the redevelopment in the green belt (albeit on brownfield land) should be made.
- Make more of the presence of important trees on the site, to better describe how they almost set the context of the site. They should establish the framework, from which the housing, highway and so on emerges. Currently this level of detail does not come across.
- Better consider any proposed public open space and the need for stewardship. The agreement to a commuted sum off site doesn't fit with this.
- Recognise that the market for development on this site has been suggested as more than likely coming from West Yorkshire. Owing to its location, it is anticipated that most residents will have cars. Other measures towards sustainability should therefore be made, which would add something to the 'place', rather than it just being a housing estate. There are examples of other projects, such as the Greenhouse in Leeds which has amongst other features a district heating system. This adds a selling point.
- Take hold of the opportunity to 'brand' this and other now redundant school sites should be explored by BMBC/NPS. This could involve a link back to education, or the creation of modern energy in this former mining location. Digital access could be a big sell, or the incorporation of allotments somehow into the site.

Front cover of the public consultation leaflet

**Public Consultation Leaflet**

**Our Vision**

Our vision for the site at Willowgarth School is to take the opportunity provided through the closure of the school to support the ongoing focus of regeneration in Grimethorpe.

The site has been incrementally developed as an education facility over a long period of time and there is a significant risk of decline if a suitable alternative use is not identified once the site becomes vacant in 2012.

The application site is largely previously developed land and is directly adjacent to the existing settlement boundary.

The site is well-served by public transport links and provides attractive views over the neighbouring countryside, which supports the provision of a high quality and desirable development.

The key aspirations of the project are to harness the strong links with the existing community, both in terms of the physical links in the form of footpaths, access routes and the proximity to the existing settlement and socio-economic links based on the long established relationship between the site and the community as a school.



Proposed Site Plan

**Proposed Housing Development  
Willowgarth High School  
Grimethorpe**

January 2012

Section Three:

# 3.0 DESIGN PRINCIPLES

### 3.1 RESIDENTIAL DEVELOPMENT:

Grimethorpe has been a focus for regeneration in recent years and together with Cudworth has a housing delivery target of 1800 per annum to 2026. The provision of housing within the application site would support delivery of this target. The limited density of development within the surrounding area and the sensitive nature of the location within the green belt and on the edge of the settlement suggests that a reduced density of development may be appropriate and this will enable further housing to be provided elsewhere within the town to ensure a mix of housing and development types can be achieved.

The design will comply with the guidance with the newly adopted Supplementary Planning Document : Designing New Housing Development, and following the detailed guidance of the South Yorkshire Residential Design Guide.

A mixed, balanced and inclusive community can be facilitated through a mix of market and affordable housing, which will be secured through the outline consent. The quality of design of this development will be informed by the framework set out within this Masterplan and will be guided by the Local Planning Authority's supplementary planning guidance and best practice guidance set out at a national level. The emphasis is placed on respecting the character of Grimethorpe, whilst embracing modern building techniques and innovative technologies in sustainable building design.

Feedback from the Affordable Housing Officer has been received and the current recommendation is for a low affordable element, with an offsite affordable contribution, which has to be confirmed. The initial proposed affordable requirement on the site is:

2 bed bungalows	2 social rent	
3bed bungalows	7 social rent	2 intermediate purchase
3 bed houses	3 social rent	3 intermediate purchase

The application site will be designed to maintain good legibility and permeability to ensure that all residents have easy access to a well-connected hierarchy of routes, which encourage walking and cycling to the Neighbourhood Centre, the areas of public open space and play, and Grimethorpe itself, including existing and new employment areas. Willowgarth's residential development will be based upon drawing the site back towards the existing settlement edge to enable integration with the existing residential area and to make a clear distinction between the northern edge of Grimethorpe and the southern edge of Brierley. The layout of the site is reserved but the indicative Masterplan demonstrates how increased landscaping can, in combination with the reduced scale of buildings, enhance the green belt and create a more attractive and appropriate environment that avoids turning its back on the green belt, thus providing future residents with desirable green outlooks. The Masterplan provides an indication of the amount of development that can be achieved on the site without harmful impacts to the wider area, and subject to matters of landscaping and detailed design.

As required by the Special Planning Document the design of the Masterplan will have to consider:

- Relationship with existing dwellings and space between proposed dwellings
- External spacing standards
- Internal spacing standards
- Character
- Streets
- Design of residential parking and garages
- Front gardens
- Landscape design
- Walls and fences
- Existing trees and hedgerows and other features of ecological value
- Public rights of way
- Drainage and flood risk
- Recycling/waste provision
- Obscure glazing
- Signage and street furniture
- Technical requirements

### 3.2 ENVIRONMENTAL CONSIDERATIONS:

#### Willowgarth's carbon footprint

The site's landscape structure, ecology, topography and drainage patterns have presented some of the important opportunities and constraints to Willowgarth's design and consequently form a framework within which it will be developed. Willowgarth's design employs best practice by working with the site's natural resources and landscape character rather than against it. By ensuring that the existing trees and landscaping are retained in the main and enhanced to protect views from the Addey Bottom Valley and the brow of the hill at Brierley to the north, Willowgarth's Master Plan has inherently determined which areas are suitable for development, which can be integrated into the development's green infrastructure and which should be left unchanged. One of the first steps of the Master Plan's evolution was the preparation of a Constraints and Opportunities Plan, which helped to inform the following strategies to ensure that the setting and impacts had a positive impact on the environment:

- Ensure that the development seeks to minimise its impact on the environment;
- Ensure that the site's green infrastructure is robust, legible and contributes positively to the landscape's character;
- Conserve important wildlife habitats and create new habitats to compliment and extend the biodiversity of the site;
- Use native species local to the area;
- Ensure that the development takes the opportunity to improve the existing poor drainage of the site taking into account future flood capacity requirements;
- Promote in its widest sense sustainability, reducing energy consumption throughout the natural and built environment

### 3.3 EXISTING LANDSCAPE STRUCTURE:

The landscape to the east of the application site is typified by the slope down to the bottom of the valley, with woodland and hedgerow planting marking field boundaries. There are no areas with a landscape designation of national or regional importance covering the site. The site itself comprises of an engineered plateau on which the main school buildings and playing fields have been sited. There are however, significant level differences across the site, with falls of approximately 2 metres from north to south and 5 metres from east to west. Even though the development will inevitably result in a change to the landscape character of the area, by taking the opportunity to draw back the extent of the site towards the settlement, the design ensures that Willowgarth is well related to Grimethorpe with the well-landscaped northern edge of the site addressing the adjacent countryside, rather than turning their back. Willowgarth possesses a well-defined structure of trees to the boundary of the application site and although the tree survey identifies that these are of a limited value in terms of the type and quality of the specimens they will be retained where possible or replaced and landscape boundaries to the edge of the site can be enhanced through further planting.

The site's topography plays an important role in defining its character, with the application site occupying a plateau within the surrounding area. The Willowgarth Master Plan works with the landscape character of the site. The strong pattern of existing woodland belts and hedgerow planting are incorporated into the development, acting as a basis for the site's Green appearance. Where appropriate, hedgerows will be extended, with gaps filled in and additional hedgerow trees planted where these are currently limited.

The layout of the site's access network will respect the topography of the site and new dwellings can be orientated to take advantage of the good views afforded by the site's topography over the neighbouring valley.

### 3.4 SUSTAINABILITY

The applicant is committed to the development of a site which is environmentally, socially and economically sustainable. The design will seek to reduce the scheme's carbon footprint and will include specific measures aimed at promoting reduced energy demand and enhanced energy efficiency. Water and waste re-use and recycling will be carefully considered from the outset and the implementation of a sustainable drainage system will be a key component of the scheme. The specific nature of energy efficiency measures will be considered at the reserved matters stage of the application process, however the applicant wishes to express a commitment to satisfy the Code for Sustainable Homes – level to be established with the council but level 3 envisaged as appropriate, including the use of renewable and recycled materials in buildings and infrastructure, or materials of a lower environmental impact. The satisfaction of such criteria can be further controlled through imposition of a suitably worded condition.

Willowgarth will include measures to reduce transport emissions, through reducing reliance on the car and the strategy for this is contained in the Travel Plan Framework which accompanies this planning application. Subsequently a Travel Plan will be implemented to secure a modal shift in future residents travel patterns.

The Sustainability Statement that is appended to the planning statement sets out a strategy to ensure that the proposed development is sustainable and this will be the subject of continual review during the detailed design process, the following being the key points that will be implemented:

- A development of between 100 and 120 houses in the Metropolitan Borough of Barnsley to meet an established housing need.
- The efficient use of a previously developed site, which is well related to the existing settlement of Grimethorpe.
- Ecological protection and preservation of the natural environment
- Promotion of a healthy way of life for the residents through pedestrian and cycle links to the wider area and the inclusion of cycle storage facilities within dwellings
- Sustainable transport promoted by locating dwellings within 400 metres of a bus stop and providing all new residents with comprehensive information on public transport provision
- Sustainable Drainage Systems to be incorporated to address surface water run-off from the site as well as adding to the ecological enhancement of the site
- Waste minimisation principles adopted both during construction and in the lifespan of the development through the provision of recycling/compost facilities. The approach to sustainability must consider the requirements of the relevant Special Planning Document and the South Yorkshire Residential Design Guide.

Section Four:

# 4.0 ACCESS

#### 4.1 ACCESS NETWORKS

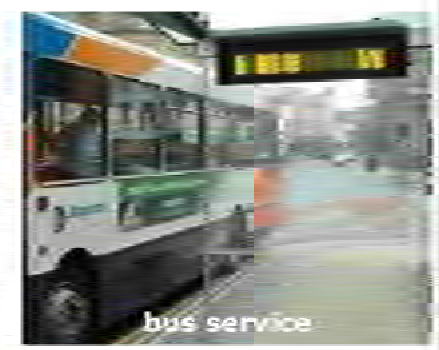
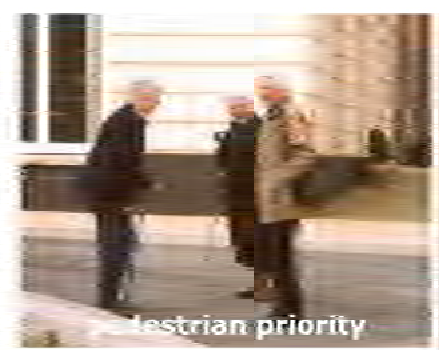
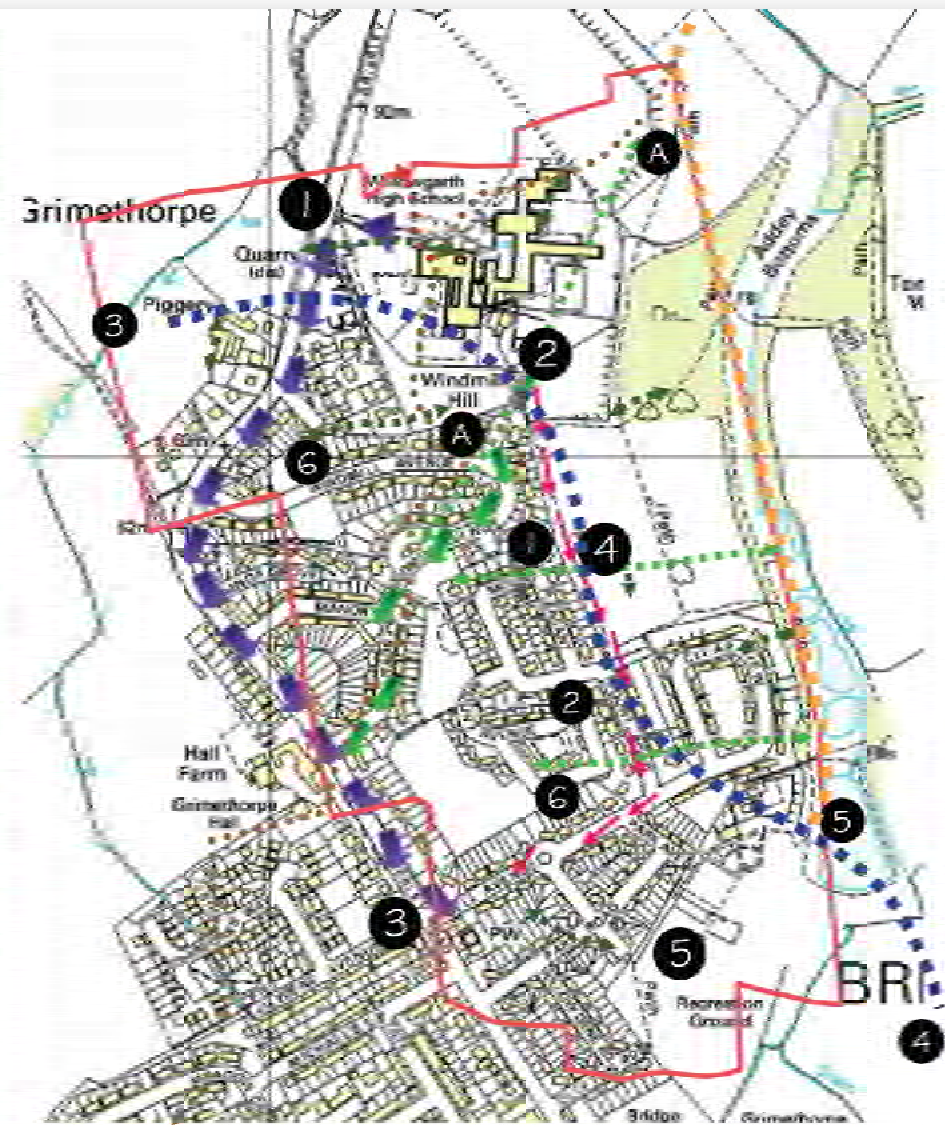
The main access to the site for vehicles will be from the existing Brierley Road access. For pedestrians access into the site is either from Brierley Road or Windmill Avenue with additional footpath links to open countryside and the network of footpaths to the east. There is possibility of connections with the existing playing fields to the North subject to satisfying the requirements of Secured by Design. The Masterplan provides an indicative layout of the hierarchy and arrangement of streets within the development, with the final layout being determined in the details of the full planning permission. In principle the development seeks to achieve the following:

- Maximise connectivity and safe access to the existing areas of Grimethorpe.
- Utilise a local street pattern that forms a basis for the development blocks, which in turn creates a well-connected, functional layout of routes and desire lines.
- Design a street pattern which reflects local morphology and placemaking character
- Provide a choice of integrated routes for all, with an emphasis placed on encouraging more sustainable movement patterns. A clear, easy to use network of streets and footpaths connecting to proposed community facilities along logical, direct desire lines.
- Promote accessibility for the whole community, bearing in mind the needs of parents with young children and those with impaired mobility.
- Encourage the control of vehicle speeds and movement by urban design, exploring local examples such as restricted forward visibility, narrow street width, frequent connections, changes in direction and tight junction radii.

Following good practice on placemaking, a clear hierarchy of street types and public spaces will be established to provide good legibility through the site. The access routes through the site should be overlooked by dwellings and will have a verdant character created by street tree planting. See sections N5, S1 and S2 of the South Yorkshire Residential Design Guide.

It is hoped that the development will facilitate further improvements to the existing quality bus routes, providing a realistic alternative to private car use. The indicative level of car parking provision in the masterplan is an average of 2 car parking spaces for each 2/3 bedroom property and this is considered to be acceptable by the Council's Highways department. See pages 135 to 137 of the South Yorkshire Residential Design Guide.

- 1 Bus stop and existing access point
  - 2 Existing vehicular access and potential emergency access and footpath link
  - 3 Local shops
  - 4 Footpath link to surrounding countryside and eastern edge of Grimethorpe
  - 5 The dell recreation ground
- 
- Primary route—Brierley Road 
  - Secondary footpath link—Windmill Avenue 
  - Tertiary—public footpath to The dell 



Section Five:

# 5.0 MASTERPLAN

## 5.1 MASTER PLAN FRAMEWORK

### The development

The development of Willowgarth will provide a new high quality development for Grimethorpe. The Master Plan works with and values the site's context, character and existing natural features to promote a robust, sustainable and innovative development, forming a logical northern expansion and rounding off of Grimethorpe. Willowgarth delivers residential development within the previously developed foot print of the site and reduces the total volume and extent of the built form in comparison to the buildings.

One of the basic tenets of the Master Plan's design approach has been to respect the site's natural environment. It conserves and enhances existing assets including the open space to the north by providing a softer edge to the built up part of the site. Willowgarth promotes health and wellbeing for both residents and visitors from the wider community with the provision of generous green space to cater for a range of recreational purposes. The mix of dwelling types will promote a diverse development, contributing to a dynamic and coherent townscape and a viable community. Willowgarth's location adjacent to both existing employment uses and public transport links promotes opportunities for sustainable live/work movement patterns. The Willowgarth Master Plan establishes a planning and design framework to:

- Create a high quality environment that is sustainable, safe and attractive;
- Create a well-designed public realm drawing upon best practice from "By Design". "Secured by Design", "Safer Places", "Manual for Streets", "Urban Design Compendium 1 & 2" and the "South Yorkshire Residential Design Guide";
- Adopt a place-making approach to the design, with a legible hierarchy of well-connected streets and spaces;
- Encourage sustainable movement patterns, prioritising the use of public transport, cycling and walking, as well as promoting innovative schemes to reduce single-person car trips;
- Recognise the needs of those with impaired mobility;
- Provide a connected network of open spaces that enhances landscape character, biodiversity, amenity landscape character and recreational benefits; and
- Embrace the environmental, social and economic aspects of sustainability, reducing energy consumption throughout the built environment.

The draft Masterplan indicates c.100 dwellings set primarily within the previously developed foot print of the site, although the site could accommodate up to 120 dwellings. The application proposal sets these as the realistic parameters and these parameters provide a density of between 22-25 dph. It will provide a variety of house types to meet the needs of a range of families and individuals. The proposed density of 22 dwellings per hectare is low but reflects the location of the site within the Green Belt and the initial approach to retain as many of the trees within the site as possible. It is also important that the redevelopment has a positive impact on the openness of the green belt by reducing the overall impact of the development. Although the masterplan proposal will not result in a lower built footprint, if the height of the existing buildings is factored into the equation, then there is a significant reduction in the volume of built form benefiting the overall visual amenity. The existing volume of built form is approximately 79,849 cubic metres and this will be reduced to approximately 55,420 cubic metres.

The low rise nature of the dwellings, being limited to no more than 2.5 storeys also represents a reduction on the scale of the existing buildings and will support the case for the exceptional circumstances for development in this sensitive location. Therefore, Willowgarth will have a density profile, which underpins the aims of relating density to context and the need to create a socially mixed development, which caters for varied family circumstances.

The layout takes into account the position of existing landscape buffers and the importance of providing a visual continuation of the existing settlement through the site so as to avoid isolating the development from the wider landscape of Grimethorpe. The area in the south west corner of the site, which has not been previously developed is relatively level and offers the opportunity to link the site more comprehensively to the existing settlement, providing built form up to the boundary of the site, without impacting on the longer views of the development from the area to the east.

The key guiding principles for the Masterplan are outlined below:

- Reflect the sensitive context of the site within the Green Belt, reducing the impact of the development proposal on the wider landscape, thereby improving the openness of the Green Belt
- Offer a form of development that reduces the height and impact of the built form on wider views of the site in comparison to the existing school buildings.
- Promote a thriving residential area with strong, spatial street scenes and a clear movement network through the area.
- Retain a maximum amount of the existing hedgerows, trees and planting as feasible and produce a layout that maximises the screening these features provide.
- Height and overall mass of buildings will be carefully considered to create well-defined spaces, diversity and balance.
- Ensure good circulation and access for all, with a pedestrian and cycle friendly environment.

## 5.2 MASTERPLAN PARAMETERS

The proposed use of the site is for C3 residential development.

The masterplan indicates the amount of development that can be accommodated on the site with the following parameters:

- Minimum 100 dwellings (equivalent to approx 22 dph)
- Maximum 120 dwellings (equivalent to approx 25 dph)

The proposed residential use is compatible with existing uses in the local area

The masterplan identifies the principle access point from Brierley Road.

The internal network of roads and pathways are indicative but should provide legibility within the site and good footpath links to the wider settlement and countryside to the east of the development. A green link has been suggested that forms route between the entrance from Breirley Roads, the playing fields to the north and the countryside to the south and west.

The masterplan provides a range of 2, 3 and 4 bedroom properties. The affordable element has been indicated in section 3.1.

The heights of the dwellings will be restricted to 2.5 storey with 2 storey development along the perimeter of the site in order to protect the visual amenity of the site.

The masterplan enhances the landscape buffer to the north and east of the site, provides pockets of informal open space on site and where possible retains the existing trees and hedgerows. Sufficient private amenity space for each of the dwellings within the masterplan can be achieved without resulting in the loss of privacy or issues of overlooking or overbearing. The layout plan at Reserved Matters stage will ensure that this principle is encapsulated in the final detailed design layout.

The parking provision within the masterplan indicates that the site has the potential to support an average of 2 car parking spaces per dwelling utilising a variety of solutions including parking courtyards thereby ensuring that the street scene is not dominated by vehicles.

The masterplan has provided a layout that will achieve maximum solar gain with the majority of houses with a north/south aspect. It is considered that this principle can be utilised in the detailed layout and will provide opportunities for dwellings to accommodate photo-voltaic or solar panels.

A number of assessments have been prepared in support of the application including, ecology, flood risk, drainage, transport statement, Travel Plan Strategy and arboriculture and the recommendations provided within these will also underpin the future detailed design of the development.

A significant influence on the design was the Public Consultation and resulting feedback. It was clear that the undeveloped area of greenbelt that acts as a buffer between the existing school and the properties on Windmill Avenue and Brierley Road is an important local amenity. The layout was adapted to ensure this area would remain unchanged. It has been incorporated in to green link that links with the playing fields to the north.

Indicative Layout – Drawing AG11.094(PL)02



**PLANNING**  
1:500 @ A1

**NPS NORTH EAST LTD**  
RESIDENTIAL DEVELOPMENT  
WILLOWGARTH SCHOOL  
GRIMETHORPE

**PROPOSED SITE**  
Indicative Schedule of Accommodation

**CLIENT**  
NPS BARNSELY

**DATE**  
NOV 11

**SCALE**  
1:1000

**REV**  
SB RP

**PROJECT NO.**  
AG11.094 (PL)02



Proposed Housing Development  
Willowgarth High School  
Grimethorpe

**Early Development Proposal**

**Issued with the Public Consultation Information**

- Developable site area: Approx 4.8ha
- Open space area of site: 7ha
- Total Site Area approx 11.8 ha
- Built footprint: 7259m<sup>2</sup> (including hardstanding = 19,180m<sup>2</sup>)
- Volume of existing buildings: 79,849 m<sup>3</sup>
- Proposed development
  - Proposed dwellings: 104 dwellings
    - 2 bedroom = 34 units
    - 3 bedroom = 49 units
    - 4 bedroom = 21 units
- Average residential density of 22 dph
- Green space lost: 2721 m<sup>2</sup>