



## Design and Access Statement

Calver Lane, DODWORTH  
4187  
NOVEMBER 2021

**AVANT**  
homes

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# 1.0 Introduction

## 1.1 DOCUMENT INTRODUCTION

The site comprises two parcels of land located on southern side of Dodworth. These lie either side of Smithy Wood Lane.

The redevelopment of the site with 198 no. traditional 2-storey + 2.5 storey domestic dwellings, associated gardens, POS and adoptable roads and sewers.

## 1.2 PURPOSE

The purpose of this Design and Access Statement is to show by illustration and text how the development proposals have been formulated, what has influenced the design and layout of the site and how the various development constraints have been dealt with. The Masterplan and accompanying documents that support this Full Planning Application will guide and influence the reserved matters submissions at a later stage. The aims of the statement are to ensure design is integral to the creation of this development.

The content of the design element of the statement aims to demonstrate how the physical characteristics of the scheme have been influenced by a thorough process. The process undertaken includes:

Assessment  
Involvement  
Evaluation  
Design

The statement also seeks to touch upon the following factors.

- **Use** - What the land and buildings will be used for
- **Amount** - How much development can the site accommodate
- **Layout** - How the buildings and public and private spaces can be positioned and the relationship between them and buildings and spaces around the site.
- **Scale** - How big the buildings and spaces could be in terms of appropriate height, width and length.
- **Landscaping** - How open spaces could be treated to enhance and protect the character of the place.

- **Appearance** - What the building and spaces could look like The access element of the statement also includes two aspects of access to the development:
- **Vehicular and transport links** - Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
- **Inclusive access** - How everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.

## 1.3 BRIEF

The following points summarise the brief at an early stage of the design process:

- Deliver a high quality design which is sympathetic to the existing site.
- Employ innovations which are a model for environmentally sensitive development
- Create a scheme which is viable, sustainable and maintainable
- Be mindful of the aspirations for the site through the work already undertaken through the Local Plan process and site planning history.

## 1.4 ASPIRATIONS

To achieve the brief through careful design and communication with the local authority and other local stakeholders without preconception of the possibilities for this site.

## 02. [Site Context Analysis]

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## 2.1 Red Line Boundary and Site Ownership

The plan opposite identifies the land under the applicants ownership and forms part of this planning application.

The site comprises two parcels of land located on southern side of Dodworth. These lie either side of Smithy wood Lane. Residential housing estates lie to the north, east and west of the sites with agricultural land to the south.

The western parcel is roughly triangular in shape and c. 1.4 ha in area. The topography is slightly undulating with a slope down to the south east and a steeper slope to the south of the parcel’s southern boundary. The western boundary of the parcel consists of comprises wooden garden fences associated with residential properties. Noted along the north eastern is a post and wire fence with gappy hedgerows and mature trees. The eastern development parcel is c. 4.5ha in area. The topography is undulating with a general fall to the south. The north western boundary comprises wooden garden.

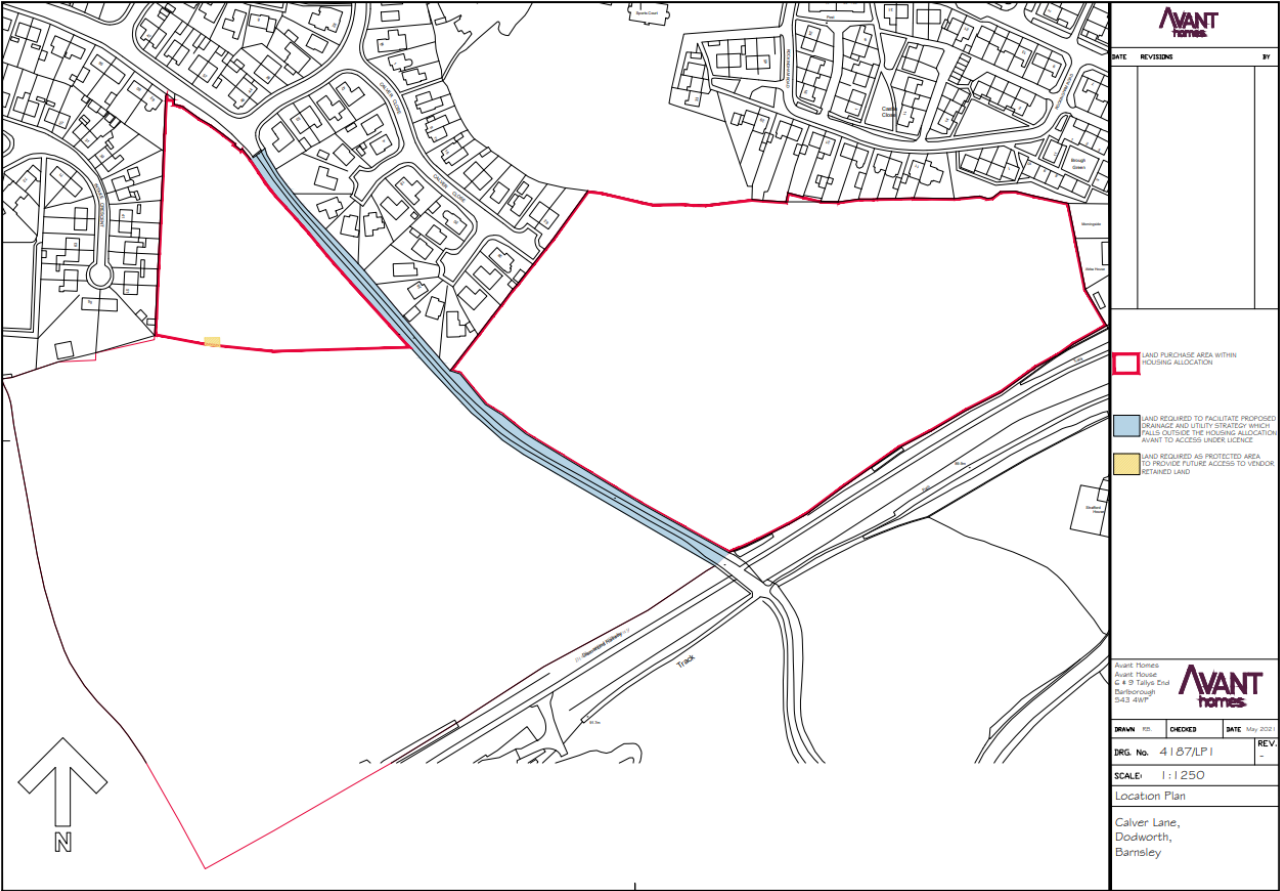
Fences to existing residential properties on Calver Close. The western third of the northern boundary is open and a public footpath runs to the south. The rest of the boundary is delineated by garden fences and houses along Rockingham Road. A post and wire fences forms the eastern boundary with hedgerows and mature trees along it. The south eastern boundary is made up of dense hedgerows and mature trees. There is no drift geology recorded but the solid geology comprises Coal Measures with mudstone/siltstone likely to occur on eastern boundary. Haigh Moor Rock (sandstone) is documented to the east. The Shallowest coal seam - Lidget Coal outcrops to the south of the site and Haigh Moor and Swallow Wood seams outcrop in the eastern development area.

It is understood that consideration is being given to redevelopment of the site with 198 no. traditional 2 & 2.5 storey domestic dwellings, associated gardens, POS and adoptable roads and sewers.

### PLANNING HISTORY

The site has never had any planning history. However it has had pre-application on 14/04/2021 ref. REQ135477 of which consultee responses where provided. The site is allocated for 36 units is the west smaller parcel and 144 units in the eastern larger parcel..

This is the first application to be submitted with Avant Homes.



Location Plan.

## 2.2 Planning Policy Context

This section of the Statement reviews both National and Local Planning policies in relation to the design aspects of the scheme.

### 2.1 - NATIONAL PLANNING POLICY FRAMEWORK (FEBRUARY 2019)

This document replaces the first National Planning Policy Framework published in March 2012.

The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

National planning policy, best practise advice and guidance, all outline the importance of good urban design as a key element of successful regeneration and development. Good design is a fundamental element of a successful development. Its role in residential planning has, in recent years become a necessity in order to achieve a development of the highest quality.

The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

**Paragraph 8 states:** the overarching objectives of the planning system is to achieve sustainable development. The objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

#### Achieving well-designed places

**Paragraph 124 states:** in respect of achieving well-designed places that:

*“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”*

**Paragraph 127:** Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not
- undermine the quality of life or community cohesion and resilience.

#### Paragraph 130: -

Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decisionmaker as a valid reason to object to development.



## 2.2 Planning Policy Context

In addition to national planning policy, it is important that the plan is also prepared in the context of work within the City Regions and Barnsley's local strategies.

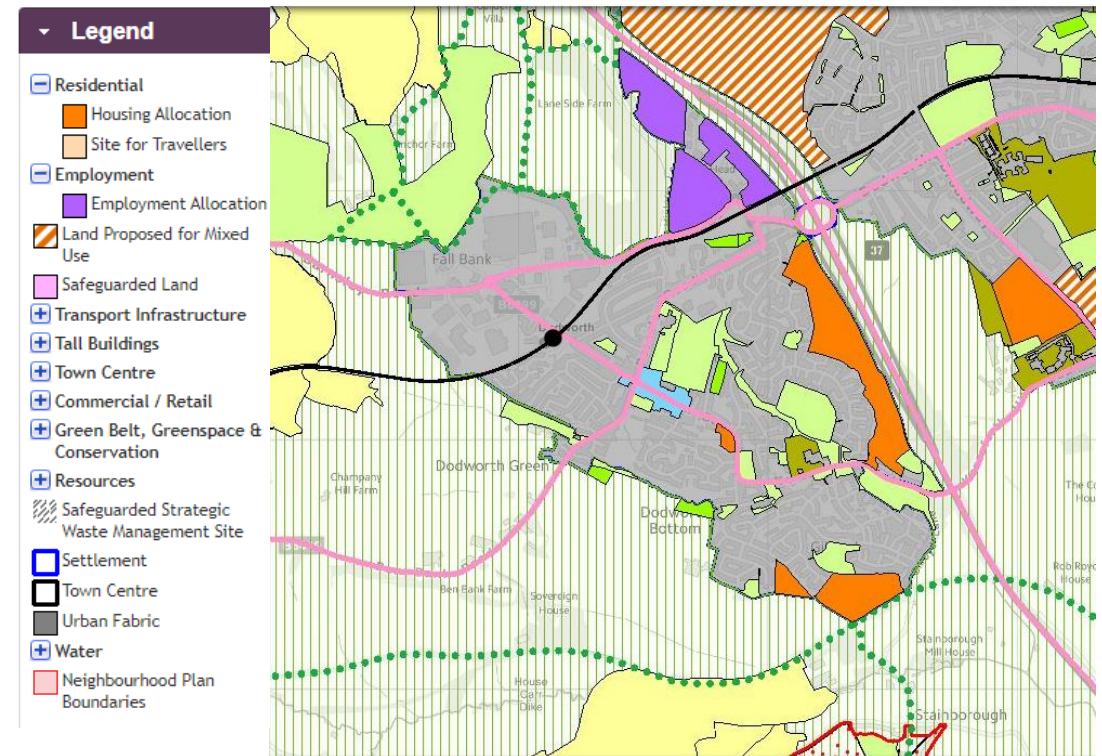
### Barnsley's Housing Strategy

4.11 In May 2014 Barnsley MBC agreed a Housing Strategy for 2014-2033. This builds on housing and regeneration initiatives that have been delivered across the borough. It also builds on the progress that Barnsley has made over a number of years towards achieving the long-term goal for the borough as 'a successful, uniquely distinctive town that offers prosperity and a high quality of life for all'.

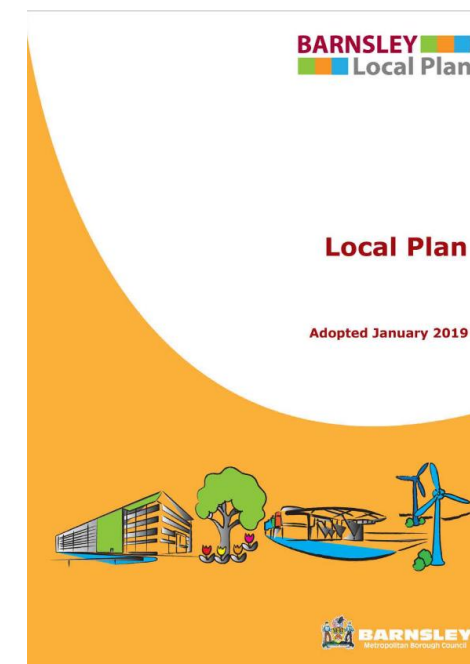
4.12 It sets out the council's ambitions for housing provision, investment and management in the borough, and how a series of four-year delivery plans will be developed. The delivery plans will also show how the Council will use resources and influence partners particularly the private sector, to achieve its goals.

4.13 The Housing Strategy sets out five main strategic objectives, what the delivery plans will do to achieve these objectives and key ambitions. The objectives are set out below:

- Objective 1 Support new housing development;
- Objective 2 Build high quality, desirable and sustainable homes;
- Objective 3 Make best use of and improve existing housing stock;
- Objective 4 Develop strong and resilient communities; and
- Objective 5 Support younger, older and vulnerable people to live independently.



***Barnsley's Local Plan Allocated sites.***



***Barnsley's Local Plan.***

## 2.3 The Site

The site is located off Smithy Wood Lane, approximately 2km south west of Barnsley, and currently comprises two parcels of agricultural land of approximately 1.0 hectare and 4.4 hectares west and east of Smithy Wood Lane respectively. The site appears to have remained largely undeveloped throughout its history with the exception of an infilled reservoir in the south west of the western parcel.

### Western Parcel

The western parcel is roughly triangular in shape and approximately 1.4 hectares in size, forming the northern portion of a larger arable field. At the time of the investigation, this field was cropped with wheat. This parcel can be accessed via a locked 5-bar iron gate at the southern end of Smithy Wood Lane, after which it becomes a track/footpath. The topography is slightly undulating with a slope down to the south east (c. 1 in 13). A steeper slope (c. 1 in 9) is present directly south of the parcel’s southern boundary. The western boundary of the parcel comprises the wooden garden fences of existing residential properties.

The north eastern boundary comprises post & wire fencing with sparse hedgerows and mature trees along its length. Smithy Wood Lane runs parallel to this boundary with residential properties beyond.

There is no physical southern boundary; this parcel is part of a larger open field which continues to the south. In the centre of the southern boundary, a significant proportion of brick, glass, and slate was noted on the ground.

### Eastern Parcel

The eastern parcel is an irregular pentagon with an area of approximately 4.5 ha. At the time of the walkover and intrusive works, the field was covered in rough grass. It is understood to be used for silage. This parcel can be accessed off Calver Close via an unsecured entrance. The topography is undulating, but with a general fall to the south (c. 1 in 15). The north western boundary comprises wooden garden fences of existing residential properties on Calver Close. The western third of the northern boundary is open and a public footpath runs south from an entrance in the boundary. The remaining two thirds of the boundary comprise garden fences of the residences on Rockingham Road. The north eastern boundary comprises post & wire fencing with sparse hedgerows and mature trees along its length. The eastern boundary comprises garden fences of properties on Gilroyd Lane. The south eastern boundary comprises dense hedgerows and mature trees. The Trans Pennine Trail (footpath) runs parallel to the boundary. The south western boundary comprises sparse hedgerows and mature trees with Smithy Wood Lane (track) running parallel. In the centre of the south eastern boundary, a small pond (c.30cm deep) of foul smelling water was noted where there was a break in slope.

The constraints to the development of the site are:-

- To maintain the existing trees and hedgerows as far as possible.
- To provide within the site sustainable urban drainage facilities.
- The site access positioning to connect to existing.
- Consideration and protection for nearby wildlife sites.

The opportunities for the development are:-

- To provide new areas of informal open spaces.



*View of site looking south-east.*



*View of the site.*



*Image of boundary trees in the background.*



*View of the existing dirt road with trees either side.*



*View of the existing dirt road.*

## 2.4 Context Analysis – Immediate Context

The images opposite identify the existing residential development immediately adjacent to the site particularly to the east and south. As the images demonstrate, these homes are a mix of 2 storeys in height and are predominantly semi-detached with a mix of terrace housing.

The existing development is considered to be of a low density, set in an ad hoc fashion with dwellings having varied set backs and orientations and set within large curtilages.

Smithy Wood Lane is dominated by brick buildings with a few rendered or painted properties adding highlights to the street scene. Brick is used as dressings to frame windows and doors of both brick and render buildings within the town.

### ROOFSCAPE

The most widely used roof form in the town is a simple pitched roof covered in orange pantiles. These tiles vary slightly in scale and form reflecting the variety of sources used to build up the characteristic roofscape of North Yorkshire settlements. Although immediately surrounding the site, grey roofs are more prominent.

### FRONT BOUNDARIES

The boundary treatments, hedges and fences throughout the area which create a range of different characters to individual streets and passages throughout the town. Immediately surrounding the site, hedgerows are the main treatment providing a green setting.

### PARKING

Parking is usually on plot, serviced from the road with detached / integral garages and driveways. On street parking in areas has been highlighted



*Street view of semi detached housing on Calver Close.*



*Street view of existing houses on Smithy Wood Lane.*



*Street view of Smithy Wood Lane and Saville Road.*

## 2.5 Sustainability and Integration

### MASTERPLAN AND BUILDING FOR LIFE 12 (BfL12)

The design of the site has evolved through the consideration of the context of the site and its position on the edge of the urban area, the topography of the site and its inherent natural features; an analysis of the constraints to development and opportunities; and an analysis of the landscape setting. These factors have all influenced the overall shape of the development, which is aimed at achieving a permeable development to the existing urban area, and providing a soft edge to what will become the new urban /countryside interface. Within these two peripheral parameters the layout seeks to achieve green areas with a central focus area and linear footpath plus open spaces together with a further open area to the north western corner, these open areas and the out looking of the dwellings will define the character of the site. The entire scheme has been considered with an emphasis on a high quality design and progressed bearing in mind the vision and questions set out in Building for Life 12 (BfL12). As demonstrated above and within the Masterplan document

This outline proposal has taken full account of the questions this document raises to ensure the highest quality of design that can be achieved at this outline stage of the planning process. The future Reserved Matters will progress the detailed elements, but as is further detailed below the scheme can demonstrate how it meets the 12 questions or will do in time by virtue of the progression of the layout based on the submitted Masterplan.

### INTERGRATING INTO THE NEIGHBOURHOOD

#### 1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?  
Yes, the site achieves permeability via the new footpath/ cycle links to help integrate the surrounding area.

#### 2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?  
Yes, the site is close to a primary schools and forms an extension of an established residential area.

#### 3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?  
Yes, see transport statement for full bus times, with walking and cycling also offering a viable alternative to reliance on the private motor car.

#### 4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?  
Yes, the scheme will provide a mix and range of houses and tenures via the reserved matters.

### CREATING A PLACE

#### 5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?  
Yes, see more above and below within the design of the masterplan and associated drawings

#### 6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?  
Yes, the scheme has considered the which sets out how this has been achieved.

#### 7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?  
Yes see Section 4.5 *Movement Framework para Road Hierarchy*.

#### 8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?  
Yes see Section 4.5 *Movement Framework para Road Hierarchy*.

### STREET AND HOME

#### 9 Streets for all:

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?  
Yes, see Section 4.5 *Movement Framework para Road Hierarchy*.

#### 10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?  
Yes, This will require implementation via reserved matters, but the principals to enable this are already visible via the masterplan.

#### 11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?  
Yes, the masterplan has been designed to enable for a well-designed and attractive safe and well managed development.

#### 12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?  
Yes, again this will require implementation via reserved matters, but the principals and space to enable this to happen are visible already in the tabled masterplan.

## 3.0 [Design Evolution]

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## 3.1 Site Technical Considerations

A number of reports were considered and agreed at the outline stage and within those mitigation measures or principles to guide the detailed development were established. This section of the statement therefore reviews those reports and identifies below the key factors to be considered in the evolution of the scheme to detailed design.

### LANDSCAPE

A Landscape and Visual Appraisal was produced by Rosetta Landscape Designs Chartered Landscape Architects.

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### HERITAGE & ARCHAEOLOGY

An archaeological desktop and heritage exercise was carried out by BWB.

### FLOOD RISK AND DRAINAGE.

The flood risk and drainage analysis has been ongoing throughout the period of the preparation of the Development Plan. The final report of March 2016 by Eastwood & Partners proposes a strategy for the site.

The project comprises the proposed development of two parcels of greenfield land for residential use with a total area of 5.88-hectares.

The Environment Agency’s Flood Map for Planning shows the site to lie within Zone 1. The site is not at significant risk of flooding from any source. In accordance with current Planning Practice Guidance ‘Flood Risk and Coastal Change’, sequential testing is not required.

The site has surface water flow routes with a north-west to south-east orientation, represented as low to medium risk of surface water flooding. The south-eastern portion of the site is at medium to high risk of surface water ponding corresponding with the low point on site. The ground levels on the site will be altered to raise depressions.

This will remove surface water ponding and will lower the modelled flood depth. Surface water flow paths will be routed appropriately to the proposed surface water discharge point.

A suitable easement from the public surface water sewer crossing the eastern parcel will be provided or a diversion under S185 agreement will be required and early discussions with the sewerage regulator are recommended.

Surface water disposal is considered in accordance with the drainage hierarchy in Building Regulations Part H 2010 and Planning Practice Guidance ‘Reducing the causes and impacts of flooding’, paragraph 80. Infiltration type SuDS, such as soakaways, will not be viable on the site due to the presence of impermeable ground.

Surface water will discharge via gravity to the culvert on the south-eastern boundary of the eastern land parcel. Surface water discharge will be attenuated to the 1 in 1 year greenfield rate for the combined drainage area of both land parcels as agreed by the LLFA. This is equal to 23.4 l/s.

Attenuation storage for rainfall events will be provided for up to the 1 in 100 year plus climate change event. The total estimated storage volume is 2,300 m3 subject to detailed design.

Foul effluent will discharge via a pumped system to the 225 mm public foul sewer in Calver Close.

The drainage systems will be offered for adoption by Yorkshire Water.

### ECOLOGY

A Preliminary Ecological Appraisal has been undertaken on the Site. The habitats on site were generally considered to be of low ecological value. However, the hedgerows would qualify as Priority Habitats under the NERC Act 2006. Hedgerows should be retained or replaced where possible. An Ecological Impact Assessment (EcIA) was recommended, which ties together any further survey work carried out and includes a full appraisal of the impacts of the final Site layout.

An EcIA has been undertaken by BWB. The EcIA identifies the effects on habitats and species during different stages of the development, prior to any mitigation measures. It was considered that further consideration and mitigation is required for Bats, Badgers, Birds and Hedgehogs to ensure that there are no Residual Effects. A specific Biodiversity Enhancement and Mitigation Plan (BEMP) which can be secured by an appropriately worded pre-commencement planning condition should be produced for the development to detail measures by which to protect retained habitats, enhance and create habitats, provide an overview of habitat management as well as details of species-specific enhancements provided below.

Opportunities for roosting bats should be incorporated into the final development. These should be integrated into at least 10% of the new buildings, wherever possible. The BEMP should provide specific details of the bat boxes including number, types and locations. Opportunities for nesting birds should be incorporated into the final masterplan. These should be integrated into at least 10% of the new buildings. Bird boxes should be installed two to four metres above ground on the buildings and should offer unobstructed fly-in access. A range of different bird boxes should be installed, including general purpose boxes as well as boxes focussing on those species whose populations are declining and are most likely to be associated with the built environment. The BEMP should provide specific details of the bird boxes including number, types and locations.

In addition to the landscape planting for invertebrates, further opportunities for invertebrates can also be incorporated into the development by both integrated and standalone invertebrate houses. These houses are recommended to be placed within 1m of ground level and be located within a south or south-west facing, open sunny position and not obscured by any vegetation. Green and Blue bee blocks, integrated brick bug boxes or similar are all considered to be appropriate integrated features for invertebrates. Whereas insect towers or other similar boxes are considered to be appropriate to place within areas of landscaping or attached to trees/posts.

To provide new habitats for hedgehogs and other species, it is recommended that a hedgehog friendly layout is achieved through the following provisions; shrub planting along the edges/boundaries of the development to provide connectivity for hedgehogs and other species through and around the Site to the wider habitats; creation of a hedgehog ‘highway’ - any fencing to have 13cm by 13cm holes cut in strategic places to allow hedgehogs and other species to move in and out of the Site.

Following these recommendations and the incorporation of the identified mitigation measures, BWB have prepared a Biodiversity Net Gain Assessment. It has been produced to provide the results and an overview of the Biodiversity Net Gain assessment undertaken at the Site using Natural England’s Biodiversity Metric 3.0. The NPPF 2021 advises that all development should be seeking biodiversity net gain. Policy BIO1 of the Barnsley Local Plan states that development will be expected to conserve and enhance the biodiversity and geological features of the borough. The assessment concludes that there is a net loss of habitats on-site and a net gain in hedgerows as a consequence of the development. Avant Homes are working with the adjacent landowner to discuss opportunities to secure off-site habitat net gain in close proximity to the Site and purchasing conservation credits from either the Local Planning Authority or natural capital schemes towards compensatory creation or enhancement schemes set out within biodiversity gain registers. Avant Homes would welcome discussions with the Local Planning Authority on the opportunities to contribute towards local nature recovery schemes in the Authority area.

## 3.2 Design Evolution

### MASTERPLAN DETAILS

#### ARRANGEMENT OF THE DEVELOPMENT BLOCKS

The arrangement of development blocks is shown on Proposed Layout plan. This illustrates how the development is subdivided by the open spaces and by the road hierarchy.

The development is segmented into defined smaller blocks by the primary road network which loops around the site. These blocks are linked by the road system, and dedicated pedestrian links and will allow the creation of character areas throughout the development. The proposed arrangement of the development blocks makes effective use of the site and gives a sense of place to the scheme.

#### SCALE, MASSING AND HEIGHTS

The new dwellings on the site will range from two storey up and two & half storey dwellings. These higher buildings would be located as landmark or statement buildings designed to provide a visual focus at locations within the development. It is anticipated that the heights will range from about 6 metres to ridge for single storey dwellings to 9m for two storey dwellings.

#### SUSTAINABLE URBAN DESIGN

Sustainable urban drainage should satisfy the water storage requirements on the site, provide water quality improvements and provide local amenity. The SUDs system is designed to restrict surface water run off to green field runoff rates and improve the water quality. This follows the guidance in the Flood Risk and Drainage Assessment and the capacities have been calculated in accordance with best practice.

#### GREEN INFRASTRUCTURE AND OPEN SPACES

The drafting of the Proposed Layout has relied on the policies in the development plan to determine the amount of open space required on the site and is based on Policy SP5-SP8. This sets out the greenspace required on new developments and the policy requirements.

#### OPEN SPACES

The development has been designed with access for pedestrians firmly at the forefront linking residents to offsite facilities. The proposed footpaths will link to the existing paths from Calver Lane.

#### DELIVERY AND IMPLEMENTATION PHASING OF THE DEVELOPMENT

The development is considered unlikely to be split into phases for construction with the site envisage to be likely to be constructed by a single developer.

#### ROAD HIERARCHY

The road hierarchy has been designed to follow the principles set out in the South Yorkshire Design Guide. The use of the hierarchy enables the creation of streets where dwellings are on both sides of the road down to informal arrangements of dwellings off private drives.

The Primary Roads serving the development will be a conventional street generally measuring 5.5m in width and with 2m footways. This standard of carriageway is shaded the darker grey on the illustrative Layout. This standard of carriageway runs from the site access and continues into the site with access being taken from the primary road to lower order roads and then private drives.

The Secondary Form of Road (shown as light grey) is again a ‘conventional street and is a minimum of 5.5m wide. This standard of carriageway links with the primary route to form a loop, which extends around the site. The loop ensures an alternative vehicular route through the site especially for emergency vehicles should this be required.

Private [shared] Drives are used throughout the development and will serve individual plots. The use of the road hierarchy as set out informs the layout by providing a more formal arrangement of dwellings fronting along the primary route, thus giving legibility to the layout and a clear sense of place.

Speed Restraint Features are proposed to keep vehicle speeds to no more than 20mph. They comprise a number of initiatives including:

- Limitation of straight-line routes.
- Speed restraint bends and tight corners.
- Horizontal deflection through staggered chicanes or narrowed running lanes.
- Raised tables at junctions and selected corners (on the Primary routes)

#### FOOTWAYS

The development has been designed with access for pedestrians firmly at the forefront linking residents to offsite facilities. The proposed footpath will link to the existing giving pedestrian access back both to the surrounding urban area and to the open countryside to the south.

#### AFFORDABLE HOUSING STATEMENT

The As per policy H7 Affordable Housing, applications will be expected to provide 30% of the units on site as affordable housing. In this full application it equate to 59 of the units, with the site having being allocated for up to 198 units. Similarly types of affordability and tenure split as well as likely Registered Social Landlords (RSLs) are unknown at this outline stage. The applicants will however engage with the LPA during the application to ensure measures are put in place via any conditions or the S106 Agreement to secure the appropriate provision of affordable homes for the site.

## 4.0 [Design Proposal]

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# 4.1 Proposed Layout

The Proposal is for residential development of up to 198 homes and means of access. The scheme is supported by an evidence base of documents that have been prepared to support the development of the site. These documents have been worked up and evolved over a number of years.

These documents cover highway matters, ecology issues, landscape, flood risk and drainage and heritage assets. The main technical matters are summarised in this section.

The principal characteristics of the site, the opportunities and constraints are shown on the accompanying illustration above. The site is one of open agricultural appearance partly surrounded by housing to the North and North west of the site, with few hedging and trees to the south and south west over a field of grassed landscape.

- The constraints to the development of the site are:-
- The relationship to the houses backing onto the site, and the need to protect their residential amenity.
  - To maintain the existing trees and hedgerows as far as possible.
  - To consider potential views into and from the site.
  - To provide within the site sustainable urban drainage facilities.
  - The site access positioning to connect to existing road connections provided
  - Consideration and protection for nearby wildlife sites.

The opportunities for the development are :

- To provide for a softer urban edge along the northern and western boundaries.
- To provide new areas for bio-diversity.
- To provide new areas of informal open spaces.
- To provide new structural landscaping and planting.
- To provide for outward looking development to the north west

**SUMMARY OF DEVELOPMENT**  
**Number of Dwellings:**198 dwellings  
**Dwelling Type:** Detached, Semi Detached, Terraced  
**Bedroom Range:** 2, 3 & 4 bedroom  
**Storey Heights:** 2 + 2.5 Heights



Proposed Layout Plan.

# 4.2 Scale of Development

The proposed development offers a wide range of house types which will help meet the housing needs in the area and most importantly broaden the market base to enhance the diversity, affordability and scope of the housing offer within Rotherham.

Scale is the height, width and length of each building proposed within a development in relation to its surroundings. This relates both to the overall size and massing of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It affects how a space can be used and how it is experienced. The relationships between the different dimensions of a building or component are known as its proportions.

The plan identifies the scheme proposes the erection of the site comprises single, 2 & 2.5 storey dwellings with a variety of detached, semi-detached and terraced houses.

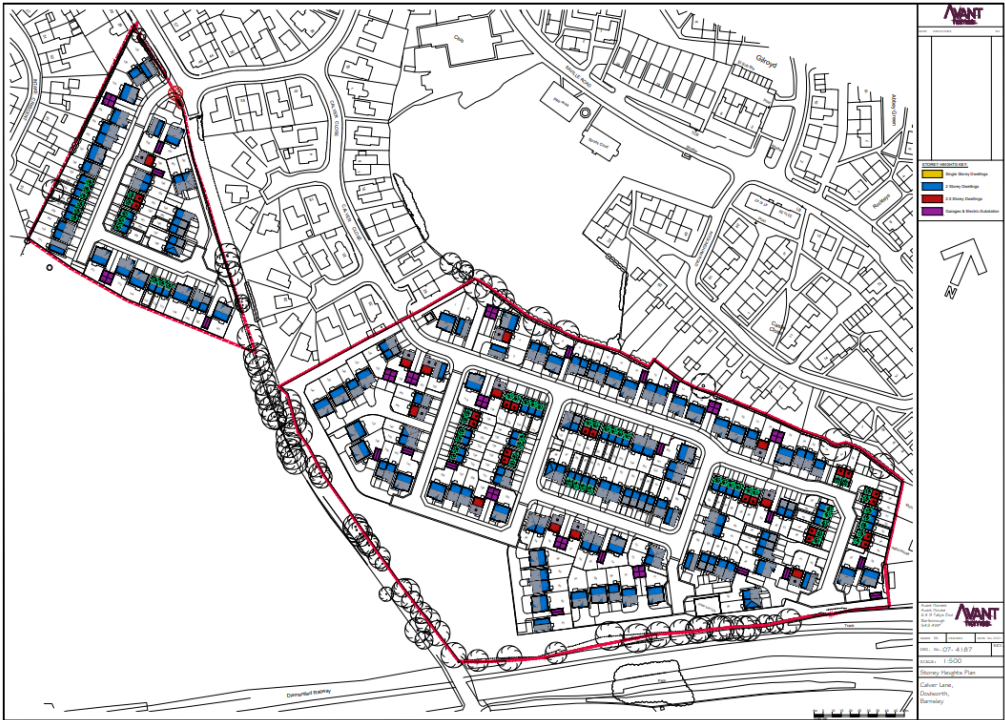
### House Type Design Standards

In line with the space standards, houses have been designed taking into consideration all necessary requirements set out below:

| House Type  | Reference | Type      | Parking | Storey | Bed   | No  |
|-------------|-----------|-----------|---------|--------|-------|-----|
| Affordable  |           |           |         |        |       |     |
| Thirsk      | THI       | Townhouse | PS      | 2      | 2     | 39  |
| Baildon     | BAI       | Townhouse | PS      | 2.5    | 3     | 20  |
|             |           |           |         |        |       | 59  |
| Open Market |           |           |         |        |       |     |
| Askern      | ASK       | Townhouse | PS      | 2      | 2     | 20  |
| Fernlee     | FER       | Townhouse | PS      | 2      | 2     | 8   |
| Ripon       | RIP       | Townhouse | PS      | 2      | 2     | 28  |
| Cadeby      | CAD       | Det       | PS      | 2      | 3     | 8   |
| Leyburn     | LEY       | Det       | PS      | 2      | 3     | 10  |
| Oakwood     | OAK       | Det       | INT     | 2      | 3     | 14  |
| Dalton      | DAL       | Det       | SG      | 2.5    | 4     | 12  |
| Horbury     | HOR       | Det       | SG      | 2      | 4     | 10  |
| Cookridge   | COO       | Det       | INT     | 2      | 4     | 13  |
| Thornton    | THO       | Det       | SG      | 2      | 4     | 16  |
|             |           |           |         |        |       | 139 |
|             |           |           |         |        | Total | 198 |



Proposed Accommodation Plan.



Proposed Storey Heights Plan.

# 4.3 Landscape

## LANDSCAPE DESIGN STRATEGY

Document to the right is formally submitted within the drawing pack by Rosetta Landscape Designs Chartered Landscape Architects.

It provides a network of green space which respond to the existing features within and around the site to help knit the scheme into its wider setting, enhance its ecological value, create attractive movement corridors around the site, provide opportunities for informal recreation and play, and create a unique sense of place for the scheme. This green infrastructure network will be multi-functional to create an attractive setting for the residential development.

A mix of evergreen and deciduous shrubs/climbing plants and herbaceous perennials will be planted throughout the site to give enclosure and structure to the development and all year round interest. Medium/ large species will be planted against screen fences and walls where space permits and medium / low mixes will be planted into front gardens, mews courts and around parking areas.

## ORNAMENTAL HEDGE PLANTING

Hedges are proposed in various locations throughout the site to define plot frontages. Lower growing evergreen hedging is proposed in situations where demarcation between public and private space is required without the need for tall enclosure. Beech hedging will be planted as a double alternate row of 60-80cm transplants, or larger. The evergreen hedges will be planted in various sizes according to species availability.

## GRASS TREATMENTS

A variety of grass treatments are proposed throughout the site to define different areas of space and use. Front gardens will be turfed with a quality ornamental turf. Public areas along the site road layout will be seeded with a hard wearing amenity seed mix suitable for close mowing. Public open space areas will be sown with a flowering lawn mix which is more bio-diverse and will have additional ecological benefits.

## ECOLOGICAL ENHANCEMENTS

The following enhancements will be carried out:

- New species-rich hedgerows and native trees would be planted across the site to increase habitat connectivity
- The identified areas of POS will be sown and managed as species rich grassland
- All enclosed garden areas will have hedgehog ‘cut-outs’ in walls & fences to create full permeability
- Integral bird and bat boxes to be installed in dwellings
- Enhancement of the on site drainage ditch

## BIRD BRICKS & BOXES

‘Manthorpe Nesting Bricks’ are to be installed to gables ends where suitable. The Bricks should be located high within the gable wall of the property, ideally at 5 metres high and above and over the level of the insulation zone. Where possible, installed in locations that are unlikely to receive large amounts of direct sunlight during the hottest times of the day. Ideal places include below the overhang of the verge and barge board. Additionally, integral boxes are to be installed in suitable locations dependant on species. The boxes would generally be located on south or south east facing elevations , at a height of at least 5m. Boxes are not located above windows, doors or paths.

## BAT BOXES

Integral bat boxes are to be installed throughout the site in suitable locations. The bat boxes shall be located on south or south east facing elevations adjacent to green corridors or quieter routes, at a height of at least 5m. Boxes shall not located above windows, doors or paths. Products such as Ibstock B & C or Habitat 001 should be used.



Rosetta Proposed Landscape Plans.



Avants Proposed Landscape Plan Indicative.

## 4.4 Access

This section of the Statement will address access issues to the site, including the following aspects:

- **Policy** – justification of the relevant national, regional and local planning policies.
- **Site Circumstances** – how any specific issues, which might affect access to the development, have been addressed.
- **Vehicular and transport links** - why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.
- **Inclusive access** - how everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.

### POLICY

At a national level, National Planning Policy Framework (March 2012) provides guidance on how transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives (para.29).

Paragraph 32 requires that “all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.” Paragraph 39 states that a key tool will be a Travel Plan.

It directs that development should be located and designed (where practicable) to:

- Exploit opportunities for the use of sustainable transport modes
- Give priority to pedestrian and cycle movements, and have access to high quality public transport facilities;
- Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians,
- avoiding street clutter and where appropriate establishing home zones;
- Incorporate facilities for charging plug-in and other ultra-low emission vehicles; and
- Consider the needs of people with disabilities by all modes of transport.

### MANUAL FOR STREETS, 2007

Manual for Streets supersedes Design Bulletin 32 and its companion guide Places, Streets and Movement.

MfS provides a clear framework for the use of local systems and procedures; it also identifies the tools available to ensure that growth and change are planned for and managed in an integrated way.

MfS aims to assist in the creation of streets that:

- Help to build and strengthen the communities they serve;
- Meet the needs of all users, by embodying the principles of inclusive design
- Form part of a well-connected network;
- Are attractive and have their own distinctive identity;
- Are cost-effective to construct and maintain; and
- Are safe.

### SITE CIRCUMSTANCES

Vehicular and pedestrian access for all vehicles to the site will be taken directly from Calver Lane via existing and internal road network which will be constructed to Barnsley Council highway adoption standards.

### EXTERNAL ACCESS

People are very different in their needs, and in the way they use the built environment. An inclusive environment recognises and accommodates these differences in a way that is universal. An inclusive design provides a single solution for everyone. The principles of an inclusive environment will be:

- Easily used by as many people as possible without undue effort, special treatment or separation.
- Able to offer people the freedom to choose how they access and allow them to participate equally in all, activities it may host.
- Able to embrace diversity and difference, to be safe, legible and of high quality.

### INTERNAL ACCESS

Inclusive access within the layout provides for ease of movement by all social groupings and the house types will be compliant with Part M of Building Regulations.

This ensures that certain minimum standards for disabled access for such items as steps, ramps, door widths, accessible toilets etc, are adhered to.

Access for disabled people to services, employment and the built environment is playing an increasingly important role in the development of new and the refurbishment of existing buildings. New legislation, regulation and planning requirements are currently being introduced and an increasing range of design guidance being published.

In response to this evolving ideal, the design team has adopted an approach, which incorporates measures to facilitate access and use by all people using the building including disabled people who may be wheelchair users or have a mobility, sensory or cognitive impairment. By following good practice guidance on accessibility it has been recognised that there is a benefit to all users of the environment, not only those with recognised disabilities.

The design considers access and use of the environment and the dwellings by residents and visitors. Dwellings incorporate features that can be easily adapted to suit the evolving and varying requirements of the residents.

Accessibility has been incorporated while being mindful of the overall aesthetic and design aims of the scheme and with due consideration given to the constraints of the site.

### APPROACH TO BUILDING

The approach to the building is the area of land within the curtilage of the property, from the boundary of the site up to the building itself.

Consideration should be given to the construction of the pathways and use of various surface materials, dropped kerbs, tactile paving, parking and drop off points.

### ENTRANCES

Entrances should be located in a logical relationship to the accessible routes that serve it. Consideration should be given to signage, lighting, contrast etc.

Where security is required to prevent unwanted access, means of access should be located in a position suitable to all users.

### BIN STORAGE AND COLLECTION

The distance between storage areas and collection points have been minimised within the development and particularly considered where private drives are proposed.

As noted within the key, Bin Collection Points (BCP) are identified to the end of private drives to allow adequate storage on collection days.

The dwellings on the site that are detached or semidetached have access to their garden to allow bins / recycling to be stored safely in rear gardens.

Where terraced forms are provided, rear access paths have been designed to middle houses to allow bins to be stored away from the streetscene.

The layout provides space to ensure that waste containers can be left out for collection without unduly blocking the footway or causing an unnecessary obstruction to pedestrians.

### REFERENCES:

Approved Document M, Access and Facilities for Disabled People

BS 8300 Design of Buildings and their Approaches to Meet the Needs of Disabled

## 4.4 Access - Site

The plan opposite provides details of the swept path analysis undertaken to demonstrate vehicular accessibility within the site. Additionally, the below plan demonstrates details of the main site access from the existing roundabout and follows the agreed principles of the outline consent.

### HIGHWAYS TRANSPORT ASSESSMENT

A Highways Transport Statement of November 2018 has been carried out by WYG. This has built on work carried out over the last five years when the Development Plan was under preparation.

The report looks at the impact of the traffic from up to 198 new homes. Using traffic survey data collected on Calver Lane.

### DEVELOPMENT PROPOSALS

The proposed development is shown on Avant Homes drawing pack, a copy of which is contained at Appendix A in the Travel Plan Document.

On the smaller area of land will be:

- Vehicular access from Smithywood Lane; and
- Associated infrastructure, landscaping and parking.

On the larger area of land will be:

- Vehicular access from a continuation of Calver Close; and
- Associated highways and utilities infrastructure, landscaping and parking.

Over the two areas of land there is a mix of affordable and open market housing at a ratio of 50:119, i.e. 30% affordable housing provision. The affordable housing is a mix of two and three bed semi-detached and townhouses.

### PROPOSED ACCESS

As already indicated, the smaller area of land will take access directly from Smithywood Lane close to the point that the adopted highway ends and Smithywood Lane becomes an unmade track. To access the larger area of land, Calver Close will be extended to the south.



**Western Parcel Site entrance connecting to existing Calver Close.**



**Eastern Parcel Site entrance connecting to existing Calver Close.**

## 4.5 Movement Network

*A well-designed movement network defines a clear pattern of streets that:*

- *Is safe and accessible for all;*
- *Functions efficiently to get everyone around, takes account of the diverse needs of all its potential users and provides a genuine choice of sustainable transport modes;*
- *Limits the impacts of car use by prioritising and encouraging walking, cycling and public transport, mitigating impacts and identifying opportunities to improve air quality;*
- *Promotes activity and social interaction, contributing to health, well-being, accessibility and inclusion; and*
- *Incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.*

The plan opposite demonstrates the movement framework and street hierarchy established within the development.

The design solution creates a hierarchy of movement which transitions from the primary access road as a looped road structure with a series of, secondary streets and private drives.

- Primary route into the development forming a loop
- Secondary routes through the development and offering alternative routes from primary in case of emergency
- Private Drives

As the plan demonstrates, a permeable and legible network of streets and pedestrian links can be achieved at this site, enhancing existing connections and providing easy and direct access to existing services and facilities within the wider locality.

### ROAD HIERARCHY

The road hierarchy has been designed to follow the principles set out in the South Yorkshire Design Guide. The use of the hierarchy enables the creation of streets where dwellings are on both sides of the road down to informal arrangements of dwellings off private drives.

**The Primary Roads** serving the development will be a conventional street generally measuring 5.5m in width and with 2m footways. This standard of carriageway is shaded the darker grey on the illustrative Layout. This standard of carriageway runs from the site access and continues into the site with access being taken from the primary road to lower order roads and then private drives.

**The Secondary Form of Road** (shown as light grey) is again a 'conventional street and is a minimum of 5.5m wide. This standard of carriageway links with the primary route to form a loop, which extends around the site. The loop ensures an alternative vehicular route through the site especially for emergency vehicles should this be required.

**Private [shared] Drives** are used throughout the development and will serve individual plots.

The use of the road hierarchy as set out informs the layout by providing a more formal arrangement of dwellings fronting along the primary route, thus giving legibility to the layout and a clear sense of place.



**Example of the Primary Roads.**



**Example of the Secondary For or Road & Private Shared Drives.**

# 4.6 Car Parking Strategy

A strategy for the provision of car parking within the layout has developed as a fully integrated urban design component, rather than as a separate afterthought or ‘add on’ to the proposals of the site. Car parking is not only a requirement of most new urban development proposals, but can be a key urban design opportunity that can contribute to the character, function, vibrancy, sustainability and viability of a new urban district if treated with care.

Car parking within the locality varies, however, the majority are generally set within the curtilage of the dwelling either as integral or side detached garages and driveways either to the front or the side. There are however opportunities to introduce different car parking solutions depending upon the type and character of street being proposed. This would include detached / integral garages, front parking courts, rear car parking courts and side spaces.

The development proposals achieve a minimum of 1 space with the larger 3 & 4 bedroom dwellings achieving a greater level. The parking provision is achieved through the following:

## On Plot Parking

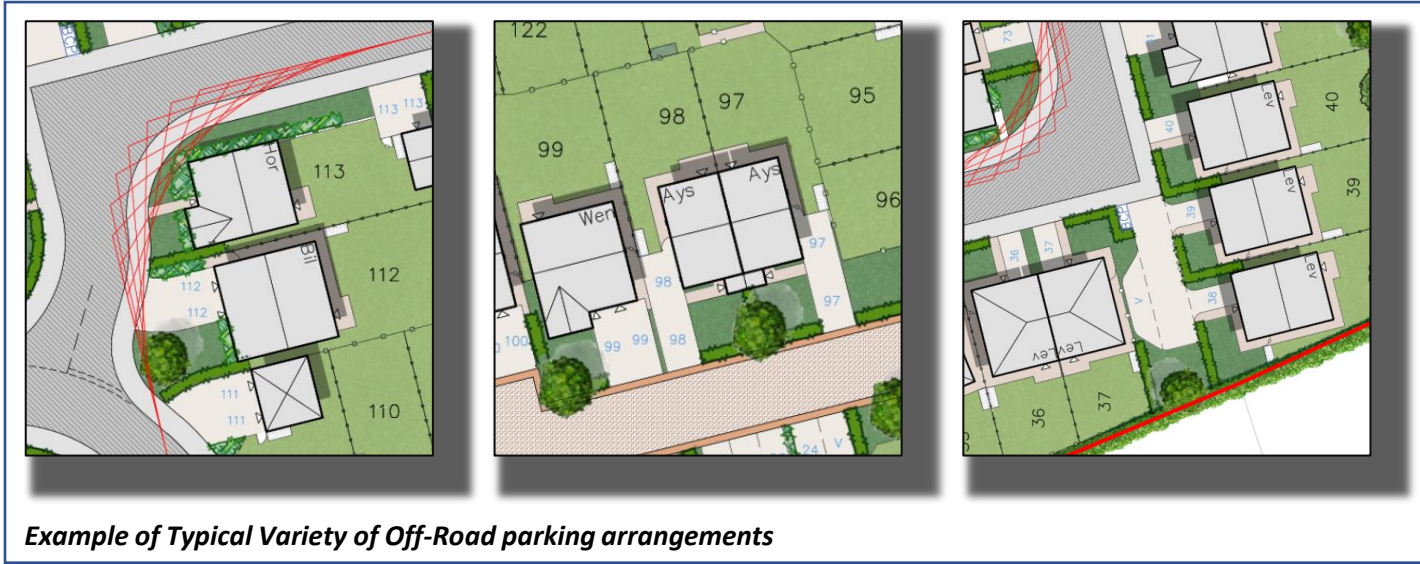
On plot parking provides a secure solution within residential layouts. This solution ensures that the cars are sited in front or adjacent to the properties they serve and have the benefit of high levels of natural surveillance.

## Within Building Parking Solutions

Garages provide a secure off street parking solution and can be integral, detached or situated to the side as shown. Direct access can be provided from the garage to the property if integral or can be attached to neighbours garages also. Garage doors have been well designed and do not dominate the building façade.

## Cycle Parking

The Travel Plan advised that the scheme would encourage cycling as an alternative mode of travel by implementing a number of initiatives, including the provision of cycle storage for residents in accordance with local authority guidelines.



Example of Typical Variety of Off-Road parking arrangements

## 05. [Appearance]

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# 5.1 Appearance

*Appearance is the aspects of a building or space within the development which determine the visual impression the building or space makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture. In the case of a space, its landscape also influences its appearance.*

An assessment of the local vernacular has been undertaken and is documented earlier within this Design and Access Statement.

The vernacular is generally mixed; materials range from red and buff brick to white render with detailing under red or grey roofs. The proposed external appearance will be treated to match both the local vernacular and the materials utilised within the surrounding development and the use of good quality brickwork to the elevations.

Roof finishes are proposed to reflect the local vernacular. The use of high quality coloured concrete tiles throughout the development will help to form a visual link between the differing house types and visually tie the scheme to the existing development. Rainwater goods, fascias, soffits and barge boards shall be in keeping with the surroundings.

A further assessment of the immediate and wider locality has been undertaken and is identified within Section 2 of this statement.

The design ethos for this site was to use complementary elevations that relate well to each other within the site and that these elevations are simple and well proportioned. The development proposals are inspired by the use of materials and proportionality rather than any architectural period. We believe that it would be inappropriate to simply copy previous architectural styles or “adapt” or “incorporate” these details.

The proposals are for modern family homes, designed to reflect the needs and aspirations of modern families and their lifestyles. As such the architectural style and detailing used reflect these needs and aspirations.

Features to the properties which are found within the wider locality include heads and cills, brick details to the eaves. Cuts into the roof provides variation and interest, canopies provided to the front doors and single bays provide articulation.



**Image of the Proposed Streetscenes.**

# 5.2 Materiality

MATERIALS

There is not at this stage a detailed materials palette available, but this is expected to include a range of brick and tile materials that are reflective of the location and that can provide an appropriate colour palette for this edge of the urban area location.

The materials used for this development will be a matter to be dealt with through the course of the application. However, it is acknowledged that there is a need to be consistent with the area and pay homage to the existing and approved dwellings located within the proximity of the site. As such, a complementary mixture of brick finishes has been proposed to all dwellings. These finishes are included in the drawing key and materials plan.

These finishes have been appropriately varied across the site to create a diverse, contrasting identity between dwellings which helps to create individual sense of place and ensure intrigue and interest across whole streetscenes.

The materials have been set against a carefully selected palette of roofing materials which again draw from the existing area material palette. These roof finishes refer to drawing key.

All soffits, fascias and rainwater goods are proposed in white uPVC. Similarly all windows will be double Glazed, white uPVC with feature fenestrations to all principle elevations to enhance character and identity of the development.

Porches and Entrance Canopies will employ similar finishes to all Roofs and provide articulation to the elevations.

FACING MATERIALS:

RED BRICK

BUFF BRICK

ROOF MATERIALS:

GREY ROOF TILE

TERRACOTTA ROOF TILE

Windows - White uPVC Casement with vertical & horizontal transom

Doors - TBC

Fascia - White uPVC

Rain Water Goods - Black uPVC



Proposed Materials Layout Plan.

## 6.0 [Design Quality]

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# 6.0 Design Quality



## National Design Guide - 10 Characteristics Assessment

Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

| Design Characteristics                                                   | Comment / Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Context                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| C1 - Understand and relate well to the site, its local and wider context | <p>The Proposal is for residential development for 198 homes and means of access.</p> <p>The documents supporting cover highway matters, ecology issues, landscape, flood risk and drainage and heritage assets. The main technical matters are summarised in this section.</p> <p>The principal characteristics of the site, the opportunities and constraints are shown on the accompanying illustration above. The site is one of open agricultural appearance partly surrounded by housing to the North and North west of the site, with few hedging and trees to the south and south west over a field of grassed landscape.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| C2 - Value heritage, local history and culture                           | <p>An archaeological desktop and heritage exercise was carried out by BWB May 2021. It has been identified in supporting documents that there is no known heritage assets within the site, The nearest record is the find-spot of a prehistoric flint arrowhead about 200 metres to the north-east of the site.</p> <p><b>Designated Sites or Areas</b></p> <p>The study area contains 12 listed buildings, the closest of which is the Grade II Barn (<b>1151732</b>) approximately 60 metres south east of Saville Hall at the east end of the farmyard, which is situated c.300m to the west of the Site. Aside from the Grade II* Pillared Bar (<b>1315049</b>) approximately 20 metres to south of Steeple Lodge, which is located on the south-western periphery of the study area, all of the listed buildings are Grade II.</p> <p>Approximately 420 to the south of the site is the northern limit of the Grade I Registered Park and Garden of Wentworth Castle (<b>1000415</b>) which dates to the early 18th century. The parkland associated with the castle continues southwards for approximately 2km.</p> <p>The study area contains no scheduled monuments, World Heritage Sites, Registered Battlefields or Conservation Areas.</p>                                                                  |
| Identity                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| I1 - Respond to existing local character and identity                    | <p>An assessment of the locality has been undertaken and in summary it can be determined that there is no one architectural style to draw inspiration from for this new development with each being knitted together within their own areas through a careful choice of material. The development proposals for this site has therefore been inspired by the use of materials and proportionality rather than any architectural period. We believe that it would be inappropriate to simply copy previous architectural styles or “adapt” or “incorporate” certain details. The site has a strong landscape setting and the development has been careful to retain and enhance the existing landscape features particular to the boundaries of the site. The walkways created within the site allow connections to the new area of open space allowing easy access for both existing and proposed residents of the scheme. The scale of the built form has been carefully considered particularly to the south and western boundary with existing developments maintaining amenity value.</p> <p>The existing Calver Lane is low density and has a very green feel which is respected as part of the development proposals. Density here is low and adequate space is provided to all existing landscape features.</p> |

# 6.0 Design Quality

## National Design Guide - 10 Characteristics Assessment

| Design Characteristics                                          | Comment / Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| I2 - Well-designed, high quality and attractive                 | A review of the wider locality in terms of the composition of streets show varied solutions. Older developments see set backs from the street with more defined front gardens where as more recent developments vary with some sitting on the back on the footpath. Some developments have strong build lines where as others do not. The scheme now proposed provides set backs from the street allowing high levels of landscaping within the street and within private front gardens. This helps to create strong street scenes.                                                                                                                                                                                                                         |
| I3 - Create character and identity                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Built Form                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| B1 - Compact form of development                                | <p>This quantum has been based upon the creation of an informed scheme which considers all specialist technical requirements including ecology, highways and visual impact whilst also being compliant with Local Planning Policy. The provision of 198 dwellings are considered to be acceptable in creating a high quality scheme.</p> <p>The site in application comprises some 5.54 hectares of land.</p>                                                                                                                                                                                                                                                                                                                                               |
| B2 - Appropriate building types and forms                       | <p>The application proposes a wide range of house types with the provision of 2, 3 &amp; 4 bed houses. This therefore reflects the aspirations of Local Plan in terms of the sizes and types of properties proposed. The house types are also appropriate in terms of size standards as demonstrated within this statement.</p> <p>As per policy CS7 will be expected to provide 30% of the units on site as affordable housing. In this application, 59 units within the site having being allocated out of the 198 units.</p> <p>The heights of the dwellings have been carefully considered with bungalows proposed adjacent to existing residents. This assists in minimising impact on amenity levels for existing residents surrounding the site.</p> |
| B3 - Destinations                                               | Destinations provide opportunities for people to meet, share experiences and come together as a community. With the development, the areas of green space are considered to be key destinations within the scheme to the entrance of the site. The existing pedestrian connections are continued into the development and terminate at these key spaces. Along the majority of housing, it is focussed on ensuring high levels of natural surveillance and active frontages whilst ensuring the play area position is of a suitable buffer to avoid issues with amenity value.                                                                                                                                                                              |
| Movement                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| M1 - An integrated network of routes for all modes of transport | The scheme encourages cycling as an alternative mode of travel to work by implementing a number of initiatives, including the provision of cycle storage for residents in accordance with local authority guidelines. The garages proposed are therefore of a size which will be large enough to accommodate both vehicles and cycles.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| M2 - A clear structure and hierarchy of connected streets       | <p>As the Site Layout plan demonstrates, a permeable and legible network of streets and pedestrian links can be achieved at this site, providing easy and direct access to existing services and facilities within the wider locality.</p> <p>The design solution creates a hierarchy of movement which transitions through a series of primary routes, secondary streets and private drives.</p>                                                                                                                                                                                                                                                                                                                                                           |

# 6.0 Design Quality

National Design Guide - 10 Characteristics Assessment

| Design Characteristics                                                                                   | Comment / Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| M3 - Well-considered parking, servicing and utilities infrastructure for all users                       | <p>Dwellings are served directly from the different street types in a variety of forms with the provision of integral garages and side driveways / detached garages, front parking spaces and rear parking courts.</p> <p>On plot parking provides a secure solution within residential layouts. This solution ensures that the cars are sited in front or adjacent to the properties they serve and have the benefit of high levels of natural surveillance. Communal parking within this scheme has been designed to be visible from the street for surveillance.</p> <p>Garages provide a secure off street parking solution and can be integral, detached or situated to the side as shown. Direct access can be provided from the garage to the property if integral or can be attached to neighbours garages also. Garage doors have been well designed and do not dominate the building façade.</p> <p>The desire to provide a mix of accommodation within the scheme including smaller terraced units has led to some frontage parking within the scheme. These are positioned to be well related to the properties they serve and have been carefully broken up with landscaping in order to minimise the impact of the car as much as possible. The solutions do vary meaning that there is not one dominant presence of the car within any streetscene of the development.</p> <p>The highway design ensures easy access and manoeuvrability for refuse collection and fire appliances.</p> <p>Providing convenient, dedicated bin and recycling storage where bins and crates can be stored out of sight is essential in any residential development and further checks will be made with the local authority to determine exactly what space is required through the course of the application.</p> <p>In order to establish a successful development, the following principles have been established in order to accommodate the required bin provision:</p> <ul style="list-style-type: none"><li>• The distance between storage areas and collection points have been minimised within the development and particularly considered where private drives are proposed.</li><li>• The dwellings on the site are detached or semi-detached and therefore have access to their garden to allow bins /recycling to be stored safely in rear gardens. For small terrace runs, paths are created to the rear garden to allow storage.</li><li>• Bin collection points have been provided to all private drives to ensure a safe place for storage on collection days.</li><li>• The design ensures that waste containers can be left out for collection without unduly blocking the footway or causing an unnecessary obstruction to pedestrians.</li></ul> <p>The promotion of cycle use is also an important element and the size of the garages proposed will ensure safe and secure storage. Alternatively, rear gardens are of sufficient size to enable the erection of gardens heds for future storage by residents of the development.</p> |
| Nature                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| N1 - Provide high quality, green open spaces with a variety of landscapes and activities, including play | <p>The scheme provides one main areas of open space. This area provides opportunities for formal and informal play, exercise and rest that are accessible to all. The accompanying Site Layout and Landscape plan identifies solutions for the maintenance of these key spaces.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| N2 - Improve and enhance water management                                                                | <p>Provision is made for a sustainable approach to surface water drainage. There is no obvious positive drainage on the site, although land drainage may be present. Surface water run-off would clearly discharge into an existing watercourse .</p> <p>Foul water domestic waste should discharge to the 150mm diameter public foul sewer. The site is gravity fed for the drainage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

# 6.0 Design Quality

National Design Guide - 10 Characteristics Assessment

| Design Characteristics                                              | Comment / Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| N3 - Support rich and varied biodiversity                           | Refer to the Ecology assessment report.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Public Spaces                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| P1 - Create well-located, high quality and attractive public spaces | <p>The position of the open spaces within the development is in the south of the site is easily accessible by all residents.</p> <p>The scheme has been carefully designed to avoid the creation of ambiguous Spaces. All spaces created offer public or private use or value and are designed to support bio-diversity through additional planting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| P2 - Provide well-designed spaces that are safe                     | <p>The scheme proposed, demonstrates how a legible and high quality environment can be created for users of the development. This has been achieved in a number of ways as identified below: -</p> <ul style="list-style-type: none"><li>• Buildings are positioned to create focal points, which guide the visitor through the site and create visual stops.</li><li>• Developing a clear distinction between public and private spaces avoiding confusion. Similar to existing developments within the locality this has been achieved through careful landscape treatments and / or appropriate boundary treatments.</li><li>• Entrances to the properties are located along the main elevations making it easier for residents and visitors to find their way around.</li><li>• Clear paths along desire lines lead pedestrians across the site with minimal effort, vehicle speeds are being kept to a minimum via the use of highway design, this gives more time for motorists to locate their routes in a clear and safe manner.</li><li>• Careful material choice can also assist in creating a high quality legible environment.</li></ul> |
| P3 - Make sure public spaces support social interaction             | <p>The areas of open space are accessible to all and are considered to be social spaces providing opportunities for comfort, relaxation and stimulation for all, regardless of the type or tenure of the homes being proposed as part of the application. Its position ensures it is accessible for all and the link to the wider pedestrian routes ensures these spaces are usable for the wider community and not just the residents of this development.</p> <p>The position and orientation of the dwellings within the scheme generate activity and engagement between the building interior and the space outside.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

# 6.0 Design Quality

## National Design Guide - 10 Characteristics Assessment

| Design Characteristics                                               | Comment / Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Uses                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| U1 - A mix of uses                                                   | The proposal relates to residential development and also provides an area of land for open space for residents to use.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| U2 - A mix of home tenures, types and sizes                          | <p>The scheme proposes dwellings which are a mix of 2, 3 &amp; 4 bedrooms types in a range of detached, semi detached and terraced forms. It was therefore considered that this varied mix would address local housing needs appealing to all members of the community.</p> <p>Some dwellings will be identified as affordable in line with local policy. These units will be a mix of 2 and 3 bedrooms. The style of those dwellings ensure these are indistinguishable to the open market. The quantum will be subject to viability negotiations.</p> |
| U3 - Socially inclusive                                              | The scheme ensures that there is no segregation or difference in quality between tenures by siting, accessibility, environmental conditions, external facade or materials.                                                                                                                                                                                                                                                                                                                                                                              |
| Health and Wellbeing                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| H1 - Healthy, comfortable and safe internal and external environment | The scheme will be designed to current building regulations which ensure the homes will be efficient and cost effective to run. Avant works on a fabric first approach of; high performance glazing, the use of Hi-Therm Lintels and a reduced air pressure test figure.                                                                                                                                                                                                                                                                                |
| H2 - Well-related to external amenity and public spaces              | All private and shared external spaces including parking are high quality, convenient and function well. Amenity spaces for the dwellings have a reasonable degree of privacy. As the landscape proposals demonstrate, all private or shared external spaces are fit for purpose and incorporate planting                                                                                                                                                                                                                                               |
| H3 - Attention to detail: storage, waste, servicing and utilities    | Drainpipes, gutters and meter boxes are integrated into the wider design to avoid a cluttered appearance. Services including utilities and window cleaning: Simple electric, lighting and water systems are discreet and well designed within the houses. As mentioned above, careful consideration has also been given to the refuse collection and storage within the development.                                                                                                                                                                    |
| Resources                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| R1 - Follow the energy hierarchy                                     | As mentioned above the scheme will be designed to current building regulations which ensure the homes will be efficient and cost effective to run. Avant works on a fabric first approach of; high performance glazing, the use of Hi-Therm Lintels and a reduced air pressure test figure.                                                                                                                                                                                                                                                             |
| R2 - Selection of materials and construction techniques              | Materials have been submitted as part of this application. The selections make use of local sourced materials where possible and seek the use of local tradespeople and skilled persons for their inclusion within the scheme. The proposed materials are robust and to all current regulations and statutory standards, whilst identifying with local materials and characteristics to help to tie the proposals to their immediate context.                                                                                                           |
| Lifespan                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| L1 - Well-managed and Maintained                                     | Open spaces, streets and other public spaces will be maintained and managed within the development. Future management and maintenance will be carried out by either the local authority via a commuted sum arrangement or by a management company appointed by the developer.                                                                                                                                                                                                                                                                           |
| L2 - Adaptable to changing needs and evolving technologies           | The development and the design of the homes have evolved so that they are able to be adapted to the future needs of the residents. This includes adequate private amenity space to allow extensions if required and the ability to incorporate electric vehicle charging, the ability to work from home etc.                                                                                                                                                                                                                                            |
| L3 - A sense of ownership                                            | As shown on the accompanying layout, the scheme seeks to clearly define the boundaries for private, shared and public spaces, making it more likely that occupants will use, value and take ownership of them. The open spaces and play areas are visible and easy to get to, so they feel accessible to their intended users. They are also flexible so can be used for a variety of activities. The management of these key spaces will make it more likely to be successful and used from the start.                                                 |

# 7.0 [Summary]

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# 7.0 Summary



This Design and Access Statement has demonstrated how the design of the site accords with relevant national and local planning policy and design best practice in relation to full planning applications.

The proposals contained within this planning application meet the requirements of the Development Plan and the revised NPPF of February 2019. Specifically the proposed development has been designed to accommodate a housing mix as set out in Policy H7. The site layout has been drafted to provide for the required amount of green space as required by SP5 – SP8 and indeed the open spaces on the site exceeds the requirements of the policy. In accordance with those requirements the Local Planning Authority are asked to approve the application on that basis that the site conforms with both the strategic and site specific policies within the Core Strategy and the Sites and Policies Document. These elements will ensure the creation of a pleasant environment to live.

The scheme will provide an attractive development providing homes and open spaces on an allocated site together with making the necessarily planning contributions and payments to enhance services in the surrounding area as envisaged in the Development Plan.

The scheme has taken account of all relevant guidance and is fully supported and evidenced by the supporting information accompanying the application.

## Summary of development

**Number of Dwellings:** 198 dwellings  
**Dwelling Type:** Detached, Semi Detached, Terraced  
**Bedroom Range:** 2, 3 & 4 bedroom