



DODWORTH ROAD

Barnsley
November 2024

Introduction
Page 3-4

01

Context and Location
Page 5-11

02

Self Build Plots
Page 12-14

03

Site layout
Page 15-18

04

Introduction

01

Dodsworth Road | Barnsley

Project Introduction

This document supports the outline application for a proposal for 5 self build plots on land adjacent Dodworth Road, in the residential suburb of Pogmoor, Barnsley. The plots will provide sizeable houses, gardens and driveways with each having 2 parking spaces and a double garage.

Development Brief

This development aims to provide attractive self-build plots to provide for the members of the local self build register of Barnsley. The Self-build and Custom Housebuilding Act 2015 states “Authorities are encouraged to work closely with local delivery partners to ensure that self-build and custom housebuilding is an integral part of their housing delivery strategy.” and this proposal aims to encourage this form of development.

Opportunities

- An opportunity to provide high quality self build plots. The Self-build and Custom Housebuilding Act 2015 states that self build “helps to diversify the housing market and increase consumer choice”.
- The site offers pleasant views across agricultural land to the south. Site layout will maximise these views from the houses.
- The large site offers space for sizeable gardens to the plots allowing for planting, green space and trees.

Constraints

- Site is bound by residential properties to the north, east and west, so sufficient distances between houses and the site boundaries will be important to avoid overlooking and ensure privacy.
- Strong architectural context in the surrounding area. The plots will maintain the character and scale of the surrounding context.
- Access to the site is limited to Dodworth road due to surrounding properties to the north, east and west and agricultural land to the south.



Project Site

Site Location
and Context

02

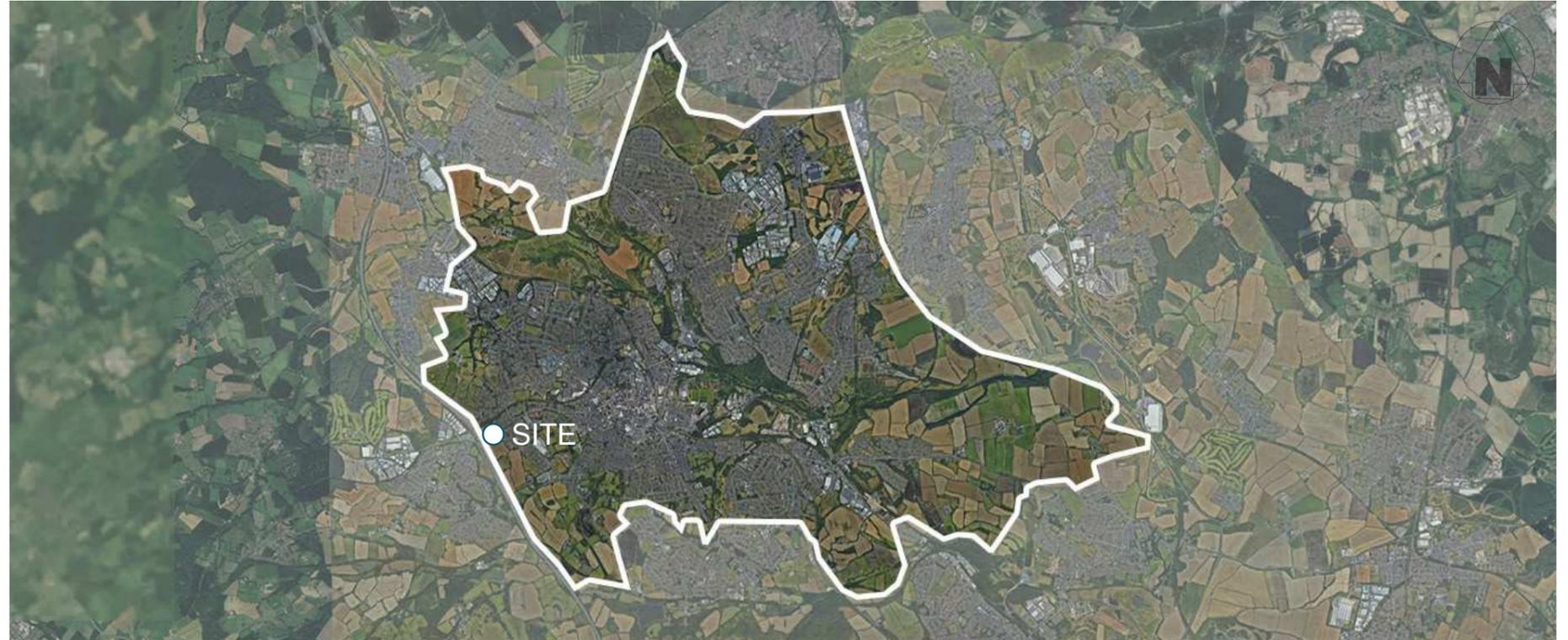
Dodsworth Road | Barnsley

Site Location

The project site is located on the west border of urban Barnsley adjacent to the M1 / A628 junction. The site is located in the residential suburb of Pogmoor and across the M1 is the village of Dodworth.

To the west of the site, there is the junction 37 between the M1 and Dodworth Road. The main pedestrian and vehicle access of the site come off Dodworth Road.

The site is 2 miles west of the centre of Barnsley with bus and train routes from Dodworth nearby taking around 7 minutes to get to the centre. The walk from the site to the centre takes approximately 40 minutes



Site Location

Existing Site

The large site currently contains a single bungalow in the centre of the plot accessed via a long driveway running north / south coming off the A628. Surrounding the bungalow, there is substantial garden areas with planting and large trees to the east and west. These gardens are stepped slightly due to the gradient of the site. Within the site, to the north of the existing bungalow, there is an external bin store and garage. To the south east of the bungalow, there is a second garage.

The site boundary is made up of timber fences and tall hedgeways, which separate the site from the surrounding houses and farmland to the south. Towards the site boundary, there is areas of tree growth to the east and west of the site.

Within the site, there are varying surface treatments including tarmac, concrete and planting areas.



Site Constraints / Opportunities

Site Access

The sites access is limited to the north from Dodworth Road, due to surrounding residential areas and motorway.

Neighbouring Proximities

The surrounding housing to the east overlook the site approximately 13m from the site boundary.

Views Out From Site

To the south of the site, there is the opportunity for views out across scenic agricultural land.

Design Considerations

- Proposed housing plots should be arranged so that they allow sufficient distances to surrounding houses to ensure that they allow privacy to the existing neighbouring houses. This will also provide privacy for the proposed houses.
- Existing site entrance should be enhanced to provide suitable width to serve the 5 proposed plots.
- Proposed site layout should be arranged to maximise views out across the agricultural land to the south.

Key

- ↔ Existing site access
- ↔ Properties in close proximity to site boundary
- ← Views out across agricultural land
- ▭ Existing bungalow on site
- ☀ Sunpath Direction



Site Constraints / Opportunities

Surrounding Use

The surrounding building usage is primarily residential with Pogmoor housing estate to the north and Dodworth to the west of the site. The housing in these estates is typically medium sized, semi-detached housing with sizeable gardens. Throughout the housing estates, there are occasional retail / restaurant uses, all within walking distance of the site including Premier Express Convenient Store.

To the north west, there is a hotel and restaurant land use that is accessed from the M1 motorway. Further north of this, there is a large industrial park with warehouses.

To the south east of the site, there is education facilities with the ICD training Academy. Further south east, the Lo's pharmacy is located within walking distance of the site.

To the north east of the site, further down the A628, there is Penny Pie Park, which offers open green space, walking routes and seating. This provides amenity space to the local housing estates mentioned previously.

Directly to the south of the site, there is large amounts of farmland / open fields running parallel to the M1.

Key

	Residential		Industrial		Hotel		Restaurant
	Healthcare		Retail		Education		Park



Surrounding Building Use

Surrounding Architectural Context

The immediate surroundings of the site comprises 2/3 storey semi-detached residential properties. The houses have front gardens/driveways, occasionally with garages and large back gardens. To the east of the site, new build housing can be seen (image 6), which match the surrounding context. There is a clear architectural style with the surrounding houses being primarily red brick, 2 storey properties. The scale and layout of the existing housing in the surroundings is similar to the 5 proposed self build plots.

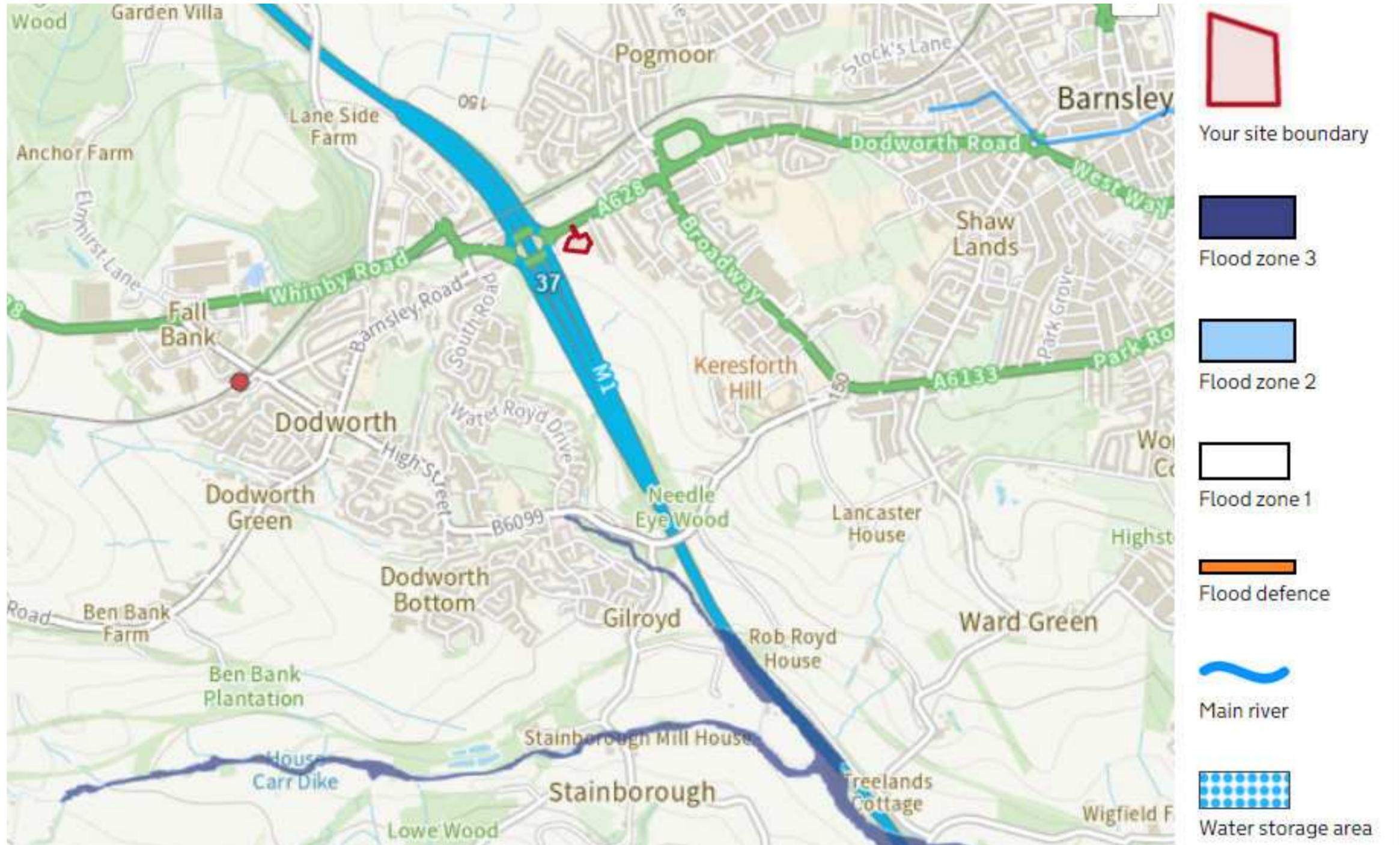
Within the wider surrounding residential context, there are occasional retail units, restaurants and a hotel across the M1 (image 7). These vary in scale and style when compared with the houses in close proximity.



Surrounding Architectural Context

Flood Zone

According to the Environment Agency’s Flood Map, the project site is located in flood zone 1, as seen in below extract, which means it “has a low probability of flooding from rivers and the sea”.



Flood Risk Map

Self Build
Plots

03

Dodsworth Road | Barnsley

National Guidance On Self-build

Self-build has been recognised as an important aspect of future housing plans and has been implemented in national guidance documents. The following page outlines key points from these guidance documents.

The Self-build and Custom Housebuilding Act 2015 (National Guidance from GOV.uk)

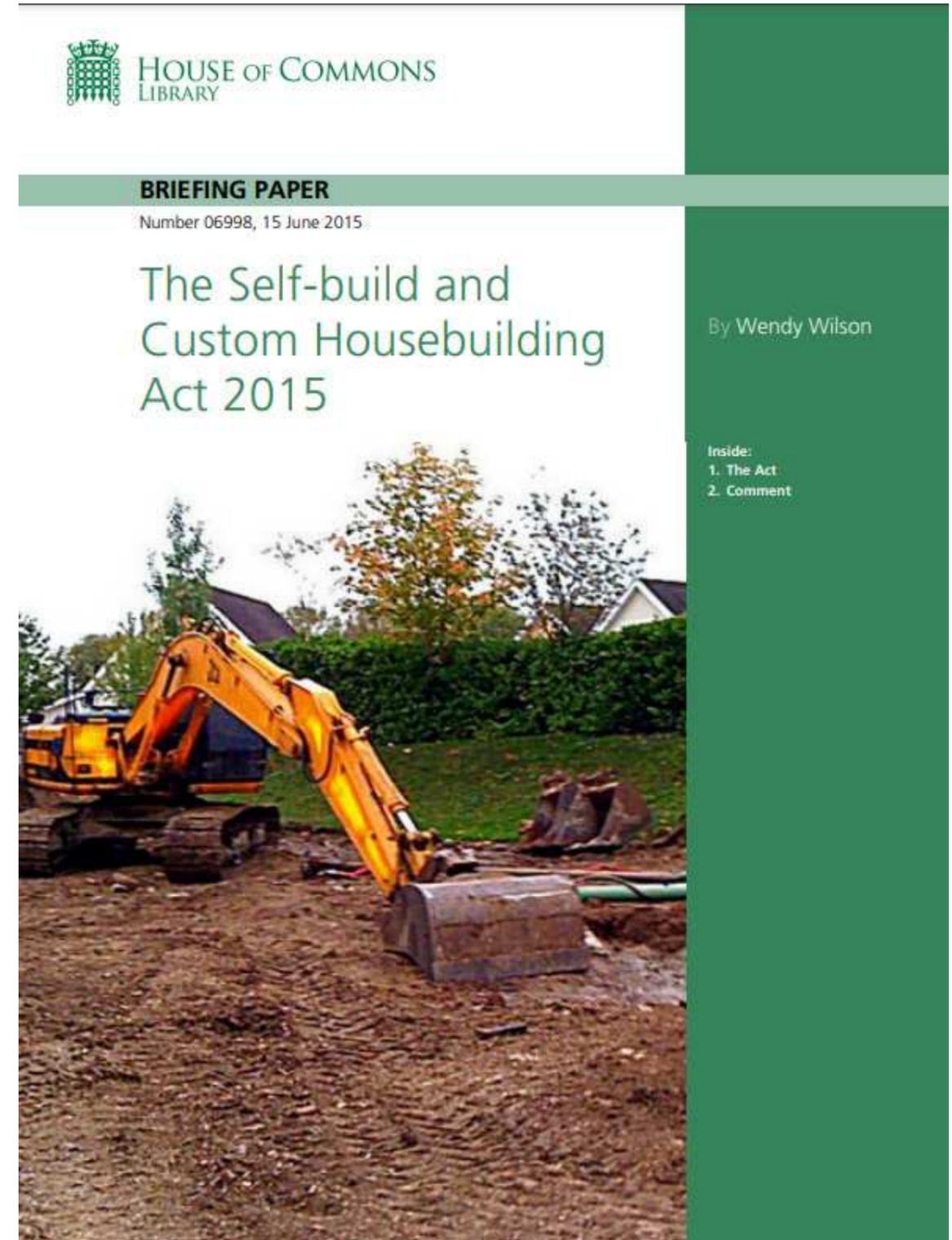
The self-build register allows individuals or associations to register for self-build. This gives authorities an insight for the demand for self-build housing and allows them to update local plans, housing strategies etc to incorporate self-build. The self build and custom housebuilding act 2015 places a duty on local authorities to operate a self-build register for individuals and groups seeking to acquire serviceable plots of land in their area for self-build and custom housebuilding purposes. It also places a requirement on local authorities to have regard to the register when carrying out planning, housing, disposal of any land of the authority and regeneration functions.

Benefits of Self Build:

- “Self-build or custom build helps to diversify the housing market and increase consumer choice. Self-build and custom housebuilders choose the design and layout of their home, and can be innovative in both its design and construction”

Consideration For Local Authorities

- “Local housing authorities will need to consider the evidence of demand for self-build and custom housebuilding from the registers when carrying out their housing functions... Authorities are encouraged to work closely with local delivery partners to ensure that self-build and custom housebuilding is an integral part of their housing delivery strategy.”
- “When developing plans to regenerate their area, relevant authorities should consider the demand for self-build and custom housebuilding. Self-build and custom housebuilding can help to deliver regeneration on suitable brownfield sites, underutilised land and other public sector land.”



The Self Build and Custom Housing Act 2015

The Potential of Self-build

Barnsley has a number of positive examples of self-build housing including Delf Garth, which is situated 1km away from the project site in the village of Dodsworth. This scheme comprised of 6 self build plots completed in 2017. Each plot was sold to the self-build client and completed to their own specification / design.

This example outlines the benefits of self-build in close proximity to the project site. As you can see in the images, the designs are bespoke and unique and are completed to a high quality. This is a common trait of self build projects, as the end user is passionate about the quality of their future home, they will ensure that the design is high specification.



Delf Garth Location



Delf Garth Photograph (Whitshaw Builders)

Site Layout

04

Dodsworth Road | Barnsley

Proposed Site

The proposed site utilises and enhances the existing vehicle access to the site, which connects perpendicular to the A628. From this main vehicle and pedestrian entrance, 5 self build plots are accessed.

Each plot has 2 external parking spaces within sizeable driveways / front gardens. Each detached house has a double garage and large back garden providing sufficient distance between surrounding houses to the east. These gardens allow large spaces for planting and trees in the surrounding open areas.

The house and plot sizes are in keeping with the scale of adjacent houses to the north and west. The plots would be separated by boundary hedges / fences similar to the surrounding gardens.

Each plot would allow a separate self build project which, as discussed in the self build and custom housebuilding act, should be “an integral part of their housing delivery strategy.”



Proposed Site Plan

Proposed Site Diagram

Vehicle Movement

The site is accessed via a proposed drive off Dodworth Road and from this, all external parking spaces and garages can be easily accessed by cars. Turning heads are provided to plots 2 and 4 to ease vehicle leaving the plots.

Boundary Distances

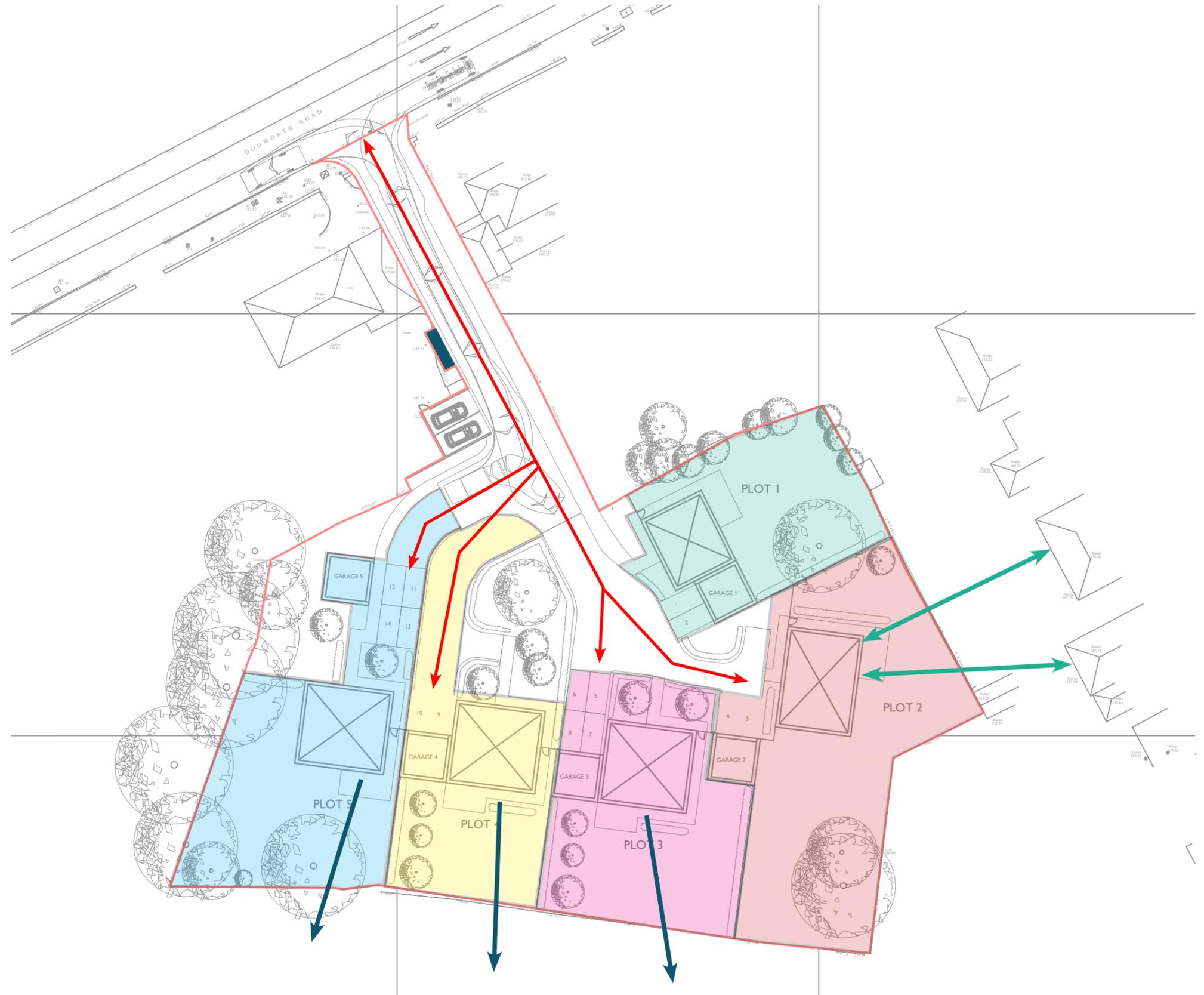
The eastern boundary has neighbouring houses in the closest proximity to the site boundary. The houses on all plots are set back from the boundary to ensure sufficient privacy between windows and to reduce overlooking. The closest that the proposed houses get to existing neighbouring houses is 24.5m.

Outward Facing Views

To the south of the site, the plot layouts take advantage of the pleasant views over agricultural land with houses aligned to face outwards towards this.

Key

-  Vehicle Movement
-  Minimum 24m Distance to Existing Houses
-  Views out across agricultural land
-  Bin Store



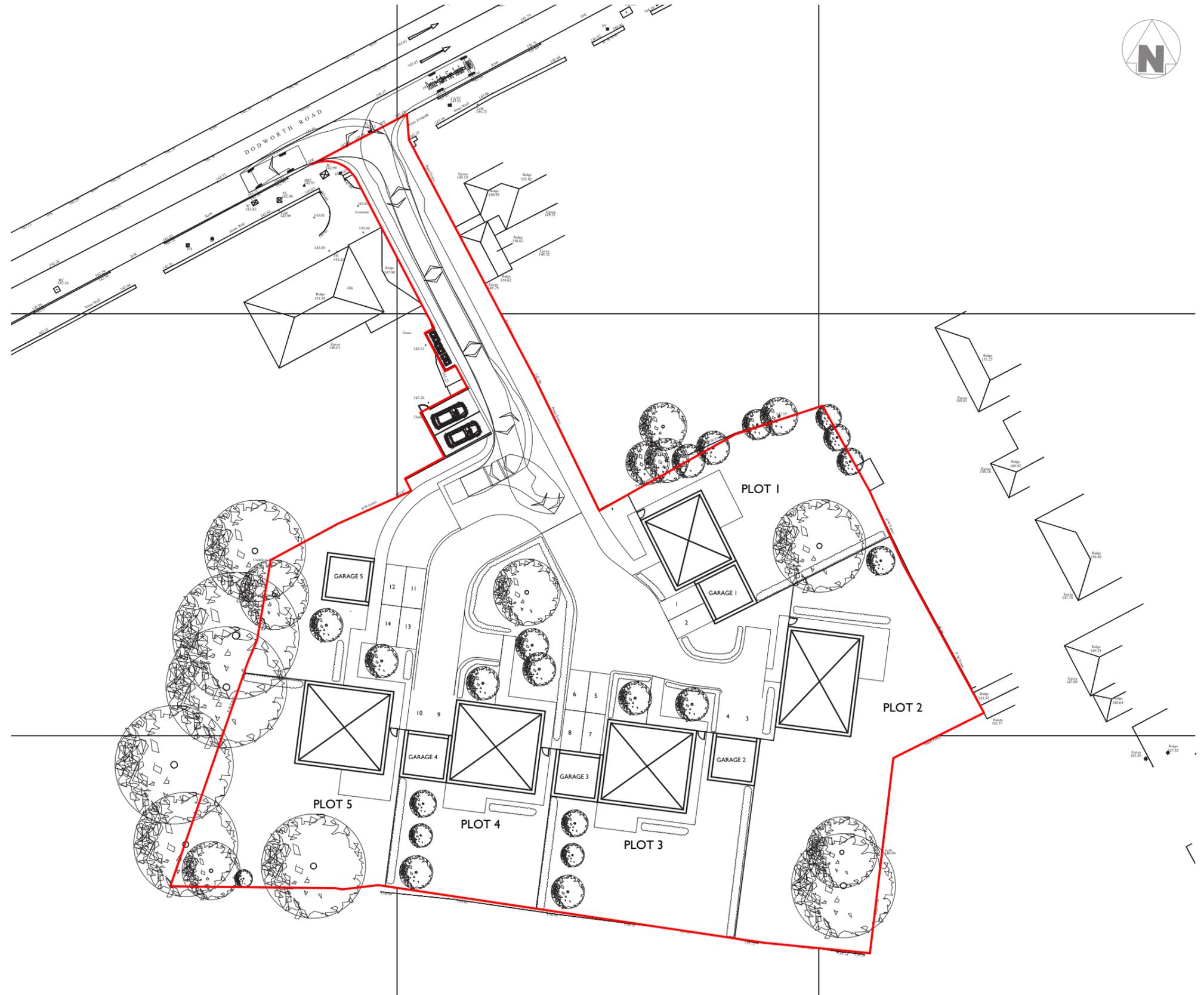
Proposed Site Diagram

Highways Plan

The proposed site layout allows for safe access for both pedestrians and vehicles. The adjacent plan has vehicle tracking for fire tender vehicles, which utilise the turning head within the site.

The following site features ensure that the site allows for the safe movement of pedestrians and vehicles:

- Carriageway widening at the Site entrance to provide a 5.5m over the first 10m
- 4m kerb radii
- New foot-way along the eastern flank of the access road
- A minimum carriageway width of 4.8m within the development
- A turning facility suitable to accommodate a fire appliance and delivery van



Proposed Site Plan

