



Residential Development, 321 Hough Lane, Wombwell

Design Statement

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IAAB15-0070

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Existing Site



Existing Site

Introduction

This Design Statement has been prepared by NORR on behalf of Balmoral Group in support of an Outline Planning Application for circa 45 dwellinghouses and associated infrastructure on a former industrial site on Hough Lane, Wombwell, Barnsley.

The site is located within the town of Wombwell towards the south western edge of the town. The site is accessed from Hough Lane (B6096) and is bound by residential properties on the north, south and western boundaries. Allotments and Wombwell Park are located to the east.

The surrounding residential use constrains the expansion and business uses on the site, and Balmoral Group have acquired land and are building new purpose built premises at Thurnsoe Business Park. This development will be residential and will comprise a mix of detached, semi-detached and terraced houses.

This statement has been prepared in support of an Outline Planning Application. Whilst detailed design requires to be completed at a later stage, in preparing the indicative design for the development of this site, an analysis of the site's features, the surrounding area and planning policy have been considered. This statement summarises the analysis and the design response appropriate for this site.



Site Area and Appraisal

Currently the site is bound by a mixture of steel and timber fences. The site slopes gently from north to south with adjacent residential units to the south west boundary at a lower level.

On Hough Lane is Balmoral Tanks' office and the site is currently accessed between the office building and existing residential units to the east.

Typically, buildings in the surrounding area are two or two-and-a-half storeys and are finished in a mixture of red brick and buff stone.

Public consultation on the proposals was undertaken with the local community in April 2017. This identified additional factors to take into consideration in the design of the development.

The following comments were made during the public consultation and have been taken into consideration in developing the indicative design for the development.

- Removal of the bund to the north of the site adjacent to the allotments and enhanced drainage. It presently restricts the natural water flow and causes ponding on the allotments.
- Retention of the existing peripheral scrub and woodland to provide separation and screen the development from adjoining residential development to the west and south west.
- Potential for overlooking and impact on amenity of those residential properties to the west and south west.
- Restrictions on the height of development to two storeys as a consequence of the above.



Existing Site Access

Planning Policy Considerations

National Planning Policies

The National Planning Policy Framework (NPPF) came into force on 27th March 2012. This sets out the Government's planning policies for England, and how these are expected to be applied. The NPPF identifies that the purpose of the planning system is to contribute to the achievement of sustainable development, considering the economic, social and environmental dimensions. NPPF places a presumption in favour of sustainable development, which in relation to decisions on planning applications means that proposals that accord with the development plan should be approved without delay.

NPPF attaches great importance to the design of the built environment and requires all development to ensure that it 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;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments), and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- be visually attractive as a result of good architecture and appropriate landscaping.

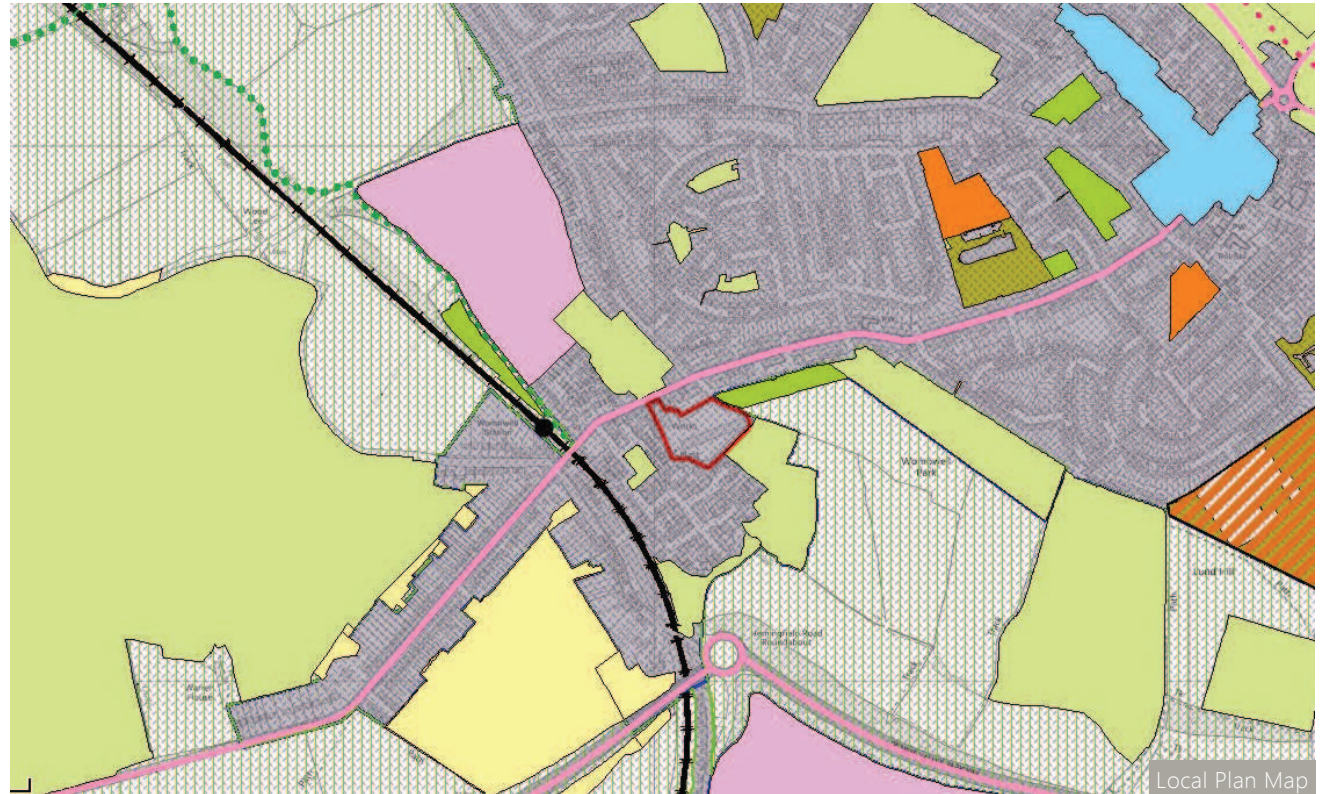
Local Planning Policies

The Council published the Draft Barnsley Local Plan in November 2014. Once adopted this will replace the Core Strategy DPD and the Unitary Development Plan. The Local Plan is not formally adopted, but the document is a material consideration in the determination of planning applications.

The surrounding area has changed through redevelopment of employment land to the south west for a residential development. This development has changed the character of this area.

The Draft Local Plan identifies the site as land within the settlement with no specific allocation. In this instance Policy GD1 - General Development, seeks to protect the amenity of the surrounding area, not affect potential future development and that the design considers the context and features of the site to provide a high quality environment.

The design of development requires to comply with the standards in the Designing New Housing Development SPD. In addition the layout has been prepared with consideration of the Building for Life Partnership Scheme (2012). At this outline stage it is not possible to fully assess the development against the 12 questions, but there is commitment that the detailed design would require to achieve this standard. The following page highlights some of the ways this will be achieved.



Design Solution

The layout and design of the submitted layout illustrates how the principles set out in the SPD can be addressed at this site. It has sought to work within the confines of the existing, but improved, access from Hough Lane and has focused on retaining the existing peripheral landscaping where possible. This has established a suitable capacity for development and the factors that require to be taken into account in the detailed design. The indicative layout aims to ensure that the site is permeable and provides enhanced pedestrian connections where possible, that a safe residential street environment can be created, that there is sufficient space to incorporate the necessary urban drainage, and that a green boundary to the parkland to the south east is retained. See following some examples of how the SPD has been considered in the accompanying indicative site layout.

3 External spacing standards

Attention has been paid to the external spacing standards in creating the layout, for example houses facing a road are 19m apart to form a streetscape and create a sense of enclosure to the public realm. Garden areas are generous to complement the houses which may attract families with young children, generally providing a minimum of 50sqm.

6 Streets

Access has been shown from the existing access from Hough Lane to the north of the site and a loop road is provided within the site that would be suitable for accommodating the turning of refuse vehicles. Movement through the site has been carefully considered in line with the principles of Manual for Streets. The street pattern forms a hierarchy beginning with the access road which continues into the site with a pavement either side of the road, into shared surfaces bounded each side by front gardens and houses beyond and finally into narrower 'lanes' which are single-sided and connect the street network to eliminate any dead ends.

13 Drainage and flood risk

Drainage design and flood risk have both been reviewed and the optimum location has been determined for a SUDS basin which will attenuate surface water before it is discharged to the public sewer. The landscaping design for this area will be considered to ensure the area could become an attractive piece of greenspace for residents to enjoy.

Finally, with reference to SPD Open Space Provision on New Housing Developments, the site has good access to open space and allotments close by and whilst the policy would expect open space to be provided on-site through discussion with the Council it has been determined that an off-site contribution would be likely to be sought in this case. This would go towards improvements to the quality of open space in the surrounding area.



Design Solution

Accessibility

A single point of vehicular access into the site will be via Hough Lane to the north of the site. As a residential environment the area will have limited vehicular movements and the streets have been designed with a view to creating shared spaces.

The site is located within the existing settlement of Wombwell and has excellent access to services and facilities. Wombwell Railway Station and the Park and Ride are both located within 200m of the entrance to the site. Regular bus services also operate along Hough Lane, passing the site entrance. Therefore residents will have a good range of transport options available to them that will help to minimise car trips.

Parking for residents will be provided through a mixture of integrated garages, driveways, dedicated parking spaces and on-street parking.

Disabled access has been considered as part of the overall accessibility arrangements with a view to ensuring that safe and convenient access for all is provided. Any ramps will meet the requirements of Building Regulations.

In line with the philosophies set out in the Manual for Streets which places emphasis on pedestrian movement and shared surfaces will be used within the development. The existing pavements to either side of the access will be continued into the site access until they meet the first shared surface.

Conclusion

Balmoral Group are moving from their existing facility on Hough Lane to a new purpose built facility to accommodate their business needs. The current site is constrained by the surrounding development and uses, and the character of the area has changed following recent residential developments. The design proposals included in this application have been prepared to provide a sustainable and desirable development. This proposal will create a positive impact on the local community by providing affordable, energy efficient housing. The proposals will add to the variety of housing mix and tenures in Wombwell in an accessible location.