SURVEY SITE SERVICES

DESIGN AND ACCESS STATEMENT
Proposed Gypsy/Traveller Site

LAND ADJACENT BURNTWOOD COTTAGES, (Grid Ref: E 442802 N 409142)
PREVIOUSLY KNOWN AS BURNTWOOD VICTORIAN KITCHEN GARDENS,
ROTHERHAM ROAD (B6273), BRIERLY, SOUTH YORKSHIRE.

JOB REFERENCE: B392

CLIENT: Mr Richard Smith
The Bungalow
Ings Lane Caravan Site
Wombwell
Barnsley
S73 0BP

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The site

The site is located off the B6273, forming approximately half of a parcel of land, immediately to the North of and adjacent Burntwood Cottages. The site is roughly rectangular in shape, extending to about 0.32ha and is fully contained within high brick/stone walls. The site benefits from a segregated access off the B6273, with access to the land via an existing wide gateway within the perimeter wall. To the South west of the site lies West Haigh wood with Houghton Common to the South and Agricultural/wooded area to the North.

Located within two and a half kilometres of the town of South Kirby to the North East, Great Houghton to the South and Hemsworth to the North, the site benefits from easy access to several schools, recreational facilities, shops and amenities.

The site is the former walled gardens belonging to Burnt wood Hall, Great Houghton. It is believed to have been later developed and used as a Residential Field Study Centre, but now lies dilapidated and partially overgrown with nettles and various shrubs/plants. There are remains of numerous brick buildings and areas of hard standing across the site.

The proposal is to develop the site and provide a total of eight permanent static caravan pitches, with a utility block also located within each pitch.

The site, currently brownfield, also falls within an area allocated as Green Belt within the Barnsley UDP.

The requirement

The applicant and his family currently reside at Ings Road caravan site which is recognised within Policy H10 of the Barnsley UDP. The site is located alongside a pond fed by a natural watercourse. Recent catastrophic floods at the site have caused a great deal of damage to the property of Mr Smith and his family, who now live in fear for their lives and constantly on edge. It is also understood there are several elderly members of the family with ambulant disabilities, which creates additional difficulties in the likely event that there should be future urgent need to evacuate the site. It is understood that Mr Smith and his family have been residents at the Ings lane site for more than twenty years and although reluctant to move, have no option but to do so.

It might be suggested; Ings lane Caravan site is no longer tenable on the grounds of flood danger and is currently recognised by the Local Authority as High Risk. This may also affect the current requirement for numbers of new pitches under Policy H6 of the Yorkshire and Humber Regional Spatial Strategy.

Policy H6 of the Yorkshire and Humber Regional Spatial Strategy states there is a requirement for 78 new pitches within South South Yorkshire Area. Discussions with Barnsley MBC Housing Officer suggest that 35 new pitches would be required in the Barnsley Borough alone. It is understood at the time of Mr Smiths purchase of the application land and at the date of making this application there were no Development Plan Documents (UDP) which identify the location of a suitable number of appropriate alternative Gypsy and Traveller sites within the Barnsley Borough as required by but not limited to Paragraph 30, 31, 33 and 34 of the ODPM Circular 01/2006, Paragraph 36 also suggests that appropriate sites should have been brought forward early in the consultation stages of preparing DPD's.

It might be considered that Mr Smith was unable to make an informed decision on an appropriate alternative site where Local Policy Guidance is not available.

Design

The most significant national policies relating to this application are PPG 2 "Green Belts", PPS 3 "Housing" and ODPM circular 01/2006 "Planning for Gypsy and Traveller Sites" and under Policy H6 of the Yorkshire and Humber Regional Spatial Strategy.
National and Regional Policy is also supplemented by Barnsley MBC Policies , GS7, GS8, GS8A, GS8B, GS8C, GS8D, GS8E, and GS9 and H10 of the Barnsley UDP.
Also relevant is " Designing Gypsy and Traveller Sites" Good practice Guide

PPG3 Para. 1.4 states the most important attribute of Green Belts is their openness and Para 1.6 refers to the use of land within Green Belts and the objectives sought. Para 3.1 and 3.2 refers to a general presumption against inappropriate development within Green Belts, except where special circumstances exist and any harm to the openness of the green belt is clearly outweighed by other considerations. Para 3.4 refers to new buildings and Para 3.15 states the visual amenities of the green belt should not be injured by proposals for development. This National Policy is applied within by Barnsley MBC policies GS8 (a) (b) (c) (d) (e) and GS9.
The proposed development does not fall within any categories that are defined as acceptable within the Green belt and might therefore on initial evaluation be considered inappropriate, However;
In the wider context of Housing provision PPG 3, Para 9 states The Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live that will create sustainable, inclusive, mixed communities in all areas, both urban and rural. Para 10 requires the efficient and effective use of land, including re-use of previously-developed land (of which the application site is).

Circular 01/2006 does not automatically rule out Gypsy sites in the Green Belt or within Rural Settings, but states alternatives should be explored before Green Belt locations are considered. As previously mentioned, Policy H10 of The Barnsley UDP allocates two sites including Ings road site (the applicants current address) for continued Use as Gypsy sites. However, the Ings road site, subject to flooding should be considered unsuitable for continued use as a gypsy caravan site and indeed poses a threat to the health, safety and welfare of any occupants of that site. It is understood there are currently no allocations for new sites, within any Barnsley DPD of the LDF as required by ODPM circular 01/2006 and Policy H6 of Yorkshire and Humberside RSS . Therefore an informed decision based on local allocations is unable to be made.

Based on the outcomes of RSS and supportive Gypsy and Traveller Accommodation Assessments (GTAA's) there is a clear and immediate unmet need for lawful sites within the borough.

The design has been prepared in line with current guidance and model standards previously referenced. The site would be cleared of existing derelict buildings, hard landscaping and developed for use as a gypsy/traveller site. Each pitch will be provided with a concrete base to support a static caravan, with a seperate utility block containing a small utility room with sink, work surface, space for washing machine and bathroom. The remaining external surfaces of each pitch will be landscaped as shown on the design plan, which separates spaces into planted areas and general circulation/parking area. Planting would be concentrated around the utility block to soften the appearance of the buildings. The boundaries to each pitch would be defined by a close boarded fence (demountable panels at front of each pitch adjacent the access road).

The site does lie within the Green Belt and semi rural setting; however the site is also brown field land. Because of previous use and the nature of the existing landscaping/derelict buildings within the site and high boundary walls forming the site perimeter, which would effectively screen the low impact of a caravan development, the redevelopment of the existing site would not erode the

character, openness and appearance of the green Belt. Indeed, this presents an ideal opportunity for development in line with the requirements of PPG 3 and to provide new pitches in line with the requirements of policy H6 of the RSS for the region.

The site is located close to several towns and villages which offer a full range of services and amenities.

The site has existing service connections and infrastructure. The existing supplies and services would be easily adapted for use by the site occupants.

Access

The existing access to the site via a gate in the perimeter wall has been maintained in the proposals and is set well back from the B6273 providing excellent visibility along this road in both directions. Access to each pitch (caravan) will be provided by the proposed stone surfaced road from the main access gate into the site, which provides an ample turning head for cars and service vehicles including refuse collections. As most travel to and from the site will be by car, ambulant disable access to individual caravans would be via the level path leading to caravan door entrances. Refuse collection would be made at each caravan pitch where ample space at the front of each pitch is available for storage bins.

Summary

Based on the planning History of the site and the assessment above, it should be considered that very special circumstances do exist to warrant justifying the grant of planning permission that would be sufficient to overcome the limited harm caused by inappropriateness or other harm when weighted against other considerations and planning policy.