

Design & Access Statement

Land to the East of Cote Lane,
Thurgoland,
Sheffield,
South Yorkshire

ELG

CONTENTS

1. INTRODUCTION	Page 2
2. PLANNING POLICY CONTEXT	Page 3
3. UNDERSTANDING THE CONTEXT	Page 6
4. DESIGN AND ACCESS CONSIDERATIONS	Page 9
5. CONCLUSION	Page 12

REVISION RECORD

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1. INTRODUCTION

- 1.1 This Design & Access Statement has been prepared on behalf of Berkeley DeVeer to accompany a full planning application for the residential development of 28 dwellings at Land to the East of Cote Lane, Thurgoland, Sheffield, South Yorkshire.
- 1.2 This statement deals with issues of design and access. It clearly defines the parameters of the development proposals and demonstrates how they have evolved following a detailed analysis of the application site and the locality to establish constraints and opportunities. The statement, along with others, also sets out how the proposals will result in a high-quality sustainable development that is acceptable in all respects having regard to the Development Plan in force for the area and all other material considerations (including the National Planning Policy Framework).

Accompanying Documentation

- 1.3 This statement should be read in conjunction with the following information, which has also been submitted as part of the planning submission:
- Planning Statement;
 - Location Plan;
 - Site Layout; and
 - Elevations.
- 1.4 The structure and content of this Statement has been informed by the Development Management Procedure Order 2010 and CABE document '*Design & Access Statements: How to Write, Read & Use Them.*' These documents provide guidance on the content of Design & Access Statements, which can be summarised as follows:
- i. **Assessment** - analysis of the physical, social and economic and planning policy context relating to the site;

- ii. **Evaluation** – analysis of the constraints and opportunities presented by the site to inform the overall design solution;
- iii. **Design** – analysis of the design solution in terms of Use & Amount, Layout, Scale, Landscaping, Appearance and Accessibility

Structure of the Statement

- 1.5 This Design and Access Statement is structured as follows:

Section 2 outlines the relevant planning policy context in respect of design and access considerations.

Section 3 analyses location and the built and natural context of the site and its surroundings

Section 4 sets out the design and access considerations that have been taken into account and informed the design proposals for the site. This includes an assessment of the site's constraints and opportunities, the evolution of the design, use & amount, layout, scale, appearance, landscaping, accessibility and matters of sustainable construction.

Section 5 draws conclusions on the overall findings of the statement.

2. PLANNING POLICY CONTEXT

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications should be determined accordance with the statutory Development Plan, unless material considerations indicate otherwise.
- 2.2 The Development Plan therefore provides the essential framework for planning decisions. When conflicts between Local Plan policies arise, decisions should be taken in the light of all material considerations, including local priorities and needs, guided by relevant national policy.
- 2.3 Section 38(3) of the Planning & Compulsory Purchase Act 2004 states that the Development Plan comprises of:

- The development plan documents (taken as a whole) which have been adopted or approved in relation to that area

2.4 The Development Plan for Barnsley Metropolitan Borough Council consists of the Local Plan (Adopted January 2019)

DEVELOPMENT PLAN

2.5 This statement looks at each of these documents in relation to matters of design and access only. All other matters considered relevant to the determination of the application, including matters relating to the principle of development and housing land issues, are addressed within the supporting Planning Statement and other supporting documents.

2.6 The following Core Strategy development plan policies are considered relevant to the determination of the application in respect of the issues of design and access:

- GD1 General Development;

- LG2 – The Location of Growth;
- H1 – The Number of New Build Homes to be Built;
- H2- The Distribution of New Homes;
- H6 – Housing Mix and Efficient Use of Land;
- H7 – Affordable Housing;
- T3 – New Development and Sustainable Travel;
- T4 – New Development and Transport Safety; and
- D1 – High Quality Design and Place Making.

National Planning Policy

National Planning Policy Framework (Revised February 2019)

2.7 The revised National Planning Policy Framework (NPPF) sets out Central Government's planning policies for England & Wales. It makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development.

2.8 The NPPF advises at Paragraph 8 that there are 3 dimensions to sustainable development: economic, social and environmental. The 'roles' can be summarised as:

Economic – Contributing to building a strong, responsive and competitive economy, by ensuring sufficient land of the right type is available in the right places at the right time to support growth and innovation.

Social – Providing a supply of housing required to meet the needs of the present and future generations: and by creating a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

Environmental – Contributing to protecting and enhancing our natural, built and historic environment.

2.9 Section 12 (Requiring Good Design) of the NPPF advises that the Government attaches great importance to the design of the built environment and that good design is indivisible from good planning and should make a positive contribution to making

places better for people. It advises that planning policies and decisions should aim to 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;*
- *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.*

3. UNDERSTANDING THE CONTEXT

Site Location & Description

- 3.1 The site is located to the south of the village of Thurgoland. It is around 0.97ha and currently forms a greenfield parcel. The site is surrounded to the north by residential dwellings, and by open countryside with sporadic dwellings, on all other sides. The site benefits from an existing access from Cote Lane which it shares its western boundary with.



Figure 3.1: Site Location

Source: Google Earth N.B. Red line added by ELG to denote the broad location of the site.

- 3.2 The topography of the site is relatively flat rising slightly towards the east. Directly to the north of the site lies a small cul-de-sac of properties known as Springwood Close. Springwood Close comprises of modern residential properties with associated garaging. To the east of the site lies an area of woodland is known as Springwood.
- 3.3 An outline planning approval for residential development of up to 24 dwellings to include means of access and public open space was approved by Barnsley Council (2016/0340). All other matters other than access were reserved. A reserved matters submission

followed the approval of the outline consent and was approved at committee (2018/0338) subject to the completion of the s106 Agreement.

- 3.4 Alongside the reserved matters submission was a S73 application to amend the outline consent to include a second access into the site to serve two dwellings (2018/1195). This was also approved subjecting to the completion of the S106 Agreement.

Appraising the Context

- 3.5 The application site is located on the southern edge of the village of Thurgoland. It lies on a parcel of greenfield land.
- 3.6 The site is bounded by Cote Lane to the west, and the residential development of Springwood Close to the north, with open countryside to the south and east.

- 3.7 The centre of the main settlement lies 500m to the north of the site. Approximately 7km east is Barnsley, whilst Sheffield lies approximately 14 km to the south.

- 3.8 Thurgoland comprises of a mixture of properties, ranging from semi-detached, to large detached houses and bungalows.

- 3.9 The materials used for properties in Thurgoland are contrasting. The dwellings to the north of the site are more recent and feature brick-built properties, with mock-tudor facades and dark UPUV windows, 2 storey in height and detached. Older properties are typically late 18th Century terraces and characterized by darker stone with either wooden or more recent installation of UPVC windows.

- 3.10 The dwellings currently approved on site were to be constructed from Artsone walls and Calderdale Grey roof tiles, similar to a recent development to the north of Thurgoland at Hollins Moor View.



Figure 3.2.1: Contrasting property types in Thurgoland



Figure 3.2.2: Contrasting property types in Thurgoland

Constraints & Opportunities

3.11 The applicant and their consultants have:

- Researched local needs and issues;
- Reviewed the provisions and requirements of the adopted Development Plan and National Planning Guidance;
- Analysed the context within which the site is located;
- Analysed the constraints and opportunities of the site for residential development; and
- Submitted a suite of technical documents to help shape the evolution of the scheme.

3.12 This assessment and consideration of constraints and opportunities established the following design objectives/brief for the site:

- Provide a mixture of terrace, semi-detached and detached dwellings;

- Incorporate a variety of simple design detailing in keeping with other developments in the village;
- Provide safe vehicular and pedestrian access from the main road; and
- Devise a layout and landscaping scheme which relates well and does not cause harm to the green belt.

4. DESIGN & ACCESS CONSIDERATIONS

4.1 This section of the statement provides a detailed analysis of the overall design solution for the application site taking into consideration the site's context, relevant planning policies and design guidance. This Design & Access Statement assesses the proposed development in respect of amount, scale, layout, landscaping, appearance and access as advocated by guidance contained within the Town & Country Planning (Development Management Procedure) (England) Order 2015.

Use & Amount

- 4.2 The principle of the use of the site for residential development is justified in the accompanying Planning Statement prepared by ELG Planning.
- 4.3 The site currently has extant planning permission for 24no. dwellings and this application is seeking full planning approval for 28no. dwelling at Land to the East of Cote Lane, Thurgoland.

Layout

- 4.4 The layout of the proposed scheme can be seen in drawing 03 rev L and largely follows that which is already approved on the site, with 24no. dwellings accessed from the primary access point and an addition 4no. dwellings from the secondary access point, as per the previously approved plans.
- 4.5 The primary point of access develops into a cul-de-sac, with block paving running the length of the road.

- 4.6 The site has a small amount of neighbouring properties to the north and south. Nonetheless, the proposed layout demonstrates that the dwellings have been positioned well in respect to the surrounding area, with landscaping schemes implemented to remove any privacy and loss of outlook issues.
- 4.7 Sufficient off-street parking provision have been proposed to avoid any potential highways safety risk. In addition, there are some visitor parking bays provided. Parking provision is discussed further in the Access section later in this document.

Scale

- 4.8 The development proposals comprise of 2-storey dwellings, with a mixture of 2-and 3-bedroom semi-detached and terraced dwellings, along with some larger 4- and 5-bedroom detached dwellings, which is broadly similar to that which is already approved. This application has increased the number of dwellings

by 4no. and a substitution of some house types to allow for the increased density.

- 4.9 The scale of the dwellings will respect and reflect the local character and design of the surrounding area, whilst ensuring sufficient private amenity space for each dwelling.

Landscaping

- 4.10 A landscaping scheme has been included on the proposed site layout and is largely similar to what has already been approved.
- 4.11 The proposed site layout demonstrates that tree and shrub planting will define the majority of the perimeter of the site to form a buffer between the residential properties to the north and south, and the greenbelt to the east.
- 4.12 Each plot will have grassed/turfed gardens to the front and rear, and occasional trees within the garden plots to further enhance the appearance of the development.

Appearance

- 4.13 The elevations submitted show little changes to what has already been approved, in terms of there 2-storey nature, and materials used.

Access

Vehicular access to the site

- 4.14 Vehicular access will be gained from 2 access points from Cote Lane, as per the plans already approved.
- 4.15 24no. dwellings will be accessed from the principal access point from Cote Lane, which forms a cul-de-sac and constructed from block paving.
- 4.16 The remaining 4no. dwellings will share the southern access point, which will form a shared driveway, with 8no. parking spaces (2no. for each dwelling.)

Pedestrian access to the site

- 4.17 Pedestrian access will be taken from the principal access from Cote Lane.
- 4.18 The footpath will seamlessly connect with the existing foot path infrastructure and in turn connect the dwellings to the bus stop on Cote Lane, allowing access to a range of wider services and locations, as discussed further below.

Vehicular & Sustainable Transport Links

- 4.19 The application site is within a 600m walking distance from the village store, with other amenities en-route. Furthermore, the site is well connected by public transport, with the nearest bus stop 200m to the south at Spring Terrace. The bus service includes the no.24 and no. 409 which connects the development site to Barnsley and Stocksbridge, which ultimately gives sustainable access to a wider range of shops and services as well as transport connections further afield.

- 4.20 It is clear that development on this site in a sustainable location given the positioning of the bus stop directly adjacent to the site on Cote Lane, which will enable residents to undertake day to day activities without relying on private motor vehicles.

5. CONCLUSIONS

- 5.1 This Design & Access Statement has been prepared on behalf of Berkeley DeVeer in order to accompany a full planning application for 28no. residential dwellings on land to the east of Cote Lane, Thurgoland.
- 5.2 This statement deals with matters of design and access only. It should be read in conjunction with the entire suite of supporting reports, plans and elevations that accompany the planning application to demonstrate that there are no planning policy, environmental or technical reasons why the proposed development should not be granted planning consent.

- 5.3 The proposals will amount to an efficient and effective use of land in a sustainable location and this Design and Access Statement demonstrates how the site can deliver the right mix of housing and landscaping to create a high-quality distinctive development that has a sense of place. The development will sit comfortably within its built and natural context in terms of design, landscape and ecological impact.
- 5.4 It is for the reasons set out within this and the accompanying reports that this proposal is acceptable in all respects and should be granted planning permission at the earliest opportunity.