

For and on behalf of
Ackroyd and Abbott Ltd

PLANNING, DESIGN & ACCESS STATEMENT

Land off Bellwood Crescent
Hoyland, Barnsley

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1.0 Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by DLP Planning Ltd on behalf of Ackroyd and Abbot Ltd in support of the planning application for the development of 19 dwellinghouses on land off Bellwood Crescent, Hoyland, Barnsley.
- 1.2 The site is currently a parcel of vacant land located to the south of West Street (B6097) off Clough Fields Road with existing surrounding dwellings on Bellwood Crescent, Skiers View Road and Springwood Road.
- 1.3 The statement will set out a brief planning history of the site in the context of the development scheme.
- 1.4 The planning statement will consider the proposal in the context of national, regional and local planning policy guidance.
- 1.5 This report includes the requisite Design and Access Statement as part of the application submission. The Design and Access element of the statement has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access Statements which came into force on the 10th August 2006.

2.0 The Application Site

- 2.1 The application site is located to the south of West Street (B6097) off Clough Fields Road in the Hoyland area of Barnsley.
- 2.2 The site was previously occupied by a former NHS Trust care centre building, which has now been demolished. The site is relatively level with a rising gradient to the north of the site. The land contains no trees of any significant value. Some screening remains around the site in the form of fencing and hedges.
- 2.3 Access to the site is available from Bellwood Crescent to the south of the site, which leads onto Clough Field Road in either direction.
- 2.4 The site is located within a predominantly residential area with semi-detached dwellings being located to the south, opposite the main access entrance to the site. To the north of the site at a higher ground level there are a range of detached and semi-detached dwellings which are separated from the site by Skiers View Road. There are two bungalow properties that lie adjacent to the south west of the site.
- 2.5 Hoyland is a substantial sized residential settlement which provides a wide range of local amenities including:
- playing fields
 - community services
 - places of employment
 - Hoyland Springwood Primary School located on Clough Fields Road
 - a range of public transport services to Barnsley
 - local shops

2.6 A series of photographs below illustrates the nature of the site:



Photograph 1: View of the access road and existing dwellings to Bellwood Crescent towards the west.



Photograph 2: View of the access road and existing dwellings to Bellwood Crescent towards the east.



Photograph 3: View of site from proposed entrance at Bellwood Crescent towards properties on Skiers View Road. Note the rising land to the North.



Photograph 4: View of Bellwood Crescent towards Clough Fields Road (west).



Photograph 5: View of site towards raised level ground and properties on Skiers View Road.



Photograph 6: View of site towards new build residential properties on Springwood Road



Photograph 7: View of site towards properties on Skiers View Road and new build residential properties on Springwood Road

Physical Context

- 2.7 The application site is located in a predominantly residential area to the west of the main urban area of Hoyland.
- 2.8 The surrounding house types are constructed from a range of building materials including red brick and buff brick, and some buildings located on Bellwood Crescent incorporating multi-coloured brickwork designs. House types also vary contributing to an eclectic mix of styles and appearances.
- 2.9 The natural topography of the site is level with an increased gradient to the north boundary of the site.

Social and Economic Context

- 2.10 It is important in the design of a development scheme to take account of the social and economic context of the area within which the dwellings are to be set.
- 2.11 Profiles of the types of people who live within the area and their social and economic group will be a determining factor in deciding the mix and types of dwellings that are most appropriate to the context of the area and the market price that different houses are likely to command.

- 2.12 The application site comprises of a range of house types and includes 2, 3 and 4 bedroom houses. This provision is considered to contribute to the overall housing mix within the local area.
- 2.13 In providing a mix of 2, 3 and 4 bedroom house types that are aimed at starter homes, young family and established expanding family housing, this development will enable those who wish to take advantage of this family orientated residential area to achieve occupants' aspirations.
- 2.14 An appraisal of the socio- economic background to the area, based on the postcode S74 reveals the following factors:

- Often, many of the people who live in this sort of postcode will be families and single parents as well as pensioners and adults with no children living in semi-detached houses or bungalows. These are known as type 30 in the ACORN classification. Families are considered to be secure, established home owning workers and comfortably off.

Family income	Medium
Interest in current affairs	Very low
Housing - with mortgage	Medium
Educated - to degree	Very low
Couples with children	Medium
Have satellite TV	Medium

- Neighbourhoods fitting this profile are often found in former industrial cities in the north and north-east such as Newcastle upon Tyne, Middlesbrough and Sunderland. Examples elsewhere in the country include Wrexham, Nottingham, and Wolverhampton. Here is an overview of the likely preferences and features of your neighbourhood:
- These are medium sized families living in semi-detached or bungalow housing. Many families have two or more children, and a large majority headed by a single parent. Housing is generally two or three bedroom semi-detached and bungalows. Incomes are medium and unemployment levels are below the national average. Where there is paid work, it tends to be routine jobs in nearby factories or shops.

Travel to work is on foot, cycle or by private car. Car ownership is above national average with most households owning 1 to 2 cars. Fashion shopping is at a medium level. Regular lunch and evening meals are eaten in pubs and restaurants and this figure follows the national average. Leisure interests include bingo, DIY, gardening, golf and football.

3.0 The Development Proposal

- 3.1 The applicant's development proposal seeks to provide 19 residential units. The proposal also utilises the existing access road and means of access to Bellwood Crescent.
- 3.2 The applicant is proposing to erect a range of house types and designs which are envisaged to compliment the overall character and appearance of the locality.
- 3.3 The proposed dwellings will comprise of a range of units including:
- Townhouses
 - Semi-detached
 - Apartments
- 3.4 The dwellings will be constructed from brick with modern roof tiles.
- 3.5 The proposal will provide a mix of house types. The properties will comprise of the following types:
- House type: (FL) Falmouth (2 bed semi)
 - House type: (PN) Penryn (2 bed link)
 - House type: (SB) Shelby (2 bed bridge link)
 - House type: (CB) Cambourne (3 bed link)
 - House type: (PO) Poole (3 bed semi-link)
 - House type: (YK) York (4 bed semi)
- 3.6 Each of the dwellings will be provided with an area of garden space. Garden sizes vary between 24m² and 104m². Each garden will be level and usable.
- 3.7 The dwellings will vary on height between 2 and 3 storeys.

- 3.8 The houses will be sited to form a courtyard scheme. This will efficiently utilise the land whilst simultaneously allowing for the provision of private, usable garden areas, secure environment, a sense of community and no loss of amenity for immediate neighbours.
- 3.9 A landscaped area will be provided in the central area of the site. This will provide an opportunity to include additional landscape planting and trees to the front of each dwelling.
- 3.10 The applicant is also proposing to provide a landscape buffer to the north western boundary to provide a degree of screening to the existing residential properties at Skiers View Road.
- 3.11 The applicant is also introducing a 900mm high dry stone wall boundary treatment to the access entrance of the site off Bellwood Crescent. This feature will introduce a degree of visual relief and further contribute to the overall high quality residential environment.
- 3.12 To supplement the stone boundary walls, the applicant is also proposing to include a range of railings, fencing and landscaping which will also assist in enhancing the overall quality of the residential environment and provide a degree of privacy and separation for the occupiers of the proposed accommodation.
- 3.13 Car parking will be provided on site either through the provision of driveways or communal parking areas.

4.0 Site History

- 4.1 The application site comprised of the former NHS Trust Hoyland Resource Centre building and associated grounds.
- 4.2 The former buildings on site have been demolished as illustrated in the supporting photographs.

5.0 Planning Policy

- 5.1 Reference to National, Regional and Local Planning Policy guidance applicable to the application proposal is contained below which support this application.

PPS1 – Delivering Sustainable Development

- 5.2 PPS1 was published in January 2005 and together with the accompanying General Principles document sets out the basis of the Government's approach to the planning system and the role it plays in contributing to sustainable development.

- 5.3 Paragraph 5 of the statement identifies how sustainable and inclusive patterns of urban and rural development should be facilitated and includes:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life;
- contribute to sustainable economic development;
- protect and enhance the natural and historic environment and existing communities;
- ensure high quality development that uses good design, and the efficient use of resources; and
- ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.

- 5.4 The application proposal will provide an opportunity to improve peoples' quality of life by redeveloping a currently dispoiled area of land to family housing, contribute to economic development through the provision of jobs during the construction process, avoid developing on historic areas, and locate housing in an entirely suitable residential environment which will support the existing community services and facilities.

- 5.5 Particularly pertinent to this development scheme is the role of good design within the planning system. Government guidance is that development should take place within a sustainable framework and the use of previously developed and underused or vacant land and buildings is actively encouraged in promoting more sustainable patterns of

development. The site comprises of previously development and clearly underused land. The site is also located within a sustainable area (see later) and makes efficient use of the site.

- 5.6 PPS1 sets out the overarching framework for the Government's objectives for the planning system. In particular, development plans should promote development that creates socially inclusive communities and includes a suitable mix of uses and should:

'address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing education, shops, leisure and community facilities' (paragraph 16).

- 5.7 It is evident that the application site includes a mixture of house types and is located within a mixed tenure housing environment. The site is accessible to a wide range of community services and facilities including:

- primary schools
- retail units
- bus services
- areas of open spaces
- places of employment

- 5.8 Local Planning Authorities are also guided to ensure that high quality inclusive design is achieved for all development including public and private spaces as well as buildings. Paragraph 33 and 34 of PPS1 are in particular of note as they state that:

Good design ensures attractive usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.

Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

- 5.9 The Design and Access statement which is included as part of this planning submission deals with matters relating to design and accessibility of the proposed development.

PPS1 Companion Document – The Planning System, General Principles

- 5.10 The principles of the plan-led system are articulated in this document which accompanies PPS1 and identifies that this process is central to the development control system.
- 5.11 Paragraph 10 of the General Principles document states that:

Local planning authorities must determine planning applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise. If the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the Development Plan.

- 5.12 The Development Plan is defined under the terms of Section 38(6) of the 2004 Planning and Compulsory Act and constitutes the Regional Spatial Strategy for Yorkshire and the Humber (RSS12) and the Barnsley Unitary Development Plan (2000).
- 5.13 The adopted Unitary Development Plan identifies this site as a Housing Policy Area.

PPS3 – Housing

- 5.14 This is the most recent Government guidance on housing published in November 2006. In terms of development control decisions, local planning authorities are required to have regard to PPS3 policies as a material consideration when making planning decisions after the 1st April 2007.
- 5.15 As the application proposal is a residential development it is considered pertinent to give a brief overview of the policies contained within PPS3 insofar as they relate to this particular application.
- 5.16 Of particular relevance are the Strategic Housing Policy Objectives and the Planning for Housing Policy Objectives set out in paragraphs 9 and 10 of PPS3.
- 5.17 Paragraph 9 states that in order for Government to achieve its housing policy goal of everyone having the opportunity to live in a home which they can afford in a community of their choice the Government is seeking:

- to achieve a wide choice of high quality homes, both affordable and market housing to address the requirements of the community.
- to widen opportunities for home ownership and ensure high quality housing for those who cannot afford market housing, in particular those who are *vulnerable or in need*.
- to improve affordability across the housing market, including by increasing the supply of housing.
- to create sustainable, inclusive, mixed communities in all areas, both urban and rural.

5.18 In order to achieve the Government's *Housing Policy* goal, the planning system should deliver the following specific outcomes (paragraph 10):

- High quality housing that is well designed and built to a high standard
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.
- Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.
- A flexible, responsive supply of land – managed in a way that makes efficient and effective use of land, including the re-use of previously developed land, where appropriate.

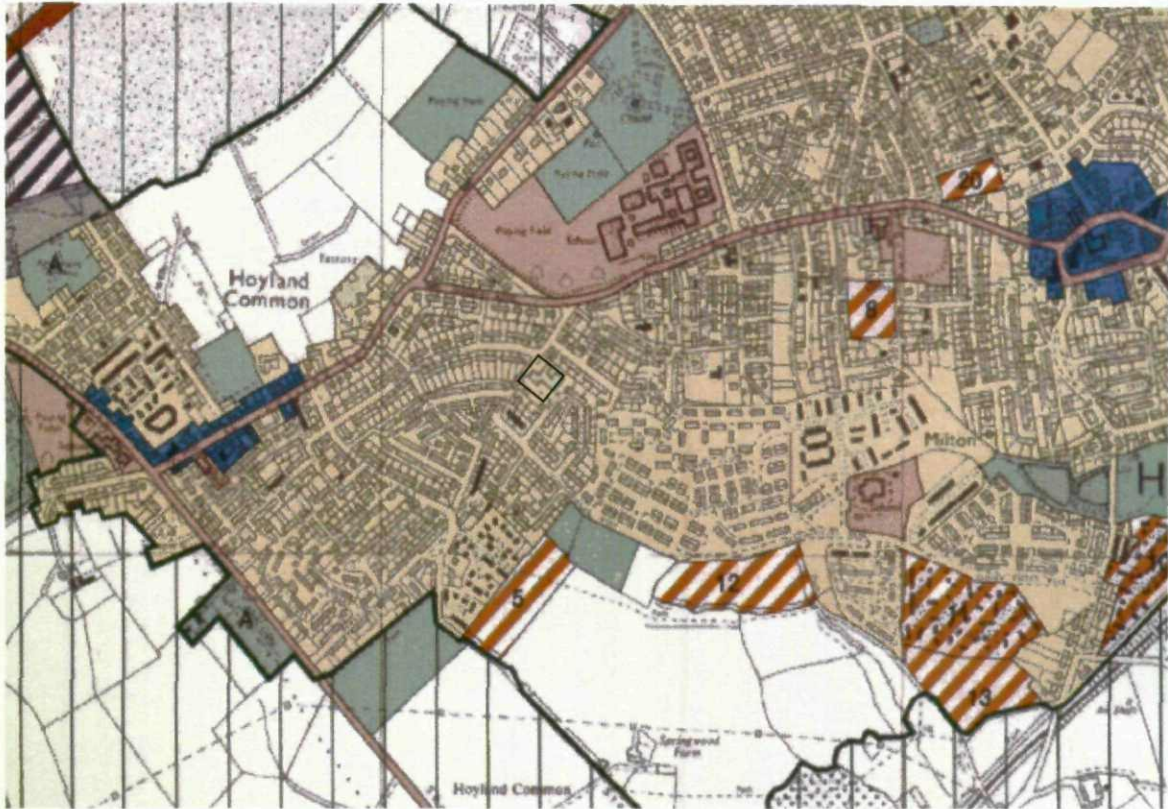
5.19 It is considered that the proposed development will provide a high quality development of a mixture of house types which will contribute towards the overall supply of housing in both the local area and the wider context. The scheme will also locate housing in an area close to a range of community facilities, jobs, key services and infrastructure.

- 5.20 Important to this proposal is the guidance set out in paragraphs 12 and 13 which emphasises the importance of good design in new housing and how this contributes positively in making places better for people.
- 5.21 The applicant has considered design, scale and siting of the proposed built form very carefully and these factors will be considered in more detail within the design statement. It must also be noted that the application site currently offers little or no amenity value and developing housing on the site will indeed enhance the overall quality of the environment, provide a compatible land use and generally make the area a better place for people to live.
- 5.22 Paragraph 16 sets out those matters which should be given consideration when assessing design quality and include:
- *Is easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly* - The application site is well connected to a range of public transport facilities and services. The site lies close to bus routes which are accessible by well lit footpath networks. The nearest bus stop is located on Clough Fields Road, 130 metres from the application site. Current bus networks service the local area of Hoyland as well as beyond to Barnsley Interchange using bus service numbers 7 and 7a, and to Wombwell and Great Houghton using bus service number 67. Elsecar railway station is also located 1.85km from Bellwood Crescent, making the application site fully accessible by public-transport and well-connected to surrounding available services.



Map 1: Location of bus service stops in the surrounding area.

- Provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies – The individual houses will be provided with ample private usable amenity space within the site. The occupiers of the proposed accommodation will also have good access to recreation facilities and open countryside. A recreational facilities area is located on Clough Fields Road, a distance of 365 metres from the application site (see Map 2). Beyond this there is a large area of open countryside.



Map 2: Location map of application site and surrounding local area of Hoyland

- *Is well integrated with, and compliments, the neighbouring buildings and the local area more generally in terms of scale, density, layout and access -* The provision of dwellinghouses on the site represents a complementary form of development within the area and will not compromise the amenities of nearby residents. New housing within residential areas represents a compatible land use. The scale and massing of the proposed housing is complementary with other residential built form within the locality and will not represent the formation of alien features within the street scene or locality as a whole, due to changes in land levels, the enclosed nature of the site and the proximity of a corner site off Bellwood Crescent.
- *Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change –* The site will be development at a density of 47 units per developable hectare. This is in accordance with national advice and represents efficient use of resources. The

dwellings will also be constituted to conform to the latest Building Regulation requirements and therefore be extremely well insulated and have energy efficient heating systems. It will also be possible to include additional tree planting which will assist in contributing to the negative adverse impacts of climate change.

- *Takes a design-led approach to the provision of car parking space that is well integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly* - The application site has integrated car parking into the fabric of the site for the occupiers of the accommodation and proposed visitors. This includes the provision of private garages, driveways and secure communal parking courts.
- *Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity* - The development will create an attractive feature when viewed from the access point off Bellwood Crescent. The provision of the landscape buffer to the housing following the alignment of the highway, the dry stone walling and the variety of built form will lead to the creation of an attractive courtyard housing feature and will create a distinctive residential feature in the locality.
- *Provides for the retention or re-establishment of the biodiversity within residential environments* – The application proposal includes substantial landscape buffer areas and generous garden which will assist and encourage biodiversity in the locality. The site is currently devoid of any significant vegetation on site and the opportunity to enhance this should be welcomed.

5.23 PPS3 promotes the efficient use of previously developed land, with a national annual target of at least 60%. The application site complies with this requirement as it is a parcel of Brownfield land.

5.24 Given the need to provide housing land and the clear sustainability advantages of the site, the opportunity to allow a residential development represents the most efficient use of the land which is in accordance with Government objectives.

PPG13: Transport

5.25 PPG13 outlines government guidance on transport and sustainable development. With regard to housing locations this promotes the development of housing in locations which provide a choice of means of travel to other facilities by means other than the private car (paragraph 4). The following is a list of basic services and facilities that are easily accessible from the site using an alternative means of transport to the private car:

- Local Shops – 800 metres (Hoyland Road)
- Primary School – 950 metres (Hoyland Springwood Primary)
- Secondary School – 5.5km (Wombwell High)
- Post Office – 750 metres (West Street)
- Recreation Land – 365 metres (Clough Fields recreation area)
- Superstores – 1km (Tesco, West Street)
- Employment Land – 1.8km (Wombwell Road, Hoyland)

5.26 PPG13 also promotes reviews of policies and standards on densities, parking and layout of development to ensure that they facilitate higher density development (paragraph 49).

5.27 Paragraph 51 of PPG13 states that developers should not have to provide more spaces than they wish to provide, unless exceptional circumstances can be proved, such as where there are significant implications for road safety.

5.28 The proposal provides between 1 and 2 car parking spaces per dwellinghouse. The overall level of provision is considered to be acceptable. Units re. 1, 2 and 19 benefit from individual parking spaces. However, courtyard parking for the remaining houses is provided. A total of 26 courtyard spaces are available which equals to 1.6 spaces per dwelling. This level of parking is considered entirely appropriate for an urban area.

Regional Planning Guidance for Yorkshire and the Humber

5.29 In general terms, the RSS indicates that urban areas rather than the rural parts of the region will be a focus for housing development. The residential development as

proposed for this previously developed site within Hoyland complies with this general strategic principle.

- 5.30 The RSS re-emphasises the guidance in the previous RPG and stipulates that there should be 810 additional new dwellings per annum in Barnsley with 49% on Brownfield land (Policy H1). The application site involves the economic use of previously developed land, thereby contributing to this requirement.
- 5.31 Policy P1 reflects the guidance in PPS3 by defining the location principles for development which minimise the need for Greenfield land and the need to travel. Development Plans should also include policies and proposals which support the delivery of urban renaissance, regeneration and the concentration of development.
- 5.32 Part B of policy P1 states that wherever possible development should be located within an urban area and that Development Plans should adopt a sequential approach to meeting development needs.
- 5.33 With specific regard to the South Yorkshire Sub Region the main urban areas are described as Barnsley, Doncaster, Rotherham and Sheffield and should be the focus for economic and housing development in accordance with the policies P1, E2 and H2 to enhance their role as service/employment centres.

RSS12 Panel Review

- 5.34 The panel report issued in March 2007 indicates that Barnsley will need to deliver 840 units per annum for the period 2004 – 2011 with 1015 units in the period 2011 – 2016 and 2016 – 2021. This represents a significant increase on the overall level of new houses/properties that are required to be completed.

Local Authority	2004 - 11	2011-16	2016-21
Barnsley	840	1015	1015

Table 1: Recommended RSS Annual Housing Provision for Barnsley

- 5.35 Paragraph 5.5 of the Panel Report states that *'Policy H4 of the Plan seeks to provide for a wide choice of housing types across the Region and the Core Policies seek to create sustainable and mixed communities'* – The proposed development is considered to contribute to this recommendation through the development of a mix of house types. The site is also considered sustainable due to the location of surrounding public transport networks and available amenities.
- 5.36 The national annual target for re-using previously developed land (PDL) for new housing is at least 60%, as now confirmed in PPS3. Policy H1 states the Regional target for the proportion of housing development taking place on PDL and through conversions of existing buildings is 65% over the period 2004 – 2021. The targets for individual authorities vary between 40% – 90%. Under these circumstances, the need to make efficient use of land, as proposed by the applicant is therefore a significant factor taking into consideration strategic factors and latest evidence of need.
- 5.37 The application proposal will therefore contribute to meeting the overall strategic housing requirement within the main urban area and comply with the objectives currently being pursued at the regional level.

Barnsley Unitary Development Plan

- 5.38 The Unitary Development Plan was adopted in December 2000 and therefore, predates both PPS1 and PPS3. As stated in paragraph 5.14 above, PPS3 is now required to be a material consideration in development control decisions as of 1st April 2007 and therefore should be considered by local planning authorities.
- 5.39 There are a range of policies which are applicable to the scheme which relate to the redevelopment of within the locality.
- 5.40 As the site is identified as a Housing Policy Area, Policy HN2 states:
- Policy HN2
THE COUNCIL WILL ENSURE THAT SUFFICIENT LAND IS AVAILABLE TO MEET IDENTIFIED HOUSING NEED AND ENSURE THAT A FIVE YEAR SUPPLY IS AVAILABLE AT ALL TIMES DURING THE PLAN PERIOD.
- 5.41 The development of the previously developed parcel of land of 19 units will make a positive contribution to the current availability of housing in the locality.

- 5.42 With regard to matters of detail associated with the design, appearance, layout and siting of the proposed built form, Part 1 of the UDP provides a general policy at BE6 "Design Standards" which states:

THE COUNCIL WILL SEEK TO ACHIEVE GOOD DESIGN STANDARDS FOR ALL TYPES OF DEVELOPMENT.

PROPOSALS FOR DEVELOPMENT WILL BE ASSESSED USING THE FOLLOWING DESIGN CRITERIA:

- A) THE QUALITY OF LAYOUT, AND SUITABILITY OF SCALE OF THE DEVELOPMENT
- B) THE USE, QUALITY, DESIGN AND LANDSCAPE TREATMENT OF OPEN LAND WITHIN THE SITE AND THE AREA AROUND BUILDINGS
- C) THE STANDARD OF DETAILED DESIGN AND FACING MATERIALS OF PROPOSED BUILDINGS
- D) THE SUITABILITY OF THE WHOLE DEVELOPMENT FOR ITS PROPOSED CONTEXT AND IT'S RELATIONSHIP WITH ADJOINING LAND USES.

DESIGNS WHICH THE COUNCIL CONSIDERS UNSATISFACTORY IN TERMS OF ANY OF THESE CRITERIA WILL BE REJECTED.

- 5.43 The applicant has given due consideration to this policy guidance when designing the house types, layout and siting of the proposed housing scheme.
- 5.44 With regard to the overall scale of proposed built form, the applicant is proposing a range of 2 and 3 storey dwellings which will provide a diverse range of building scales and varying roof heights to break up the monotony of uniform housing estates. The location of the 3 storey dwellings has also taken into consideration the relationship between existing dwellings in the locality and those proposed to avoid there being any overlooking or overbearing impact. The proposed 3 storey dwellings will be located in the centre of the site therefore having less impact on the surrounding properties located on Skiers View Road and Springwood Road. The proposed and current properties are also separated by existing built form as well as a raised gradient towards the north of the site which protects the proposed and current properties from overlooking.
- 5.45 The overall layout of the housing site has also taken into account the shape of the land which has influenced the layout to make efficient use of the site in accordance with national planning policy guidelines, whilst providing ample opportunity to accommodate garden areas, adequate levels of separation and suitable communal car parking.
- 5.46 The applicant is also proposing to introduce a range of boundary treatments to the houses which also enhance the overall appearance of the site when viewed from the street scheme. The range of features includes dry stone walls, decorative railings and a range of landscape features.

- 5.47 The layout has also been designed to retain certain trees to provide focal features within the estate, hence enhancing the overall visual merits of the site when viewed from within the estate.
- 5.48 The relationship between existing and proposed residential properties in the locality is also examined within this report and it is concluded that there is ample separation to avoid any loss of amenity as a result of overlooking, overbearing or nature of activity proposed.
- 5.49 The applicant is proposing further planting areas to the site entrance, a new landscape buffer zone on the north western boundary to the rear gardens of the properties backing onto Skiers View Road and within the courtyard area. This will further enhance the overall quality of the residential environment in both visual and environmental terms.
- 5.50 Although there are no specific policies contained within Part II of the UDP relating to the site, Volume 11 'Hoyland Community Area' of the plan provides a contextual introduction to the area and does specify issues which the current application will address. The context states:

During the 1980's, the Hoyland area experienced a significant rise in unemployment, and an attendant fall in population. Pit closures removed traditional sources of employment from the area, and housing development was also very limited in the early 1980's.

In recent years, however, interest in the area has recovered. Industrial estates are well-established on the sites of two former collieries, and substantial new housing development has taken place. Despite this, the area still has high unemployment, and a falling population.

The Hoyland area, which is highly accessible to the M1 Motorway and proposed Dearne Towns Link Road has considerable potential for economic development.

- 5.51 The application proposal provides the ideal opportunity to address some of these concerns. In particular, it will address the concerns of low new house building in the area. Whilst it is accepted there has been an increase in house building within the area as a whole since the adoption of the UDP, the application proposal will further assist in increasing the overall level of new development and investment within the community.
- 5.52 With regard to the comments contained with the 'Housing' section for Hoyland Community Area (part II Vol.11 of the UDP) state that:

'Housing proposals will cater for local requirements and support economic growth in the area. The housing provision particularly reflects:

- a) support for the major employment proposals in the area*
- b) provision for some inward migration of population*
- c) choice for housebuilders and prospective residents throughout the Hoyland Community Area.*

- 5.53 Developing housing within this existing Brownfield site within a highly sustainable urban environment will avoid the need to develop housing on areas of the countryside, green belt or other recreation land.
- 5.54 The development will also provide the opportunity to reclaim urban land, particularly as the site was previously occupied by a NHS Trust centre and associated facilities. The site has been cleared and is effectively derelict in its current physical state.
- 5.55 The applicant is also proposing to develop a wide range of house types as specified in this report which will also positively contribute to meeting local needs and consolidate development in the urban areas.
- 5.56 Given the policy guidance referred to above and the planning history associated with the application site, it is evident that the application proposal for the redevelopment of the site is in complete accordance with the Local Planning Authority's objectives for the land as outlined in the adopted UDP.

6.0 Design

6.1 This section of the report has been written in accordance with Government Circular 01/2006 – Section 3 Design and Access Statements which came into force on the 10th August 2006.

6.2 The statement will identify the approach that has been used in relation to design. In particular, the following aspects of the development will be considered:

- Amount of the development
- Layout of the development
- Scale of the development
- Provision of landscaping
- Appearance of the development.

Amount

6.3 The proposed development is for 19 dwellings providing a mix of 2, 3 and 4 bedroom house types, being either 2 or 3 storey in height.

6.4 The site area is 0.4 hectares and therefore building 19 units on this site equates to a density of 47.5 dwellings per hectare. This is entirely in accordance with national planning policy guidance and effectively results in the efficient use of land.

Layout

6.5 The site access is from Bellwood Crescent, linking the application site to the surrounding residential areas.

6.6 Dwellings within the site have been sited to take account of the proximity of existing dwellinghouses on Bellwood Crescent and Skiers View Road to avoid there being any adverse impact upon residents' amenities. This has also been considered within the application site whereby dwellinghouses have been sited to limit the impact on neighbouring properties with regard to privacy and security.

6.7 The courtyard to the centre of the site has been designed to provide a well-enclosed, secure and private space for residents. The proposed dwellings are inward facing into

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this courtyard which enhances the natural surveillance of residents within the site. The entrance point off Bellwood Crescent is secure and off the road to provide further privacy and enclosure for residents. Rear gardens have also been designed to provide secure amenity space and limit the opportunity for entrance from outside the site boundary.

6.8 The overall design has been developed to:

- provide a micro residential environment including the provision of a staggered courtyard of housing.
- create an area of linear sited properties on the north western and north eastern boundaries incorporating fencing designed with controlled aspects to windows. The higher gradient for the north western boundary of the site also creates a sense of enclosure and a barrier from Skiers View Road.
- angled built form at the main access junction within the highway to create a visually robust corner treatment.
- 3 storey development located within the central area of the site to create a sense of place and focal point to the development, and avoid impact upon existing established dwellings on Bellwood Crescent and Skiers View Road.

6.9 The orientation of the buildings within the site have been arranged in order to minimise the impact on existing residential properties.

6.10 The siting has taken account of the need to provide landscaping and replacement trees.

Scale

6.11 The scale of the development relates to the height, width and length of buildings in relation to the surroundings.

6.12 Of the buildings to be constructed, 17 house types are a traditional 2 storey in height, whilst a further 2 houses will be constructed to a height of 3 storeys.

6.13 The ground to ridge height of the 2 storey dwellings varies between 7.6 metres and 8.4 metres. Such heights are not uncommon in 2 storey developments and are very much in keeping with the existing dwellings within the locality.

- 6.14 The 3 storey dwellings are located within the centre of the site and are set away from the existing 2 storey dwellings on both Skiers View Road and Bellwood Crescent. The height of these buildings is 11 metres from the ground floor to ridge. These properties differ from the existing 2 storey properties in the immediate area, but the changes in land level to the north of the site ensure that the proposed 3 storey properties do not create a significant difference in height to such an extent as to be deemed harmful to the immediate locality. These changes in land level to the north boundary of the site therefore create a barrier from the properties on Skiers View Road and Springwood Road. The 3 storey buildings also represent a small proportion of the overall house types within the scheme. It is considered acceptable to site 2 and 3 storey properties adjacent to each other within the site especially as all properties will be constructed of new building materials. The variation in roof height adds to the degree of interest in the overall scale of built form in the area and offers a wider choice of house types for the community.
- 6.15 The dwellings to the east and west of the site are 2 and 3 storeys and the overall proposed development relates well to the existing two storey dwellings which already exist in this area on Skiers View Road and Springwood Road. The length of the proposed elevations to the west is 35 metres and this incorporates the two dwellings at 3 storeys in height. To the east the length of the proposed elevations is 38 metres.
- 6.16 The width of the proposed dwellings varies, but generally ranges from between 8 metres and 5 metres. The width of many properties in the immediate locality are greater than those proposed, although the overall layout and siting of built form results in a scheme which is so regimented as much of the adjoining existing housing stock. This however, does not automatically render such a housing layout unsuitable.
- 6.17 The depth of the proposed dwellings varies between 5.5 metres and 8 metres which is a similar depth to the property in the immediate locality on Bellwood Crescent, Skiers View Road and Springwood Road.
- 6.18 There are properties which have been specifically designed to "turn the corner" within the scheme. These dwellings represent entirely new styles and form of development which are designed to efficiently utilise the land and provide attractive built form. They also form feature buildings within the estate which further enhance the overall quality of

the proposed development. These properties are again 2 storeys in height which is reflective of the overall character of the area.

Landscaping

- 6.19 There will be a range of landscaping provided on site and newly planted trees, shrubs and hedging to replace those specimens to be lost.
- 6.20 The site is currently devoid of any significant vegetation following the removal of the former NHS Trust buildings. The trees which remain on the site are of limited value, although some can be retained within the fabric of the development.
- 6.21 New dedicated landscaped areas will be provided within the site to compensate for the species lost. The planting areas will also provide attractive features, particularly at the entrance to the site which will create a visually appealing and softer environment within the site. It will also offer a micro-climate for wildlife and visual relief for future residents.
- 6.22 The development will use a variety of hard landscaping that will be incorporated into the proposed communal parking areas and will serve to add visual interest to the development through the use of different colours and textures. Details of final materials to be used can form the basis of a suitably worded planning condition.

Appearance of the Buildings

- 6.23 It is proposed to provide a residential development that will complement the surrounding area. It is considered that there is no one particular style that dominates the character of the area; rather it is an area typical of many suburban residential locations where there is a mixture of styles.
- 6.24 In this particular area of Hoyland there is a mix of residential properties, with many of them being built both pre and post 1945, primarily using red brick, with the occasional render features and coloured brickwork.
- 6.25 The proposed development is traditional in character with the dwellings to be constructed in brick with modern roof tiles. It is proposed that the windows will have brick cills and lintels. There are also a number of solid heads and cills to be incorporated into the fabric of a number of the units. The nature of material can be conditioned, although it can be confirmed that a wide palette of bricks and tiles can be

provided to further enhance the overall appearance of the site and avoid monotonous single material built form.

- 6.26 The siting of the buildings has been designed to avoid the regimented alignment of structures within the site, thereby creating a variety of roof heights, stepped features and areas of shadow, all of which introduce a degree of relief to the overall appearance of the development.
- 6.27 A number of roofs also include articulated projecting roof features which again provide a degree of visual relief to the roof scape within the site.
- 6.28 The dwellings within the development have been orientated so that there is natural surveillance of the surrounding roads, internal courtyards and pathways through the development which contributes towards a safer, crime free development.

Boundary Features

- 6.29 The applicant is proposing to introduce a range of boundary treatment to the proposed dwellings and associated landscaped area. The range of treatments includes:
 - Decorative railings
 - Dry stone walling
 - 1.8 metre vertical timber fencing
- 6.30 The nature of boundary treatment will reflect the role it has to play within the site. The more attractive dry stone wall will be located to the front of several houses to ensure attractive and visually appealing features will be formed when viewed from within the public highway.
- 6.31 Railings will also be used to the dwelling frontage within the highway. This will provide both an attractive feature whilst simultaneously providing a degree of separation between public and private areas.
- 6.32 Decorative railings will be used to the landscaped area, whilst the vertical timber fencing will separate rear gardens and provide a degree of privacy for users of the garden areas.

7.0 Accessibility of the site

- 7.1 This access statement has been written in support of the planning application for the development of 19 dwellings for land at Bellwood Crescent, Hoyland.
- 7.2 Highways: The access to the proposed development will be via an improved arrangement from Bellwood Crescent immediately to the south of the main body of the application site. This road has been constructed and formerly served the NHS Trust building.
- 7.3 This arrangement is the only suitable means of accessing the site by vehicle given the proximity of the existing surrounding land uses.
- 7.4 This highway arrangement will allow users of the site to safely access Bellwood Crescent and surrounding areas by both vehicle and on foot.
- 7.5 Footpath Network: The footpaths within the area run alongside the highway and provide access to a wide range of services and community facilities. The footpath network within the site will allow residents and users to travel freely and outside the carriageway of the main road through the site to Bellwood Crescent.
- 7.6 The surrounding highway network contains footpaths which are relatively level and well lit, thereby encouraging use by pedestrians rather than using the car for shorter journeys.
- 7.7 Public Transport: The site provides easy access to the public transport network with bus stops located within 80 metres of the site on Clough Fields Road.
- 7.8 Hoyland is recognised as being a local centre providing a wide range of community facilities and services, which not only serves the immediate community, but is also the focal point for several outlying smaller settlements.
- 7.9 There are no known constraints to access that would prevent disabled people from accessing the application site given the highway network, provision of footpaths and relatively shallow highway gradient in the immediate locality.

Design Features

- 7.10 This section will consider the external design features that contribute towards making the development accessible for all users.

Parking

- 7.11 Each of the dwellings and apartments has parking for between 1 and 2 cars. The parking provision includes communal parking courts and private drives, garages and access ways.
- 7.12 Where possible hard standing parking areas associated with the houses that form part of this development have been sited in order to afford easy access by all users to each of the dwellings.

Pavements and Paths

- 7.13 The gradient of all footpaths and ramps within the development are no more than 1:12 and therefore comply with all national and local guidance.
- 7.14 The pavements are located on either side of the carriageway on the site and on Bellwood Crescent and therefore assist in enhancing the accessibility of the site conveniently on foot.

8.0 Other Material Considerations

Sustainability

- 8.1 The proposed development will provide a sustainable development both in locational terms and also with regard to the design and siting of the development.

Proximity to facilities

- 8.2 The distance that people need to travel in order to reach facilities and services is an important consideration in the sustainability of any project.
- 8.3 The promotion of more sustainable modes of transport choice and the reduction in the need to travel by car are one of the main objectives in PPG13 and therefore should be an important consideration in the location of development.

- 8.4 The facilities and services which have been referred to at paragraph 5.25 of this report are in accordance with this guidance.

Movement Networks

- 8.5 The development is in a location that will enable future occupiers of the site to use alternative means of transport to the private car. The surrounding road and footpath network is suitable for both pedestrians and cyclists. In addition, public transport by bus is within walking distance of the site.

Landscape/Visual Character

- 8.6 In 'Planning for Sustainable Development: Towards Better Practice' (1998) the protection of landscape character can contribute towards sustainable development by, inter alia:

Ensuring new building work is of high quality and contributes to local character

- 8.7 The proposed development will provide a significant landscape buffer zone to the entrance of the site from Bellwood Crescent. There will also be a landscape buffer zone being retained to the northern boundary of the site adjacent to the rear garden boundaries.

Townscape Impact

- 8.8 It is considered that the development of the site for residential development will link well with the existing area and is therefore in accordance with accepted planning practices and procedures, emphasised in 'Planning for Sustainable Development'.

8.9 The provision of the 2 and 3 storey housing within the site will also provide a degree of visual relief within the street scene and result in the creation of a landmark feature within the site.

8.10 A combination of built form and significant landscaping will result in the formation of a very attractive built form when viewed from the surrounding areas.

Water/Drainage

8.11 Areas that are susceptible to flooding may exacerbate excessive surface water run off and need to be avoided, as do areas with ground contamination that cannot be resolved through good design. The site is identified as being low risk in terms of flooding and falls within Zone 1 in terms of the risk to flooding identified by the Environment Agency.

8.12 The existing water supply system and surface/foul water drainage systems will be able to accommodate the new buildings with appropriate drainage techniques built into the design.

Impact upon Neighbours

8.13 This statement will give consideration to the potential impact the development proposal will have upon the immediate neighbours.

8.14 In terms of immediate neighbours, the nearest of the residential properties are located on Bellwood Crescent to the south east and south west of the site, whilst residential dwellings are also located to the north west on Skiers View Road and to the north east on Springwood Road.

8.15 ***Residential dwellings on Bellwood Crescent (south east/west):*** There are a number of 2 storey semi-detached dwellings and bungalows located to the south of the site on land that is level.

8.16 The existing dwellings on Bellwood Crescent have the front elevations directly facing the application. However, these properties are separated from the site boundary by a distance of 15 metres which includes the highway and public footpath. The distance from these properties to the nearest gable of the proposed properties is 21 metres which is considered an acceptable distance. This distance is conformed to throughout the design of the site with regard to the surrounding properties.

- 8.17 The applicant is proposing to develop residential units with controlled aspects on the proposed access road which will be separated from the existing dwellings on Bellwood Crescent by a distance of between 19 metres and 32 metres.
- 8.18 Given the nature of the controlled aspect at the upper floor of the proposed dwellings such levels of separation are considered to be acceptable and will not lead to any loss of amenity as a result of overlooking or invasion of privacy.
- 8.19 **Skiers View Road (north west):** There are 4 semi-detached dwellings located to the north west of the application site. These dwellings are separated from properties on Skiers View Road by a distance of 32 metres. This distance includes the adopted highway and public footpath. Given the intervening public highway and level of separation proposed, the impact upon the neighbours will not be demonstrably harmful.
- 8.20 As the proposed dwellings are also set at a slightly lower level than the existing properties on Skiers View Road, there will also be limited impact upon the neighbours as a result of there being no overbearing impact.
- 8.21 **Land to the north east:** A total of 7 terrace units are located to the north east of the application site. These dwellings are separated from properties on Springwood Road by a distance of between 18 metres and 22 metres. The buildings are also located at acute angles to each other and therefore there should be no demonstrable harm resulting from either overlooking or any invasion of privacy.
- 8.22 The applicant is also proposing to introduce a landscaped area to the north western boundary which will further protect existing and future residents' privacy.
- 8.23 Given the separation distances stated and the provision of landscaping as proposed, the occupiers of residential property of Bellwood Crescent, Skiers View Road and Springwood Road will not have their living conditions compromised to an unacceptable degree.

9.0 Conclusions

- 9.1 This Planning, Design and Access statement has been written in support of a planning application for a residential development of 19 dwellinghouses on land off Bellwood Crescent, Hoyland.
- 9.2 It is considered that the proposed development is in accordance with the requisite elements of national, regional and local land use policy guidance.
- 9.3 The development proposals are considered to offer an opportunity to redevelop a site for a high quality residential development.
- 9.4 The proposal will provide a mix of house types and sizes catering for all members of the community. Such facilities are in a suburban location close to public transport services and community facilities which will contribute to a reduction in the number of car journeys undertaken.
- 9.5 The proposed dwellings will enhance the character of the area and build on the high quality development.
- 9.6 The applicant is proposing a considerable landscape buffer within the site which will contribute to the visual appearance of the site and the biodiversity in the area.
- 9.7 The scale, massing and siting of the proposed dwellings will also ensure existing residents amenities are not compromised to an unacceptable degree.
- 9.8 The site contains adequate off street car parking which will meet the needs of future occupants, whilst representing a balance in terms of provision, particularly; given the proximity to the bus service facility and range of community services in the area.
- 9.9 The design of the dwellings is also compliant with the immediate locality.
- 9.10 It is therefore considered that the applicant has given careful consideration to the development proposal and such a development complies with a wide range of policy guidance applied by the Local Planning Authority with regard to such projects.
- 9.11 The design and access element of the statement has been written in accordance with Government Circular 01/2006 which came into force on the 10th August 2006.

- 9.12 The statement has evaluated how the design proposal has taken account of the physical, social and economic context of the site.
- 9.13 The statement has identified the design approach to how the development has taken account of the land form, proximity of neighbouring dwellings, site constraints, immediate vernacular and landscaping. It is considered that the design approach is entirely appropriate resulting in the formation of a high quality modern residential housing scheme which will enhance the urban fabric of Hoyland.
- 9.14 The accessibility of the site has been analysed both in terms of the surrounding area and within the site itself. This has considered the ease of movement through the site together with particular design features relating to parking, pavements and paths. It is evident that the site is accessible to a range of services and facilities which can be accessed by means of the private car, on foot or by public transport.
- 9.15 This report has indicated that the development proposal represents a sustainable development scheme and efficiently utilises urban Brownfield land.