Design and Access Statement

This statement has been prepared in support of an application for Outline Planning Permission for Residential Development on land at Hopton Farm Shafton.

1.0 Assessment

The site is amounts to 0.15 Hectares, it comprises a former farmstead with a dwelling and some redundant barns. The land and barns are currently providing parking and storage for a number of commercial vehicles and there is an operator licence of It is located with a residential area close to the centre of Shafton and all local amenities and allocated as Urban Fabric according to the Barnsley Local Plan Policy Map.

The proposal is to remove the existing buildings and redevelop the site for residential use including the upgrading of the existing access.

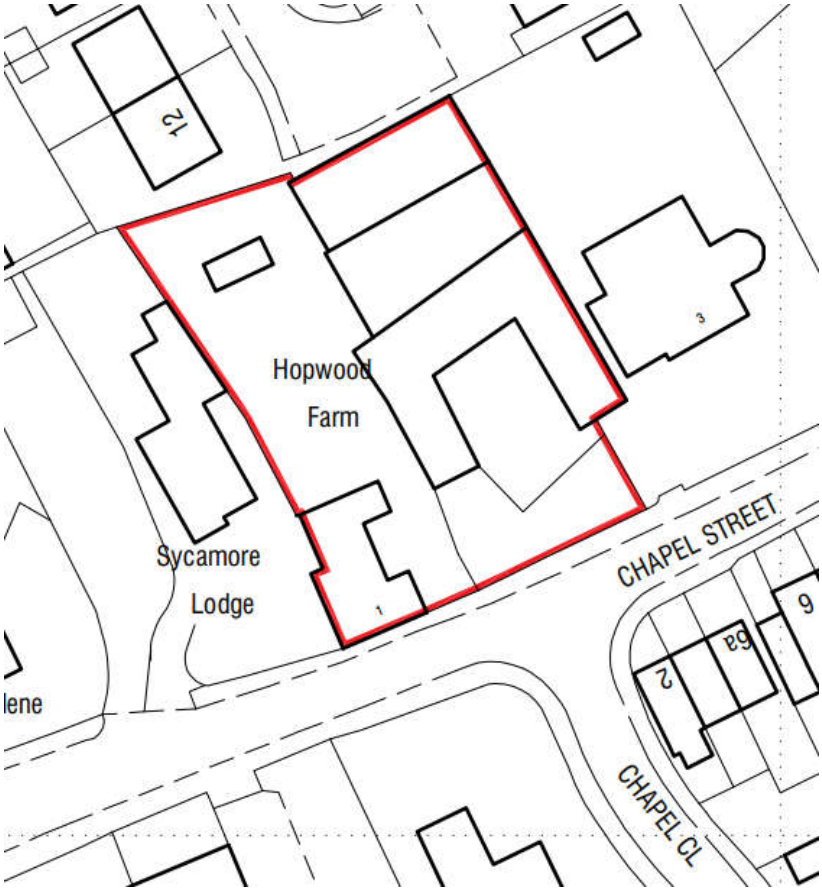

Fig 01. Site Location

1.1 Physical Context

The site is located on the north side of Chapel Street, the existing dwelling is located on the frontage in the south west corner of the site and there is an existing access immediately adjacent to the dwelling. The remainder of the frontage is dominated by a high stone boundary wall.
There is a two-storey stone barn in the centre of the site orientated on an east/west axis and two single storey wings which project forwards towards Chapel Street, refer to Topo Survey for details.

At the rear of the two-storey barn is a steel framed agricultural shed which occupies the north east corner of the site and abuts the boundaries. A mix of larger detached dwellings and some terraced housing and flats (to the north) surround the site.

Fig 02. Existing dwelling to site frontage.

Fig 03. Stone boundary wall to site frontage.

Fig 04. Site frontage looking east.

Fig 05. Site frontage looking west.

Fig 06. West gable of two storey barn.

Fig 07. South elevation of two story barn.

Fig 08. North elevation of two storey barn.

Fig 09. Agricultural shed to north east corner.

Fig 10. Site frontage showing existing access with dwelling and high stone boundary wall.

1.2 Planning

1.2.1 History

There are no records of previous planning applications at the site.

1.2.2 Historic Value.

The site is not in a Conservation Area and there are no listed buildings on the site. Historic ordnance survey plans suggest that there have been buildings on the site since at least 1850 in a similar form to the current house and stone barns. The house on the frontage has had significant adaptations in particular window and door openings and it is likely that the front wall has been reconstructed. The footprint of the stone barns is similar to that shown on the ordnance survey regression shown below.

Ordnance Survey Plan Regression:

Figs 11 OS Plan 1854 OS Plan 1904 OS Plan 1949

The house and barns would previously have operated as a smallholding and when purchased by the current owner's family in the early 60's included land to the south of Chapel Street which has since been developed for housing. The house and barns are of a simple form with limited architectural or historic value. Whist it might be possible to convert the existing buildings, their location prevents efficient use of the site and would not allow highway improvements at the access due to the position of the existing dwelling, and therefore their removal to facilitate re-development is proposed.

1.2.2 Allocation
The Barnsley Local Plan indicates that the whole of the site is Urban Fabric and the principal of residential use is appropriate.

1.2.3 Density
The application is for Outline Planning Consent and siting, dwelling numbers and density is not being considered at this stage. The access is a Private Drive, capable of serving up to a maximum of 5 dwellings however the indicative Site Layout Plan shows a total of 4 dwellings which we consider to be appropriate. The total site area is 0.15 hectares and a total of 4No units would give a density of 26 dwellings per hectare. Although the density is relatively low it is considered to be appropriate given the sites location and the presence of adjacent larger detached dwellings.

1.2.4 Affordable Housing
The total number of dwellings shown is below the threshold for affordable housing which will not apply.

1.2.5 Community Infrastructure Levy (CIL)
Not applicable.

1.3 Site Constraints and Conditions

1.3.1 Contamination
A Phase 1 Desk Top Study has been prepared and a copy is included as part of the application documents. It finds no significant issues but recommends that a Site Intrusive investigation is undertaken prior to any works commencing on the site.

1.3.2 Drainage and Flood Risk
The site will be developed with separate foul and surface water drainage systems.

Foul
The existing dwelling has a foul water connection to a combined sewer in Chapel Street. Foul drainage from the proposed development will drain to the same sewer in Chapel Street.

Surface Water
The existing site is dominated by buildings and concrete yards which are positively drained and discharge to the existing combined sewer in Chapel Street.
Any future proposals for surface water discharge will need to be considered in respect of the hierarchy for disposal of surface water in accordance with SUDs.
Detailed drainage design will be a condition of any subsequent Reserved Matters application.

Flood Risk
The site is within Flood Zone 1 according to the Environment Agency flood risk maps where there is a low probability of flooding and therefore a Flood Risk Assessment is not required.

1.3.3 Existing Landscaping
There are a number of trees around the site boundaries but they are not the subject of a Tree Preservation Order. A Tree Survey has been prepared and included with the application documents.

The indicative Site Layout Plan shows all existing trees retained at this time. There are no works proposed that would affect existing trees.

1.3.3 Ecology
A Preliminary Ecological Appraisal has been prepared by Whitcher Wildlife and is included as part of this Outline Application. The PEA includes bat emergency surveys and a Biodiversity Net Gain assessment with regard to baseline values as required at outline application stage. The bat surveys detected no impact upon roosting bats or other protected species.
The survey does recommend the retention of an ash tree at the rear north west corner of the site which has been retained.
Biodiversity enhancements such as bat bricks and swift nest boxes can be included into the development at detailed design/reserved matters stage.

2.0 Evaluation

2.1 Use
The site is allocated as Urban fabric, it is an area surrounded by residential use and residential use is therefore considered to be appropriate.

2.2 Amount

The site area is 0.15 hectares. An indicative Site Layout Plan with details of access is included with the application documents and shows a small residential development of four detached dwellings. The density of the development is around 26/Ha and appropriate to the adjacent housing.
The access is via a private drive which would limit the number of dwellings to a maximum of five.

The proposed dwellings are capable of complying with the requirements for minimum floor areas and where shown garages would have internal dimension of not less than 3.0 x 6.5m to comply with the recommendations of the South Yorkshire Residential Design Guide.

Most dwellings have small front gardens and all have rear gardens which provide adequate private external amenity space.

Parking spaces comply with parking standards and provide a minimum of 2 parking spaces per dwelling.

2.3 Layout

The Site Layout is a reserved matter however details of the access are part of the Outline Planning Application and are illustrated on drawing ref P01 Rev B.

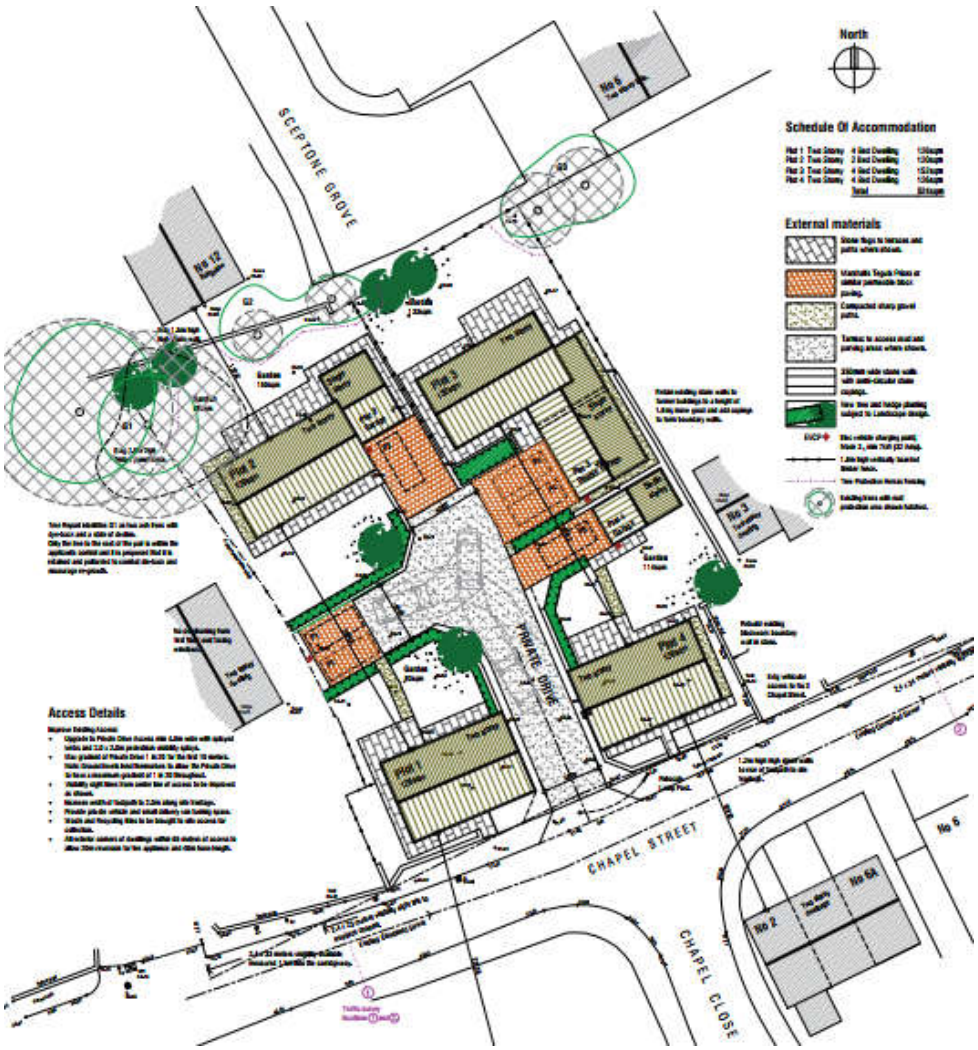

Fig 12. Extract from Site Layout Plan.

2.3.1 Access
Chapel Street is a side road serving residential use with a 30mph speed limit. It varies from 5.1 to 5.5m wide along the site frontage where there is a footpath which varies in width between 0.9m and 1.5m. The site is currently served by an access which is 5.0m wide where visibility is severely restricted by the existing dwelling and a high stone boundary wall located at the back edge of the footpath.
The existing access serves a 3-bedroom dwelling and former farm buildings more recently used for the parking of commercial vehicles. In addition, the site has a commercial vehicle operating licence for one vehicle used in conjunction with the applicant's business.

The proposals show the existing dwelling and boundary wall removed to allow a 2.0m wide footpath to be constructed along the site frontage. An improved access 4.8m wide with 2.0m pedestrian visibility splays is provided with visibility splays of 2.4 x 33m as shown on the plans. There is a slight limitation on the visibility to the west which achieves 2.4 x 23 meters to the roadside channel but 33m can be achieved at 1.5m into the carriageway.

Chapel Street is a relatively narrow road located within 71 meters of a T-junction with High Street to the west. The layout and geometry of the local road network provides natural traffic calming and to better understand the actual traffic speeds in the area a speed survey has been undertaken and the results are included with the application. Monitoring positions are indicated on the Site Plan.

The survey found that eastbound traffic (Channel 2) had an average speed of 19.6mph and an 85%ile of 24.6mph. Traffic travelling westbound (Channel 1) had an average speed of 21.0mph and an 85%ile of 26.0mph.

The speed surveys show that actual traffic speeds are well below the current 30mph limit as a result of geometry and natural traffic calming and the visibility that is achievable, when considered in conjunction with additional improvements to the footpath width and pedestrian visibility splays should be acceptable.

2.4 Scale
The indicative Site Plan shows suggested two storey and single storey buildings that are considered appropriate although scale is a reserved matter.

2.5 Landscaping
Landscaping details and materials are a reserved matter.

2.6 Appearance
Appearance is a reserved matter.

3.0 Access

3.1 Service Vehicle Access
The proposals illustrate the upgrading of the existing access to form a private drive capable of serving up to a maximum of 5 dwellings. Service vehicles would not be required to enter the site, waste and recycling bins would be brought to the roadside for collection, and distances are achievable for Fire Appliance access.

3.2 Inclusive Access
The site has a slight fall from north to south but gradients are minimal and the development is capable of providing access with falls of not more than 1 in 20 suitable for wheelchair users.

3.3 Sustainability
The site is located within an established housing area within walking distance of all local facilities and a short distance from Schools, Shops and local amenities. It is well served by public transport links to local villages and towns and is considered to be a highly sustainable location.

4.0 Summary

The proposals are consistent with local and national planning policy providing an opportunity for good quality sustainable development and the use of a site that has been under used for many years. It will allow the removal of a number of unsightly former agricultural buildings to improve the local appearance and amenity and provide much need family housing and we look forward to receiving the councils support with regard to these proposals.

MBooth Design