

DESIGN & ACCESS STATEMENT

for

PLANNING APPLICATION

for

PROPOSED MIXED USE DEVELOPMENT

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MIDLAND ROAD, ROYSTON,
SOUTH YORKSHIRE, S71 4EQ

DECEMBER 2012

FORMER HIGH SCHOOL SITE ROYSTON

KIER

ARCHIAL

DESIGN AND ACCESS STATEMENT

PLANNING APPLICATION MIXED USE (RESIDENTIAL/COMMERCIAL)DEVELOPMENT AT MIDLAND ROAD, ROYSTON, NR BARNSLEY

1.00 INTRODUCTION (Background to Proposals)

1.01 Ingenium Archial Ltd has been appointed by Kier Property Developments (Kier) to prepare a Design and Access Statement in support of the Planning Application for a new development as follows: Hybrid application: Detailed planning application for the erection of 143 residential units, supermarket (Use Class A1), petrol filling station, additional parking for Community Campus, public open space with associated layout, landscaping, access, parking and ancillary works. Outline application for Health Centre (Use Class D1) with all matters reserved.

1.02 Kier has commissioned various other, separate, studies, investigations and assessments which form part of the planning application.

1.03 Pre-application discussions have taken place with representatives of Barnsley Metropolitan Borough Council (MBC) at their offices, over a period of months and similarly the Barnsley Urban Renaissance Panel. The submitted proposals represent a design solution which has been arrived at via dialogue and intercourse with the LPA to the benefit of the detailed planning application.

1.04 This statement has been formatted to conform to the guidance notes of the CABE Planning Application Design & Access Statement document 2006 and will address the following Design Principles:

2.0 Site Use and Description
3.0 Design Objectives
4.0 Amount
5.0 Layout
6.0 Character and Scale
7.0 Appearance
8.0 Access
9.0 Environment and Sustainability
10.00 Landscape and Ecology
11.00 Community Safety
12.00 Assessment against Planning Policy
13.00 Conclusions
13.00 References, Sources and Guidance.

1.05 This statement is to be read in conjunction with the drawings which accompany the planning application as in the following schedule:

- Site Location Plan
- Proposed Site Layout Plan
- Proposed Supermarket Layout Plan
- Proposed Health Centre Layout Plan (indicative only)
- PFS Layout Plan
- Supermarket Elevations
- Health Centre Elevations (indicative only)
- Health Centre Floor Plans (indicative only)
- PFS Elevations
- Boundary Treatment Sections 1 to 8 – Commercial Development
- Landscape Masterplan for entire site
- Existing Trees Retained/Removed Plan
- Topographical Survey Plan
- Tree Protection Measures
- Cgi of Supermarket/Health Centre
- House type Floor Plans and Elevations
- Garage Details (as relevant)
- Residential Boundary Treatments
- Street Scenes

1.06 In addition the following are included for clarification:

- Site Photographs
- Aerial Photographs
- Computer generated 3D images

2.00 SITE USE AND DESCRIPTION

2.01 Royston is situated approximately 5 miles north of Barnsley Town Centre with Wakefield Town Centre 7 miles to the north of the site. Junction 38 of the M1 motorway is 6 miles away via Barnsley.

2.02 The site is located centrally within the town of Royston, with Station Road to the west, Midland Road to the south, Common Lane to the north and both The Lane and Ruston Drive to the east.

2.03 The site lies within a predominantly residential area but also in close proximity to the major civic hub of Royston (Civic Hall, Library and leisure Centre) as well as the commercial core of the town, which takes the form of linear district centre along both Station Road/Church Lane, High Street and Midland Road.

2.04 The site was formerly occupied by Royston High School which was demolished in the summer of 2011 as it became surplus to the requirements of Barnsley MBC.

2.05 The existing housing stock which surrounds the site consists of private and Council owned properties, including a mixture of bungalows, traditional semis, traditional terraced properties and modern housing.

2.06 Nearby commercial development include a small Asda Supermarket (formerly Netto), workshop, and yard immediately to the N.E. with several small shops and business premises on Midland Road.

2.07 The site occupies a total area of approximately 7 hectares (17 acres). It slopes gently from west to east at a gradient of approximately 1 : 40.

2.08 The site is divided by a public footway / cycleway running from S.W. to N.E., called Warres Walk.

2.09 There are very few trees within the site proper and these are identified on the topographical survey plan and site layout plan. However, there are a number of mature trees located adjacent to the S.W. ad S.E. boundaries of the site. These mature trees, which also predominate within the civic hub, inform both the character and context of the site in this area.

2.10 The nearest mainly 1 and 2 storey residential properties back onto the site along its N.W., S.E. and S.W. boundaries with fences to rear gardens predominating and providing the main context and character to the locality as quiet domestic scale.

2.11 A Phase I Geo-Environmental Desk Top Assessment has been prepared for the site and forms part of the planning application.

2.12 An ecological Survey and Report has been carried out and forms part of the planning application.

2.13 The site lies outside the nearest flood zone. The site is in Flood Zone 1.

2.14 The development brief for the site was formulated by NPS Barnsley Ltd in conjunction with the Planning Department of Barnsley MBC who have advised that the Development of the site, for a mixed use development of residential and retail uses, will be acceptable.

2.15 Under the Planning Act applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Key components of the Development Plan for Barnsley comprise the following:-

- The Yorkshire and Humber Plan - RSS to 2026 (May 2008)
- The Barnsley Core Strategy (September 2011)
- Barnsley Unitary Development Plan (UDP) (December 2000) (Saved Policies 2007)

2.16 Relevant development plan policies addressing design and access considerations include those listed below. In relation to the adopted **Barnsley UDP** (December 2000) saved policies the following are relevant:

- Policy H8A – Relates to residential amenity of nearby residents
- Policy ED4 – Economic Development and Residential Amenity

2.17 With regard to the **Barnsley Core Strategy** (September 2011) the following are relevant to design considerations:

- Policy CSP1 – Climate Change
- Policy CSP2 – Sustainable Construction
- Policy CSP5 – Including Renewable Energy in Developments
- Policy CSP25 – New Development and Sustainable Travel
- Policy CSP26 – New Development and Highway Improvement
- Policy CSP27 – Parking Strategy
- Policy CSP29 – Design
- Policy CSP33 – Green Infrastructure
- Policy CSP35 – Green Space

2.18 Material considerations include Supplementary Planning Documents (SPD's). Relevant Barnsley SPD's include:

- PAN30 – Sustainable Location of Housing Sites (July 2011)
- Designing New Housing Development (March 2012)
- Residential Amenity and the Siting of Buildings (March 2012)
- Open Space Provision on New Housing Development (March 2012)
- Parking (March 2012)

2.19 Other material considerations include the National Planning Policy Framework (NPPF, published March 2012). At the heart of the NPPF is a presumption in favour of sustainable development with one of its core planning principles to *'always seek to secure high quality design and a good standard of amenity for existing and future occupants of land and buildings'.*

2.20 The NPPF highlights the importance of planning positively for the achievement of high quality and inclusive design for all developments, including individual buildings, public and private spaces. Planning policies and decisions should aim to ensure that developments (paragraph 58):

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space) and support local facilities and transport networks;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Are visually attractive as a result of good architecture and appropriate landscaping.

2.21 The NPPF encourages early engagement on design. When assessing applications, local planning authorities should have regard to the recommendations from the design review panel (paragraph 62). In bringing proposals forward applicants should evolve designs that take account of the views of the community (paragraph 63).

2.22 The situation of the site within a long established neighbourhood means that there is already a broad range of community facilities within a 10 minute walk. Retail, leisure and open space facilities close to public transportation modes, are positive characteristics that can be maximised through the integration of further residential and commercial uses and the introduction of safer, convenient and attractive routes.

2.23 The proposed development will bring maximum benefit to the area in the following key areas:

- Adding to the residential market and affordable housing provision.
- Adding to the retail strength and variety of Royston.
- Improving access both to, from and within the site.
- Provision of high quality public realm and significant areas of high quality open space
- High quality urban design, visual amenity and landscape environment.

3.00 DESIGN OBJECTIVES

3.01 The development brief sought an imaginative and creative development for the site incorporating a mix of uses, including commercial/retail and residential development.

3.02 The design seeks to provide a high quality contemporary mixed use development which harmonises with its location context, local character and scale and integrates the uses within the existing environment in a sensitive and coherent manner.

3.03 The design seeks to achieve a comprehensive and creative urban design solution which will give form, structure and character to the site whilst integrating and linking with the existing uses and townscape. It integrates the commercial and residential elements into the wider environment creating a holistic design solution with good permeability and attractive public open spaces.

3.04 In addition to providing a badly needed retail facility (the size of store will provide Royston with a Supermarket of sufficient size and variety so as to meet the demands of the local community and prevent migration onto other facilities in the surrounding area), the proposal will ensure an urban design solution which manages the large bulk of the store in a sympathetic manner.

3.05 The design seeks to limit the impact of the various elements within the existing setting, especially where the proposed development abuts existing residential properties.

3.06 The design seeks to integrate the proposed residential elements of the development in a rational and sensitive manner both adjacent to existing housing and proposed commercial development.

3.07 The design seeks to improve linkages to surrounding areas, especially for pedestrians and cyclists.

3.08 The proposals will embrace sustainable design features including natural sources of renewable energy.

4.00 AMOUNT

4.01 This proposal consists of the following development GIA in sqm

- 143 residential units Total
- Supermarket (with parking spaces) 3066
- Petrol Filling Station 75
- Health Centre 1175

Residential Unit Schedule

House Type	Storey	Number of dwellings
Cherryburn	2 storey	3
Crathorne	2 storey	9
Roseberry	2 storey	18
Souter	2 ½ storey	17
Hatfield	2 storey	7
Rufford	2 storey	12
Rufford Semi	2 storey	20
Hanbury	2 storey	36
Swale	2 ½ storey	11
Skipton	2 storey	10

5.00 LAYOUT

5.01 The proposed layout has been generated by several key aims, including the following:

- To ensure a well integrated residential element within the overall layout which relates well to both the commercial element and the existing residential properties.
- To establish a strong commercial core which integrates with the existing nearby commercial properties (Supermarket immediately to the N.W. and retail units on Midland Road) and which is also in close proximity to the Community Campus buildings.
- To create a development with a strong focus, identity and character in an imaginative and creative manner. This is achieved by utilising a simple, strong form to generate the layout. It utilises the public open space as a focal point which then retains and enhances the main pedestrian / cycle routes to Station Road and to the west, east to Ruston Drive and beyond and north to the residential estate via Common Lane.
- To create an effective and hierarchical pedestrian and cycle linkage to the adjacent community, commercial/retail and residential areas. This also includes the integration of the existing east/west pedestrian route access to the site (Warren Walk).
- To provide safe and controlled vehicular circulation.
- To provide attractive, versatile public green space including LEAP.
- To provide an attractive yet structured landscape environment which enhances the 'creative place making' following the strong built form of the development.

5.02 The above has been facilitated by the retention and enhancement of Warren Walk as the major east-west pedestrian/cycle thoroughfare and the provision of a strong north/south pedestrian link to the retail element in the south and connecting to the existing pedestrian network to the north. Focal points are to be provided at the ends of the routes for emphasis and identity.

5.03 A secondary pedestrian route links Midland Road at the S.W. corner of the site to the commercial campus and Warren Walk. This new footway hugs the line of existing mature trees to the west, providing a safe and attractive route to the Supermarket, PFS kiosk, and to the leisure centre and Council offices.

5.04 The main proposed vehicular routes are softened with generous tree and shrub planting to a) add emphasis and b) soften their appearance and provide green corridors.

5.05 The residential element of the scheme is located near to and integrated with the existing housing to the north and west. It forms 2 sides to the POS, also providing natural surveillance and security.

5.06 The residential element of the scheme layout follows the principles of good urban design. 'Secure by Design' Principles have been adhered to, such as overlooking car parking and POS. By designing for community safety the scheme has looked to assist in reducing the opportunity for crime while creating a safer environment that is a desirable place to live.

5.07 A traditional residential layout is proposed. This will provide housing for cross market needs, such as those of first time buyers and families. A range of 2, 3 and 4 bedroom properties are provided across a mix of detached, semi-detached and terraced properties. The mix of dwellings was carefully considered to avoid creating social tension. The scheme proposals include the provision of considerable landscaping, which presents an exciting opportunity for new planting and recreation.

5.08 The layout has been designed around a highly permeable network of streets and footpaths. This has many short links, numerous intersections, and minimal dead-ends creating a more accessible development. The increased connectivity will encouraging pedestrian and cycle trips to and from the development. Safety has not been overlooked and the layout will protect the rear of dwellings and provide surveillance over paths, open spaces and the streetscape.

5.09 The supermarket is located in the S.W. quadrant with its 2 main elevations facing 'out' towards the parking areas and the main pedestrian route. This allows the (low key and domestic scale) secondary elevation to face the rear of the residential properties. The service yard faces the ASDA service yard and the commercial yard to No. 63 Midland Road. Thus mitigating against any impact on residential amenity.

5.10 The proposed PFS is screened from Warren Walk and the new footway/cycleway by dense tree and shrub planting.

5.11 The kiosk of the PFS will affectively operate as a 'corner shop', serving both the local housing and the Community Campus.

5.12 The Health Centre has been located to the south of the Supermarket to act as both a buffer and a link between the rear gardens to the properties on Midland Road.

5.13 The car park is located strategically to serve the Supermarket, Health Centre and an element of shared parking with the Community Campus. Additional parking is also provided for the Community Campus. The car park is screened from the Midland Road properties by a dense belt of evergreen and deciduous trees, hedging and lower level planting.

6.00 CHARACTER AND SCALE

6.01 The matter of scale in terms of size and nature of the proposed development in retail planning policy terms is addressed in the Retail Assessment prepared by IDP.

6.02 The existing character and scale of the site is defined to a large extent by the demolished Royston High School. However, immediate views from the site are informed by three main elements:

- The former school playing fields, now largely overgrown.
- The suburban residential properties which surround the site on 3 sides (Common Lane, Royston Drive and Midland Road) and which generally offer fences and walls of rear gardens to houses which include bungalows, traditional 2 and 3 storey terraces, modern semis and detached properties in large open plots.
- The community campus to the S.W. of the site, which consists of individual 'pavilion' type larger brick buildings, set within a mature and heavily treed landscaped setting.

6.03 Our approach in terms of scale, has been to set the buildings comfortably within the existing urban townscape elements, as follows:

- The proposed residential units to the north are of a similar scale, character and grain to the existing surrounding properties which are 2 and 2.5 story high, with pitched roofs and generally arranged so that the rear gardens of the new houses back onto the rear garden of existing units.

- There are a varied mix of units including detached, semi-detached and terraced properties set out on a traditional street pattern that respects the context of the adjacent properties and achieves a balance and harmony with them.

- Material will be generally brickwork to walls and tiles for pitched roofs to integrate with existing housing.

- The proposal is a traditional approach to housing design. The scheme seeks to create housing with strong design elements both inside and out. The proposed 2, 3 and 4 bed dwellings are of consistent design character. Dwellings are to have standard roof pitches to give a good proportion to the elevations. Art stone heads and cills against a red/buff brick will be used to give interest and contrast to the elevation.

- The majority of dwellings will be two storey units with some 2.5 storey dwellings in key locations of the development.

- Our approach to the main commercial element has been to relate sympathetically to existing buildings in a contemporary way. Existing surrounding buildings are diverse and disparate (single storey ASDA to the south east, Community Campus buildings to the west and Midland Road properties to the south).

6.04 The approximate dimensions of the proposed building elements are as follows:

BUILDING	HEIGHT TO RIDGE (m)	HEIGHT TO EAVES (m)	LENGTH (m)	WIDTH (m)
House types 1-8 Row	W	X	Y	Z
Supermarket	7.5	7.5	56	50
Health Centre	7.5	7.5	46	26
PFS Canopy	6	5	25	25
PFS Kiosk	5		14	8

7.00 APPEARANCE

7.01 The design rationale for the commercial element of the development is to provide something visually different, interesting and stimulating in a contemporary way, yet still relate to its surroundings in terms of scale.

7.02 The residential part of the scheme is intended to fit quite seamlessly into the adjacent housing stock in terms of both scale and grain while achieving the primary objective of providing something different and visually stimulating. To this end the various design elements, proportion, materials and details have been selected to achieve this.

7.03 The development proposes a mix of dwelling types and sizes having had regard to the size of the site, number of units, type of residential development and location. The scheme has been designed with a mix of housing types which will contribute to the creation of a more attractive residential environment by enabling a greater diversity of building forms and scales.

7.04 The design incorporates ten different house types. This blend of type and size is important as they will create an important mix, which will in turn create a basis for a balanced community.

7.05 The development will be traditional in appearance, with housing that is appropriate scale and density to its local context. The built form looks to connect physically and socially to the surrounding built environment and landscape.

7.06 The appearance of the commercial quarter takes its lead from the existing community campus with large buildings grouped within an attractive, mature landscaped setting.

7.07 The 3 main elements of the commercial core i.e. Supermarket, PFS and Health Centre, are placed in a spacious and very generously landscaped setting. The buildings are then linked by wide attractive pedestrian routes so that the whole appearance is inviting, safe and attractive.

7.08 The supermarket and Health Centre sit side by side and together provide day and evening community functions with good links to the Community Campus and existing commercial core in Royston. Their appearance reflects this in terms of design and material which will be of a high standard to help create a quality environment.

8.00 ACCESS

8.01 The developer is fully conversant with their responsibilities to provide and manage inclusive environments. This Access Statement will be developed and incorporated into management strategies for all land and buildings within this application.

8.02 Pedestrian access, linkage and connectivity and permeability is an important aspect of our proposals and will include:

- Safe and direct access to all parts of the development. and all buildings including suitable facilities for the disabled, and parents with babies and toddlers. Proper provision will also be made for disabled customers and members of staff for the retail elements.

- The location of the store and its proximity to the town centre make it accessible to walk in population and those on cycles.

- The new footway/cycleway will link Midland Road to the supermarket, health centre, the community campus, and the new housing, and the wider existing residential community to the north.

8.03 The proposed development will be accessible by a choice of means of transport (including modes other than the car) for both residents, shop workers and staff who are able and those who are mobility impaired.

9.00 ENVIRONMENT & SUSTAINABILITY

9.01 Both Kier Property and their key anchor tenants are committed to the principles of sustainable development. Food retailers are increasingly taking sustainability issues into account in the design of their buildings. Most operators now have a company Sustainability Policy which, amongst other objectives, seeks to reduce the impact of buildings on the environment by considering, where appropriate, the following matters at the initial design stage:

- Specification of materials which have a lesser environmental impact across their life cycle
- Procurement of materials from recycled and/or local sources
- The re-use of existing materials (relevant where buildings are being replaced)
- Ensuring flexibility in the use of the building
- Reducing the need to travel for customers and workers by providing attractive opportunities for employment and shopping within this area of Royston and hence reducing the requirement to travel longer distances for employment and shopping purposes
- Promoting sustainable transport choices (particularly cycling, walking and public transport).

9.02 Kier take the view that good 'green' design should improve the asset for both the developer, occupier and the wider community alike.

9.03 Kier take a very pragmatic approach to green issues. They do not incorporate green elements into new developments simply to decorate facades without significantly reducing carbon footprint or operation costs. Kier are interested only in real solutions which produce real benefits.

9.04 As green design methods and technologies are adapting quickly, a prescriptive approach, however, would not be appropriate. Notwithstanding this, the operator will seek to ensure that current proven best practice is applied to the scheme at the time that the development progresses on site.

9.05 In discussions with prospective operators, Kier Property have considered the following issues when determining their sustainable approach on this development.

- Reduction of solar glare
- Optimise heat recovery
- Increase air tightness
- Use of natural light
- Rainwater harvesting including the recycling of rain (roof) water
- Combined heat and power (CHP)
- CO^2 refrigeration
- Total equipment warming impact (TEWI)
- Refrigeration controls (and recycling of extract heat)
- Fuel cell technology (hydrogen generated energy)
- Control of all services (i.e. on only when needed)
- System to control refrigeration (CVCK)
- Solar hot water

9.06 The final list of sustainability measures to be incorporated into the built development will depend, in part, on the end operator. Such measures, however, will include some or all of the above. The developer will aim to achieve a minimum BREEAM rating for this store of 'very good'.

9.07 BREEAM Pre-Assessment Reports have been prepared for both the supermarket and health centre buildings to demonstrate how this could be achieved.

10.00 LANDSCAPE AND ECOLOGY

10.01 A full landscape and ecology assessment has been carried out across the whole site and beyond. The landscape proposals include both hard and soft elements, together with surfaces, textures, paving, play spaces, resting places, seating, lighting, boundary treatments and street finishes. Also included are the trees (both existing and proposed), shrubs, hedges and feature planting.

10.02 The aim of the landscape proposals are to integrate the mixed development into the fabric of the surrounding area. The proposals also aim to provide a landscape structure linking the two diverse development proposals for the site with their differing scales and form.

10.03 There will be a requirement to create character areas within the development to provide identity, variety and interest. This would be achieved while still providing a cohesive scheme. Pedestrian routes through the scheme would also be given emphasis reinforcing the links and access to the surrounding areas.

10.04 A degree of maturity to the landscape scheme is provided by the existing belt of trees which lines the western boundary of the site. There are few other existing trees on the site and the proposals would include a strong use of mature tree stock throughout the scheme. Strong separation between the supermarket and the adjacent existing housing, on the south side of the site, would be achieved through the implementation of a significant belt of new planting. Further strong tree planting would be located along the main site spine road and in particular around the internal roundabout where a distinctive tree species would be selected. Informal tree planting would be employed around the public open space with significant employment of multi stemmed trees. Tree planting would be randomly spaced throughout the housing area with the tree species selected being suitable for the restricted spaces available and providing colour and interest.

10.05 The use of hedges would be included to give separation and to create different character areas, with this treatment being used to screen the supermarket car park from the main pedestrian walkway and to divide the store car park from the petrol filling station. Hedging would also be used to screen the public open space from the adjacent housing.

10.06 Shrub planting and understory planting would be employed in strong drifts and generally in a very simple fashion with a limited pallet of species used strongly. Exceptions to this would be in smaller scale areas where more detailed planting would be more appropriate, such as around the Health Centre and seating areas.

10.07 While there is a need to keep the POS area open, variety and interest would be added through strong use of wild flower planting carried out in large drifts. this could be supplemented through the inclusion of low mounding too further define the areas and help contain children's play.

10.08 There would be a strong emphasis of the use of British Native plant species running through the tree species selection, the hedging and the selection of shrub species. This would be reinforced by the wildflower mixes employed in the POS area.

11.00 COMMUNITY SAFETY

11.01 The site layout has been carefully configured to ensure a safe environment for all pedestrians. Natural surveillance, lighting and 'secured by design' principles have been incorporated to minimise the opportunities for crime whilst retaining a welcoming, user-friendly environment.

11.02 The residential development has sought to secure a high quality sustainable design where people will choose to live. Major emphasis has been placed on the incorporating 'Secure by Design' principles. The residential layout focuses on community safety as a core principle, attempting to assist in the reduction of opportunity for crime and the fear of crime, creating a safer and more secure environment.

11.03 The development has been designed so that all rear gardens are protected, with frontages overlooking the street, and providing clear defensible space.

11.04 During the design process efforts were made to reduce the number of vulnerable target areas within the development. Dwellings were positioned to overlook paths, open spaces, the streetscape. The rear gardens have been designed to be interlocked for mutual protection. The layout has avoided unnecessary routes, while balancing the consequences of accessibility against security within the local context.

11.05 Another key aspect of the design process was to ensure unobstructed views of neighbouring properties to create mutual natural surveillance, this has been portrayed in the final design.

11.06 The store entrance has been configured and designed to ensure that clear surveillance is achieved of the entire store car park, which will in turn assist in discouraging crime and improve the environment for customers visiting the store, particularly during darkness. The ATM has been positioned immediately adjacent to the store entrance on the proposed building's southern elevation, within full view of the first storey in order to mitigate the occurrence of crime/theft at this public amenity.

11.07 A lighting scheme for the commercial area and car park area is currently being designed, which will provide sufficient illumination across the store car park to ensure that during darkness all areas of the car park, particularly those adjacent to the car park boundary to the west, are sufficiently well lit to deter theft and other criminal activity.

11.08 24 hour security will be present at the store following commencement of operations. Staff will also be permanently present at the store during non-trading hours, which will prevent the site from feeling 'deserted' during this period.

12.00 ASSESSMENT AGAINST PLANNING POLICY

12.01 Paragraph 2.15 sets out development plan policies and material considerations relevant to the design and layout of the proposed mixed use development on Midland Road in Royston. The preceding sections address a variety of matters. In this context we consider the proposal has had regard to relevant planning policy leading to provision of a mixed use development comprising new housing, commercial uses (Supermarket/PFS) and community use (Health Centre) in a location close to the centre of Royston.

General Location Considerations

12.02 The proposal takes full account of its local context. Existing residential uses are dominant to the south west, north west, north and east of the site with further residential properties to the south-fronting Midland Road. The existing Community Campus, with civic and leisure uses is located to the west whilst the main commercial centre in Royston is situated immediately east, along Midland Road, and south west at The Wells.

12.03 The overall arrangement of uses takes full account of this local context by incorporating new housing development in the northern part of the site with the commercial element to the south, close to the existing district centre. Good links for both pedestrians, cyclists and road users are provided to the proposed development.

Design, Layout & Amenity Considerations

12.04 The approach set out in this Design & Access Statement takes full account of design and amenity considerations. Having regard to **Policy CSP29** we consider the proposed development would:

- Contribute to place making and would be of a high quality, that would contribute to a healthy, safe and sustainable environment
- Enable all people to gain access safely and conveniently, taking account of the needs of families and children and of disabled and older people. The residential, commercial and public open space environments provide attractive and well laid out areas with access by a choice of transport mode. Permeability and connectivity to surrounding areas and through the development would all contribute to a high quality environment.
- Contribute towards the creation of an attractive, sustainable and successful neighbourhood by providing for new housing with associated POS and making a positive contribution towards local facilities in the town to meet food shopping and health related needs.

12.05 Full account is also taken of residential amenity implications both in relation to the location and layout of the supermarket/health centre and associated car parking relative to existing residential properties. Servicing for the supermarket would adjoin an existing service yard area for Asda, thus keeping such activities away from nearby residential properties.

12.06 The location of the supermarket is away from the rear of residential properties fronting Midland Road. This means the proposed development accords with the Council's **SPD (Residential Amenity and the Siting of Buildings)** in terms of the relationship of the commercial element to nearby residential properties and an appropriate separation distance between buildings. The design and layout of the residential element of the overall scheme ensures that amenity of adjoining occupiers is addressed.

12.07 In light of the above we consider the proposed design and layout accords with adopted UDP **Policy H8A** (Residential Amenity) and **Policy ED4** (Economic Development and Residential Amenity).

12.08 In relation to the residential element, account has been taken of the March 2012 adopted **SPD (Designing New Housing Development)**. The proposed housing element provides a high quality development. The layout and design of the residential component ensures an appropriate relationship between existing dwellings surrounding the site as well as providing appropriate space/distance between proposed dwellings. The design also takes account of the external spacing standards set out in the SPD.

12.09 With regard to the 'character' of the development and as required by the SPD, the development will respect the local context, history and built character. The layout of the residential element will adopt a similar approach to surrounding modern housing developments. In this respect it reflects the surrounding street pattern and type of residential units. The development looks to take advantage of the existing hierarchy of pedestrian routes through Royston. Careful attention has been given to landscape design. The layout of the overall site takes account of existing trees, retaining them where possible and integrating them into the overall landscape strategy for the site.

12.10 The existing public right of way (Warren Walk) is incorporated into the overall development to provide an east/west link ,whilst opening up onto the proposed public open space.

Access Considerations

12.11 Provision is made for access by a choice of transport modes to and through the development, connecting to surrounding areas. The pedestrian, cycle and vehicular access arrangements all provide strong links to surrounding areas and facilitate good linkages to the Community Campus to the west as well as district centre to the south west and east.

12.12 Consequently, the overall design of the mixed use development accords with Barnsley Core Strategy **Policy CSP25** (New Development and Sustainable Travel). The site is located and designed to reduce the need to travel and incorporates well planned pedestrian and cycle routes to and through the overall development site linking with surrounding areas. It provides appropriate levels of parking provision to serve the commercial element (**Policy CSP27**). It also accords with **Policy CSP26** providing for safe, secure and convenient access to all road users.

12.13 Proposed parking levels take account of relevant local standards with particular regard to the recently adopted SPD on **Parking** (March 2012).

Green Infrastructure

12.14 **Policy CSP33** seeks to protect, maintain, enhance and create an integrated network of connected and multi functional green infrastructure. The proposal includes an extensive central area of public open space with good pedestrian links to existing surrounding uses and the proposed adjoining residential development. It therefore provides a positive contribution towards overall green infrastructure in Royston.

12.15 Amongst other things, **Policy CSP35** assesses the need for green space against the standards in the Green Space Strategy. A recently adopted SPD (**Open Space Provision on New Housing Development**, March 2012) addresses the provision of public open space as part of new housing developments. In this context it carries forward the policy approach in superseded UDP policies requiring a minimum of 15% of the gross site area of new housing development to be open space of a type appropriate to the character of the area. The layout of the site incorporates an appropriate level of public open space that is centrally located and which would provide a formal children's play area along with informal open space. A further area has been incorporated in the north west corner of the site which provides both hard and softscape treatment with appropriate street furniture.

Sustainable Development

12.16 **PAN30** (Barnsley SPD) addresses the **'Sustainable Location of Housing Sites'**. Our assessment of the proposed layout and location of the site leads to our conclusion that the proposal is sustainable and has met the requirements of PAN30.

12.17 In addition a number of Core Strategy policies relate to sustainability issues (i.e. **Policy CSP1** – Climate Change, **Policy CSP2** – Sustainable Constructions, **Policy CSP5** – Including Renewable Energy in Developments). The proposed development incorporates appropriate sustainability measures in the design of new buildings and also provides a mixed use development in a central location in Royston. The commercial component is accessible by a choice of transport mode and is therefore sustainable. BREEAM Pre-Assessment Reports have been submitted demonstrating how the Supermarket and Health Centre proposals could achieve BREEAM 'Very Good' rating.

12.18 The layout of the site ensures good access on foot as well by car. Existing bus stops are located a short walking distance from the site enabling people using the supermarket and Health Centre to arrive at the site by a variety of modes of transport.

Secure Environment

12.19 Under **Policy CSP29** development should contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment. The proposed site layout seeks to ensure a safe and secure environment with good overlooking of public areas and defensible space. With appropriate lighting and boundary landscaping, pedestrian routes through the site would be well designed creating a safe and secure environment.

National Planning Policy Framework

12.20 At the heart of the NPPF is a presumption in favour of sustainable development. For decision taking this means approving proposals that accord with the development plan without delay. In relation to design and access issues, it is considered the proposal accords with the development plan for the area.

12.21 The NPPF highlights three dimension sto sustainable development: economic, social and environmental. In relation to design and access issues and with respect to social aspects, it is considered the proposed development helps contribute towards a strong, vibrant and healthy community by providing new housing and creating a high quality built environment which has full regard to its local context. The proposed development also provides accessible local services that reflect the community's needs and relate well to its surrounding context. With regard to environmental issues, we have already highlighted above how the proposal will accord with all relevant development plan requirements in this respect. It is considered the proposal will deliver a 'sustainable development' in the centre of Royston, enhancing new housing and service provision for the local community. The design approach takes full account of climate change issues.

12.22 The proposed layout of the development and design of the proposed buildings will ensure high quality in the local context and provide a good standard of amenity for existing and future occupants of the site and surrounding residential areas. Full account is taken of 'Secure by Design' principles and careful consideration has been given to the location of proposed uses, their relationship with each other and surrounding uses and how all aspects connect well by a choice of transport mode. The result is an inclusive design which provides an attractive and high quality development.

12.23 The proposal helps establish a strong sense of place, creating attractive and comfortable places to live, work and visit. It optimises the potential of the site to accommodate development, creating an appropriate mix of uses for this location in the centre of Royston. It responds to local character and reflects the identity of its surroundings and materials whilst allowing for innovation and a modern design approach in the commercial elements. It will create a safe and accessible environment and provide a positive addition to Royston (paragraph 58, NPPF).

12.24 In accordance with the NPPF, early engagement with the Barnsley Urban Renaissance Panel was carried out in January 2012 and again in October 2012. Extensive discussion s were held with Barnsley Planning Department. Public Consultation has been carried out and account taken of the views of local people. It is considered that there has been early engagement on design.

12.25 Overall, it is considered that the proposed design and access arrangements for the proposed development accord with the NPPF and in particular its central message of supporting sustainable development.

13.00 CONCLUSION

13.01 In conclusion and having regard to the NPPF, we consider the proposed design, layout and access arrangements for the proposed development would:

- Function well and add to the overall quality of the area;
- Establish a sense of place, creating an attractive and comfortable place to live, work and visit;
- Optimise the potential of the site to accommodate development providing for an appropriate scale and mix of uses;
- Respond to local character and reflect the identify of local surroundings and materials;
- Create a safe and accessible environment where crime and disorder, and the fear of crime, would not undermine quality of life or community cohesion; and
- Provide a visually attractive development incorporating good architecture and appropriate landscaping.

References, Sources and Guidance

This statement has been prepared in accordance with Supplementary Guidance 'Design & Access Statement – Fact Sheet', CABE (www.cabe.org.uk) and LCC neighbourhoods for Living 2003.

The statement demonstrates how principles of inclusive design, including the specific needs of disabled people, have been integrated into the proposed development and how inclusion will be maintained and managed.

Supplementary documents that have been used to develop the scheme proposals include:

- Neighbourhoods for the Future
- National Planning Policy Framework (2012)
- The Yorkshire and Humber Plan - RSS to 2026 (May 2008)
- The Barnsley Core Strategy (September 2011)
- Barnsley Unitary Development Plan (UDP) (December 2000) (Saved Policies 2007)
- Relevant Barnsley SPD's include:
  - PAN30 – Sustainable Location of Housing Sites (July 2011)
  - Designing New Housing Development (March 2012)
  - Residential Amenity and the Siting of Buildings (March 2012)
  - Open Space Provision on New Housing Development (March 2012)
  - Parking (March 2012)
- Building Regulations Approved Document Part M (2004)
- British Standards BS8300, Design of Buildings and their Approach to Meet the Needs of Disabled People
- Designing for Accessibility 2004
- JMU Sign Design Guide
- 'Building Sight' RNIB 1999

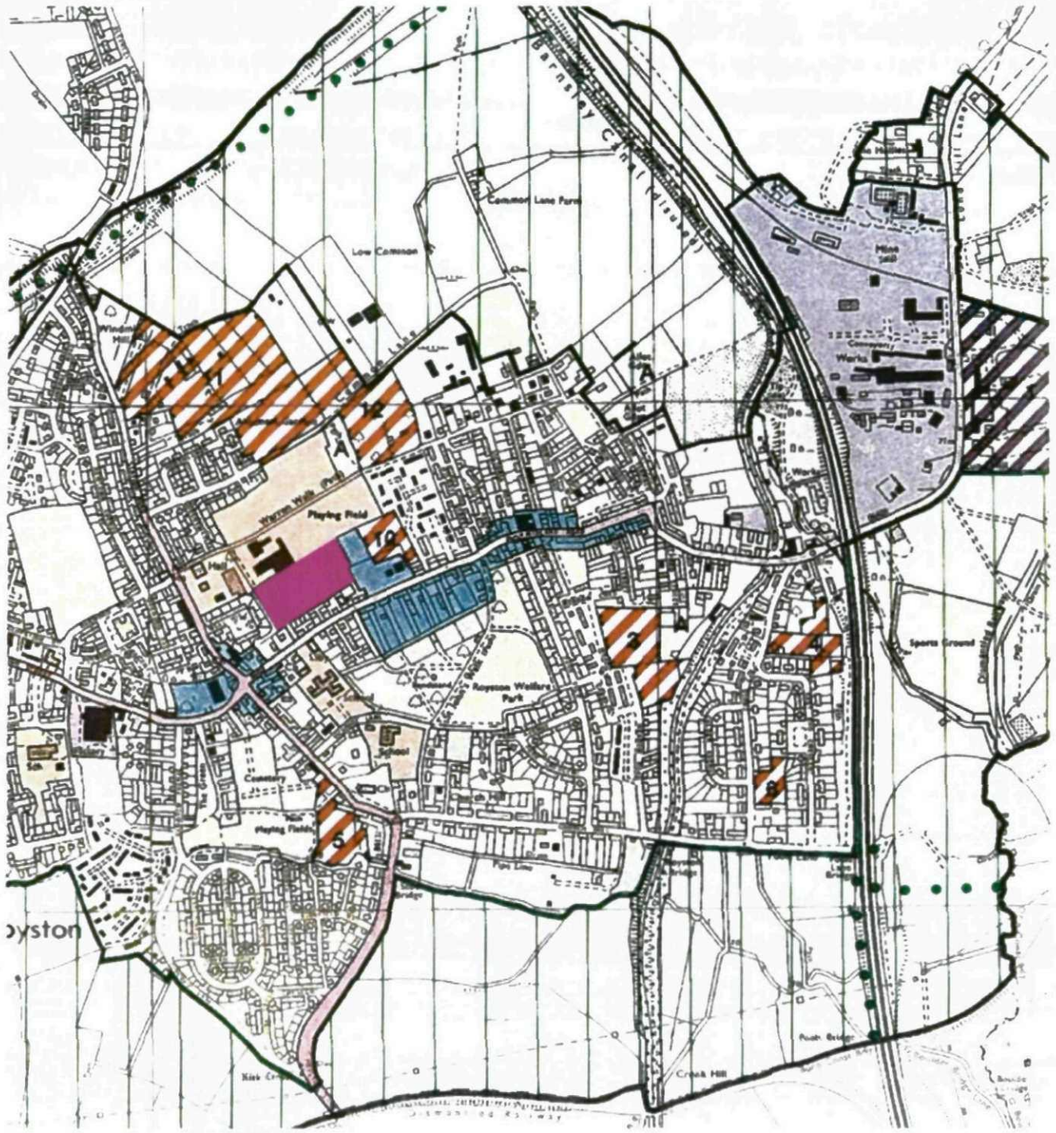


AERIAL PHOTOGRAPH OF EXISTING SITE



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DEFINED DISTRICT CENTRE

DEVELOPMENT OPPORTUNITY (AS DEFINED IN COUNCIL'S SMALLER CENTRE STUDY 2010)

NOTATION	Policy No.	
Community Area Boundary		
Housing Proposal	RO1	
Housing Policy Area	RO2	
Employment Proposal	RO3	
Employment Policy Area	RO4	
Green Belt	RO5	
Safeguarded Land	RO6	
Nature Conservation Site	RO7	
Multi-user Recreational Routeway	RO8	
Urban Greenspace	RO9	
Allotments	RO10	A
Principal Shopping/Commercial Centre	RO11,12	
Strategic Highway Network	RO14	
Existing Community Facility	RO15	

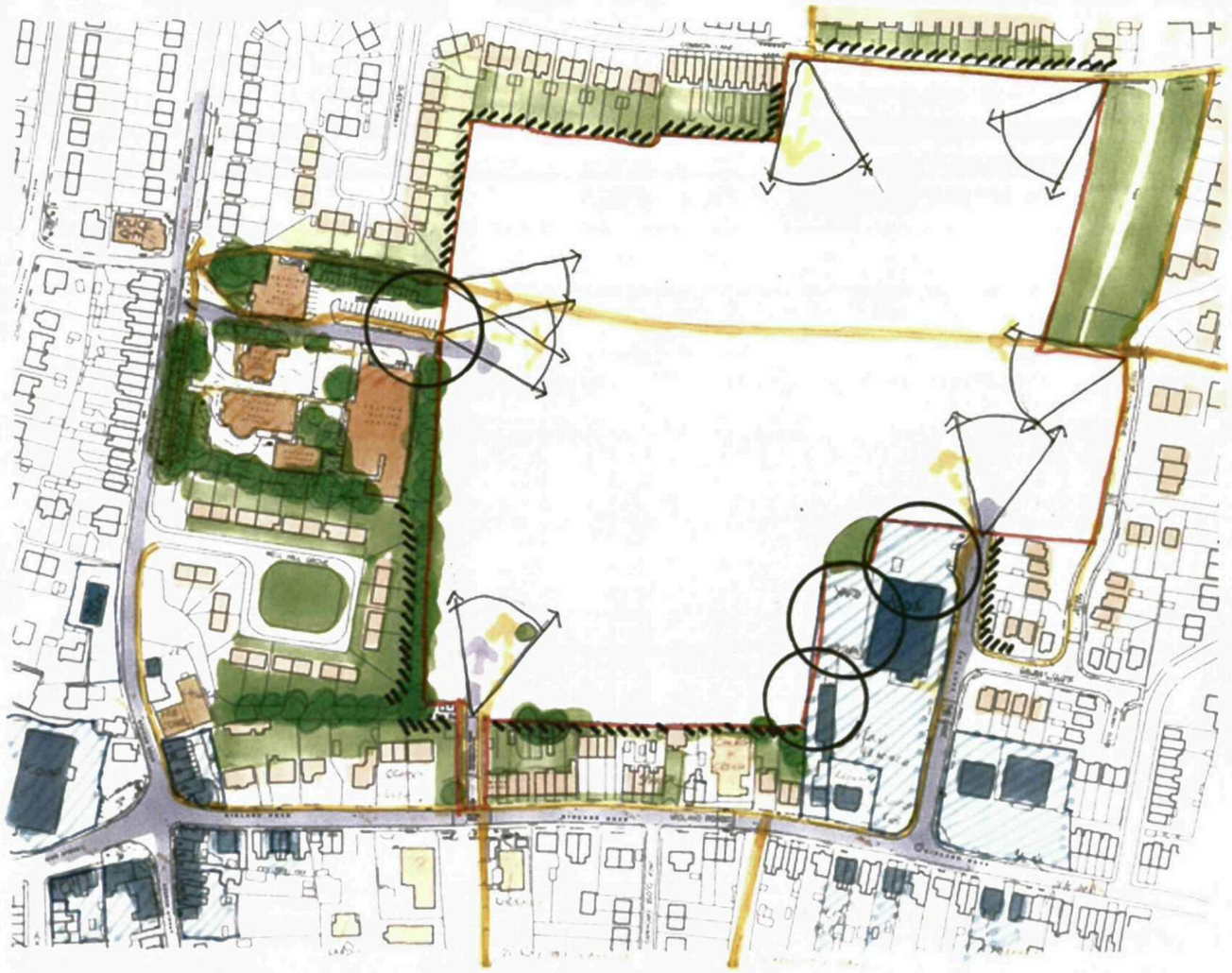
In addition to the policies referred to above, the policies contained in Volume 1 of the UDP will be applied in the Community Area where appropriate.

POLICY MAP

FORMER HIGH SCHOOL SITE ROYSTON

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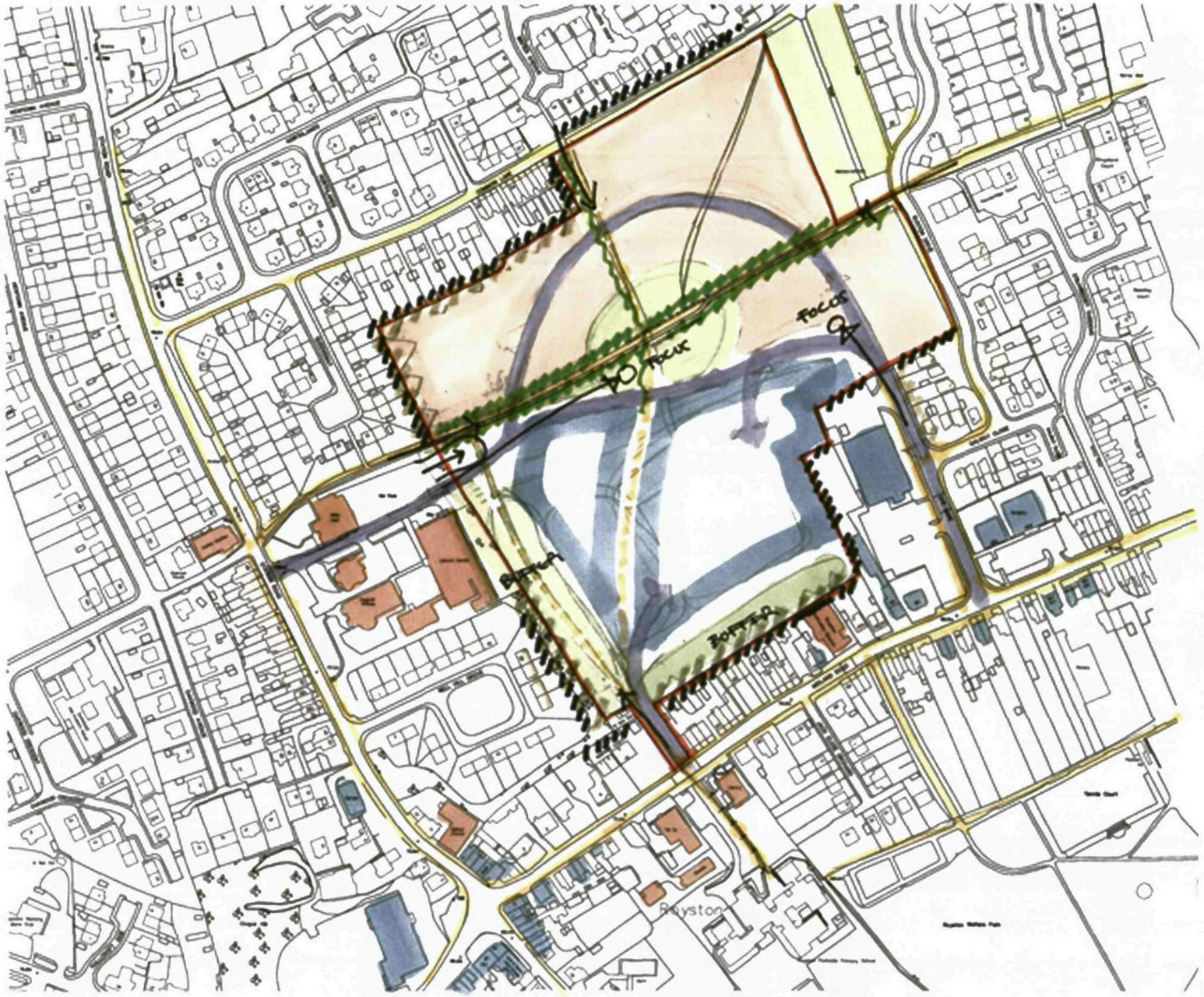


SITE ANALYSIS

FORMER HIGH SCHOOL SITE ROYSTON

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SITE BOUNDARY
COMMERCIAL USE
RESI USE
COMMUNITY USE
VEHICLES
PEDESTRIANS
SEMI SOLID BOUNDARY
VIEW/VISTA

N

PREVAILING WIND

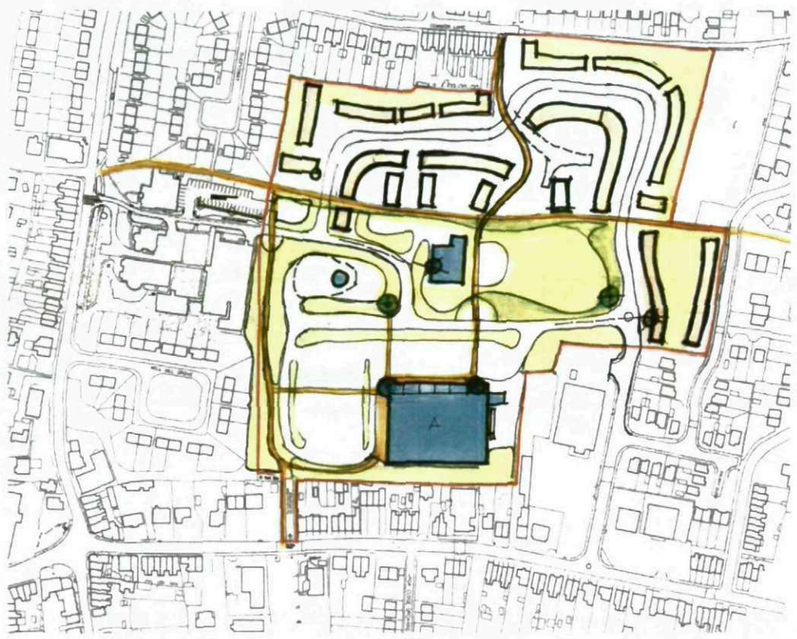
KEY DEVELOPMENT ISSUES

- To provide sense of place
- To reinforce/consolidate the town centre
- To provide an excellent local facility which is people friendly & an attractive\safe place to live/meet/shop/play/work
- To minimise the impact on the existing road system
- To be considered a sensitive neighbour to adjacent properties
- To provide safe connectivity for pedestrians & cyclists
- To deliver the best of current practice in sustainability

CONCEPT DIAGRAM

FORMER HIGH SCHOOL SITE ROYSTON

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OPTION A

FORMER HIGH SCHOOL SITE ROYSTON



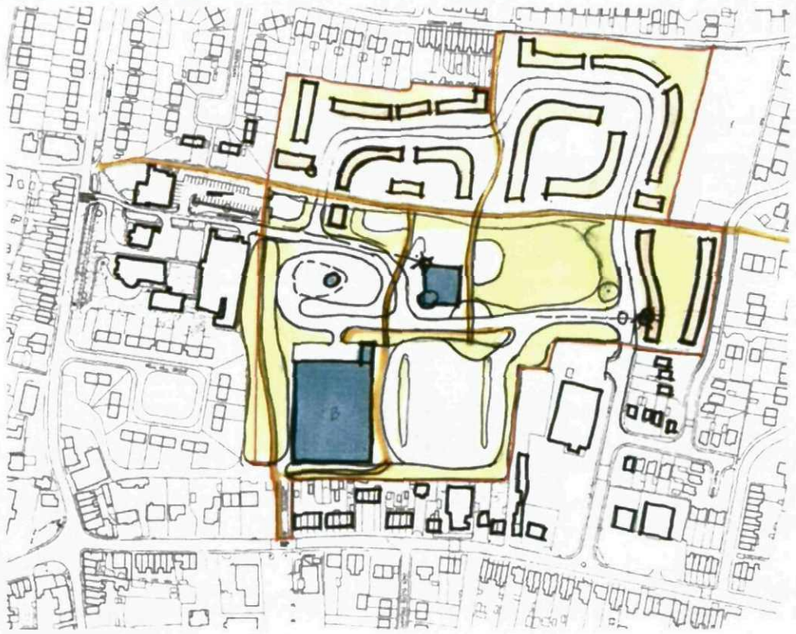
OPTION C

FORMER HIGH SCHOOL SITE ROYSTON



OPTION E

FORMER HIGH SCHOOL SITE ROYSTON



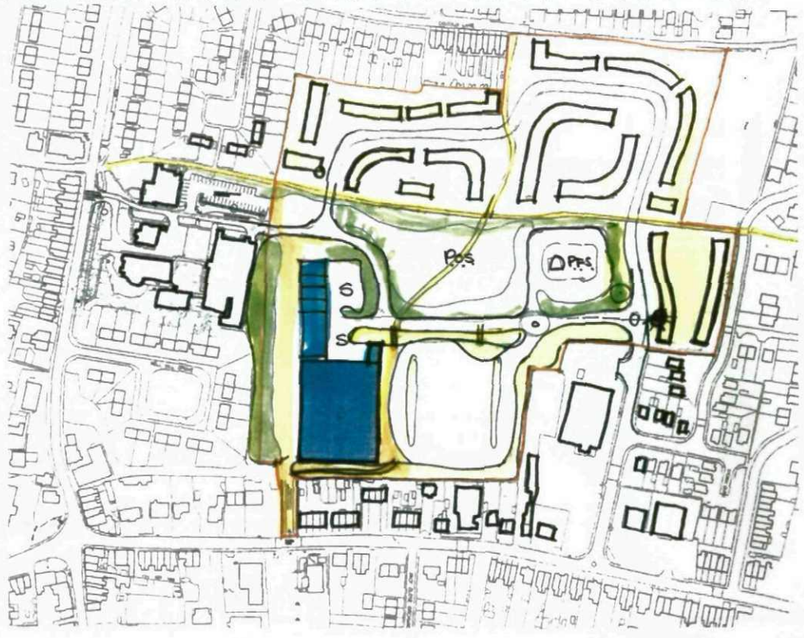
OPTION B

FORMER HIGH SCHOOL SITE ROYSTON



OPTION D

FORMER HIGH SCHOOL SITE ROYSTON



OPTION F

FORMER HIGH SCHOOL SITE ROYSTON

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DESIGN DEVELOPMENT OPTIONS

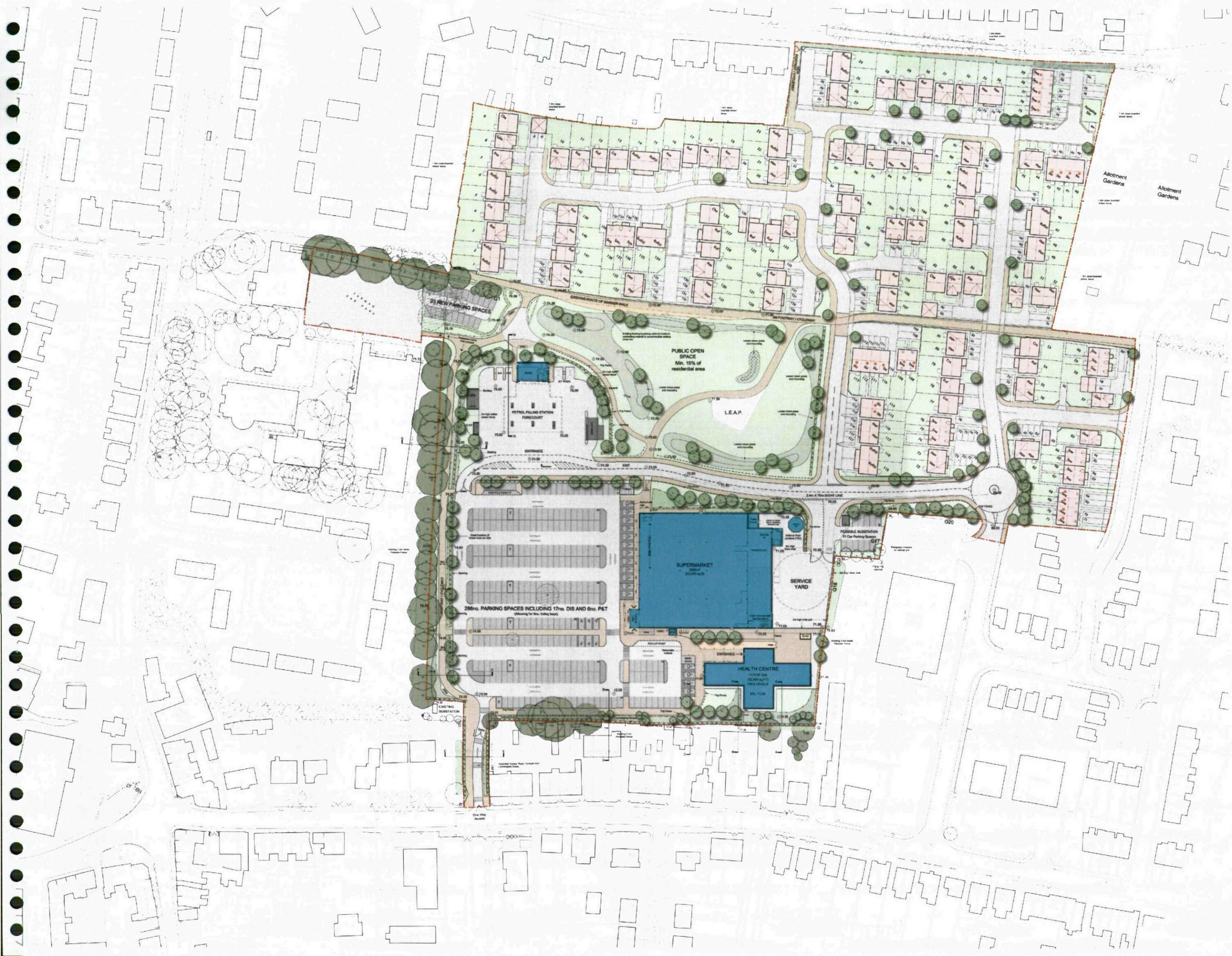


CONTEXT PLAN

FORMER HIGH SCHOOL SITE ROYSTON

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NOTES
1. FOR TREE SURVEY NOTES SEE ACCOMPANYING JAMES ROYSTON ABORICULTURAL SURVEY
2. FOR DETAILED LANDSCAPING PROPOSALS SEE SMEEDEN FOREMAN LANDSCAPE MASTERPLAN

LEGEND

- PROPOSED TREE
- EXISTING SURVEYED TREE TO BE RETAINED
- EXISTING TREE (NOT SURVEYED) TO BE RETAINED
- EXISTING SURVEYED TREE TO BE FELLED
- EXISTING LANDSCAPE
- PROPOSED HEDGEROW
- PROPOSED DENSE PLANTING

SCHEDULE OF RESIDENTIAL ACCOMMODATION

★ AFFORDABLE HOME ALLOCATION

Housetype	Total
Cherryburn 2 Storey 4 Bed Detached House	3 No.
Crathorne 2 Storey 4 Bed Detached House	9 No.
Roseberry 2 Storey 4 Bed Detached House	18 No.
Souter 2 ½ Storey 5 Bed Semi Detached/ Terraced House	17 No.
Lumley 2 ½ Storey 4 Bed Detached House	7 No.
Rufford 2 Storey 3 Bed Detached House	12 No.
Rufford Semi 2 Storey 3 Bed Semi Detached	20 No.
Hanbury 2 Storey 3 Bed Semi Detached	36 No.
Swale 2 ½ Storey 3 Bed Semi Terrace	11 No.
Skipton 2 Storey 2 Bed Semi Terrace	10 No.

Total 143 units

KEY AND BOUNDARY TREATMENT

- DENOTES 1800 HIGH CLOSE BOARDED FENCE
- DENOTES 900 HIGH 2 POST AND RAIL TIMBER FENCE
- DENOTES 1800 HIGH SCREEN WALL / FENCE
- DENOTES 900 HIGH RAILINGS
- DENOTES BRICK DWARF WALL WITH 900mm RAILINGS
- 600 TIMBER KNEE RAIL, FULL EXTENT TBA
- A-B-C / F-G-H-I-J-K-L: EXISTING 2.4M (MEAN) GREEN METAL PALISADE FENCE TO REMAIN
- C-D: EXISTING 2.0M BRICK WALL TO REMAIN
- E-F: EXISTING 1.5M BRICK WALL TO REMAIN

No	Date	Details	Drawn	Checked
B	03.12.12	COLOUR ADDED, PARKING TO NW CORNER & LANDSCAPING UPDATED	JJH	RH
A	30.11.12	SITE ACCESS AMENDED	JJH	RH

Issued for: PLANNING

Project/Client: Proposed Mixed Use Development Midland Road, Royston

Project No: 2111031

Dwg No: AD (00) 02

Rev: B

Drawing: Proposed Site Layout Plan

Scale: 1:500 @A0

Drawn By: JJH Date: NOV '12

Checked By: RH Date: NOV '12

A

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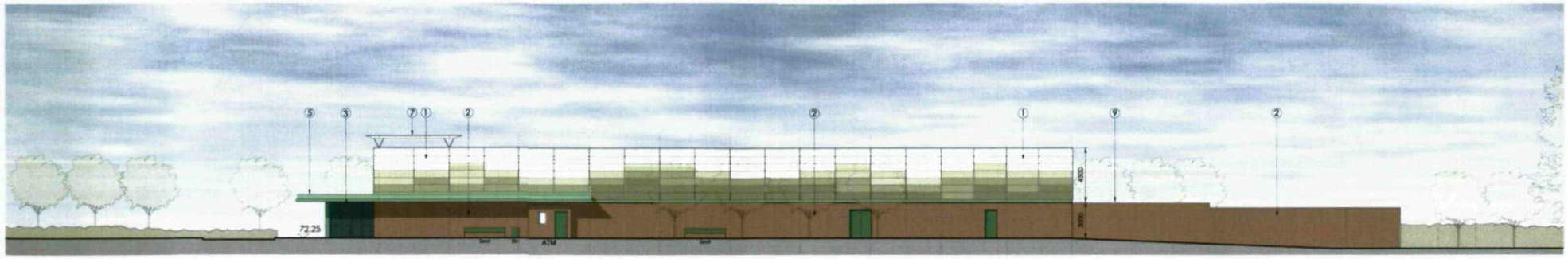


COMPUTER GENERATED IMAGE OF SUPERMARKET & HEALTH CENTRE

FORMER HIGH SCHOOL SITE ROYSTON

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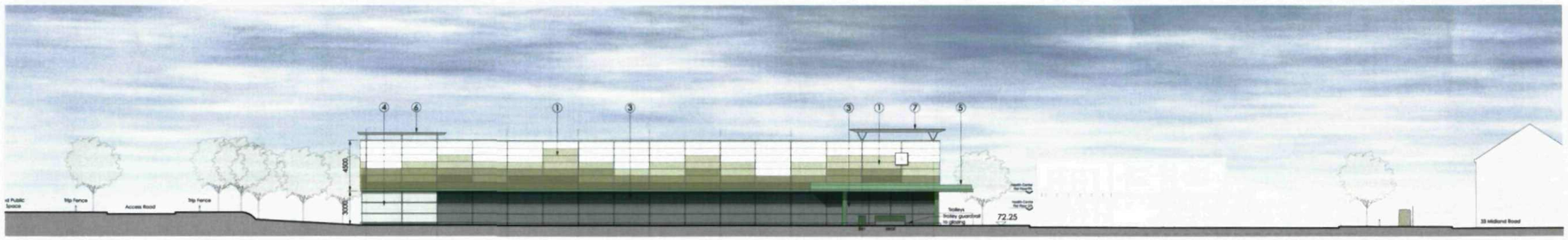
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NORTH WEST ELEVATION TO ACCESS ROAD (Midland road elevation)



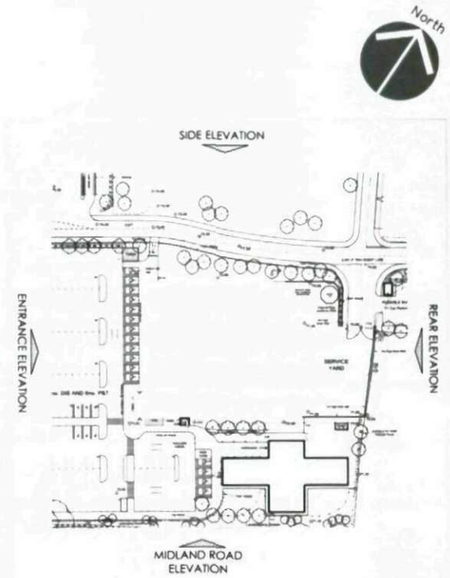
NORTH EAST ELEVATION TO SERVICE AREA



SOUTH WEST ELEVATION TO CAR PARK (Entrance elevation)



SOUTH EAST ELEVATION TO MIDLAND ROAD



KEY REFERENCE PLAN (NTS)

NOTES

KEY

1. Insulated cladding panels
2. Fairfaced brickwork
3. Clear Glazing in powder coated aluminium frames
4. Opaque Glazing
5. Entrance Canopy (steel & Aluminium)
6. Feature Fin Lighting (aluminium)
7. Entrance Feature
8. Loading Dock Canopy
9. Cactii Security system to top of wall

Rev	Date	Details	Drawn	Checked

Issued for:

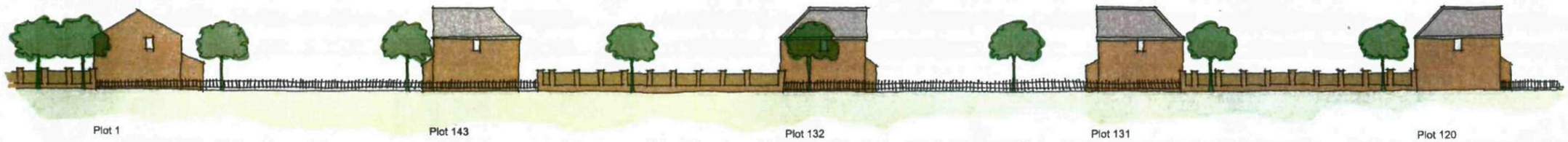
PLANNING

Project/Client: Proposed Mixed Use Development Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 06
	Rev: -
Drawing: Proposed Elevations	Scale: 1:200 @A1
	Drawn By: JJH Date: NOV '12
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Plot 1
Rufford

Plot 143
Hanbury

Plot 132
Hanbury

Plot 131
Hanbury

Plot 120
Hanbury



Plot 27
Hanbury

Plot 28
Roseberry

Plot 29
Roseberry

Plot 30
Rufford

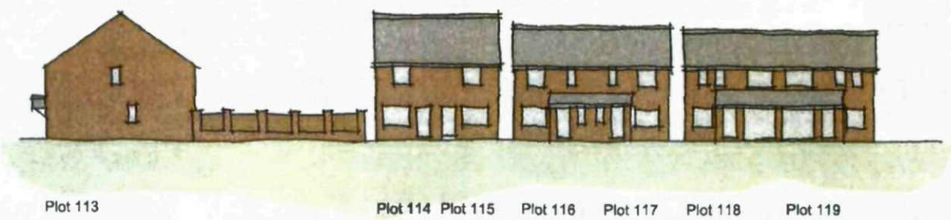
Plot 31
Roseberry

Plot 32
Roseberry

Plot 33
Hanbury

Plot 34
Hanbury

Plot 35
Swale



Plot 113
Skipton

Plot 114
Skipton

Plot 115
Skipton

Plot 116
Habury

Plot 117
Hanbury

Plot 118
Rufford

Plot 119
Rufford

PERSIMMON
Together, we make a home

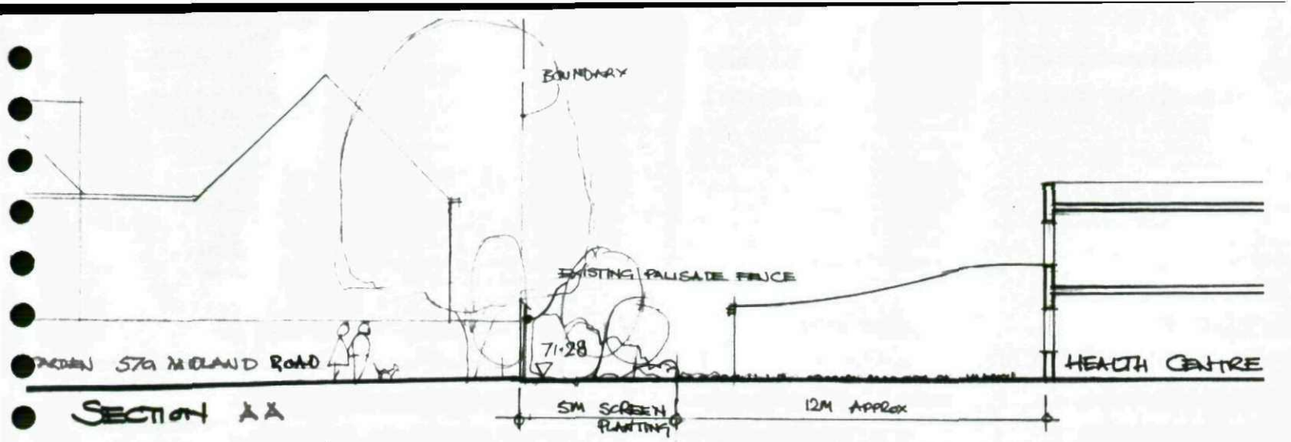
Proposed Residential Development
Royston High School

Proposed Indicative Street Scenes

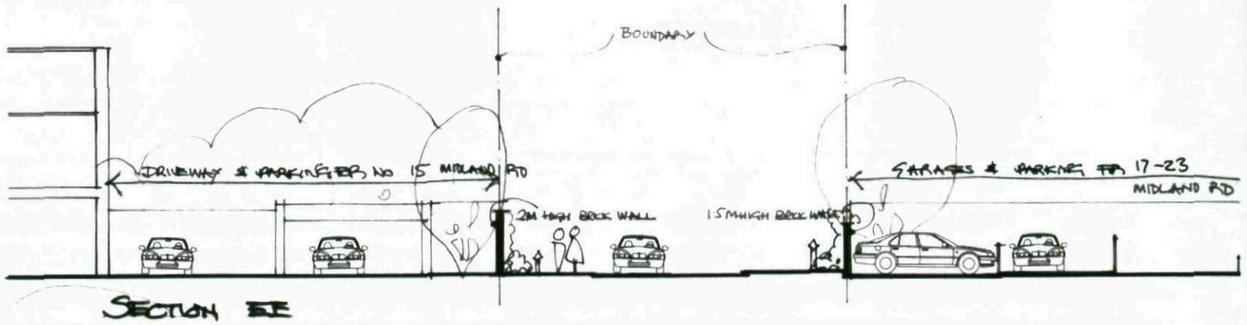
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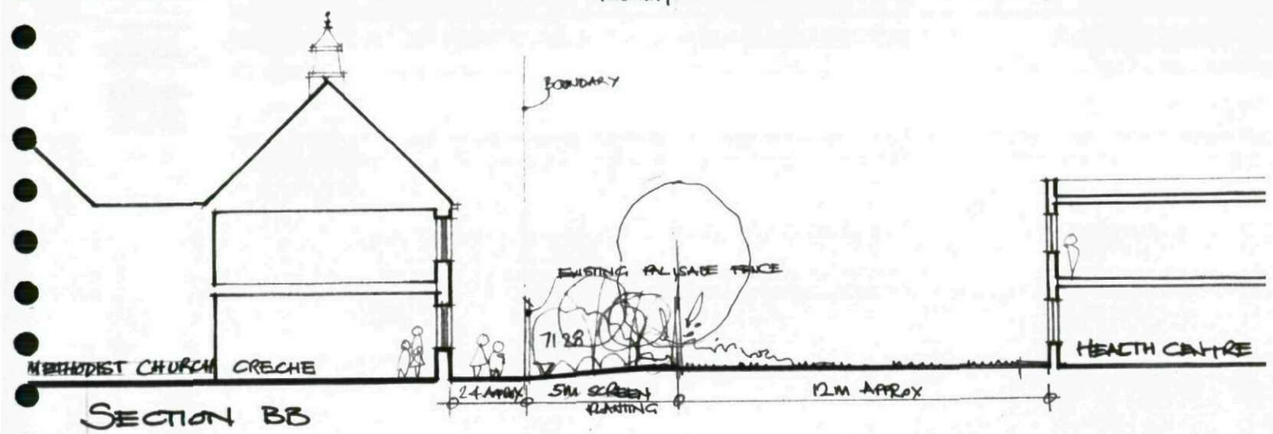
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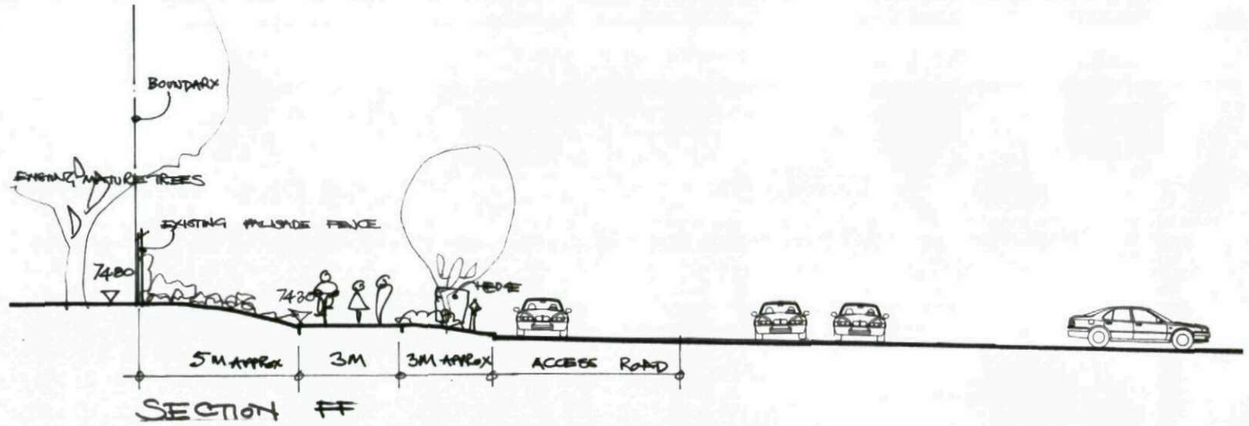
SECTION AA



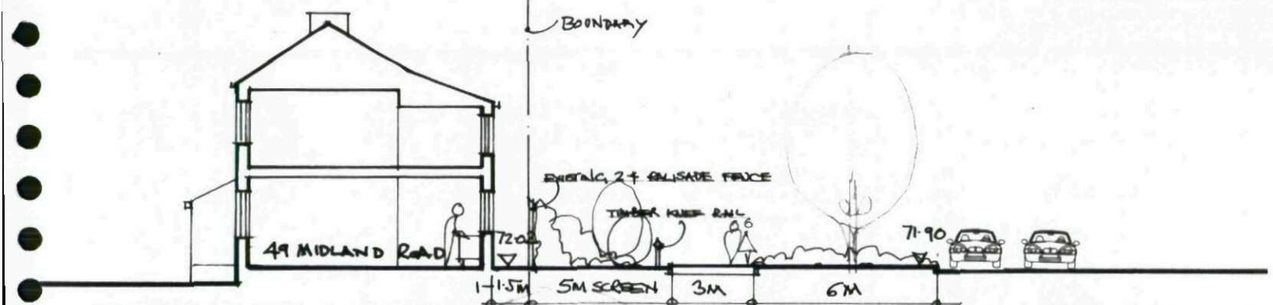
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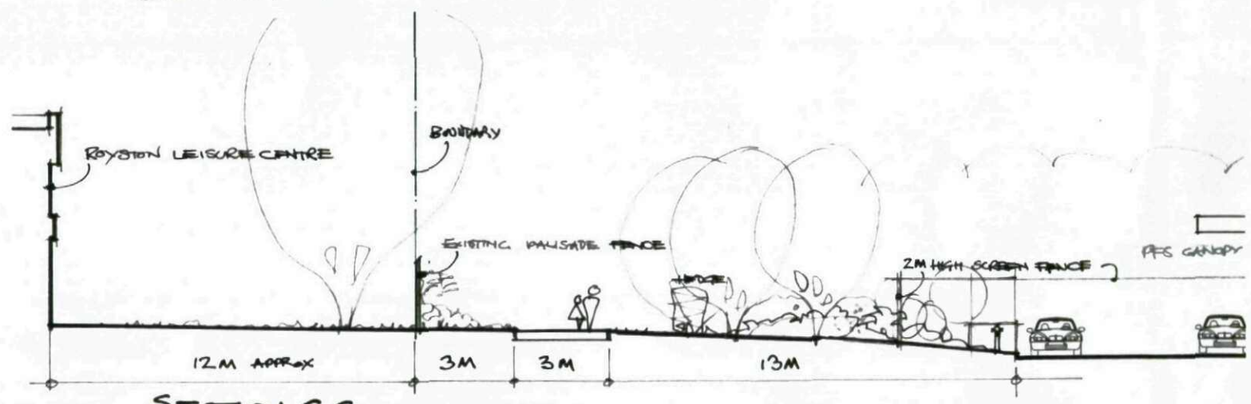
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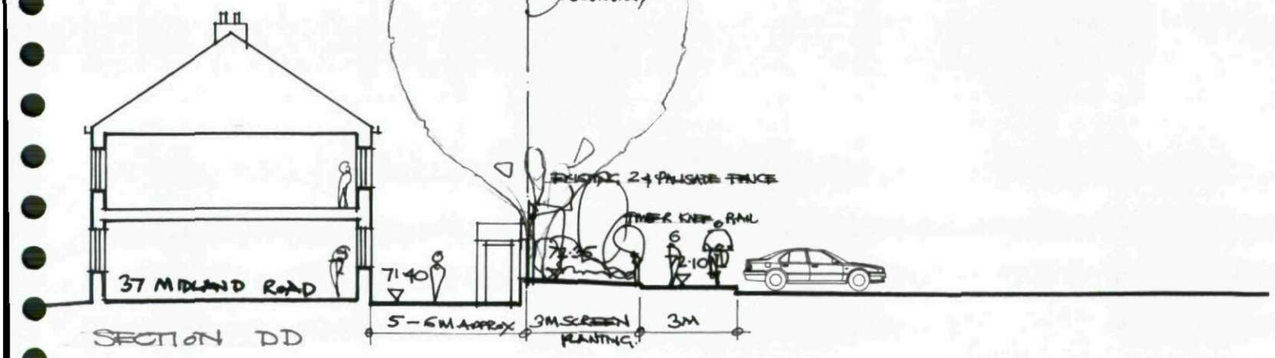
SECTION FF



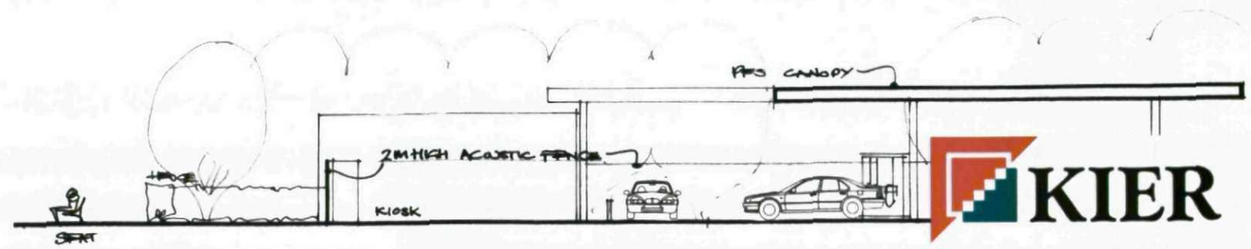
SECTION CC



SECTION GG



SECTION DD



SECTION HH

SITE SECTIONS

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Schedule of Rooms

1. Consultation
2. Examination
3. Pram Area
4. Nurses
5. Minor Injuries
6. Lift
7. LMR
8. Disabled W/C
9. Plant Room
10. Store
11. Health Promotions
12. Treatment
13. Reception
14. Dirty/ Clean Room
15. Waiting Room

Prep

Trolleys

Seating

Bin

ATM

Cycles

Seating

Seating

72.00

Fence

Health Centre Bin Store

PICK-UP POINT

Removable bollards

Gate

ENTRANCE

12

5

9

71.50

TRIP FENCE

TRIP FENCE

Screen

Landscaping Screen

Fence

Gate

72.02

71.53

71.36

71.3(

T18

PLANNING

Project/Client: Proposed Mixed Use Development, Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 08
	Rev: -
Drawing: Proposed Health Centre Layout Plan (GF) (Indicative)	Scale: 1:200 @A3
	Drawn By: DH Date: 28.11.12
	Checked By: RH Date: 28.11.12

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Schedule of Rooms

16. Office
17. Conference Room/ Staff Training
18. Admin/ General Office
19. Practice Manager
20. Counsellor
21. Library
22. Patient Records
23. Female W/C
24. Male W/C
25. Change
26. Rehab

Health Centre Bin Store

10
16
16
16
24
23
22
21
16
17
26
18
16
Void
19
10
8
25

Roof Over

Screen

Rev | Date | Details | Drawn | Checked

Issued for:

PLANNING

Project/Client:
Proposed Mixed Use Development, Midland Road, Royston

Project No:
2111031

Dwg No:
AD (00) 09

Rev:
-

Drawing:
Proposed Health Centre Layout Plan (FF) (Indicative)

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1:200 @A3

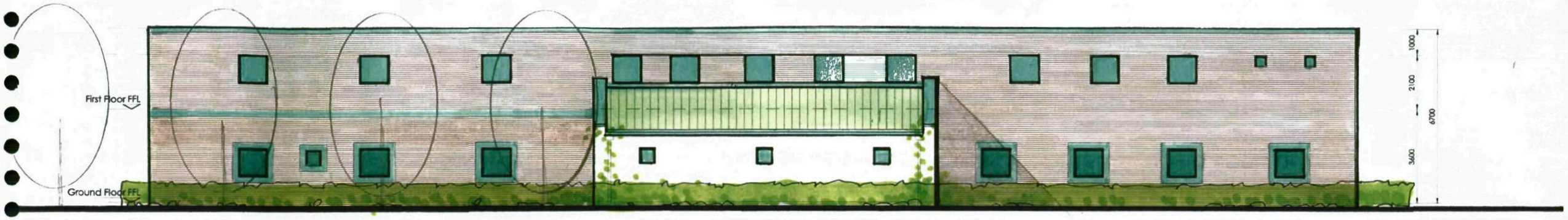
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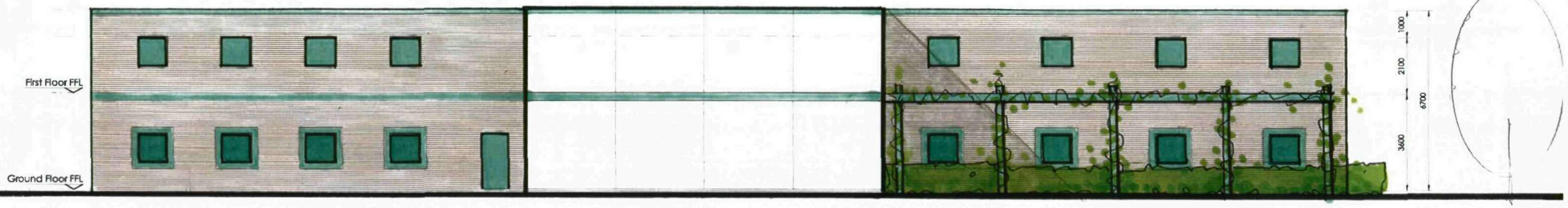
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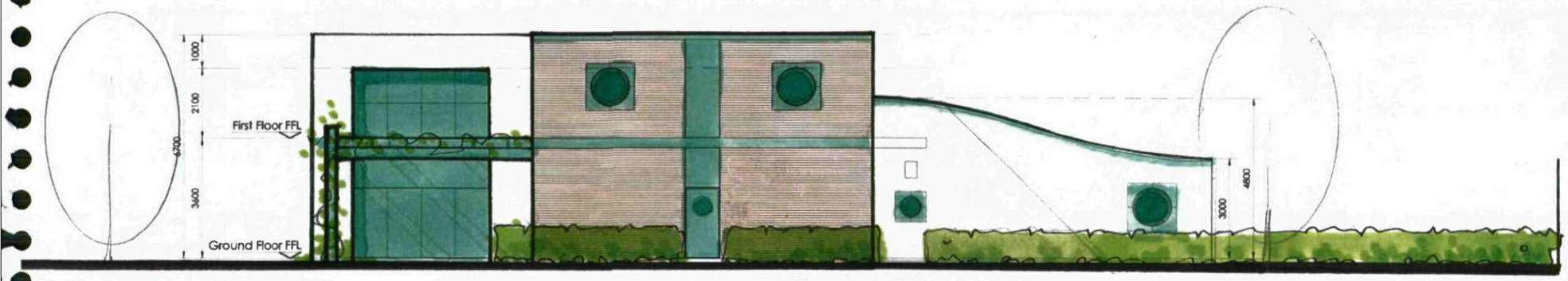
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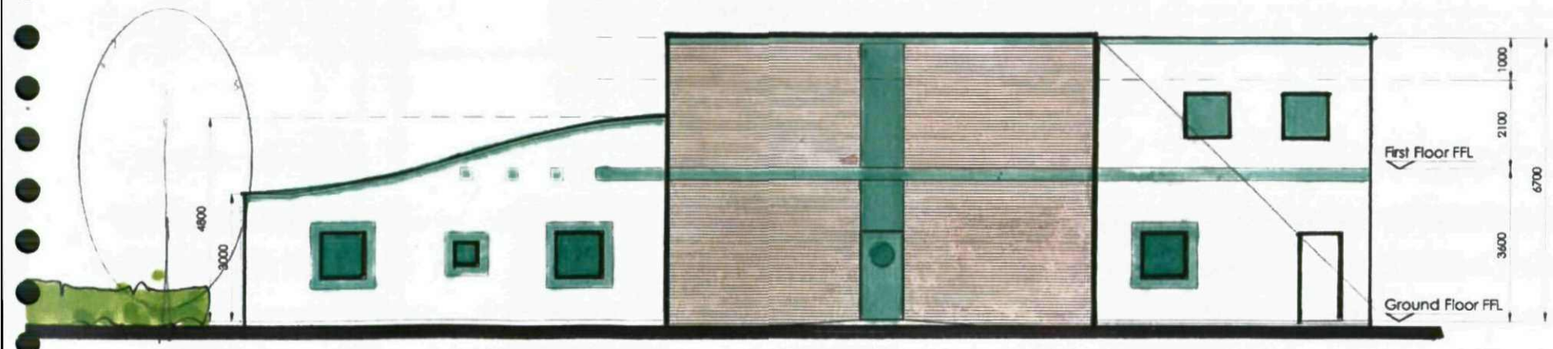
SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION

Rev.	Date	Details	Drawn	Checked

Issued for:

PLANNING

Project/Client: Proposed Mixed Use Development, Midland Road, Royston	Project No: 2111031
	Dwg No: AD (00) 07
	Rev: -
Drawing: Proposed Health Centre Elevations (Indicative)	Scale: 1:100 @A2
	Drawn By: DH Date: 28.11.12
	Checked By: RH Date: 28.11.12

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