

Design and Access Statement.

Erection of 10 Houses, land off Greenside Lane, Hoyland Common.

CONTEXT

Physical context

The Surrounding Area:

Directly to the east houses on Lilac Avenue back onto the site. These dwellings are constructed in red brick with red tiled roofs, as are the majority of dwellings to the east and south east. To the north and west are a number of small paddocks, most containing small stable buildings. One long stable building, constructed in blockwork, directly adjoins the northern site boundary. To the south, across Greenside Lane is a large area of maintained grassland, public open space.

The Site:

The site is mainly covered in rough grassland and brambles. There are only two individual trees on the site, a poplar in the south western corner, and another species close by. A poorly surfaced access track runs through the eastern portion of the land, serving the paddocks to the rear. The western boundary comprises a mix of fencing styles with an overgrown hedge inside the site. The northern boundary comprises wire mesh fencing and the stable wall. The eastern boundary is defined by urban style timber fencing, while the boundary with Greenside Lane is largely open, but includes some stretches of stone walling.

Economic context

The development would provide local employment during the period of construction.

Planning policies

The following policies have been taken into account in the submission of this application.

National policies

These are set out in Planning Policy Statement 3. This states (Paragraph 10) that the Government's objectives include "a sufficient quantity of housing" and "housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure".

Places, Streets and Movement, A companion guide to Design Bulletin 32 – this sets out sight line requirements for junctions and access points. Places, Streets and Movement, A companion guide to Design Bulletin 32 – this sets out sight line requirements for junctions and access points. Where the major road speed limit is 30 mph, the minimum sight lines are 2.4m x 90m.

Regional policy

This is set out in the Regional Spatial Strategy for Yorkshire and Humberside.

Policy H1 Provision and distribution of housing.

B Plans, strategies, programmes and investment decisions should ensure the delivery of the average annual net additions to the dwelling stock set out in Table 12.1 in locations that accord with the Core Approach and Sub Area policies. This requires 810 net additional dwellings annually in Barnsley district in the period 2004 – 2026.

Though on a very minor scale the proposed development meets both national and regional policy guidance in that it would contribute to housing needs in a sustainable location.

Local policies

The site is allocated as a housing policy area in the Unitary Development Plan. It remains in the settlement allocation in the LDF Draft Proposals October 2005. Land to the east and south is allocated as Green Belt in both UDP and LDF Draft proposals

The following policies were considered to be relevant when producing the design for this development: Policy H8, H8A, BE6, T2A and T22.

Supplementary Planning Guidance Note 2, The Design and Layout of new Housing, and Supplementary Planning Guidance Note 11, Design to Avoid Crime have also been taken into account.

In accordance with Supplementary Planning Guidance Note 20, and Planning Advice Notes 33 and 34, because of the size of the site and number of dwellings proposed there are no requirements to provide public open space, affordable housing, or a financial contribution to school places.

INVOLVEMENT OF COMMUNITY MEMBERS

The owners of Nos 62 to 74 Lilac Crescent have been consulted, with a copy of a site plan and layout but no responses have been received. A copy of the letter is attached.

DESIGN OF THE SCHEME

Use

Is this justified in terms of:

Site and surroundings – The development continues the residential development to the west.

Land use – the site lies within a Housing Policy Area.

Amount

Minimum densities of 35 per ha are normally required by the Council. This scheme achieves a density of 38 per ha.

Layout

Separation distances required by the Council in respect of both privacy and overshadowing are achieved between the new dwellings and garages, and the existing houses on Lilac Avenue. Similarly the required separation distances are also achieved between buildings within the site.

Accessibility and travel distance – The site lies 0.5km from the district shopping centre. There is a bus stop on Greenside Lane 220m to the east of the proposed site entrance, from where the 60, 64, 64A and 66 services run. To the west there is a stop on Greenfield Road 228m from the proposed site entrance. These provide an hourly service between Wombwell and Hoyland town centre, and six to seven an hour between Barnsley and Elsecar via Hoyland town centre.

Gradients and topography – the site is gently sloping upwards from east to west, and from north to south with a steeper slope close to the western boundary, and the highest spot in the south western corner. The houses on Lilac Avenue have floor levels approximately 2.5m above those of the proposed houses on plots 7 to10, and 2m above that on plot 1.

Crime prevention measures – the housing has been designed in a secure group with no through traffic, vehicular or pedestrian, and where strangers could be easily identified. Walls and planting ensures no blind corners or hiding places, and street lighting will illuminate the turning head

Scale

Are the following justified:

The size of the building in relation to its surroundings - The two storey buildings will relate to the houses directly adjoining on Lilac Avenue, and to those in the wider area.

Landscaping

Landscape principles and details – the two existing mature trees adjacent to Greenside Lane will be retained. Additional tree planting will be carried out on the boundary with the houses in Lilac Avenue, together with some further tree and shrub planting on individual plots. A small triangular area in the north western corner of the site, where the culvert emerges, will be planted with trees and shrubs to form an area of natural vegetation.

Future maintenance – the majority of planting occurs within garden areas, and will be maintained by the householders. The dedicated landscape area will be in the ownership of plots 8 and 9.

Boundary treatment – a 1m high brick wall will be provided on the road frontage to plots 1 to 5, and plot 10. A 14 m stretch of this wall will be increased to 2m to provide privacy for the garden of plot 4.

Appearance

With respect to the architecture /style, design / detail – a mix of three house types has been used, with a unifying style of fenestration and the inclusion of small projections with gables, and porches to provide some variety.

Materials / colours/ textures – red brick and dark grey tiles will be used to reflect the facing materials of the adjoining properties, together with stone heads and cills.

Access

A highway constructed to adoptable standards will serve 7 of the new dwellings. Three will gain access directly from Greenside Lane.

Sight line requirements for an access onto a main road, with a 30 mph speed limit, are 2.0m x 90m. These are achieved in both directions.

All properties will be provided with a parking space or garage.

Fire and refuse vehicles will have unimpeded access to all properties.

This is a relatively level site. It will therefore be easy to provide a safe and level means of access into the site for both vehicles and pedestrians. The new dwellings will be built to levels that avoids the need for steps at any entrance into the buildings.