Proposed Residential Development
The Old Quarry
Common Road
Brierley
Barnsley

Ref: 13.07
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DESIGN AND ACCESS STATEMENT



View of site frontage to Common Road looking north.

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1.0 Introduction

1.1 This statement has been prepared in support of an application for Full Planning Permission for the erection of 3 detached dwellings and associated garages and access improvements.

1.2 The site has been the subject of previous planning applications for an alternative form of development involving the erection of 6 dwellings along the site frontage. These include

- 2010/1097 submitted 07/09/2010 – withdrawn
- 2011/0337 submitted 22/03/2011 – Refused and dismissed at appeal.
- 2012/0472 submitted 13/06/2012 – withdrawn

The current application relates to the same site as the most recent application Ref: 2012/0472, for the same applicant, and is submitted within 1 year of the previous application for which a full planning fee was paid and therefore no planning fee is required.

1.3 These proposals take account of the reasons that the Council gave for refusing the earlier application and informal pre-application discussion which took place with Council Officers.

2.0 Location

2.1 The site is located on the south eastern outskirts of Brierley, 5 miles north east of Barnsley. It lies to the north side of Common Road adjacent to Royd View Cottages. A Site Location Plan is provided as part of the application documents.

3.0 Assessment

3.1 The site has a total area of 0.26Ha. It has an existing access to Common Road. The site is the extent of a former Quarry used to extract local stone but has been redundant for many years.

3.2 The site topography is shown the Site Survey Drawing Ref: S7864. It is roughly rectangular with a frontage to Common Road of 64 metres and a depth of 40 metres. There is a difference in level between the road at the land at the rear of approximately 4.5m to the lowest point. At the rear of the site the quarry wall is approximately 10 metres high.

3.3 A Photographic Survey is included as part of the application documents.

3.4 To the north east of the site is a row of dominant traditional two storey terraced houses where floor levels are elevated approximately 1.6m above road level. To the rear of the site, north and west, exists housing and land approved for housing development partly constructed at Lilac Farm. To the south west of the site is a narrow parcel of land recently granted planning permission for the erection of a single dwelling.

3.5 The site is protected by a Tree preservation Order as well as being located within the Conservation Area. It is generally over grown and has a number of self set trees predominantly at the perimeter but also within the site which individually are of limited value but as a whole add to the amenity of the site. A Tree Survey has been prepared by JCA Ltd which identifies the trees and categorises them as:

- Category A – Trees where retention is most desirable.
- Category B – Trees where retention is desirable.
- Category C – Trees which could be retained.

The report finds that the trees that provide the most dominant landscape feature are those at the rear of the site on top of the quarry wall, but that they have compromised root stability and are or will become unstable. The proposals include works to these trees to include crown lifting and thinning and the removal of overhanging branches to preserve their longevity.

The report states that of the 50 or so trees on site, 4 are recommended for removal, the vast majority are Category 3 trees and only 3 are Category B where retention is desirable. Of these T15 (Apple) is the most dominant feature and has 'reasonable long term prospects'. T7 (Ash) and T20 (Sycamore)are also Category B although only semi-mature and the report states that their loss could be mitigated by replacement planting.

Discussions with Mr Ed Jowett the Tree Officer have resulted in a decision to retain T15 and T20 but remove T7.

As part of the previous planning application the Councils Bio-Diversity Officer requested a survey to determine the ecological merit of the fruit trees at the front of the site. The previous application proposed removal of the fruit trees but the majority are now to be retained however a copy of the Addendum to the Arboricultural Report prepared by JCA Ltd in November 2012 is provided as part of the application documents.

3.6 A Bat Survey and Report has been prepared by JCA Ltd and a copy has been provided as part of these application documents.

The report was undertaken in November 2012 and found 'no signs of bat roosting in any part of the site'. The only part of the site that might have

some potential is the fissures in the rock face which are relatively small and deemed to have 'moderate potential for bat hibernation'. The development is sufficiently far away from the rock face so as not to have any adverse effect on protected species using this part of the site.

3.7 The site is concealed from view by a 1.5m high wall along the frontage boundary and the ground levels slope away from the road towards the face of the quarry at the rear (north of the site). This has made it susceptible to criminal behaviour including prolonged fly tipping of vehicle tyres, building materials and domestic and garden waste. It has been the subject of arson attacks requiring the fire service to visit on numerous occasions and anti-social behaviour.

The owners have made various attempts to secure the site by erecting security fencing across the access but this had had little effect in preventing unauthorised access.

In 1997 the frontage boundary wall was partly demolished and removed by thieves resulting in a request from Building Control dated 4 November 1997 for the owners to reinstate the wall due to fears over its stability.

3.8 The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 18-219 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

3.9 The NPPF at paragraph 56 sets out the government's approach to design which advises that good design is a key aspect of sustainable development and is indivisible from good planning and should contribute positively to make places better for people. Paragraph 57 expands upon this and advises that it is important to 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.

The submitted plans and Design & Access Statement clearly sets out how the development can meet these objectives and therefore represent high quality design.

3.10 The Barnsley Metropolitan Borough Council Unitary Development Plan designates the site as Urban Greenspace. It is also located within the Brierley Conservation Area. The trees within the site are the subject of a Tree preservation Order.

The most relevant local policies described below are set out in the Adopted Local Development Plan Policies Core Strategy document.

CSP1 – Climate Change
The site is located in a sustainable location which is not at risk of flooding. The use of sustainable methods of drainage is proposed and the retention of much of the existing trees at the site will promote biodiversity.

CSP2 – Sustainable Development
The development will be constructed using locally sourced materials including natural stone walling. Dwellings should be designed to achieve Level 3 in the Code for Sustainable Homes which can be achieved without the use of renewable energies. The development will allow for the effective use of previously developed land (the quarry) which has become run down allowing for sympathetic regeneration.

CSP3 – Sustainable Drainage Systems
The site will be developed using soakaways to dispose of surface water drainage in compliance with SuDS.

CSP4 – Flood Risk
The site is not at risk of flooding nor is it likely to cause flooding elsewhere.

CSP17 – Housing Regeneration Areas
Brierley is an area where the Council intend to support a range of housing regeneration by granting planning permission for residential redevelopment with a mix of housing types and densities. The proposals for a lower density scheme appropriate to the site provide an alternative to much of the larger higher density redevelopment recently approved for sites within Brierley.

CSP29 – Design
The type of buildings proposed which are wide frontage narrow plan dwellings with steeply pitched roofs constructed in a vernacular form using local materials is appropriate to the location and maintain the overall landscape character of the site. The new dwellings are suitably proportioned so as not to over develop the site and utilise the topography by positioning dwellings at low level within the quarry to reduce the impact of the development when viewed from Common Road which is the only aspect.

CSP30 – Historic Environment (incl. Conservation Area development)
The general appearance of the site within the Conservation Area will be maintained. The development is designed to have minimum impact upon the street scene by retaining frontage trees and make a positive contribution to enhance the conservation area by removing the risk of unsightly fly-tipping and anti-social behaviour currently being suffered.

CSP36 – Biodiversity and Geodiversity
The development has the potential by managing the landscape planting to maintain habitats for wildlife and promote use by additional species

including protected species such as bats by the introduction of bat boxes within the site and new buildings.

CSP37 – Landscape Character

The proposals maintain the majority of important trees on the site which establish the character and distinctiveness of the site and by managing the existing trees will help maintain their presence at the site for the long term.

CSP35 – Green Space

The development is small scale and would have limited impact upon the site and its ability to provide local 'green space' amenity for the reasons referred to above.

The Barnsley LDF Adopted Core Strategy Policy CSP35 relates to Green Space and defines this as 'green open areas which are valuable for amenity, recreation, wildlife or bio-diversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.'

The site at the Old Quarry provides a degree of visual amenity to the street scene and wildlife habitat due to its overgrown nature. There is however no public access for use of the land and its view is partly blocked by a 1,5m high stone wall to the site frontage which limits its effective value to provide further amenity.

These proposals seek to maintain and enhance the amenity by retaining and managing as many trees as possible including in particular those located at the site frontage and to the perimeter whilst developing the site sensitively and removing the risks of criminal behaviour including arson, fly-tipping and anti-social behaviour which are currently detrimental to the amenity of the site within the Conservation Area.

3.11 The Planning application ref 2011/0337 for the erection of 6 dwellings along the site frontage was refused for the following reasons:

1. The development would be contrary to UD Policies GS34 and GS35 in that the site is currently functioning as Urban Greenspace, serving an amenity function within the Conservation Area and the proposed development will severally prejudice its ability to perform that function.

2. In the opinion of the LPA, the proposed development due to its design scale and layout does not reflect the local vernacular nor does it fit with the character and context of its surroundings. As such it represents a form of development that would not enhance or preserve the character of the Conservation Area, contrary to UDP Policies BE1 and SPG3.

3. In the opinion of the LPA the proposed development would lead to the loss of an unacceptable number or trees subject of a TPO resulting in detriment to the street scene and Brierley Conservation Area. Furthermore this would have a detrimental effect on the aesthetics of the site and the amenity value it provides in conflict with UDP Policies GS22 GS22A SPG3 and SPG9.

These reasons have been addressed in the revised proposals which form part of the current application. The Unitary Development Plan Policies however have been replaced by the Local Development Framework Core Strategies referred to above.

3.12 Since the quarrying activities ceased the site has remained undeveloped. There is no record to indicate that the site has been tipped and no reason to assume that it would be subject to contamination from anything other than unauthorised fly tipping and localised arson. It is however recommended that prior to works commencing a Site Investigation is undertaken to determine the condition of any materials within the quarry to allow preventative action to be taken where necessary.

3.13 The site in not within an area subject to referral in respect of coal mining. It is unlikely therefore coal measures will be present at shallow depth such that they would necessitate further site investigation.

3.14 The site is to be drained with spate systems of foul and surface water drainage. Foul water drainage will connect to an existing 225mm dia public sewer in Common Road and pumping may be necessary subject to levels. Surface water drainage should be designed with due regard to SuDS and should discharge to soakaways constructed in land at the rear of the proposed dwellings as shown on Drawing Ref P1.

3.15 The site is not within an area identified by the Environment Agency as being at risk of flooding nor is it likely to lead to flooding elsewhere.

3.16 Social and Economic Context. The existing site provides no social or economic benefit to the local or wider community. The proposals have the opportunity to attract families to the area that are likely to use local schools and services which will benefit the local community.

3.17 Local bus services link the site to Brierley Village as well as Barnsley Ackworth Pontefract and the wider area. Local shops and services are available within Brierley Village. The site is surrounded by existing housing which determines this to be a sustainable location.

4.0 Involvement

4.1 The proposals have been discussed with Matthew Smith of the Council's Planning Department and a site meeting has taken place with Ed Jowett the Council's Tree Officer. The proposals for a smaller, lower density scheme in comparison to the previous proposals which retain frontage trees was welcomed. Discussions took place regarding the retention of Category B trees and it was agreed that T15 should be given priority as it is the most visually dominant tree at the front of the site.

5.0 Evaluation

5.1 The site is located within a disused former quarry which has become overgrown by self set trees and bushes. It is located within the Brierley Conservation Area and allocated as Green Space. The significance of the site to provide Green Space amenity is limited by its lack of access to the public, the fact that it is located to the rear of a 1.5m high stone wall along the site boundary which limits any view into the site and the damage caused by regular occurrences of arson, fly-tipping and anti-social behaviour.

There appears to be consensus within the Councils Planning Department that a sympathetic scheme for a low density, well designed, residential development that is respectful of the protected trees, the Conservation Area status of the site, and the contribution that the site makes to the local amenity may be acceptable, so long as the development does not significantly erode the sites ability to continue to perform its function of providing green space amenity within the Conservation Area.

6.0 Design

6.1 Use

The site is currently undeveloped and allocated as Green Space. Its value as green space is limited by the lack of access for the public, the fact that most of the site is concealed from view by the 1.5m high frontage stone boundary wall, and the continual degradation of the site by criminal and anti-social behaviour.

The proposed use is residential comprising a low density development that will allow the majority of existing trees to be maintained and managed to preserve the visual amenity of the site within the Conservation and maintain its use by wildlife.

6.2 Amount

The total area of the existing site is 0.26Ha. The site is dominated by the quarry wall to the north and existing protected trees, the majority of which need to be retained and managed to maintain the local amenity within the Conservation Area, but which reduce the developable area. It is proposed to construct three detached dwellings, a single small dwelling, Unit 1 at the site frontage and two larger dwelling, Units 2 and 3 with attached garages within the centre of the site. The proposed dwellings have the following floor areas:

- Unit 1 – 3 Bed Dwelling 87m²
- Unit 2 – 4 Bed Dwelling 164m²
- Unit 3 – 4 Bed Dwelling 170m²

The density is well below typical requirements for the efficient use of land however it is not appropriate to apply such standards to this site given the restrictions of the protected trees, the Conservation Area and Green Space status and practical considerations such as site levels which determine that a much lower density is appropriate.

All plots have adequate private amenity space and Units 2 and 3 benefit from extended garden areas.

6.3 Layout

The proposed layout is shown on Drawing Ref P1. The existing access has been relocated and increased in width to allow two cars to pass at the entrance to the site and provide 2.0 x 70m visibility sight lines to the nearside kerb in both directions. The access drive is private and serves all three dwellings and provides adequate space for vehicles to turn and manoeuvre within the site.
Hardstanding is available adjacent to proposed dwellings for the storage of waste and recycling bins and are shown on Drawing Ref P1.

Unit 1 has been located at the site frontage with its floor level similar to the existing footpath level. It maintains the alignment of existing dwellings adjacent and its floor level, eaves and ridge height are all significantly less than the adjacent dwelling, No 3 Royd View Cottages. Unit 1 has two parking spaces located to the rear providing a 10.0m rear garden for private amenity.

Units 2 and 3 are located centrally with double garages and private parking and gardens. They share the access drive and manoeuvring space which is sufficient for vehicles to turn within the site.

All properties exceed minimum distances to maintain residential amenity in terms of overlooking and have no overbearing effects.

The trees to the rear of the site have some overshadowing effect upon the rear gardens of Units 1 and 2 which will be reduced by the crown lifting and thinning and the removal of overhanging branches as shown on the Cross Section on Drawing Ref P1. The extensive nature of these gardens means that there will be areas which are not overshadowed.

6.4 Scale

The proposed dwellings are of two storey construction measuring 5.0m from ground level to eaves and 8.0m to ridge (Unit 1 – 7.0m to ridge), and single storey garages. They are of simple plan form typical of the local vernacular and similar to traditional buildings within the village which enhance the character of the Conservation Area.
Unit 1 is positioned between the access and existing dwellings adjacent at the site frontage. The existing dwellings, Royd View Cottages, are elevated so that the floor level of No 3 is 1.6m above the footpath level to Common Road. The floor level of Unit 1 is set at a similar level to the footway at the frontage such that Unit 1 is subservient to the existing cottages although follows a similar building line which maintains the built frontage up to the altered access.

The topography of the site allows the larger dwellings Units 2 and 3 to set below the level of Common Road by approximately 1.5 metres such that the eaves level of the garages is below the level of the top of the frontage boundary wall and the eaves level of the two storey dwellings is no more than 1.4m above the level of the top of the frontage boundary wall – see Section on Drawing Ref P1.

The lower part of the site has been filled to a maximum depth of 2.5 metres. The area of fill is shown hatched on Drawing Ref P1 and allows for effective use of the site and the provision of usable garden areas to Units 2 and 3.

6.5 Appearance

The proposals seek to reflect the design and appearance of traditional houses and cottages within the area:

Roofs will be clad in artificial stone slates with matching ridges and flush pointed verges.

External walls are to be constructed in natural regularly coursed stone flush pointed in grit sand lime based mortar and 'bagged off'. Lintels and

cills to door and window openings will be of a simple squared design in natural stone or an approved artificial stone.

Windows are to be in white finish with the appearance of sliding sash to Unit 1, and cottage style casements to Units 2 and 3. All windows are to be set in min 75mm deep reveals. Doors are to be a mix of composite timber with painted finish and dark oak stain. Garage doors are to have a vertically timber boarded design, manufactured in GRP with a dark oak finish and matching frame.

Rainwater goods are to be in black ppc aluminium with ogee section gutters supported on rise and fall brackets without fascias. Rainwater pipes are to be circular and fixed to stonework with brackets.

External surfaces are to be a mix of tarmac to the access road, with good quality artificial stone flags, setts and gravel as shown on Drawing No P1.

Boundaries are to be constructed in stone walling to match existing, and timber fencing as shown. Existing outer boundaries including the stone wall at the frontage and fencing to the rear are to be replaced with 1.8m high vertically boarded timber where necessary.

6.6 Landscaping

The site has the benefit of existing mature and semi-mature landscaping to the boundaries the majority of which is retained. Existing trees are to be maintained to preserve their longevity. Trees at the rear, south east and north east have been inspected in the presence of the Councils Tree Officer. These trees are located within the development site many of which are self set and growing out of the near vertical face of the quarry wall. The vast majority of these trees would benefit from crown lifting and thinning. In addition it is proposed that unbalanced branches which overhang towards the quarry should be removed to reduce the risk of structural damage and overshadowing.

Given the extent of retained trees within the site additional structural planting is considered unnecessary.

7.0 Access

7.1 Access to the site and garages and parking spaces is available to private vehicles including manoeuvring at a maximum gradient of 1 in 10 to suit the topography of the site. From parking areas level approach (at less than 1 in 20 gradients can be provided to allow wheel chair access to individual plots.

7.2 The proposed access road will remain a private drive and will not be adopted. Waste and recycling bin storage is provided to individual properties and bins will be moved to the site access for collection.

7.3 Turning space within the site will not be available for fire appliances however fire fighting vehicles parked at the site frontage will be within the maximum distance of 45m to the external corners of the dwellings. The Private Drive will be constructed to withstand vehicle loads of up to 15 tonnes in order to accommodate service and removal vehicles.

8.0 Summary

8.1 These proposals have been prepared in consultation with the Local Planning Authority following earlier applications for higher density development which were unsuccessful. The current form of development maintains the visual amenity of the sites green frontage and back drop of trees which are an asset to the street scene and proposes a sympathetic scheme of lower density redevelopment featuring 3 dwellings designed in a traditional manner appropriate to the location, using good quality local materials to enhance the setting within the Conservation Area.

8.2 As such we look forward to receiving the councils support in respect of these proposals.



Signed for MBooth Design Ltd