

DESIGN & ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT

FOR LAND OFF CONISTON AVENUE,
DARTON



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2 - INTRODUCTION

The Design and Access statement has been produced on behalf of the applicant, Ben Bailey Homes Ltd. This statement forms part of a Full Planning Application for the construction of 39no. residential dwellings on land off Coniston Avenue, Darton.

This document provides context to the design, explains the design principles that have been applied to the development, and its relation to the surrounding area. The statement incorporates the physical characteristics of the scheme and the approach to access and highways.



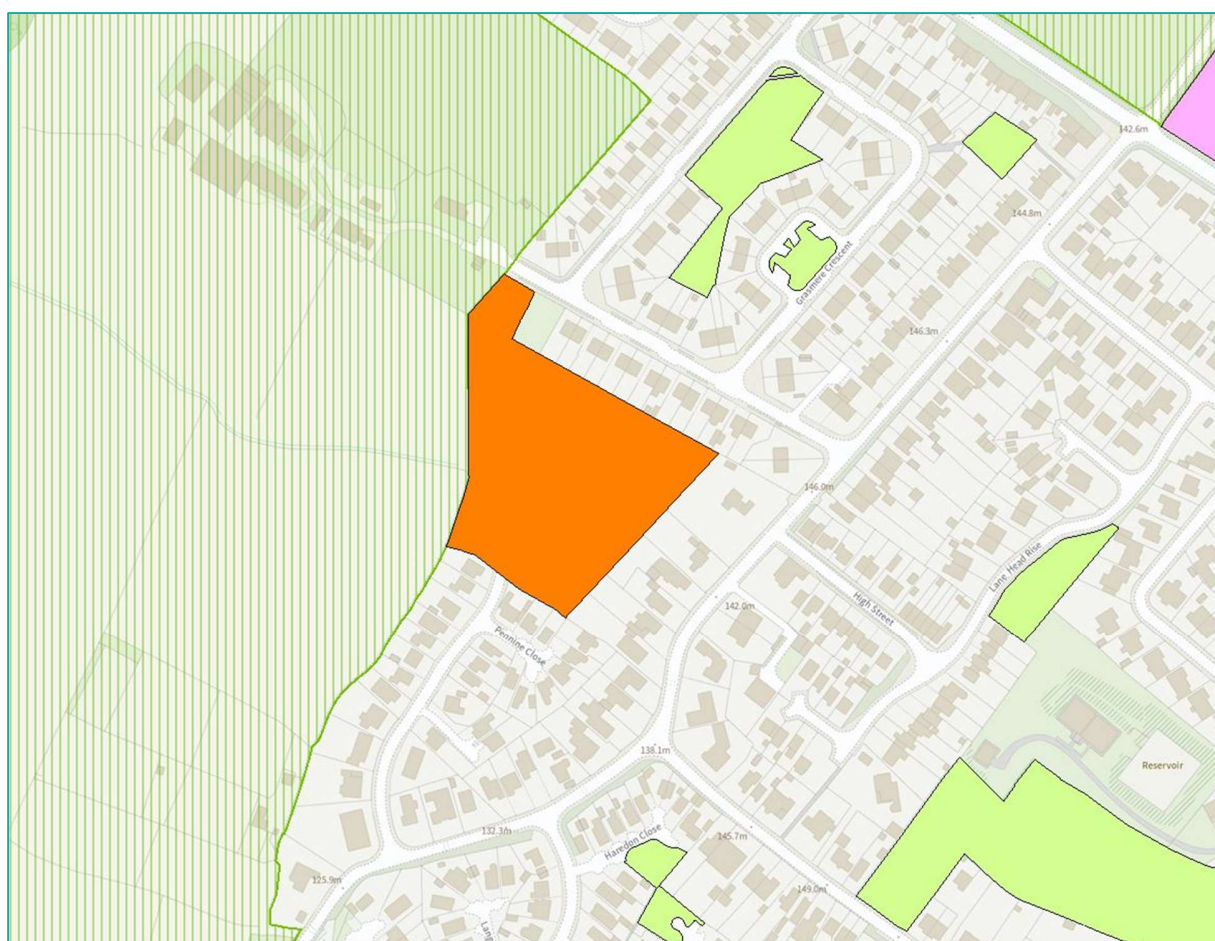
Above: Aerial of application site

3 - PROPOSAL

The development proposal is based on the established principles arrived at under the Planning Application (Ref: 2021/1661) for the erection of up to 48 dwellings by Barratt Homes, and in accordance with the Local Plan's allocation of the site. Our presented layout demonstrates a reduced density of 39 dwellings incorporating 2,3 and 4 bed family homes.

The site is positioned with existing development on three sides of the boundary, with fields on the remaining western boundary. Located to the south east of Coniston Avenue, the site is well positioned and ideal for housing, with good accessibility to local amenities within Darton and Mapplewell.

The site is part of a housing allocation under HS6 within the Barnsley Local Plan.



Above: Barnsley Local Plan

The following initial land constraints were considered:

- **Topography**
The development has an existing gradient of circa 1:13 at its steepest from the highest point along the northern boundary to Pennine View. Barnsley local plan policies incorporating highways guidance have been followed in the design. An initial assessment on the retaining requirements has been carried out and sympathetically designed into the site layout.
- **Public Rights of Way**
There are no current recorded public rights of way across the site. A new footpath link has been proposed to link Coniston Avenue with Pennine View through the development.
- **Flood Risk**
The site is located within Flood Zone 1 as per the Environment Agency flood mapping. A flood risk assessment has been carried out and included within the planning application.
- **Heritage Assets**
There are no designated heritage assets within the area of the proposed development.
- **Ecology**
Ecology and Arboricultural surveys have been carried out and the development has been designed to ensure there is an improvement to the current habitat and hedgerow units.
- **Planning History**
Using the established principles of the Barratt Homes Layout, which were considered acceptable within the planning process prior to withdrawal, this application has continued with a similar road layout to avoid any controversial change.



Above: Barratt Homes Layout

In addition to the initial land constraints, a full re-evaluation of all site constraints was carried out with particular attention placed on the siting of dwellings in relation to easements and amenity space. The mix of house types has been reviewed to provide a better spread of family dwellings across the site. This has resulted in the removal of apartments but it is considered that there is a significantly higher demand for more semi-detached and small detached plots within the area.



Above: Location of Coniston Avenue, Darton

The proposed development is an extension of previous residential housing within the local area. The design continues the natural flow of dwellings whilst incorporating recent policy changes. The desired mix within the local plan has been used as guidance for forming the house type mix and design.

4 - SITE APPRAISAL

The National Planning Policy Framework (NPPF) emphasises the importance of good design in the planning process. High quality design is a key aspect of sustainable development. It is indivisible from good planning and should contribute to making places better for people.

Inclusive design, the guidance emphasises, goes beyond the mere architectural and visual appearance of buildings; it should also ensure connectivity between people and places and integration of new development into its natural or built surrounds.

High quality and inclusive design should create well-mixed and integrated developments that avoid segregation. Good design should ensure places function well and that developments add to the overall character and quality of the area, not just for the short term, but for the lifetime of the development. Good design will emerge from a full understanding of the site and its surroundings. This section describes the site and the surrounding area, and then appraises the factors that contribute to the character and appearance of the area, and the key factors that should influence design on the site.



Above: Approach from Keswick Road, Darton

The application site is situated on southern side of Coniston Avenue, set within a housing allocation and positioned nearby existing housing developments, located on three sides of the site, as well as a large open field to the west of the site.

According to the Arboricultural Impact Assessment, the site contains a range of trees categorized from B to U, with notable trees including 12 Category B trees, 1 Category B hedge, and several other trees and hedges that will be impacted by the development.

The site occupies a location with extensive views to the Southwest, with the site topographically falling to the south towards Pennine View. The land is within Flood Zone 1 and is considered low risk. An area to the west is designated for surface water attenuation to mitigate potential flooding risk, this area will also provide an ecological value.

There are no heritage assets or non-designated assets locally.

Tree Survey Findings:

- **Category B Trees:** 12 trees require protection, with selective removal and root pruning necessary for four trees and one hedge.
- **Category C Trees:** Removal of 2 trees and partial removal of 1 hedge is proposed.
- **Mitigation Measures:** Compensatory planting and careful excavation supervised by an arborist are planned to preserve the site's ecological value.

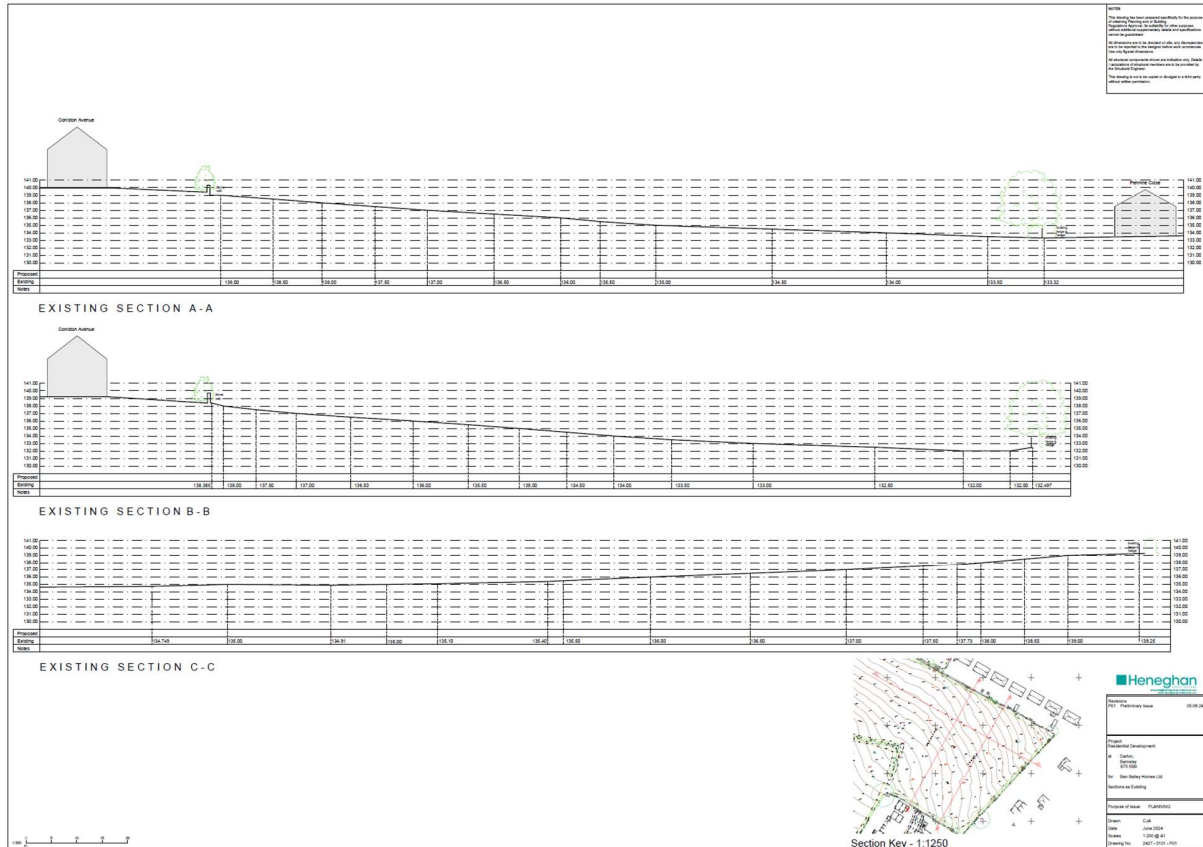
The site forms an infill piece of land between the existing housing development to the north, east and south of the site, creating a buffer between the greenbelt land to the west.



Above: Examples of Local Housing

The Properties surrounding the site have a varied mix of architectural styles, developed over time, there is no particular style that binds the vernacular together.

Since there is no dominant style, we are proposing a traditional red brick vernacular to the new housing to help strengthen the architectural qualities locally.



Above: Existing sections showing site levels

5 – DESIGN INFLUENCED BY PLANNING CONSIDERATIONS

In terms of planning policy influencing the design, we feel the proposed development on the site conforms with the policies outlined below which are addressed in more detail within the supporting planning statement.

Planning Considerations

1. **Local Plan Compliance:** The site is allocated for residential development under Site reference HS6 'Land south of Coniston Avenue, Darton' in the Barnsley Local Plan, with an indicative capacity of 40 dwellings. The proposal of 39 plots aligns with the local plan's objectives of providing additional housing to meet local needs.
2. **National Policy Compliance:** In accordance with the NPPF, the development promotes sustainable development principles, including the efficient use of land, enhancing the built environment, and supporting local facilities and infrastructure.
3. **Highways and Transportation:** A comprehensive Transport Statement has been prepared, demonstrating the site's accessibility and the minimal impact on the local highway network. The proposed access via Coniston Avenue is appropriate, and adequate measures have been proposed to manage traffic and ensure safety.

The proposed development can give rise to a significant enhancement to the local environment. This can be seen in the inclusion of the surface water basin to the west of the site, the retention of the existing boundaries hedges and provision of improved habitats. In addition to this, the planning application is to be submitted on behalf of a local family owned housebuilder who boasts previous successes in the south Yorkshire region by creating award winning family homes whilst also creating jobs and opportunities for local people.



Above: CGI of previous Ben Bailey Development

The development meets the strategic objectives of the Barnsley Local Plan, including the provision of new housing, enhancing the quality of the built environment, and promoting sustainable development. The proposed density is consistent with local policies, ensuring efficient use of land while maintaining the character of the area.

The proposal aligns with the NPPF's objectives of delivering a sufficient supply of homes, building a strong, competitive economy, promoting healthy and safe communities, and making effective use of land.



Above: Visual sketch of proposals at Coniston Avenue, Darton

6 - DESIGN

This section considers the design issues relating to the development arising from the site appraisal of the previous section. It specifically covers those topic areas required to be included within Design and Access statements.

A) Use

The application proposes residential development on the site. The site currently has a housing allocation. We consider that the residential use is accepted and established.

B) Amount

The site comprises of 39 dwellings. The total site area is 1.66 hectares, with a net developable area of 1.19 hectares.

The proposed density is 32.8 dwellings per hectare which is considered to be an appropriate response to the local area. The current proposal is at a reduced density compared with the previous Barratts Scheme put forward for approval in 2022.

The proposed mix of dwellings is listed below;

Ref	Type	Sq. ft.	Amount
FAR	Farndale	1051	7
WST	Wiseton	1100	7
PEN	Penrose	1309	4
HYT	Hayton	918	6
SUTT	Sutton	695	5
NWN	Newington	845	4
FNY	Farnley	1440	6

We feel that this is in line with Barnsley Local Plan policy for housing mix.

C) Layout

The layout for this application follows the principles established in the previous planning application.

The main development access will be via Coniston Avenue as per the previous scheme with a minimum centreline radius of 15m and a width of 5.5m on the access road. A footpath link will be provided through to Pennine View for pedestrian and cycle use only. Footpaths at 2m width are shown from the footpath link through the site to Coniston avenue, ensuring the safe movement of pedestrians.

The following design principles have been considered and incorporated into the design:

- Providing a range of 2,3 & 4 bed semi and detached units to ensure that the development caters for both first time buyer and family homes.
- Ensuring that whilst the development is situated on a steep gradient, gardens and landscaped areas are designed to be usable.
- An appealing street scene throughout the development, limiting front parking where possible and incorporating soft landscaped areas into the design.
- Providing a minimum of 10% Biodiversity Net Gain within the development
- Provision for parking and turning is noted in the proposed site layout with sufficient space for accommodating bin storage areas.



Above: Proposed site layout as included within the application documents

The proposed layout has been completed after an extensive design phase, considering various options of design and plot mix whilst ensuring efficient use of space and management of the site constraints. The proposed development adopts a form and layout that is sympathetic to the overall character and appearance of the locality, balancing the urban and rural characteristics.

D) Scale

The proposed dwellings are of a two storey design with pitched roofs. The characteristics of these dwellings will associate well with local properties. We have been careful to ensure that the design does not overly dominate the local surroundings and have ensured that it does not include and three storey or dormer dwellings. It is considered that the simple and traditional nature of these two storey dwellings, with well-proportioned elevational features will create an attractive setting in a scale that will not compete or stand out too distinctively from the natural environment.



Above: Photo of completed Ben Bailey Homes House

The proposed plot mix caters for first time buyers, next step purchasers and those looking for their perfect family home. Each plot provides parking for at least two cars, soft landscaped areas to the front and large gardens to the rear.

It is felt that the design provides an opportunity for the character and appearance of the locality to be enhanced whilst providing good quality, traditional family homes that cater to modern family living.

E) Landscaping

A landscaping design has been prepared by our landscape architect and accompanies this application, identifying soft and hard landscaped areas.

Ecology has been considered extensively by Envance, working with the landscape architect, a scheme is presented that will enhance the ecological value of the site in conjunction with a high-quality landscaping scheme offering in excess of the policy compliant 10% Biodiversity Net Gain. .

Boundaries to the plots are to be timber fences between gardens, with the existing hedges to remain where viable.

Hardstanding surfacing has been considered with the impact of the natural environment in mind, these are to be of a permeable surfacing.

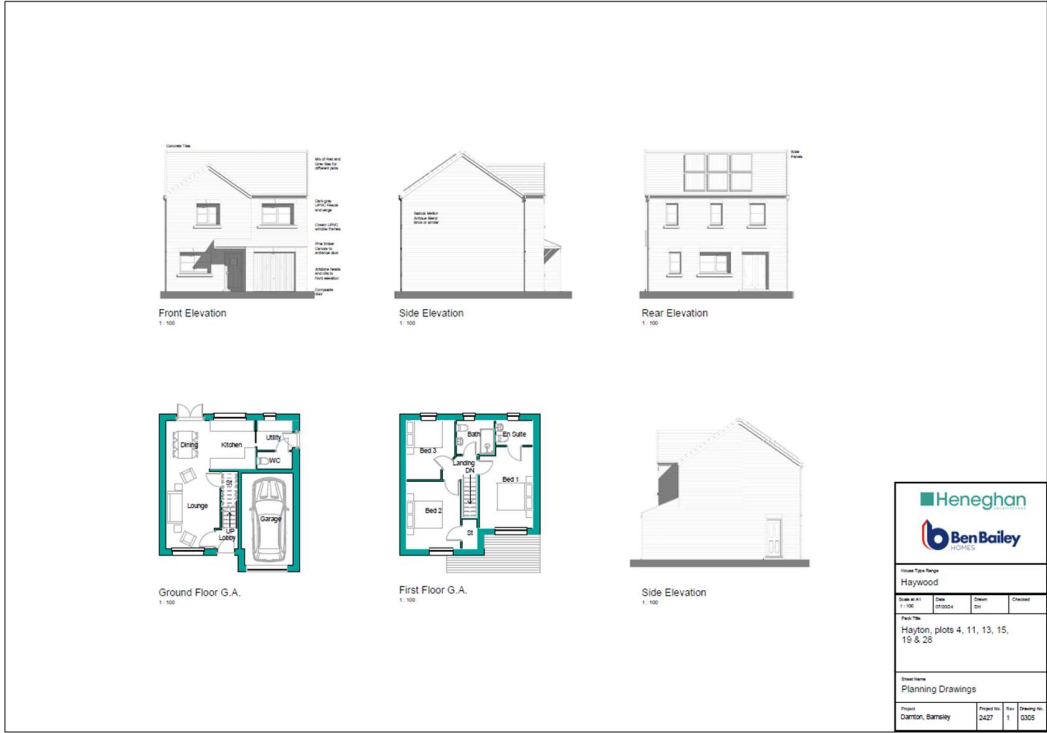
A biodiversity scheme is included within the proposals, these improvements will adapt the currently low quality and monoculture grassland, taking advantage of opportunities to provide a mosaic of habitats with the provision of a substantial sized attenuation basin, new tree planting, improving the existing habitats and rewilding. The benefit to the biodiversity that this will bring, whilst balancing the nature of the development proposals is considered a positive response.

F) Appearance

The dwellings have been designed to blend in well with the proposed layout, and whilst the dwellings are often considered the main event within the street scene, care has been taken to ensure that the appearance of each is balanced by the location and positioning in conjunction with parking and planting.

Each dwelling will be constructed using brick, with artstone cills, soldier course heads with keystone feature. Roofs are to vary, with plots having dark grey concrete tiles or red pantiles, with the roof pitch designed at 35 degrees.

The dwellings will incorporate solar panels on the pitched roofs, care has been taken to ensure solar panels are placed on the rear elevations where possible to soften the impact on the street scene.



Above: Examples of submitted house types

Building for Healthy Life (BHL) Assessment: The development incorporates the principles of the Building for Healthy Life (BHL) assessment to promote well-being and sustainability. Key aspects include:

- **Natural Surveillance:** Housing layouts that ensure streets and open spaces are overlooked, enhancing safety and community interaction.
- **Active Design:** Promotion of physical activity through accessible walking and cycling routes, as well as well-maintained public spaces.
- **Health and Well-being:** Provision of green spaces and recreational areas to support mental and physical health, and ensure high-quality air, light, and noise conditions in the residential environment.

National Design Guide Assessment: The proposal follows the ten characteristics outlined in the National Design Guide:

- **Context:** The development respects and enhances the local character, integrating seamlessly with the existing residential fabric.
- **Identity:** High-quality architectural design provides a distinct sense of place while respecting local heritage.
- **Built Form:** Well-considered massing, scale, and layout create attractive and functional spaces.
- **Movement:** Emphasis on sustainable transport options, with well-designed pedestrian, cycling, and public transport links.
- **Nature:** Integration of green infrastructure, enhancing biodiversity, and providing recreational spaces.
- **Public Spaces:** Creation of safe, inclusive, and engaging public areas.
- **Uses:** A mix of housing types to cater to diverse needs, promoting a balanced community.
- **Homes and Buildings:** High standards of design, sustainability, and energy efficiency in all dwellings.
- **Resources:** Efficient use of materials and resources, incorporating sustainable building practices.
- **Lifespan:** Durability and adaptability of buildings to meet future needs and changes.

7 – ACCESS

Access to the site will be from Coniston Avenue, a residential street with a 30mph speed limit. The existing road infrastructure, including Sackup Lane and Keswick Road, will adequately support the additional traffic generated by the development.

The site promotes active travel with well-designed pedestrian pathways and cycle routes connecting to local amenities. A pedestrian and cycle link will be provided to Pennine View, enhancing connectivity within the community.

The site is well-served by public transport, with bus stops within a five-minute walk offering services to Barnsley Town Centre and other key destinations. The frequent bus services provide sustainable travel options for residents.

Adequate parking will be provided for each dwelling, including visitor parking spaces. The design ensures that parking areas are safe, accessible, and do not dominate the street scene.

Transport Statement Highlights

- **Highway Network:** Coniston Avenue provides the primary vehicular access, connecting to Sackup Lane, a local distributor road. Keswick Road and Pennine View also support site accessibility.
- **Collision Data:** A review of personal injury collision data indicates no significant safety concerns on the surrounding roads, with three collisions recorded over five years, none attributable to junction design or layout issues.
- **Public Transport:** Frequent bus services to Barnsley and local areas ensure sustainable transport options. Bus stops with adequate facilities are within a short walking distance.
- **Accessibility:** The site is within walking and cycling distance to local amenities, including schools, parks, and shops, promoting non-car travel modes.

The design considerations in relation to the terrain and provision for access to local amenities and facilities makes the development equally accessible to all, including those with physical impairments. The proposal appears to comply with relevant development plan policies with regard to accessibility.

Access to buildings is dealt with under the Building Regulations, and is not specifically covered in this statement. It is not considered that there are any exceptional access issues arising in this case. The development will be designed to ensure that there will be full disabled access to the property from parking spaces.

8 - CONCLUSIONS

The proposal has been subjected to an extensive design evolution, working with a team of consultants and experts to prepare a scheme that balances the various design and sensitive planning considerations.

The principle of residential development has been established through a previous planning application and this subsequent proposal has considered the constraints of the site in more detail. Throughout the process of design, the relevant Barnsley Planning policies for each department have been balanced, including the provision of a reasonable density, good mix of house types, appropriate gradients, turning spaces and the appropriate response to managing the site levels, utilisation of SUDs and minimising large retaining structures where possible.

The aim of the design was to give purpose to land with a history of mining activity with a sympathetic blend between housing development and open fields whilst creating much needed high quality family homes. Each proposed dwelling has been accommodated with a garden, parking and some plots benefit from garaging. Dwellings provide active frontages onto the highway, with a managed design for vehicle locations, to ensure that the street scene is not overly dominated by cars. The landscaping design centered around the attenuation basin helps to transition between the built-up area and open farmland.

The proposed development at Coniston Avenue, Darton, will provide much-needed housing in a sustainable and thoughtfully designed environment. The proposal is being brought forward by a small, local, family-owned developer with a strong reputation for quality and customer service within the South Yorkshire area. The design and layout respond to local context and planning policies, ensuring minimal impact on the existing infrastructure and environment. The development will enhance the local community, offering high-quality homes with excellent access to local amenities and transport links. The proposal aligns with the strategic objectives of the Barnsley Local Plan and the NPPF, contributing positively to the area's housing supply and community fabric.

