

# Design and Access Statement

Residential Development

Royd Avenue, Millhouse Green

May 2009



**nicol thomas**

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# 1.0 Executive Summary



Nicol Thomas are pleased to submit this Design and Access Statement in connection with the proposed residential development at Royd Avenue, Millhouse Green, Penistone.

The purpose of this document is to outline the understanding and significance of the residential units in both design and site usage and the impact that this will have on the immediate environment and wider community.

This document is not exhaustive and is purely an accompanying document to the planning submission drawings; it must be read in conjunction with all other components of the planning submission.

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# 2.0 Introduction



This application submission seeks planning permission for the residential development of land at Royd Avenue, Millhouse Green, Penistone.

The total site area is approx 0.65ha. The proposals allow for a mix of residential accommodation ranging from 2 bed bungalows to 4 bed semi-detached houses.

This document is a response to planning and associated issues relative to the proposals for a new Housing scheme with associated car parking.

The development of this pocket of land on the edge of an existing housing estate will provide the area with additional housing to meet current demands.

The following pages describe the site and its context, its key characteristics and the opportunities that exist. It will also set the scene in terms of the planning policy and masterplan context and begin to outline the aspiration of this development.

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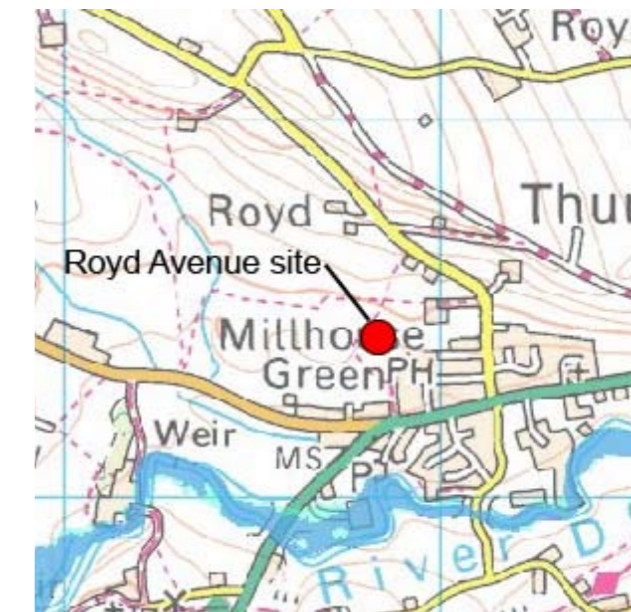
# 3.0 Site Analysis



## Wider Context:

The site is located on an L shaped piece of land on the edge of an existing housing estate located in Millhouse Green which lies on the western fringes of Penistone.

The application site lies outside any area of risk on the Environment Agency's flood risk map (below), therefore no flood risk assessment will be required.

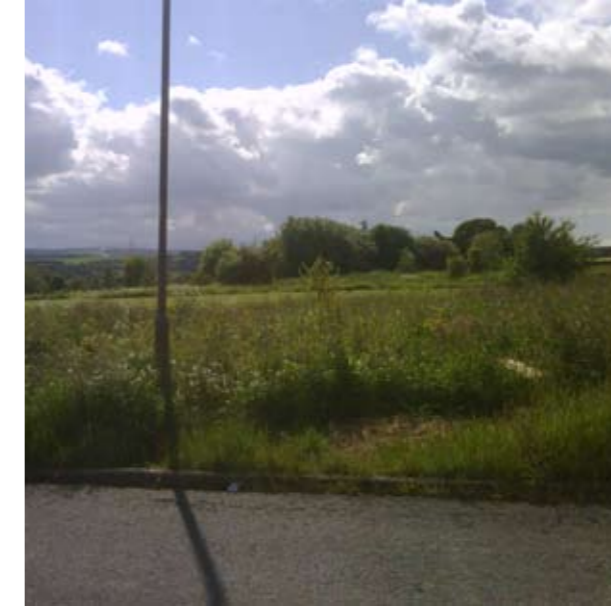


Second site at Royd Avenue by Equity Housing

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**LINKS:**

**BY AIR**

Leeds Bradford International Airport is the most accessible to the site. This is approximately 55 minutes drive accessed via the A629, M62 and M606 motorways, the A6177 and A658. Manchester International Airport is also less than one hours drive away via the A628, M67, M60 and M56.

**BY RAIL**

Railway networks are good in the area with Penistone railway station being just two miles from the site. This provides direct access to neighbouring Barnsley and Huddersfield.

**BY ROAD**

The site is accessed off Royd Avenue which terminates at Royd Lane and West End Avenue, both of which link to the main A628 Manchester Road. This runs onto Bridge Street which leads through the centre of Penistone.

The site is approximately 15 minutes from the M1 motorway providing links to Leeds, Doncaster, the midlands and beyond.

Leeds is approximately 35 minutes drive from the site, Doncaster is around 40 minutes away with Barnsley a mere 15 minutes drive from the site.

**BY BUS**

The nearest bus route runs along Manchester Road with stops on West End Avenue. The buses provide easy access to Penistone town centre and also connect to the railway station. Buses run 3 times an hour between Penistone and Barnsley and up to 6 times a day to Huddersfield, operated by Stagecoach Yorkshire.

**PEDESTRIAN**

Amenities in Penistone town centre are just a short walk away from the site. These include local shops, dentists, doctors and green space. (See following context diagram.) Penistone is a market town with regeneration plans in place for the market area. There are also proposals for a new Tesco supermarket in the town.

Nurseries, infant, primary and secondary schools are all within easy reach of the site providing all levels of education. Millhouse Primary School is just round the corner from the estate that the site is on. The University of Huddersfield can be accessed either via road, bus or rail offering further education.

Education facilities are excellent in the area, there are also nearby leisure facilities with Penistone Leisure Centre being within a mile of the site offering multiple sports sessions and a gym.

Recreational activities can also be offered in Penistone with large amounts of open space for walking and cycling including Westwood Country Park and the reservoirs at Midhopestones. There are also 2 golf clubs in the immediate area.

Due to the size of the proposed development, a Transport Assessment will not be required.

**Application Site:**

The application site is an L shaped piece of land on the fringes of an existing housing estate. It is currently vacant. Access is off Royd Avenue with a second access off New Royd.

Bounding the site to the south and east are existing residential properties. To the west is urban green space incorporating an existing grass football pitch. Farmland is situated to the north.

The main restrictions to development are maintaining views through to the open green areas, overlooking distances to the existing properties, providing off road parking and also the site levels.

The topographical survey indicates a fairly steep fall across the site. Photographs of existing properties also demonstrate this.

Please see Appendix A to this document for Barnsley MBC's Strategic Housing's initial response to the proposed development of this site.

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- Education Facilities**
  - Millhouse Primary School, Learoyd, Lea Lane, Millhouse Green, S36 9LN.
  - St John the Baptist CofE Infant School, Chapelfield Lane S36 6FS.
  - St John the Baptist CofE Junior School, High Street, S36 6BS.
  - Thurlstone Primary School, Royd Moor Road, S36 9RD.
  - Penistone Grammar School, Huddersfield Road, S36 7BX
  
- Medical Facilities**
  - Penistone Health Centre, Shrewsbury Road, S36 6DY.
  - Penistone Group Practice, 19 High Street, S36 6BR.
  - S Chaudhuri & T Jones (dentist) High Street, S36 6BR.
  - Penistone Physiotherapy and Sports Injury Clinic, Bridge Street, S36 6AJ.
  
- Places of Worship**
  - Kingdom Hall of Jehovah's Witnesses, Windmill Lane, S36 9RP.
  - St John the Evangelist CofE Church, Manchester Road, S36 9QR.
  - St Saviours at Thurlstone, Manchester Road, S36 9QS.
  
- Retail/Leisure**
  - Co-op supermarket, Market Street, S36 6BZ.
  - Bridge End Garage, Barnsley Road, S36 8AF.
  - Penistone Leisure Centre, Thurlstone Road, S36 9EF.
  
- Application Site**

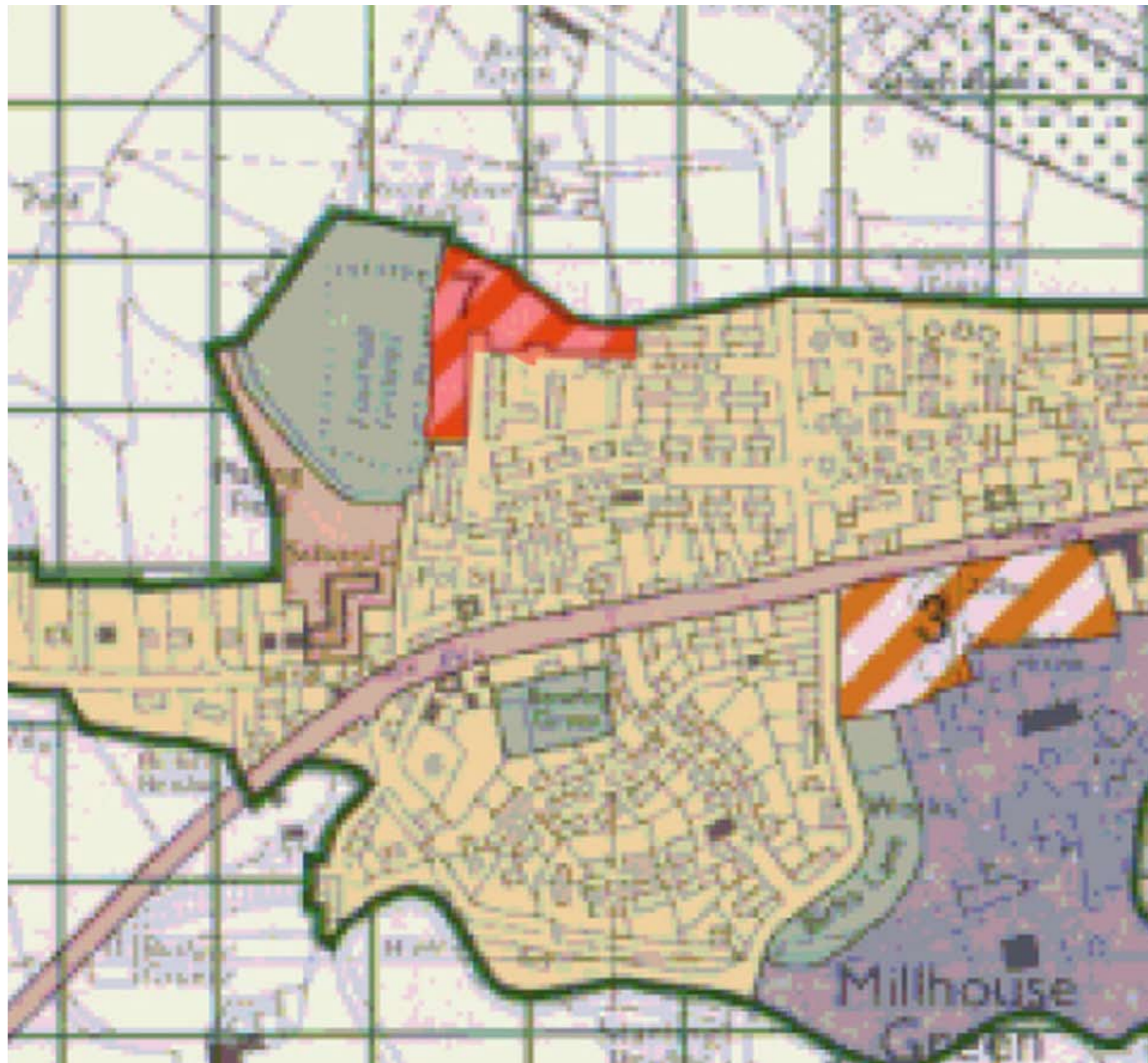
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# 4.0 Planning Policy Context



Pre-application discussions have been held with Barnsley MBC Planning department. These discussions have led to the final scheme which is presented within this planning application.

Guidance within national planning policy and the following local planning policy documents has been followed throughout the design process.

- Barnsley MBC Unitary Development Plan
- Barnsley MBC UDP Supplementary Planning Guidance:
  - 02: the design and layout of new housing
  - 03: infill residential development
  - 11: design to avoid crime
  - 20: open space provision on new housing developments
  - 21: the design and layout of open space on new housing developments
  - 25: landscape design guidance for development in barnsley
  - 32: parking, transport assessments and travel plans
- Planning Advice Note 34: Affordable housing in new residential developments

The Barnsley MBC Unitary Development Plan, adopted in 2000, provides the statutory policy framework for this application. This document aims to outline the planning policies relevant to the proposals.

The adjacent extract from the Penistone UDP proposals map has the application site highlighted in red.

The yellow colour which surrounds the site to the east and south represents areas which are covered by housing policy PE2. The green colour wrapping to the west indicates land designated as urban green-space. The orange stripes which lie below the red shading on the application site itself represent a housing proposal site.

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Particular attention has been made to the aims and objectives of the following key policies in developing the application proposals.

#### **Barnsley MBC Unitary Development Plan:**

**H5** The council will promote diversity of dwelling type, size, density and design throughout the borough to meet the full range of housing need. In particular, the council will encourage, in appropriate locations throughout the borough:

- a) housing for key workers
- b) affordable housing and housing for rent
- c) housing for the elderly and those with disabilities
- d) homes intended for single person households

**H6** All developments which comprise or include the provision of twenty or more new dwelling units shall incorporate, as an integral part of the development, a minimum of 15% of the gross site area as open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing thereon and the adjoining land uses.

**GS2** The council will continue to reclaim and improve derelict, disused, degraded and under used land. Priority will be given to those schemes which:

- a) provide sites for new development, especially for industrial, commercial or housing purposes.

**T22** New development shall be provided with no more car parking, servicing and manoeuvring space than is necessary in order to ensure there is no significant adverse impact upon:

- a) highway safety
- b) the local environment including amenity of local residents and adjoining land uses
- c) the vitality and viability of Barnsley town centre and other shopping and commercial centres

**T27** The council will seek to encourage and support walking as a mode of transport, and the design and layout of all developments will be required to take account of the needs of pedestrians.

#### **Barnsley MBC Supplementary Planning Guidance:**

##### **SPG02 - The Design and Layout of New Housing:**

Schemes should efficiently use land and it is important that development should achieve a density of at least 35 dwellings per hectare.

Development proposals of more than 10 dwellings or 0.4 ha should include a mix of house types. Proposals that are dominated by a majority of single house types or slight variations to a single house type will not be supported.

The council will expect developments to be provided with no more than 1.5 car parking spaces per dwelling.

The layout and design of dwellings on the site must ensure that a high standard of privacy, light and outlook is obtained for existing and future residents.

**SPG03 - Infill Residential Development:** Habitable room windows should be a minimum of 21 metres from original windows in existing dwellings.

Habitable room windows should be a minimum of 10 metres from the boundary with existing private gardens.

Walls without habitable room windows should be at least 12 metres from original habitable room windows in existing dwellings to minimise overbearing or overshadowing effects.

##### **SPG11 - Design to Avoid Crime:**

Parking areas and garage courts should be well lit and in a location visible from the highway, not screened by walls or planting

Public open spaces should be visible from highways and overlooked by neighbouring dwellings.

Development should be separated in public and private areas. Security of private areas must not be reduced by such things as footpaths between rear gardens.

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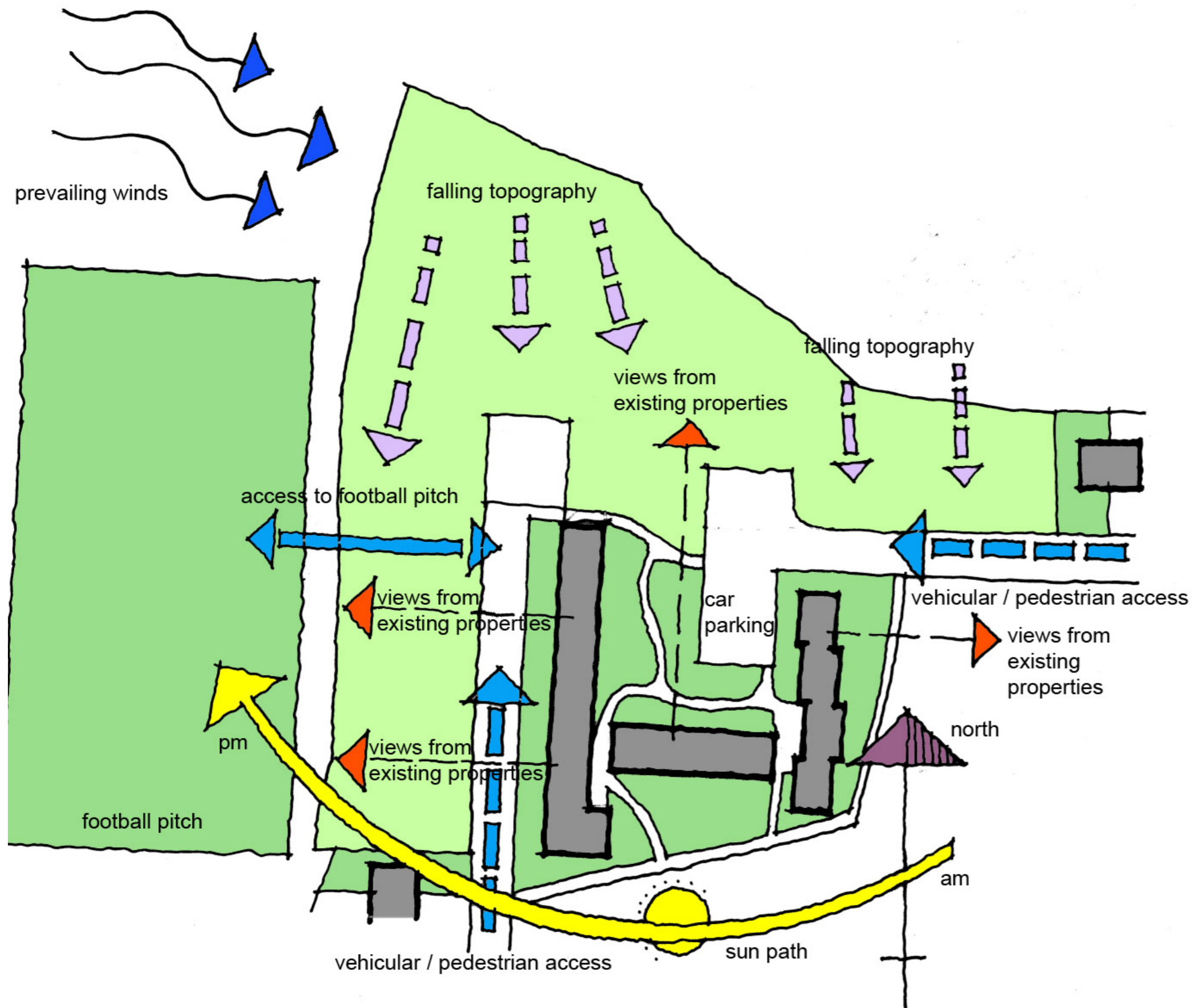
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# 5.0 Design Process



## 5.1 Factors Influencing Design

The rationale behind the design is based upon several key drivers:

- To create an exemplar housing scheme to meet the needs and requirements of contemporary living.
- Built form to respond to the site and topography. The built form must respect and respond to the mass and scale of adjacent buildings.
- To create a genuine sense of place and community and achieve good standards of architectural quality in terms of building positioning, grouping, massing, scale, materials, architectural detailing and elevational design that makes a positive contribution to the public realm.

The adjacent site context diagram demonstrates the existing site constraints and major factors influencing the design process.

The positioning of the proposed dwellings should make full use of the views to the north and west without reducing the views of the existing properties.

The proposed design also needs to work with the existing topography of the site which generally falls southwards.



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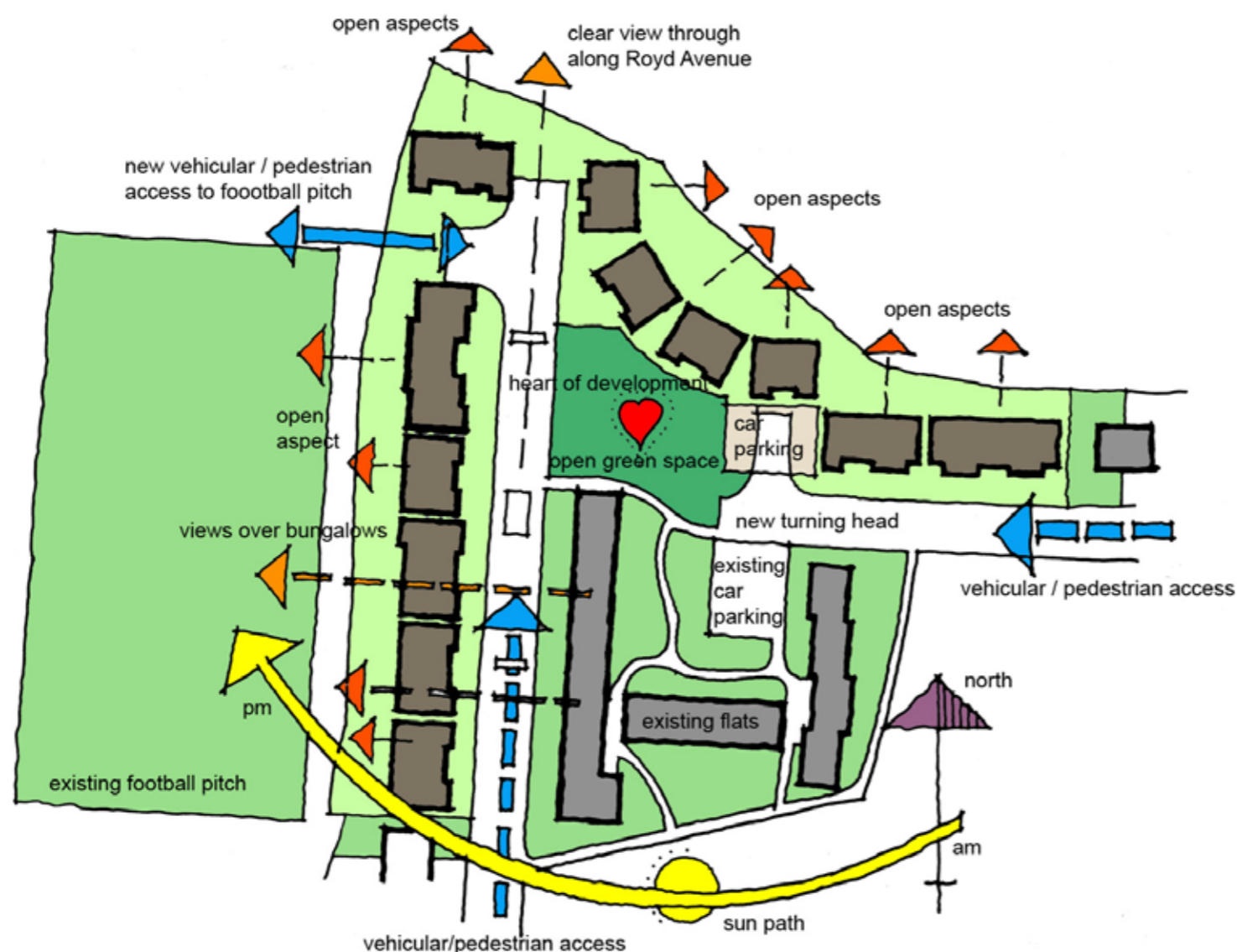
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3



4



Existing two storey dwellings gable onto the site to the east and south. To the north of the site is open fields. To the west lies urban greenspace.

The main outlook of the proposed dwellings will be the open space to the north and west, also the large area of open space created within the site. Existing views through to the open space will be maintained where possible. (See adjacent diagram).

Photograph 1 shows the narrow strip of the site that is accessed off New Royd, adjacent to this is number 20 New Royd. This photograph shows that the site slopes up away from the existing road. Photograph 2 shows the existing row of houses off New Royd.

Photograph 3 is taken from the end of Royd Avenue looking north across the top corner of the site towards the open fields. This view is to be maintained and incorporated within the new development.

Photograph 4 is of the existing properties running parallel to the southern section of the Royd Avenue site. These demonstrate how steeply the site slopes to the south.

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## 5.2 Application Proposals

### Use:

The scheme proposals comprise a residential development with a mix of dwelling types.

The development follows urban design principles i.e. the relationship between different buildings and the street and buildings.

### Amount:

The proposed scheme offers 30 No. dwellings ranging from 2 bed bungalows to 4 bed family houses. This is approx 46 units per hectare which is an efficient use of land as per Barnsley's SPG02 document.

The mix of units has been developed with the vision of creating a mixed and balanced community and is therefore in line with Barnsley's UDP policy H5 of promoting diversity of dwelling type.

### Layout:

The layout provides a well planned and designed environment which welcomes people to live, socialise and play. The main objectives are as follows:

- To optimise the views in and out of the site in relationship to the open aspects, achieving pleasant external views both from within and beyond the site.
- To clearly define entrances and edges and establish gateways and focal points.
- To protect and enhance the boundaries to ensure the amenity of adjacent dwellings and future residents of this site.
- To provide features within the development that assist to create a pleasant and enjoyable environment.

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-To ensure that the development makes the best use of land as per the high density achieved which is appropriate to the local form and character and in accordance with the guidance in PPS3.

-To provide recreational facilities within the development by the provision of recreational open space which lies centrally on the site.

All dwellings overlook areas of open space both outside and within the site boundaries offering pleasant views and added security.

Bungalows have been positioned along the western boundary of the site so that views are not lost from the existing properties 50-69 Royd Avenue. Views are also to be maintained at the head of the new access road across the fields.

Access will be maintained through to the existing football pitch should this be developed in the future with a club house and parking facilities.

A generous amount of secure, landscaped amenity space is also included within the proposals with trees positioned to improve the vistas through the site. All new dwellings have been designed to have private useable garden space.

Car parking is to be provided at between 100% and 200% depending on the size of the dwelling. This will be largely in curtilage, however where there is court parking, this is to be naturally surveyed from the houses which overlook this area as per SPG11.

**Scale:**

The proposed dwellings will be a mix of single and 2 storey units which will not dominate the streetscape.

**Landscaping:**

Landscaping is considered to be integral to the success of a development and as such has been maximised on the application site.

The large area of public open space the centre of the site offers quality external space for the community. This is in line with Barnsley's UDP policy H6.

The proposed landscaping to the front of the units added to the large number of trees will help to soften the streetscape and relate the new development with the existing urban greenspace to the west. The tree lined routes help to create attractive vistas through the site and ensure that the urban form does not dominate the streetscape.

**Appearance:**

The architectural language of the new development will respond to the local vernacular utilising the traditional materials of red brick and concrete tile roof.

In addition, the proposals will offer a contemporary feel through the use of render panels, projected window surrounds, modern detailing and large windows. Assymetric roofs to the front of the units add to the contemporary feel of the development, moving away from typical housing association standard units.

**Access:**

Vehicular access to the site is to be achieved through the extension of the existing Royd Avenue, with the eastern units accessed off New Royd.

Traffic calming measures will be included to Royd Avenue.

Access points from vehicle parking spaces to be level and non-slip. Minimum 1200 x 1200mm unobstructed level entrance.

When determining the level of parking for the proposed development, consideration was given to the accessibility of the site, its relationship to the town centre and public transport links, and site restrictions. As these links are good, between 100% and 200% car parking will be provided to the development, plus cycle storage. Barnsley's parking standards as outlined in SPD32 are for 1.5 spaces per dwelling.

**Sustainability:**

This site offers great opportunity to create a sustainable development. The large amount of open space provided along with existing views ensure the amenity for future residents is good.

Large amounts of landscaping soften the feel of the development and assist with encouraging wildlife and local habitats. The units will also look to achieve Code for the Sustainable Homes Level 3.

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# 6.0 Conclusions



This application is for the residential development of an 'L' shaped piece of land off Royd Avenue, Millhouse Green. The site is approximately 0.65ha and will house 30 No. dwellings varying between 2 bedroom bungalows and 4 bedroom family houses. Each unit will benefit from car parking and private amenity space.

Pre-application discussions have been held with Barnsley's Planning department along with a public consultation which received extremely positive feedback. Appendix A also demonstrates Barnsley MBC's Strategic Housing's approval of the scheme.

The proposed plans allow for a development of high quality, creating a well integrated residential development which respects the existing built and natural form of the surrounding area.

Large amounts of landscaping will be included to create an attractive development with strong vistas which complement the strong, modern detailing of the proposed elevations.

This document is to be read in conjunction with Nicol Thomas Architects drawings and supplementary information.

**nicol thomas**

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# Appendix A - response from Strategic Housing

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**Support for Royd Avenue Affordable Housing Scheme Millhouse Green Penistone from Strategic Housing**

**INTRODUCTION**

Millhouse is situated two and a half miles west of Penistone on the A628 Manchester Road. The current estimated population of Millhouse Green and Thurlstone is 3352 and it falls into Penistone West ward.

Penistone is a market renaissance town with huge new development and regeneration planned for the market area, the station and also new Tesco supermarket is planned which will provide approximately 300 new jobs to the area. There are also plans for a new Advanced Learning Centre, Worked based units and a new private older persons care home and accommodation. Penistone has a population of approximately 7,000 people and falls under the Penistone West ward.

The provision of new rural housing is a key ambition in the sub regional housing strategy.

**COUNCIL HOUSING STOCK**

In the west of the borough throughout the 13 settlements, 729 council properties have been lost through Right to Buy which represents 67% of the council housing stock and is much higher than the rest of the borough.

**DEMAND**

There are currently 9,000 applications registered on Berneslai Homes housing waiting list, 1668 of these applicants have indicated the West of Barnsley as their first choice and currently live in that area. 1260 people require houses and 250 require bungalows.

In Millhouse Green only 58 social houses remain from an initial stock of 93 which equates to 38% of council stock lost through right to buy. In the last twelve months there have only been four properties vacant and available for re-letting in the last 12 months

- 1 family house – 40 applicants
- 2 bungalows – 65 applicants (both older persons accommodation)
- 1 flat – 30 applicants (older persons accommodation)

House prices within the rural West of Barnsley have always been more expensive than the rest of the borough highlighting the need for the development of affordable housing in this area. (See graph below)

Development	Completion	Amount Properties	Net Deficit
Smithy Hill	May 2009	6 Properties	59
Lyttleton Cres	Sept 2009	12 properties	47

The 2007 affordable housing study also demonstrated that there is a net annual requirement of 65 dwellings required from 2007 / 8. The table below shows developments of affordable housing in the west since 2007

Forward projections on supply through section 106 agreements show a potential net gain of zero thus the net requirement over 5 years of 325 new homes cannot be met.

Ensuring communities are wholly sustainable and there is fair access to housing across the borough is a key Council objective. Within the rural west without additional social housing this objective will not be able to be achieved.

Similarly many older residents are coming to rely more and more on support from relatives, as the boroughs population ages and the focus of care is based on keeping people in their own homes with support. By not providing access to local people to adequate housing direct family support will be harder and Social Care budgets would come under further pressure.

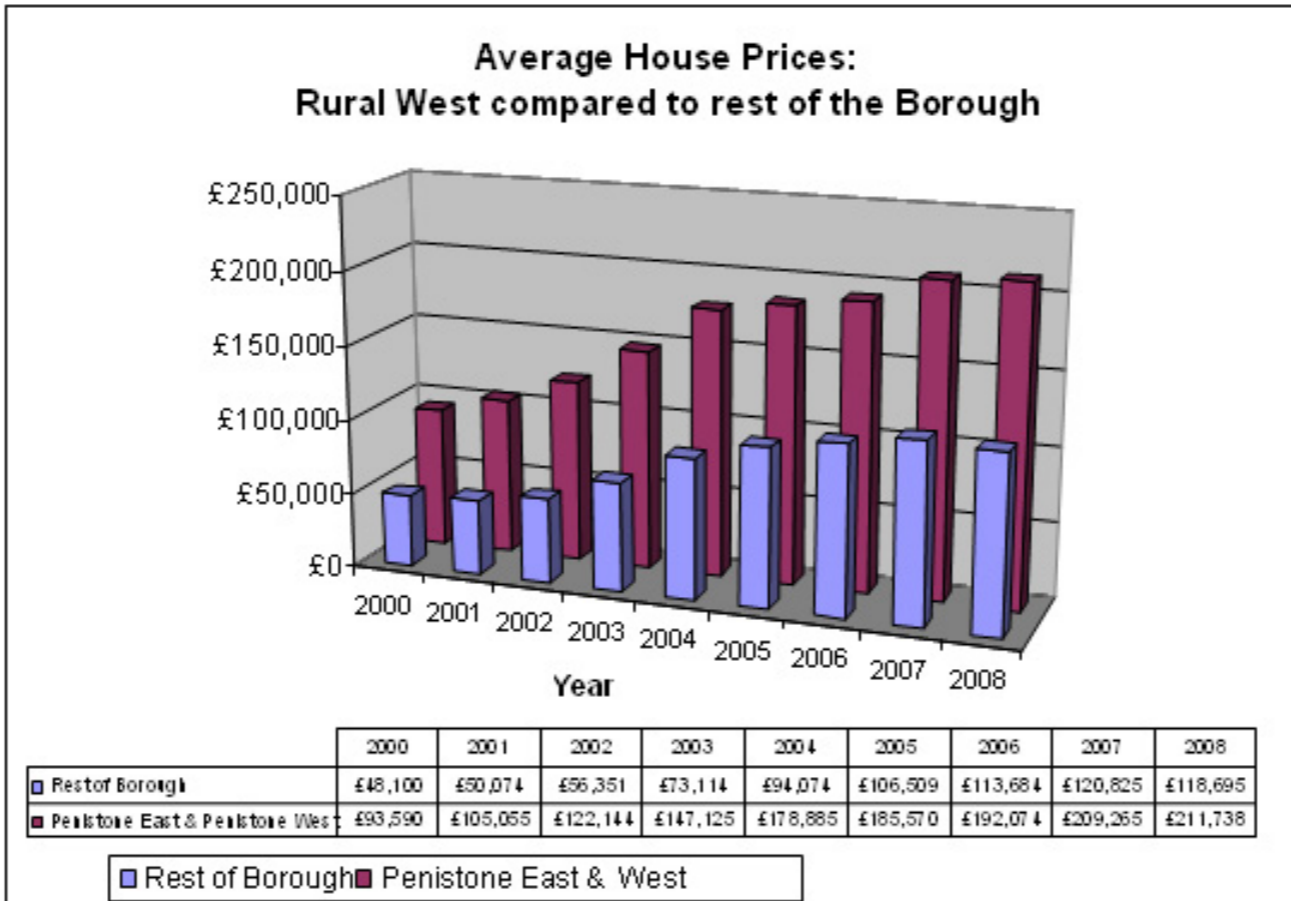
**BMBC LAND SUPPLY**

Barnsley Council has very little land available for housing development left in the West of Barnsley. Barnsley Council needs to provide more affordable or social rent homes, and can only develop on the land that is Council owned.

This proposed development will use the only remaining council owned developable land outside the green belt land in Millhouse Green. The proposed development would be on Housing Proposal land on the UDP.

The sale of this site to Equity Housing Association will contribute to the Councils commitment to produce capital receipts to reinvest in social housing or other regeneration based activity.

The principle of supporting rural housing delivery has been supported by members as part of the sub regional strategy development (State of the Housing market Report 2007). This was supplemented by support for these two particular schemes on the 24.6.09, when cabinet endorsed ongoing delivery of the rural programme through submission of bids to the Homes and Communities agency.



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**THE SCHEME**

The whole scheme is all for social rent.

It proposed to build a mixed development of bungalows, 4 and 3 bedroomed family homes providing homes for a range of needs on the larger site of Royd Avenue. The second smaller site, again on Royd Avenue is an under utilised garage site where it is proposed to build 2 and 3 bed houses. This was the site of former council properties, now demolished.

Once built these properties would be exempt from Right to Buy legislation and therefore in perpetuity will provide housing for social rent.

**SUMMARY**

- The need to increase rural housing provision is a key aim within the sub regional housing strategy.

- The Council have endorsed the provision of new affordable homes within the west of the Borough
- The 2007 (updated version) Housing Needs and Affordability study demonstrates a clear need, and that need cannot be met through any other Council policy.
- Not meeting needs within the locality could mean future forward pressures on other Council Departments.
- The Councils and the LSP ambition of creating sustainable communities will not be met.
- The schemes outlined have strong local endorsement, demonstrated by Ward Member and Community support.

- Local lettings criteria will apply
- We have a positive partnership with Equity Housing association who are prepared to commit their own resources to the scheme to help BMBC meet our policy objectives.
- Given the above the scheme has strong support from the Councils Strategic Housing Service, as the only current policy option on partly meeting housing needs.

We would therefore unreservedly recommend this scheme be approved

For and on behalf of the  
Assistant Director, Strategic Housing

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Metropolitan Borough Council

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