Design and Access Statement

Proposed Development off Wilthorpe Road, Barnsley

Date: April 2014

Ref: WIL/DAS-14



PERSIMMON

Together, we make a home

Contents

1. Introduction
1.1 Introduction to the site
1.2 Statutory Designations
1.3 Planning Application

2. Site Location
2.1 Location of The Site
2.2 Local Amenities
2.3 Public Transport
2.4 Character Assessment
2.5 Existing Structures

3. Character
3.1 Surrounding Development & Character Overview

4. Technical Information
4.1 Planning Policy Designations
4.2 Statutory Designations
4.3 Planning History
4.4 Ecology
4.5 Topography

5. Landscape
5.1 Landscape Appraisal and Masterplan

6. Access
6.1 Highways
6.2 Existing Site Access
6.3 Proposed Site Access
6.4 Wilthorpe Road Access
6.5 Pedestrian Access
6.6 Bus Access
6.7 Cycle Access
6.8 Vehicular Access

7. Design Policy and Guidance

8. Existing Land Uses

9. Site and Surrounding Areas

10 Opportunities and Constraints
10.1 Design Constraints
10.2 Design Opportunities
10.3 Design Opportunities – Overview
10.4 Design Opportunities – Overview

11. Design Concept and Evolution
11.1 Design Principles
11.2 3D Visuals
11.3 Landscape Principles
11.4 Areas of Visibility

12. Pre-Application Work
12.1 Community Consultation
12.2 Consultation With Council Officers

13. Design Development
13.1 Design Amendment
13.2 Amended Colour Layout
13.3 Landscape Design

14. Scheme Concept
14.1 Use
14.2 Amount
14.3 Layout
14.4 Scaling
14.5 Appearance

15. Urban Grain

16. Final Layout
16.1 First Phase
16.2 Second Phase

17. Conclusion

1. Introduction

1.1 Introduction to the Site

The site comprises approximately 12.7 hectares of privately owned agricultural land and is located to the north of Wilthorpe Road, Barnsley.

The site is approximately 1 mile to the north of Barnsley Town Centre. The northern boundary is formed by a railway, which is in cut for part of the site boundary. The A635 Wilthorpe Road forms the southern boundary to the site. To the east of the site is a residential estate and Wilthorpe School. The eastern boundary is formed predominantly by industrial development, though there is a local tennis club and a number of residential properties in this location.



Figure 1: Aerial Image

1.2 Statutory Designations

The site is split by two separate allocations under the current UDP Proposals map. The southern part of the site is allocated as Safeguarded Land/Urban Land to Remain Undeveloped. The northern part of the site is allocated as Urban Greenspace.

1.3 Planning Application

The proposed application seeks full planning permission for **312** dwellings across a mix of the following:

- 2 Bed Apartments -12
- 2 Bed Semi/Terraced Houses - 47
- 3 Bed Semi Detached/Terraced Houses - 96
- 3 Bed Detached Houses - 56
- 4 Bed Detached Houses - 93
- 5 Bed Detached Houses - 8

associated car parking and landscaping incorporating 4ha of public open space.



Figure 2: UDP Allocation Map

2. Location of The Site and Context

2.1 Location

The site measures circa 12.7 hectares and shares a boundary with the following:

- Existing housing to the east/south east and south (The Crescent).
- Wilthorpe Primary School to the east.
- Barnsley Lawn Tennis Club to the south.
- Redbrook Business Park to the west.

2.2 Local Amenities

The site is located in close proximity to a range of shops, leisure facilities, community facilities and employment uses. These are listed below:

Tesco Express	0.2 Miles
Vets Surgery	0.1 Miles
Emmanuel Parish Church	0.5 Miles
Wilthorpe Primary School	0.6 Miles
Gawber Primary School	0.8 Miles
Dental Surgery	0.4 Miles
Huddersfield Road Post Office	0.4 Miles
ALDI Supermarket	0.9m Miles

2.3 Public Transport

The site is well served by public transport. The nearest bus stops are located on Wilthorpe Road adjacent to the site served by several buses operating on a 10 minute frequency during the day, providing access to the South Yorkshire Core Bus Network.

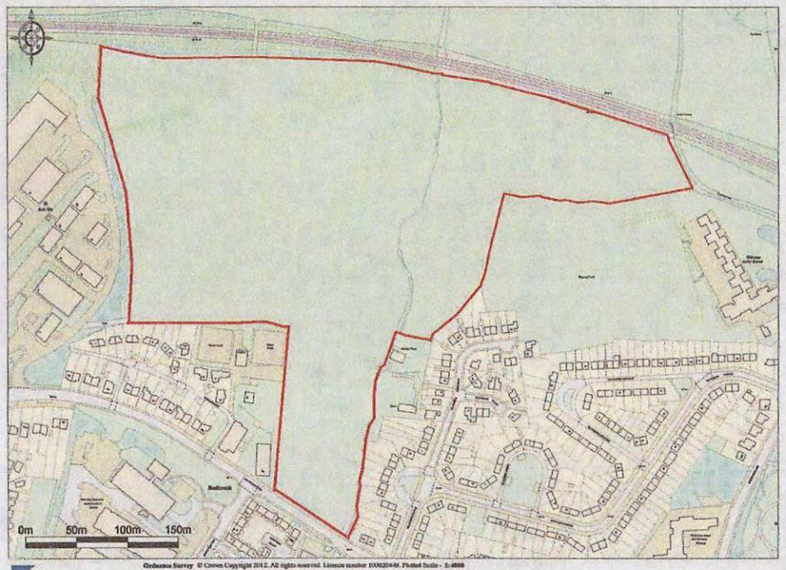


Figure 3: Location of the site

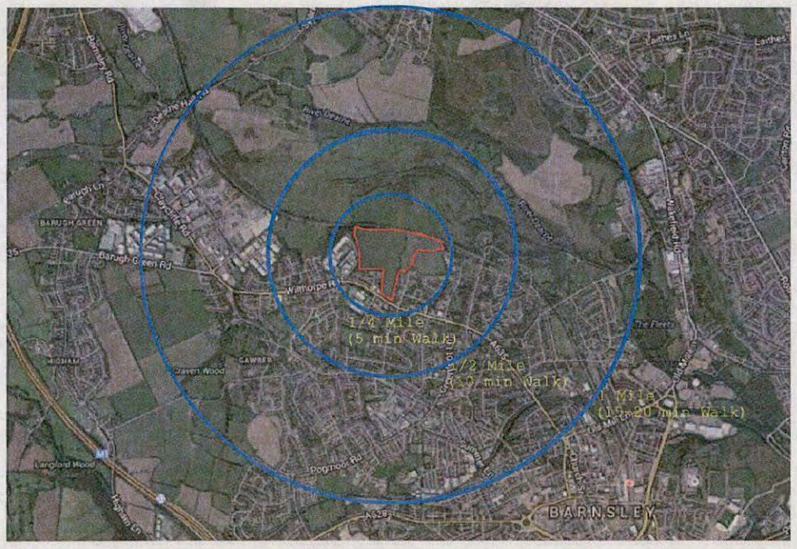


Figure 4: Amenity Proximity

2. Location of The Site and Context

2.4 Context / Character Assessment

The site sits in an area of Barnsley known as Wilthorpe. Wilthorpe is located 1 mile to the north of Barnsley Town Centre alongside the A635. The area is a mix of residential and industrial uses, with some supporting retail alongside main through routes.

Wilthorpe is an area of Barnsley with mixed building character, with predominantly post war terraced and semi detached housing in the estates which are accessed from the A365 on both sides. The predominant building material for dwellings is red brick with concrete tile.

There are a number of modern industrial premises located within Redbrook Business Park to the west of the site.

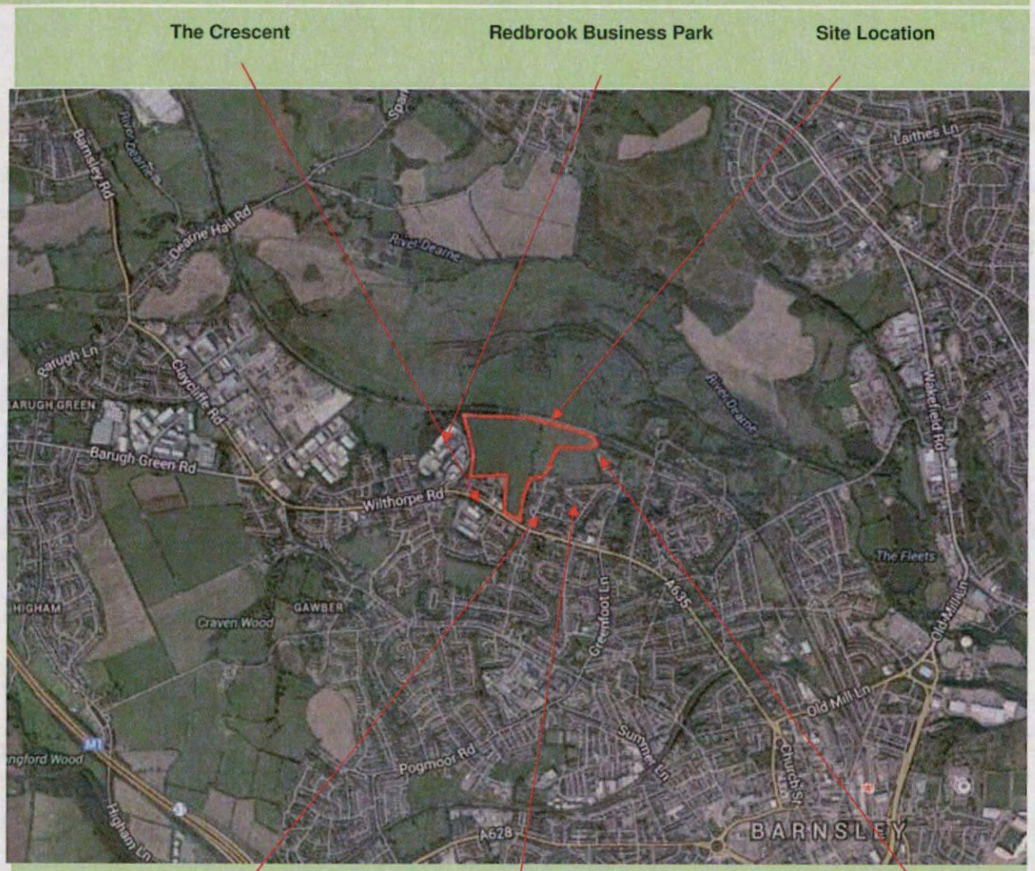


Figure 5: Site context

3. Character

3.1 Surrounding Development & Character Overview

Wilthorpe Avenue & Surrounding Streets
This area is a post war housing development consisting of terraced and semi detached red brick properties.

Characteristic features are a mix of detached and semi houses of consistent eaves and ridge heights, set back from the street behind moderate front gardens and a continuous built frontage. Parking is mainly off street on private drives. Red brick is the primary building material.

The Crescent
There are a number of bungalows and semi detached properties of varying design and style located along The Crescent. Material, and finish for the bungalows vary, but the two storey properties are rendered.

Redbrook View
Opposite the site entrance sits a modern two storey residential care home. Unlike the rest of the buildings in the area this is of a buff brick construction with red brick heads and cils. The building dominates the road frontage in this location





Figures 6-7:Wilthorpe Avenue and Wilthorpe Crescent





Figure 8-9: The Crescent





Figures 10-11: Redbrook View

4. Technical Information

4.1 Planning Policy Designations

The southern part of the site is currently identified within the Unitary Development Plan (UDP) as Safeguarded Land/Urban Land to Remain Undeveloped. The northern part of the site is allocated as Urban Greenspace.

The UDP was adopted in 1999. Following the 1st year of the adoption of the National Planning Policy Framework (NPPF), Development Plan Documents from Council's which are yet to adopt an up to date Local Plan are considered to be out of date and the NPPF is to carry more weight. The NPPF carries a presumption in favour of sustainable development.

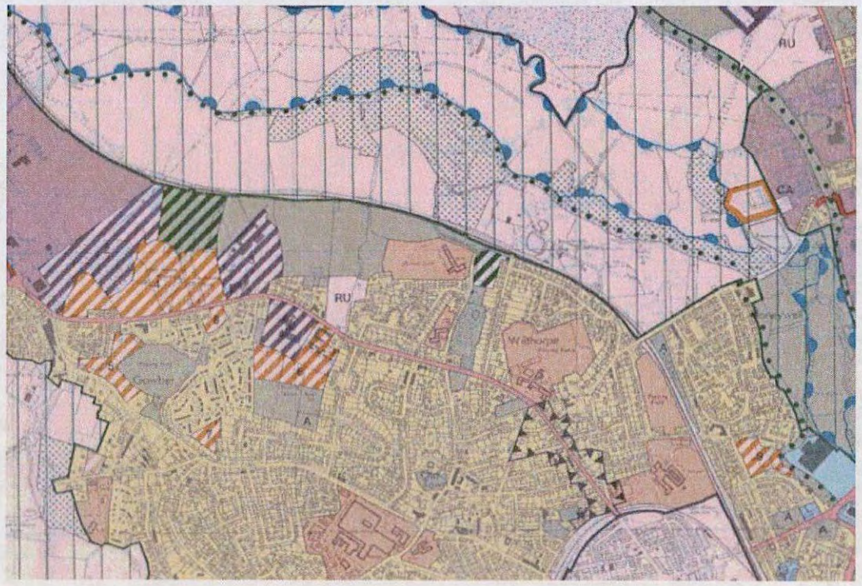


Figure 12 : UDP Allocation Map

4.2 Statutory Designations

The site is located in Flood Zone 1. This zone comprises land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

There are no trees on site with a Tree Preservation Order (TPO).

The site is not within an Air Quality Management Area (AQMA).

The site is in a Coal Mining referral area and the results of the coal mining search are contained in the Ground Investigation Report (Sirius).

There are no Listed Buildings on site or within its immediate vicinity. The site does not sit within a Conservation Area.

4.3 Planning History

There is no planning history relevant to the residential development of the site.

4. Technical Information

4.4 Ecology
Evidence from the site surveys indicate that much of the site is of negligible ecological value. However, the central watercourse, boundary hedgerows, adjacent plantation and fringing areas of tall ruderal and rough grassland areas are considered to be of low local ecological value.

The Phase 1 Ecology Report that accompanies the application includes a section on recommended mitigation. The suggested measures will be included in landscaping proposals.

4.5 Topography
The site falls from Wilthorpe Road on the southern edge (at approximately 94.5m AOD) to the north east. There is a particularly sharp drop of circa 3m from the road into the site.

Along the larger northern section the site slopes downwards from a central point to the west and east. The northern boundary with the railway line sees the low point of the site, 66.4m AOD at its lowest point adjacent to the beck which runs through the middle of the site.

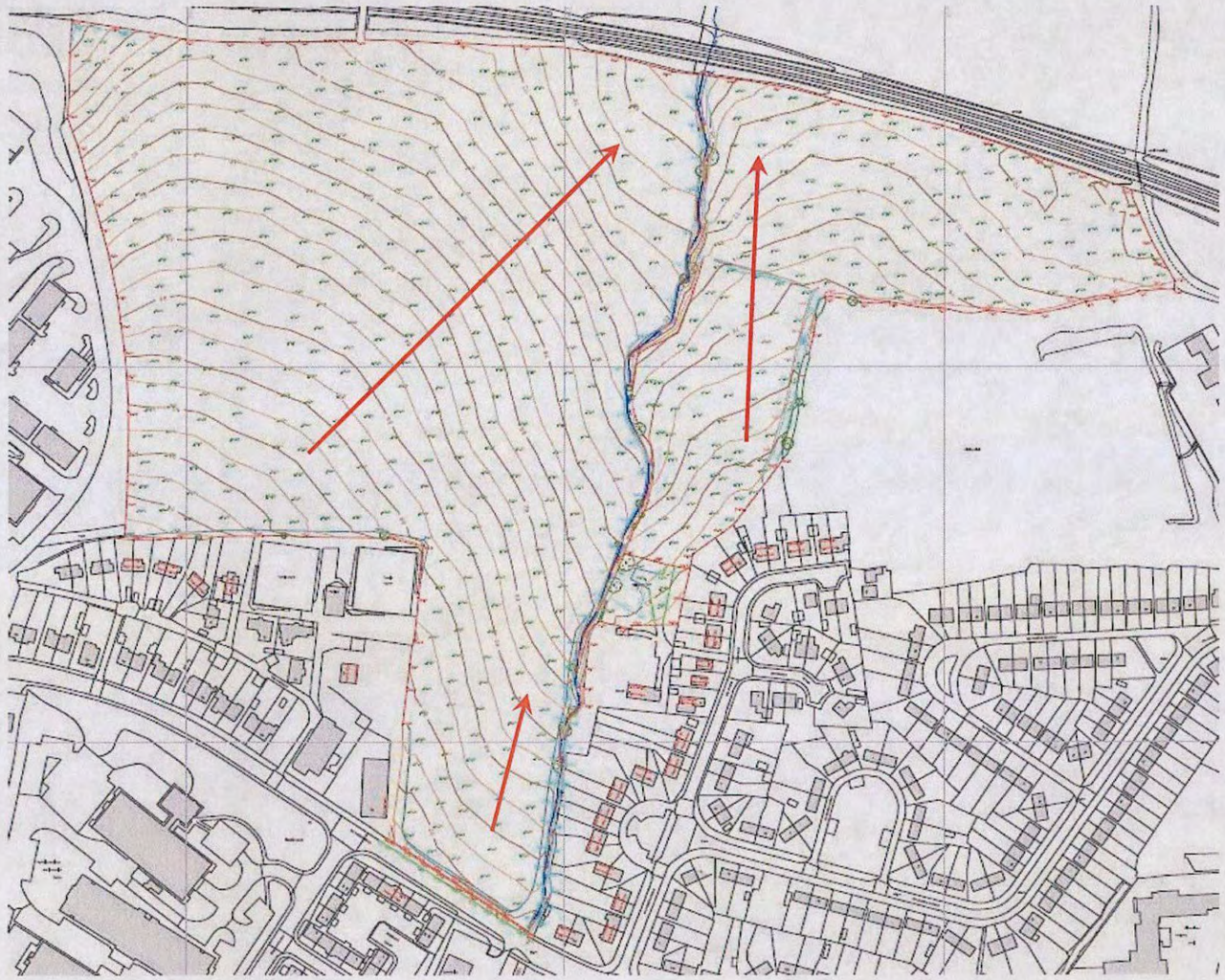


Figure 13: Topographical Survey

5. Landscape

5.1 Landscape Appraisal

The site is currently in agricultural use and is therefore a greenfield, located to the north of Barnsley. It forms a green wedge within a built up area. The UDP identifies the site as "Urban Land to Remain Undeveloped", with the purpose of this designation being that sites covered by this allocation will need to be reviewed to meet future development needs through a revised plan (such as the new Local Plan the Council are currently in the process of preparing).

The Core Strategy confirms that Urban Barnsley is a key focus for development and housing delivery. The application proposals will therefore contribute to meeting this aim. The Emerging Development Sites and Policies (DSAP) DPD identify the application site as suitable and sustainable for housing and proposes that it is allocated for this purpose.

The 2012 DSAP Consultation Plan outlines the policy vision to retain a minimum area of 4ha along the north of the site, which has been incorporated into the design. In addition the landscaping has incorporated a Multi Use Games Area (MUGA) in the north eastern corner of the site.



Figure 14: Landscape Masterplan

6. Access

6.1 Highways
The A635 Wilthorpe Road is a single carriageway road with footways to both sides. The carriageway width along the site frontage is approximately 9.3m.

6.2 Existing Site Access
The site currently can only be accessed privately via Wilthorpe Farm Road. There is no public access to the site.

6.3 Proposed Site Entrance
Vehicular access to the site is proposed from A635 Wilthorpe Road where a 5.5m road with 2m footpaths to both sides will be extended into the development. This entrance will be the main point of access for the whole site via a new junction with ghost island access point from Wilthorpe Road. The road will form a loop within the site thereby providing future residents with a choice of route from within the site.

6.4 Wilthorpe Road Access
The main access to the development will be by way of a new priority junction onto Wilthorpe Road. Wilthorpe Road is subject to a 30mph speed limit at the site frontage. An emergency access point from Redbrook Business Park will also be provided at the western end of the site.



Figure 15: New access into site

6. Access

6.5 Pedestrian Access

The proposed site will provide good accessibility by public transport to a wide range of local services, facilities and employment opportunities. As such it delivers a highly sustainable location which accords with both local and national planning policy guidance.

The residential design guide "Manual for Streets" (MfS) advises that "walkable neighbourhoods are typically characterised by having a range of facilities within ten minutes (up to about 800m) walking distance of residential areas…" (ref para 4.4.1).

There are a number of facilities located within a ten minute walk of the site Vets 4 Pets, a Post Office and a Tesco Express.

Most of the roads within the vicinity of the site have footways to both sides of the carriageway that pass by or near to the site. These are generally of good condition and are lit.

A public footpath runs along the north eastern edge of the site, providing access to north of the railway line.

6.6 Public Transport Accessibility

The site is well served by 4 bus services with a minimum overall frequency of 7 buses per hour during the day from Monday to Saturday with routes extending from Barnsley and Wakefield.

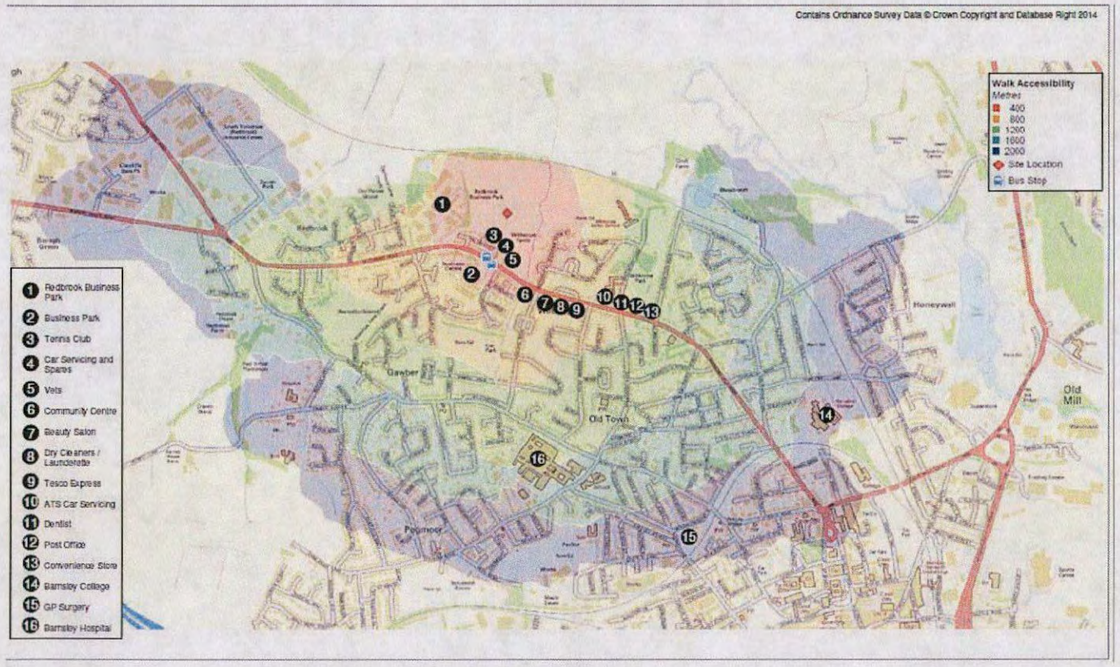


Figure 16: Walk accessibility plan

7. Design Policy and Guidance

Policy	Policy Detail	Analysis
CSP2	Development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation and how it is located and designed to withstand long term impacts of climate change.	A Fabric First approach will be taken. As highlighted throughout this document the site is in a very sustainable location. Persimmon Homes PLC operate a number of key objectives which all employees work towards, and that are assessed regularly. With regard to construction these include: •Minimising on site waste. •Using the right materials and sourcing sustainability •Reducing energy use •Minimising our carbon emissions •Managing ecology and biodiversity
CSP14	Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.	The design team have incorporated a varied mixture of housing deign and tenures within the development. The proposed house types will provide housing for different needs within the local community for their residential needs. An on site contribution of affordable homes has been provided at 15% through 2 bedroom houses and 2 bedroom apartments.
CSP29	Overarching design policy requiring development proposals to make a positive contribution to the character and local environment of their location which contribute towards creating attractive sustainable and successful neighbourhoods.	The site provides a quality setting for the development. The introduction of built form would not intrude on the existing local character. The scheme proposals include the provision of 4ha open space to the north of the development. These areas will provide for new planting. A traditional residential layout is proposed providing housing for cross market needs, such as those of first time buyers and families. A range of 2, 3, 4 and 5 bedroom properties are provided across a mix of apartments, detached, semi-detached and terraced properties. The mix of dwellings was carefully considered to avoid creating social tension.
CSP35	New public open space should respect local distinctiveness and historical and cultural heritage and provide opportunities to enhance biodiversity and landscape character It should provide attractive environments where people want to live, work, learn, play, visit and invest whilst meeting the environmental, social and economic needs of communities across the borough and the wider City Regions. Open space should enhance the quality of life for present and future residents and visitors	The site provides 4ha of public open space which will be linked to existing footpaths at the north eastern corner of the site for members of the local areas to use. The size of the space and the addition of a multi use games area will encourage a wide range of activities within the space.
CSP42	Green space is an important green infrastructure asset which is essential for sporting and other social activities and helps improve the quality of life and living conditions in towns and contribute to tackling climate change, obesity and improving health and well being. They should generally be kept and not built on. In areas where there are not enough green spaces we will not allow development that would result in any further loss unless a suitable replacement facility is provided nearby.	The high retention of green space on the site which will now be available for public, rather than owned privately, will be beneficial to Barnsley's green infrastructure.