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Ref	Date	Description	Notes
A	30/08/18	Layout amended following pre-app meeting with planners	JMB
B	04/12/18	Layout amended to accommodate existing ecological features	JMB
C	14/01/19	Layout amended to accommodate highway planning requirements	JMB
D	20/01/19	Plot 24-42 amended to address public consultation comments	JMB
E	04/03/20	Plot 11-12 redesign: dormer bungalow added, plot 44-47	JMB
F	28/01/21	Plot 12-40 redesigned: dormer bungalow added on plot 44-47	JMB
G	12/12/21	Refining features added, layout redrawn	JMB
H	04/12/21	Refining features redesigned, layout amended	JMB
J	09/12/21	Landscaping to plot 11-12 amended	JMB
K	11/01/22	Refining features & layout amended	JMB



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scale: 1:500 drawn by: JMB date: June 18'

Project: Land off Goldthorpe Road, Goldthorpe, Barnsley

Drawing: Site Layout

Drawing Number	GT/SK-01	Revision	K
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Design & Access Statement for Goldthorpe Road, Goldthorpe.

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Introduction

In accordance with National Planning Practice Guidance, and as the application proposals constitute major development, this Design and Access Statement has been prepared in order to:

- explain the design principles and concepts that have been applied to the proposed development; and*
- demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.*

Prior to developing the masterplan of the development, the characteristics of the application site and its wider setting were considered and have informed the evolution of the design throughout the planning application process.

The Statement also sets out the proposed approach to access and how relevant Local Plan policies have been taken into account. As the proposals have been subject to public consultation, there have been amendments made to the development proposals following responses from Local Authority Officers and consultation from local residents. Additional information on that consultation is set out in the Statement of Community Involvement which accompanies the planning application submission.

Site Description

The application site is located within the town of Goldthorpe, a Principal Town within the district of Barnsley. The application site is located on the eastern edge of the urban area of Goldthorpe with both the Dearnside Leisure Centre and The Dearne Advanced Learning Centre to the south of the site.

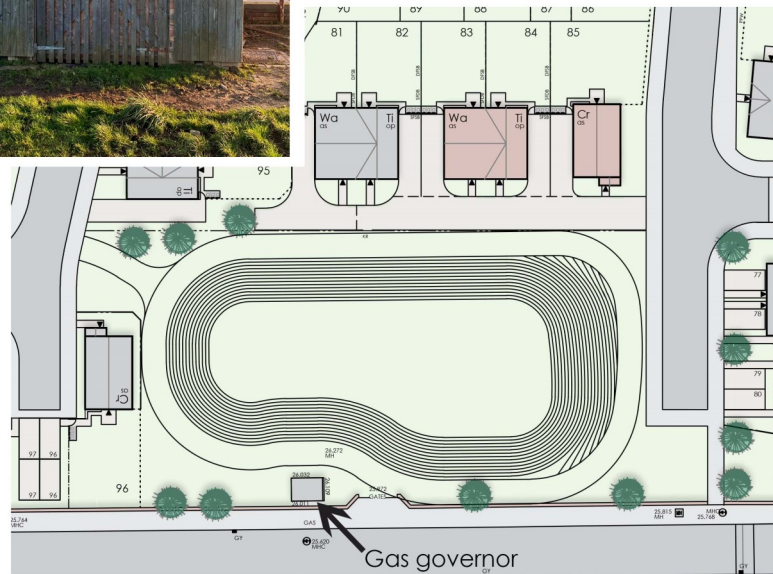
The site itself is currently vacant, with it formerly having been occupied in part by the Buxton Arms Public House, The Dearne High School and a detached bungalow.

The public house was demolished in February 2004.

The school was demolished circa 2010. The bungalow has been demolished having been previously burnt out by vandals. Figure 1 below indicates the formerly occupied appearance of the site before the demolition of the School, Public House and Bungalow.



The site is bound by residential built form to the north, the Dearne Advanced Learning Centre to the south, Goldthorpe Road to the west and open fields to the east. The topography of the site is relatively flat but has a prevailing fall from north to south, from 35.6 mAOD to 26.0 mAOD at an average gradient of 1 in 22.



The southern section of the site is primarily formed of scrubland on the site of the former Dearne High School. The northern part of the site is made up of taller vegetation and scrub. The entire site is currently secured by fencing. A selection of photos follow which show how the site has become overgrown.

There is an existing structure located on the Southern boundary (see images) which has recently been identified as a Gas governor that has to be retained.

As noted in the accompanying submissions, the site is not at significant risk of flooding from any source and is within the Flood Zone 1. However, infiltration type Sustainable urban Drainage Systems (SuDS) such as soakaways are not viable due to the presence of deep made ground and impermeable ground causing slow infiltration rates. However we are proposing an onsite balancing feature.

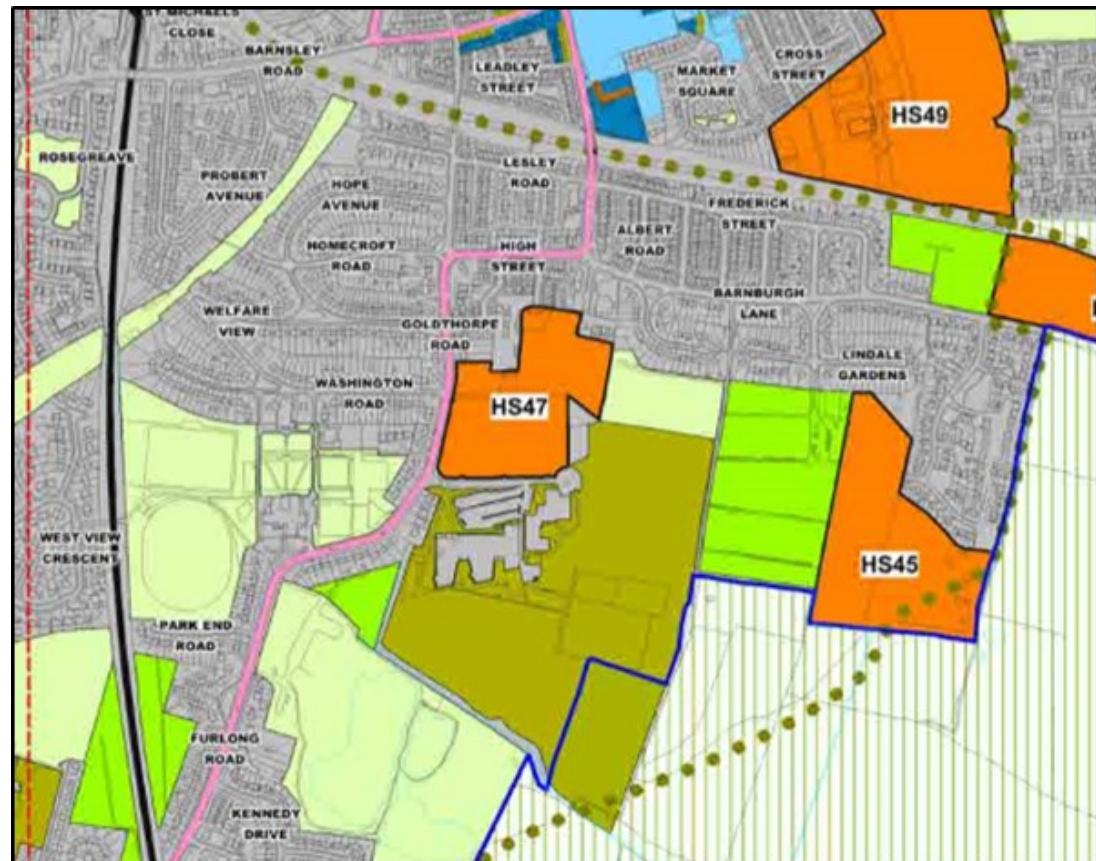


Use

The application proposals are for a wholly residential redevelopment of the brownfield site.

The application site comprises land allocated in the Local Plan under Policy HS47 for an indicative total of 88 dwellings as well as land to the east which falls within the urban fabric of Goldthorpe and is without specific allocation. The proposals subject of this planning application would bring forward the development of the allocation and a wider, sustainable, area of land which is appropriate for residential development. The site clearly forms part of the five year housing land supply for Barnsey MBC.

Given the site is allocated for housing development, the principle of residential development must be considered appropriate and is in accordance with Policy SD1 of the Barnsley Local Plan.



Amount

The total area of the site is 3.39 Ha (8.38 acres). Of this area, the housing allocation HS47 covers 2.79 Ha (7.89 acres) of land and was anticipated as accommodating 88 residential dwellings under the Local Plan. The additional 0.6 ha (1.49 acres) accommodates 21 dwellings which is considered an efficient use of the additional land available for redevelopment at this time.

The application site makes provision for a formal area of public open space (POS) with play equipment with an area of 0.214 Ha (0.53 acres), an area of open space encompassing the semi improved grassland with an area of 0.214 Ha (0.53 acres) and an area of informal open space including the balancing feature (which will be planted with wild flowers) with an area of 0.242 Ha (0.598 acres). This is indicated in the plan below identifying the public open space in green and the developable area in red.

The POS requirement is 15% and we are providing slightly more than that without including the informal open space at the site frontage.

This gives a nett developable area of 2.723Ha (6.728 acres), we have 109 units on the scheme which equates to a density of 40.04 units/Ha (16.20 units/acre).



Amount

The proposed development comprises a mix of 2, 3 and 4 bedroom dwellings of varying styles (including bungalows), which is considered to contribute to the mix of dwellings already present within Goldthorpe.

		Buxton Arms, Goldthorpe							
		Reference	House Type	Type	Beds			Nos	
		DB	Bungalow	Bungalow	3			8	
		Ab	Abney	Semi/Town	2			13	
		Cu	Curbar	Semi/Town	3			16	
		Ho	Hopton	Semi/Town	3			13	
		Ha	Hathersage	Semi/Town	3			10	
		Wa	Wardlow	Semi/Town	3			17	
		Ti	Tideswell	Semi/Town	3			17	
		Cr	Cromford	Detached	3			8	
		Do	Doveridge	Detached	4			5	
		Bi	Birchover	Detached	4			1	
		Ts	Tissington	Detached	4			1	
								109	

This also meets the requirements of Policy H6 of the Local Plan which seeks a broad mix of house size, type and tenure to help create mixed and balanced communities. The density of 40 dwellings per hectare net expected in Urban Barnsley and Principal Towns is met, while the development also accords with the regeneration objectives of Policy H8 of the Local Plan which identifies Goldthorpe as a lower value housing sub market in which a range of housing market regeneration programmes will be supported in order to revitalise neighbourhoods and communities.

Layout

The criteria under which developments will be approved are set out in Local Plan Policy GD1. These have been considered in the evolution of the layout of the residential scheme. Along with Officer comments and responses to the public consultation event, these have been used as a checklist by which to inform changes to the layout. A summary of these amendments are as follows:

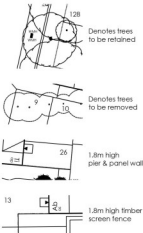
- No significant adverse effect on the living conditions and residential amenity of existing and future residents will be had as a result of the proposals. Improvements have been made to the relationship with existing properties by reorientation of Plots 39– 43 with the inclusion of dormer bungalows on plots 40 –43 to improve the privacy afforded to residents on Hall Street;
- Residential redevelopment of the site will be compatible with neighbouring land uses and will not prejudice the current or future use of the neighbouring land. The proximity of the site to the schools to the south is not unique for an urban environment and is a similar relationship to that which the former school had with other surrounding residential properties;
- The development of a wider area of land being taken forward in this application takes the opportunity for efficient use of developing this urban land;
- Landscaping to provide a high-quality setting for buildings is incorporated within the layout to retain existing trees around the perimeter of the site where possible. The landscaping scheme includes appropriate features that will protect and improve the character of the local landscape;
- Following detailed assessment of the ecological value of the site, semi-improved grassland along the eastern boundary of the site will be retained as the habitat of higher value. This is included in the site layout and provides a sense of transition from the residential development proposed on the application site to the open space to the east and playing fields to the south east. This assists in mitigating and minimising the adverse impact of the development while following a design rationale in the layout; and
- Safe and appropriate access to the site and throughout the proposed development has been provided and vehicle tracked to demonstrate appropriate vehicular and pedestrian links to the wider community.

The layout has been subject to variation and evolution on the basis of comments received at the pre-application stage of the proposal to the submissions now subject of this application. The previous iterations are shown on the following plans and demonstrates how the evolution of the design has been informed by these comments. .

Buxton Arms, Goldthorpe

Reference	House Type	Type	Beds	Nos
Ab	Abney	Semi/Town	2	27
Cu	Curbar	Semi/Town	3	24
Ho	Hopton	Semi/Town	3	14
Ha	Hathersage	Semi/Town	3	20
Wa	Wardlow	Semi/Town	3	17
Ti	Tideswell	Semi/Town	3	17
Cr	Cromford	Detached	3	4
Bi	Birchover	Detached	4	1
Do	Doveridge	Detached	4	3
Ts	Tissington	Detached	4	1

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The first concept scheme had 2 separate areas of POS , one formal adjacent to the road serving the Academy and one informal at the top of the site.



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Drawing: Site Layout

Drawing Number: GT/SK-01 Revision

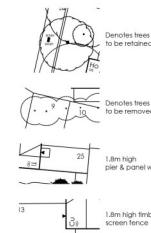
Buxton Arms, Goldthorpe

Reference	House Type	Type	Beds	Nos
Ab	Abney	Semi/Town	2	22
Cu	Curbar	Semi/Town	3	22
Ho	Hopton	Semi/Town	3	19
Ha	Hathersage	Semi/Town	3	12
Wa	Wardlow	Semi/Town	3	18
Ti	Tideswell	Semi/Town	3	18
Cr	Cromford	Detached	3	5
Do	Doveridge	Detached	4	3
Bi	Birchover	Detached	4	1
Ts	Tissington	Detached	4	1



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rev: 30/06/18
A: Layout amended following pre-app meeting with planners



The revised scheme built on the concept by addressing a number of layout / highway issues. Also a formal play area was added to the lower POS and a footway link added through the top POS allowing access through the development along the desire line for access to the village centre in one direction and the Academy in the other.



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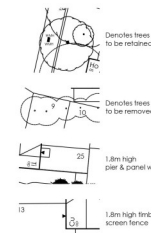
Drawing: Site Layout

Drawing Number: GT/SK-01 Revision: A



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rev	date	amendment	initials
A	30/06/18	Layout amended following pre-app meeting with planners	JMB
B	04/12/18	Layout amended to accommodate existing ecological features.	JMB



Following discussions regarding ecological features with BMBC the scheme was redesign. The top POS has been relocated to encompass the onsite ecological features and is directly adjacent to an existing area of BMBC POS to the East.



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Drawing Number: GT/SK-01 Revision B



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A	30/06/18	Layout amended following pre-app meeting with planners	JMB
B	04/12/18	Layout amended to accommodate existing ecological features.	JMB
C	14/01/19	Layout amended to accommodate highway/ planners comments.	JMB



Denotes trees to be retained



Denotes trees to be removed



1.8m high pier & panel wall



1.8m high timber screen fence

Having re-consulted with BMBC, this layout incorporates comments raised by highways



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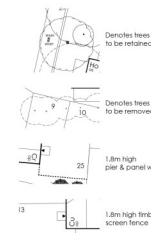
Drawing Number: GT/SK-01 Revision: C



The application layout incorporates changes to plots 43-47 following comments raised through the public consultation.

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A	30/06/18	Layout amended following pre-app meeting with planners	JMB
B	04/12/18	Layout amended to accommodate existing ecological features.	JMB
C	14/01/19	Layout amended to accommodate highway/ planners comments.	JMB
D	22/03/19	Plots 43-46 amended to address public consultation comments.	JMB



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