



NEWETT
HOMES



LAND TO THE EAST OF
DODWORTH GREEN ROAD

DESIGN & ACCESS STATEMENT

MAY 2022

ABOUT US

Renowned for creating impressive luxury new homes in hand-picked locations across Yorkshire. Newett Homes builds luxury new homes that people will love for a lifetime.

Every Newett Homes residence combines traditional detailing with contemporary design, innovative architecture with skilled craftsmanship – supported by our highly trained staff to create luxurious homes built to the highest of standards.

“We don’t build houses - we create homes where families of all shapes and sizes can find their happily ever after. Our exquisite homes will become the backdrop for your future treasured memories...of first steps, of golden years and every ordinary and extraordinary day in between.”

WILL NEWETT, MANAGING DIRECTOR

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INTRODUCTION



PURPOSE OF STATEMENT

- 1.1 This report has been produced by Highstone Land & Planning Ltd. on behalf of Newett Homes and supports the Full Application to provide 50 new homes located at land off Green Road, Dodworth.
- 1.2 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("the DMPO"), which sets out the requirement for certain planning applications to be accompanied by a Design and Access Statement.
- 1.3 The DMPO further confirms that the role of the Design and Access Statement is to illustrate the design process which has guided the development, in particular to demonstrate the steps taken to appraise the context of the development and how the design takes that context into account. This approach is endorsed by the National Planning Policy Framework (NPPF).
- 1.4 This statement has been produced to accompany the full planning application and should be read in conjunction with the following reports:
- Plans and Details – Newett Homes;
 - Planning Case Report – Johnson Mowat;
 - Heritage Statement – MB Heritage;
 - Preliminary Ecological Appraisal Report – Whitcher Wildlife;
 - Arboricultural Report – JCA;
 - Energy Report – Award Energy;
 - Flood Risk Assessment – OEC; and
 - Transport Statement – Andrew Moseley Associates.
- 1.5 This statement follows the detailed requirements of the DMPO, which states that a design and access statement must:
- “(a) explain the design principles and concepts that have been applied to the development
 - (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
 - (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
 - (e) explain how any specific issues, which might affect access to the development have been addressed.”

SITE LOCATION

- 1.6 The subject site consists of an irregular parcel of land to the east of Dodworth Green Road, Dodworth. The site is naturally divided by an unnamed watercourse, splitting the site into northern and southern parcels.



Figure 1: Site Location Plan

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SITE & CONTEXT



SITE DESCRIPTION

- 2.1 The site measures approximately 1.86 hectares (1.9 Ha which includes the Fieldhouse property) in size and is made up of irregular shaped fields, split by a small watercourse running through the centre of the site. The site includes some mature trees and scrub vegetation to the boundaries and along the watercourse. Groundcover consists of semi-improved grassland. The site also comprises some private garden land which is being incorporated into the design proposals. The site is undulating in nature with sloping landform creating a shallow valley either side of the watercourse.
- 2.2 In respect of vehicular access, a section along Green Road has been identified as a suitable location for vehicular and pedestrian access. This will involve the removal of some trees and the part demolition of the existing wall.
- 2.3 The boundaries of the site comprise of a mixture of treatments. On the northernmost boundary, a combination of existing private gardens, residential properties and mature trees are found. There is no firm boundary in this location which will be addressed through the design proposals. The easternmost boundary consists of rear gardens associated to Low View, Chatsworth Rise and Strafford Walk. These private boundaries are varied and include some timber fencing and vegetation within the site. The southern boundary is characterised by the mature belt of deciduous trees. Beyond this is an existing public footpath. The trees will be retained as part of the proposals to respect the local character and setting. The western boundary includes the gables and rear gardens associated with the properties at Chantry Orchards. This boundary again includes an area of private garden and mature trees and scrub. A stone wall separates the north-western section of the site from Green Road.



Photo of Proposed Access Point Along Green Road (Google Streetview)

2.4 The local site surroundings are described below:

- To the north lies residential properties with large private gardens which are accessed from Green Road. Beyond this is the local centre of Dodworth along the B6099. This street includes a variety of facilities including chemist, public house, cafés and convenience stores;
- To the east lies residential properties associated with the wider settlement;
- To the south lies a watercourse, public footpath, allotment gardens and the local countryside known as Dodworth Green and Dodworth Bottom;
- To the west is Dodworth Green Road offering direct link to the high street, the Travellers Inn pub and further residential properties associated with the southern area of Dodworth.

2.5 In summary, the site comprises a modest-sized parcel of agricultural land and private gardens which is split by a small watercourse. The site is surrounded to the north, east and west by residential properties, and is physically contained by trees, scrub and built form. The southern boundary is defined by mature deciduous trees forming a strong defensible boundary to the local countryside to the south. The proposed development of the site for residential purposes is in-keeping with its context, by utilising a site that is already surrounded to three sides by existing residential development.



Photo 1: View towards properties to the north east of the site



Photo 2: View of existing homes at Chantry Orchards



Figure 2: Site Context Plan



Photo 3: View from within the site towards south eastern corner



Photo 4: View from within site towards south western corner



Photo 5: View from within the site towards properties at Chantry Orchards

LOCAL FACILITIES AND SERVICES

2.6 The local area includes a variety of local facilities and services as highlighted at Figure 3.

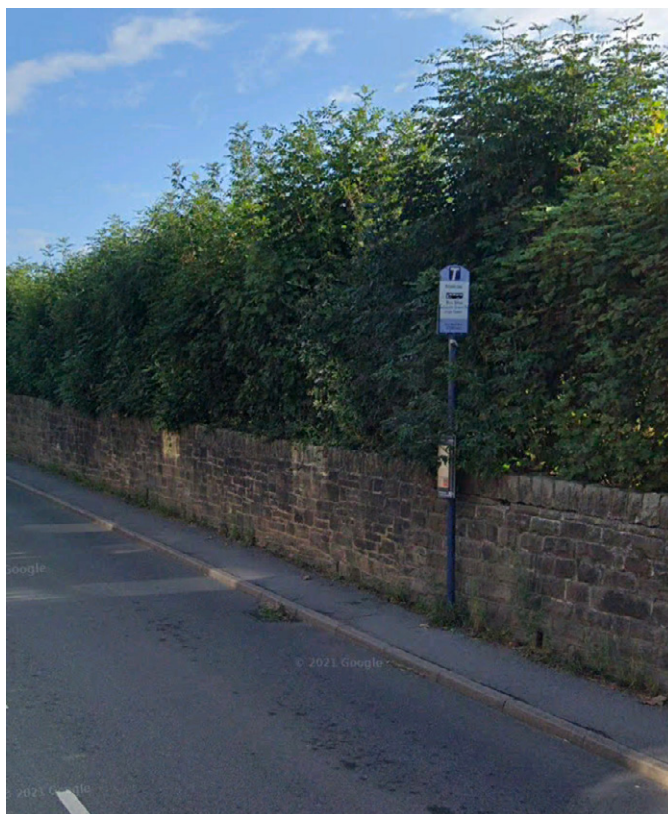
2.7 Local facilities include:

- Travellers Inn;
- Dodworth Library;
- The Co-op Food;
- Cohens Chemist;
- Dodworth Medical Centre;
- Dodworth Police Station;
- Dodworth Methodist Church;
- St John The Baptist C of E Church;
- Dodworth Central Social Club;
- Thornley Arms (Public House);
- Hardware Store (Screwfix);
- Pet Care Store;
- Dodworth Miners Welfare (Sports Club);
- Health Club and Spa;
- Keresforth Primary School;
- Care Homes; and
- Various cafés and take-aways.

2.8 A network of Public Rights of Way are closely located to the proposed site, offering links to enjoy the wider landscape (shown at Figure 3).

2.9 In terms of transport services, the closest bus stop is situated approximately 80m to the north of the proposed site access. This stop provides regular buses to Penistone and Barnsley.

2.10 Dodworth Railway Station is situated approximately 500m from the proposed site. This equates to a 7 minute walk. From here, people can access Sheffield and Huddersfield with connecting services to the rest of the UK.



Bus stop located to the north of the proposed site access



Dodworth Library



Figure 3: Facilities Plan

LOCAL CHARACTER & VERNACULAR

- 2.11 A study of the existing character and vernacular styles has provided the development team with a valuable understanding of the surrounding local area. This has allowed Newett Homes to select a materials palette that celebrates the positive features found within Dodworth to ensure that the new development creates a harmonious and sensitive scheme within the settlement.
- 2.12 In summary, the area includes an eclectic mixture of materials and features which contribute to the overall character. A combination of buff brick and stone is dominant with occasional examples of red brick providing distinctive contrast. White UPVC windows, some with window bars are prominent but again, some examples of grey and timber effect windows can be seen. Occurrences of stone heads and cills can be found across the local area. Chimneys are typical on older properties while more contemporary examples are without.





PLANNING POLICY CONTEXT

NATIONAL PLANNING POLICY

- 2.13 The development proposals have been formulated with due regard to the policies that make up the statutory Development Plan, and supplementary guidance together with the relevant local policies.
- 2.14 Government guidance in the form of the National Planning Policy Framework (NPPF) states that there is a presumption in favour of sustainable development.
- 2.15 The Government also places high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, providing detailed advice at Section 12: Achieving well-designed places. The contribution that good design makes to sustainable development is set out in paragraph 126, as follows:
- “The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”*
- (Para. 126, NPPF 2021)*
- 2.16 Paragraph 130 of the NPPF states that with regard to design planning policy and decision making should ensure that developments;
- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c. are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

PLANNING PRACTICE GUIDANCE

2.17 The NPPF is accompanied by the on-line Government resource Planning Practice Guidance (PPG). The Design: Process and Tools PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality; and
- Effective community engagement on design.

2.18 Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well-designed places and the role that early engagement can play in this.

“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage”

(para. 001, PPG, ID: 26-001-20191001, October 2019)

LOCAL PLAN

2.19 A Planning Case Report has been produced by Johnson Mowat on behalf of Newett Homes. The following information includes a summary and the design specific Policies within the Barnsley Local Plan (January 2019):

2.20 The Barnsley Local Plan (BLP) was adopted by Full Council on 3 January 2019. The BLP replaced the Barnsley Core Strategy and Unitary Development Plan.

2.21 The BLP, Section 2 Vision and Objectives sets out that to meet its objectives it will enable the delivery of at least 21,546 homes.

2.22 Policy H1 sets out that the Council will seek to achieve the completion of at least 21,536 net additional homes between 2014 and 2033. Para 9.1 sets out a target of 1,134 dwellings per annum. A significant proportion of housing delivery is focused within the Urban Barnsley area as detailed in Policy H2 where a total of 9,070 new homes are proposed between 2014 and 2033 which is 43% of the overall supply for the district.

2.23 Policy H6 relates to housing mix and the efficient use of land. The policy seeks an appropriate mix of house type, size and tenure, together with a target density of 40 dwellings per hectare in Urban Barnsley. The policy does support lower densities where they are necessary for character and appearance, need, viability or sustainable design.

2.24 Policy H7 relates to affordable housing and sets out that developments of 15 or more dwellings will be expected to provide affordable housing. It sets out that 30% affordable housing will be expected in Dodworth, unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.

2.25 Policy T3 relates to new development and sustainable travel and expects new development to:-

- “Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists;
- Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document;
- Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate having regard for cross boundary local authority liaison; and
- Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate having regard for cross boundary local authority liaison. Travel plans will be secured through a planning obligation or a planning condition.”

2.26 Policy T4 relates to new development and transport safety. It requires development to have safe and secure access for all road users.

2.27 Policy D1 relates to high quality design and place making. The policy sets out the design principles and a checklist of design considerations for development proposal to consider.

2.28 Policy CC1 seeks to reduce the causes of and adapt to the future impacts of climate change.

2.29 Policy CC2 ensure sustainable design and construction is at the heart of new development in Barnsley, with a focus on minimising resource and energy consumption.

2.30 Policy CC4 requires SuDS to manage surface water drainage unless SuDS are inappropriate. The policy sets out that detailed planning applications must be supported by a detailed drainage plan and SuDS design statement.

PLANNING HISTORY

- 2.31 The Application Site has an in-depth planning history relating to residential development. These are set out below under the relevant headings:
- 2008/1688 – Residential Development including means of access (Outline)
- 2.32 An Outline application was submitted on 3rd November 2008 for the residential development of 12no. detached dwelling, including the demolition of one dwelling. At that time, garden land was deemed to be brownfield in PPS3 and the application debate was centred on the case that this was a brownfield site.
- 2.33 The application was refused 12th February 2009, on grounds relating to the greenfield use of the site and lack of need of housing. The decision was appealed on 5th March 2009 and subsequently allowed on 30th July 2009; however a subsequent Reserved Matters application was not forthcoming and the planning permission therefore lapsed
- 2012/0162 – Residential development including means of access (Outline)
- 2.34 An Outline application was submitted on 16th February 2012 for the residential development of 51no. residential units. On 16th May 2012 the Council informed the applicant that they could not support the proposals due to highways and trees, and urged the applicant to withdraw the application. Subsequently, the application was withdrawn on 16th May 2012 in order for the outstanding issues to be addressed.
- 2012/0797 – Erection of 51 no dwellings (Outline)
- 2.35 As indicated by the withdrawal of application ref. 2012/0162, a re-submission application was submitted on 9th July 2012 for a scheme which sought to address the earlier issues raised. This application was approved on 28th March 2013; however a subsequent Reserved Matters application was not forthcoming and the planning permission therefore lapsed.
- 2016/0268 – Residential development including means of access (Outline)
- 2.36 The most recent planning application for residential development was submitted on 16th March 2016, and sought approval for 51no. dwellings on the application site. This application was approved on 4th April 2018; however a subsequent Reserved Matters application was not forthcoming and the planning permission therefore lapsed.
- 2.37 The planning history demonstrates that the principle of residential development has been accepted within this sustainable location with no technical constraints which would prevent the development of the site.

BUILT HERITAGE

- 2.38 A Built Heritage Statement has been prepared by M B Heritage on behalf of Newett Homes Ltd. This report sets out an assessment of the potential impacts upon the historic environment arising from proposals for the residential development.
- 2.39 The statement draws upon the research and findings of the previously submitted Archaeological Desk-Based Assessment (2008) which referenced primary and secondary sources including:
- South Yorkshire Archaeology Service Sites and Monuments Record (SMR);
 - Barnsley Local Studies and Archives Service;
 - National Monuments Record (NMR);
 - Web sources, including the Archaeological Data Service, Heritage Gateway and South; and
 - Yorkshire Timescape websites.
- 2.40 The assessment confirms the conclusions arrived at within the previously submitted heritage assessments in that no significant impacts are identified upon the significance, within setting, of the Traveller's Inn, a grade II listed building. This conclusion has been previously accepted by the local planning authority in its consideration of previous outline planning applications.
- 2.41 The statement concludes that the proposals do not conflict with Framework policy or the statutory duty set out within the 1990 Act. Permission can therefore be brought forward consistent with the statutory duty and with the provisions of Policy HE1 of the adopted Local Plan.



The Travellers Inn (Grade II Listed Building)