



**Nathaniel Lichfield
& Partners**

Planning. Design. Economics.

Wellthorne Lane, Inbirchworth,

Design and Access Statement

KeyLand Developments Ltd

February 2014

50277/JG/AOD

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1.0

Introduction

1.1

This Design and Access Statement (DAS) has been prepared by Nathaniel Lichfield & Partners (NLP) on behalf of KeyLand Developments Ltd in support of an application for full planning permission for the erection of 13 detached dwelling houses at Wellthorne Lane, Ingbirchworth.

1.2

This Statement sets out the design principles which have been applied to ensure that this proposal respects and contributes to the existing built environment of the area; meets the Council's objectives in relation to the future design and development of the site; protects the residential amenity of existing residents on Wellthorne Lane; and creates an attractive and safe living environment for future residents.

1.3

This Design and Access Statement has been prepared having regard to the requirements of the *Town and Country Planning (Development Management Procedure) (England) Order 2010 (As Amended 2013)* which require that a DAS should explain:

1. The design principles and concepts that have been applied to a proposed development; and
2. How issues relating to access have been addressed.

1.4

This Design and Access Statement should be read alongside the supporting planning submission and comprises the following sections:

- Section 1: Policy Context;
- Section 2: Understanding Context;
- Section 3: Design Objectives;
- Section 4: Concept Development;
- Section 5: Conclusion; and
- Appendix 1: Building for Life Assessment.



2.0

Planning Policy Context

2.1

The NPPF attaches significant weight to the importance of high standards of design. It notes that design has a fundamental role in creating sustainable and attractive built environments.

2.2

Paragraph 58 of the NPPF stipulates that amongst other things planning policies, as well as planning conditions, should seek to ensure that developments:

- Are well resolved;
- Establish a strong sense of place;
- Optimise the development potential of the site;
- Create safe and accessible living environments; and
- Are visually attractive.

2.3

Similarly, paragraph 60 notes that whilst high-quality architecture of individual buildings is important in creating attractive and sustainable communities, design must go beyond purely aesthetic considerations to include connections between places and people.

2.4

In keeping with the above design objectives, this proposal presents a scheme which has been carefully considered, echoes the fundamentals of local vernacular design and which will create a strong sense of place for future residents.

Development Plan

2.5

The Statutory Development Plan for Barnsley comprises:

- 1 The Barnsley Local Development Framework Core Strategy (2011); and
- 2 Saved Policies of the Barnsley Unitary Development Plan (UDP) (2000).

2.6

Other material considerations include:

- 1 Development Sites and Places Consultation Draft (September 2012); and
- 2 Designing New Housing Development (2012).

Barnsley Core Strategy

2.7

The Barnsley Core Strategy was adopted in September 2011 and has replaced a number of the Policies from the Barnsley UDP.

2.8

Those of particular relevance to the design of this development, and which have directly influenced this development, include:

- CSP 2 Sustainable Construction;
- CSP 3 Sustainable Drainage System;

- CSP 9 The Number of New Homes to be Built;
- CSP 10 The Distribution of New Homes;
- CSP 14 Housing Mix and Efficient Use of Land
- CSP 26 New Development and Highway Improvement; and
- CSP 29 Design.

Barnsley UDP

- 2.9 The Barnsley UDP was adopted in 2000. Although this document was only intended to cover the period 1986 – 2001, a number of its policies remain in place today, in the form of saved policies.
- 2.10 Although significant time has passed since these policies were first introduced, they remain part of the Barnsley Development Plan and will continue to do so until such time as further progress has been made with the LDF. That said, many of the Barnsley UDP design policies, have already been replaced by those Core Strategy policies listed above.
- 2.11 The application site is identified on the *UDP Proposals Map* as Safeguarded Land. Safeguarded Land is land which is identified as a potential future location for development, but which is expected to maintain its existing use for the life of the plan, until such time as the plan is reviewed and an alternative development use identified.
- 2.12 This review is currently underway in the form of the *Emerging Local Development Framework: Development Sites and Policies* and is discussed in detail below.

Emerging Local Development Framework: Development Sites and Policies DPD

- 2.13 The *Development Sites and Policies Draft DPD* is one of the documents that, when complete, will form part of the Local Development Framework. The Draft DPD allocates several sites across the Borough (including that of the application site), for future residential development.
- 2.14 The plan notes that Barnsley is experiencing a trend towards larger, high-value home. As a consequence, the Council seeks to develop the areas within the rural western parts of the Borough as a place in which high to middle income earners chose to live. *The Development Sites and Places Plan* is one of the ways in which the Council seeks to achieve this, encouraging the provision of 'larger, low density, high value housing'. These houses are those which fall in the top housing market bands (i.e. £250,000 or more).
- 2.15 The Draft DPD identifies the significant majority of the application site, plus an additional area of land to the south-east of the site (namely a 610sqm area/ part of the cluster of trees to the south) for low-density housing under Policy LD9.



2.16

This south-eastern corner of the allocation site has purposefully been omitted from this proposal, instead choosing to retain these trees in-situ and to include a small area (740sqm) of vacant Green Belt to the south-west, adjacent to Annat Royd Lane. This design approach is considered to be a much more considered design response, in that it develops a small isolated area of the Green Belt which is already severed from the wider Green Belt by the reservoir to the south and which contributes little in terms of visual or recreational amenity to retain a large cluster of trees which provide an important natural screen between the Green Belt and the Wellthorne Lane residential area.

2.17

Policy LD9 encourages the development of this site for low density residential purposes, recommending that the site support a residential scheme of up to 18 dwellings (which equates to a density of approximately 20 dwellings per hectare). It also identifies the site as a 'Phase 1' development, meaning that it can be released at any time during the plan period. As noted above, this proposal comprises 13 detached family homes as opposed to 18 homes. A decision was taken to provide 13 large family homes as opposed to 18 homes for the following reasons:

- As noted above, the Council recognises that there is a shortfall in larger, high-value homes within the rural western parts of the Borough. Providing 18 smaller as opposed to 13 larger dwellings would not of met this shortfall;
- The provision of 13 as opposed to 18 dwellings also allows for a more sympathetic design response. Here, dwellings can be generously spaced in a more sensitive low-density layout; generous landscaping can be introduced across the site; and dwellings can be appropriately set back from sensitive boundaries. The same high-quality design response would not have been achievable with a larger number of dwellings.

2.18

This proposal is consistent with the objectives of Policy LD9 and the Council's preferred 'larger, low-density, high-value housing' vision for the site.

Supplementary Planning Documents

Designing New Housing Development (2012)

This document was adopted in March 2012. It builds upon the design objectives set out in the Core Strategy.

This document identifies 19 'design principles' to be applied when considering an application for residential development within Barnsley.

This proposal is wholly consistent with each of the 19 design principles set out within this document.



3.0

Site Context

Surroundings

3.1

This section of the report identifies the physical characteristics of the surrounding area (i.e. the sites context). 'Context' relates to the physical, social and economic characteristics of the area, together with the planning policy context – namely the policies and guidance that affects and shapes the development of the site.

3.2

The application site is located in the village of Inbircworth, approximately 13 km west of Barnsley town centre. The village has a rural setting and is surrounded by the Green Belt.

3.3

The application site lies to the north-western edge of the village, immediately west of the existing residential area of Wellthorne Lane.

3.4

The site benefits from good transport links, being less than 400m from the closest bus stop and the A629 (Huddersfield Road/Penistone Road), both of which provide the site with direct and convenient access to the nearby urban areas of Sheffield, Barnsley and Penistone.

3.5

The characteristics of Wellthorne Lane can be summarised as follows:

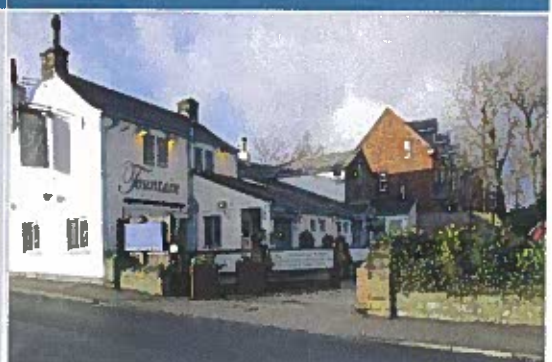
- A largely residential area, with stand-alone commercial, retail and recreational uses dispersed throughout;
- Buildings heights of between one and three storeys;
- Traditional building materials, comprising predominately of natural stone and slate roof tiles
- Combination of detached and semi-detached houses with L-Shaped gable returns on the front elevations.

Photos 1 and 2 - Examples of Existing Built Form on Wellthorne Lane

Photo 1 - Existing Residential Development to the North-East

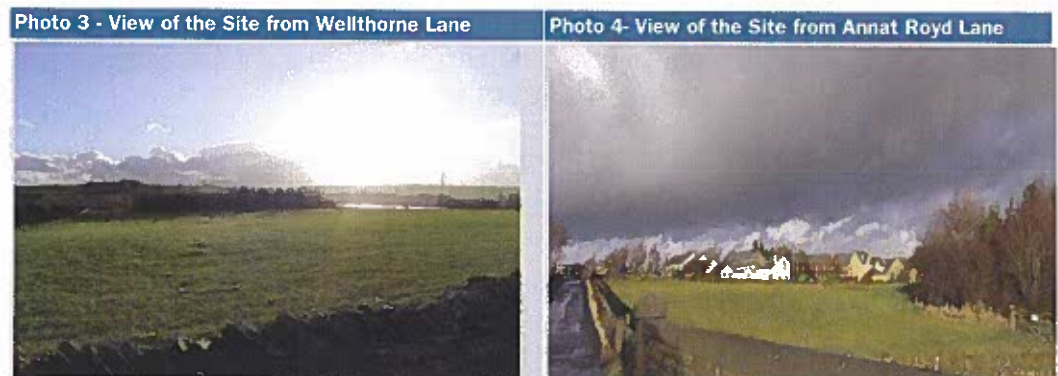


Photo 2 - The Fountain Inn to the north



Site

- 3.6 The application site covers an area of 0.9 hectares and comprises improved neutral grassland which is currently used for pasture and silage and the adjoining layby on Wellthorne Lane, where a number of minor road improvements are proposed.
- 3.7 The site's immediate boundaries are described as follows:
- **Northern Boundary:** The site is bounded to the immediate north by Wellthorne Lane, a single lane carriageway travelling in an east-west direction between Annat Royd Lane and Huddersfield Road. Over recent years, Wellthorne Lane has developed as one of Ingbirchworth's principal residential areas and the focus of many of the village's community facilities including the local shop, local pub/hotel, and local playing pitches.
 - **Western Boundary:** The site is bounded to the immediate west by Annat Royd Lane, a single lane carriageway travelling in a north-south direction between Wellthorne Lane and Mill Lane. Beyond this lies Ingbirchworth Reservoir.
 - **Southern Boundary:** The site is bounded to the immediate south by a woodland/ agricultural land. A clean water treatment works lies further to the south of the area of woodland, with an overflow channel running west to east to the south of the woodland.
 - **Eastern Boundary:** The site is bounded to the immediate east by the rear gardens of No 33 Wellthorne Lane and No's 1 to 4 Summer Ford Croft. The dwellings are each single storey stone houses which are detached in nature.
- 3.8 Vehicular access is currently available from a single agricultural access point on the south-west corner of the site, via Annat Royd Lane.
- 3.9 The site is generally level, although there is a gentle slope falling from north to south. A dry stone wall runs along the north, east and western boundaries of the site, whilst a post and wire fence defines the southern boundary. An overhead power cable also runs adjacent to the eastern part of the northern boundary of the site.
- 3.10 Two informal lay-bys exist on Wellthorne Lane adjacent to the northern boundary of the site. These lay-bys are used by dog walkers and ramblers visiting the surrounding countryside.
- 3.11 The majority of the site is identified as safeguarded land, with the exception of the south-west corner which lies within the Green Belt.

**Photos 3 and 4 – View of the Site from Wellthorne Lane and Annat Royd Lane**

Opportunities and Constraints

Table 1 below identifies the opportunities presented by the site and confirms how this proposal has responded to the opportunities and constraints presented.

Table 1: Opportunities and Constraints

Opportunities	Constraints
Visual Containment – Both the cluster of trees to the south and Annat Royd Lane to the west, act as a physical barrier between the site and the adjoining Green Belt and screen views of the site from the surrounding area. The proximity of the site to the existing built up area also allows the development to read as a natural continuation of the existing urban area.	Sensitive Residential Interface to the East – The site's proximity to Summer Ford Croft acts as both an opportunity and constraint. This proposal has responded to this constraint by setting all proposed dwellings back from the site's eastern boundary, omitting habitable room windows in the eastern elevation of dwelling 1 and introducing additional screening on the site's eastern boundary.
Site Size – The site's size means that much needed housing can be supported in the low-density format envisaged in the Council's Development Sites and Policies Plan.	Green Belt- The configuration of the green belt boundary presents a design challenge for the site. Following the existing allocation/green belt boundary would result in the loss of natural screening to the immediate south and open the site up to the adjoining greenbelt. To prevent this, the attached layout proposes a slightly altered future Green Belt boundary which allows the existing vegetation to the south to be maintained. In doing so, it provides a greater separation distance between the proposed dwellings and No. 5 Summer Ford Croft.
Readily Connect to Existing Pedestrian and Vehicle Connects – The site's immediate proximity to Inbircworth, means that it can readily connect to existing pedestrian and vehicular networks and services serving the Village.	

3.12

The plan below provides a visual interpretation of the above opportunities and constraints.

Figure 1: Opportunities and Constraints Plan





4.0 **Concept Development**

Sketch Concept Plan

- 4.1 Following a review of the opportunities and constraints presented by the site and its surrounds, the design team drafted a concept sketch (Figure 2 below) which was issued to BMBC via email and later discussed at a pre-application meeting on 19 September 2013.
- 4.2 This concept sketch was in-keeping with the Council's vision for the site, in that it delivered a low-density scheme comprising of executive style houses; was sympathetic to the existing character of the area; and minimised views of the site from the surrounding landscape.
- 4.3 This scheme, in particular its layout and the design of the proposed dwellings, were well received by Planning and Highways Officers.
- 4.4 Officers also provided a number of design suggestions, which have since been incorporated in to the final design presented in this application. These recommendations included:
- The retention of the existing dry stone walls;
 - The inclusion of additional high-quality soft landscaping on the northern and eastern boundaries;
 - Careful consideration of the southern boundary treatments so as to provide a suitable interface to the Green Belt;
 - The utilisation of block paving and shared surfaces to improve the appearance of driveways;
 - Active frontage to adjoining roadside boundaries;
 - Restriction of the number of vehicle access to a single vehicular access point on Wellthorne Lane;
 - Sufficient on-site car parking to be provided.

The Fountain

WELLTHORNE LANE

ANNEX ROAD

10000 WELLTHORNE LANE

Key Land

Proposed

4.5

The revised layout (shown below in Figure 3) was later presented to members of the local community during a public consultation event on 30 January.

P10



Community Consultation

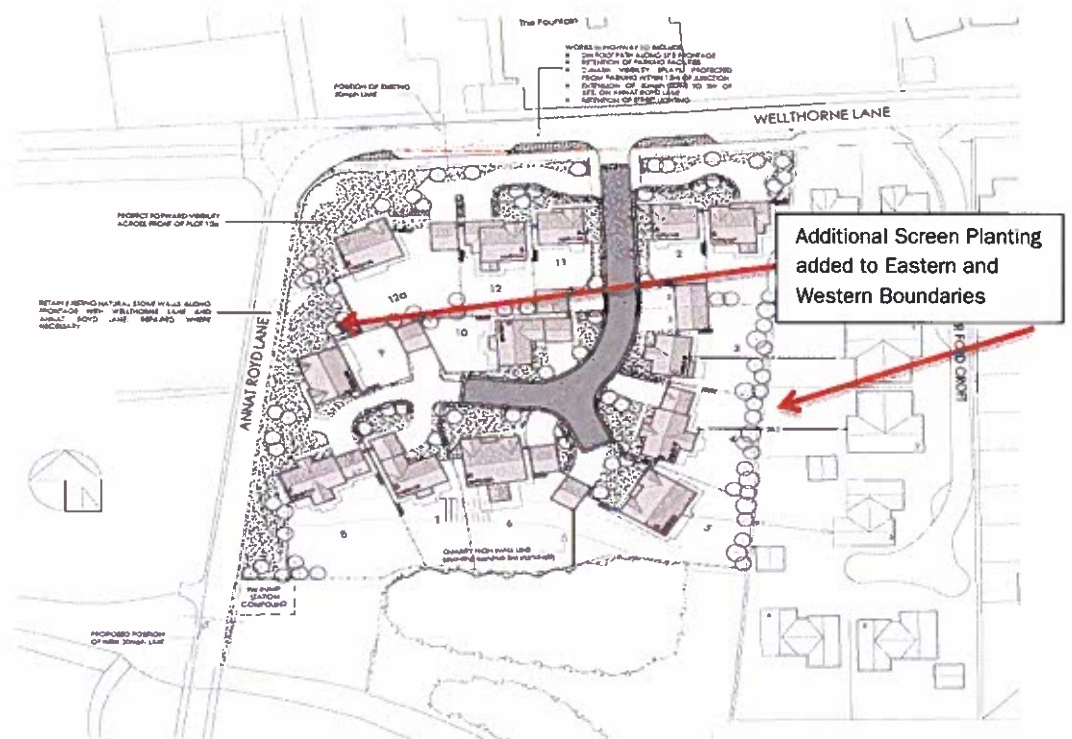
- 4.6 A public consultation event was held in The Fountain Inn, Inbircworth on 30 January 2014, from 3pm to 7pm.
- 4.7 This event was hosted by representatives of the application team, including KeyLand Developments Ltd, Conroy Brooks Limited, MPJ Design and Nathaniel Lichfield & Partners. The event was an opportunity for the local residents to see the proposal and to share their views on the proposed scheme.
- 4.8 This event was advertised to local residents through a number of means in the weeks leading up to the public consultation event, including:
- Local Media - A newspaper advertisement in the Penistone edition of the Barnsley Chronicle on 24 January;
 - Letter Drop - Letters to adjoining landowners (namely 31 and 33 Wellthorne Lane and 1 to 5 Summer Ford Croft) and the existing agricultural tenant; and
 - Posters – Posters were erected within the local community.
- 4.9 Approximately 40 local residents attended this event, each sharing their feedback on the scheme. Many of the residents agreed the dwellings were of a high-quality and reflected elements of local design. A number of concerns were raised on the likely impacts on the existing sewerage network as well as the impact on the adjoining properties at Summer Ford Croft.
- 4.10 A total of six written representations were received (including one which was received after the event). Again, concerns typically related to the effect the scheme would have on the existing drainage system; the impact the

development would have on the residential amenity of the adjoining properties to the east; and the loss of existing car parking spaces on Wellthorne Lane.

Responding to Feedback

- 4.11 As noted above, the main concerns raised related to:
- The impact on the Residential Amenity of adjoining residents at Summer Ford Croft;
 - The Impact on the Existing Drainage Network; and
 - The loss of the existing Car Parking Spaces on Wellthorne Lane.
- 4.12 The manner in which this application has addressed each of the above matters is discussed in detail hereunder.
- 4.13 Following the public consultation event, the scheme was again modified to include additional natural landscaping along the site's eastern boundary, further screening the existing and proposed dwellings.
- 4.14 This application is supported by a detailed drainage assessment which confirms how foul and surface water will be treated and removed from the site. The sewerage/drainage system has been designed in accordance with engineering advice from Yorkshire Water engineers and ensures that foul and surface water will be appropriately removed from the site.
- 4.15 Although a number of concerns were raised by residents at the public consultation in relation to the loss of some of the informal car parking on Wellthorne Lane, no additional car parking spaces have been added to this final site layout plan. The reason for this decision is that site the maximum number of spaces achievable, without negatively impacting on sight lines for the access point had already been identified.

Figure 4: Final Site Layout Plan (Version 3)





Proposed Development

- 5.1 The proposed development is for 13, two storey detached dwellings, associated landscaping and site works, (including the introduction of a new vehicular access point off Wellthorne Lane).

Layout and Design Response

- 5.2 The submitted site layout plan has been designed to create a high quality, low density residential development.

- 5.3 The following three design objectives have influenced the site layout:

- a. To create a layout which contributes to the transition between the rural area to the west and the existing settlement;
- b. To minimise views of the development from the Green Belt to the south and to the west;
- c. To protect and contribute to the existing residential amenity of the adjoining existing residents at Summer Ford Croft.

Interface with Wellthorne Lane and Annat Royd Lane

- 5.4 The dwellings within the northern section of the site have each been configured towards Wellthorne Lane, continuing the existing street scene at this point. The remaining dwellings on site have each been laid out in a more informal, low-density configuration, with dwellings generously spaced and complemented with intermittent landscaping throughout.

Interface with Summer Ford Croft

- 5.5 The design of the dwellings along the site's eastern boundary have also been carefully considered to prevent overlooking of opposing habitable rooms windows at Summer Ford Croft/ Wellthorne Lane and to protect the existing residential amenity of these residents. In most instances the setbacks actually exceed those recommended by the Council. These setbacks have also been further complemented with the addition of generous boundary planting.

[illegible]

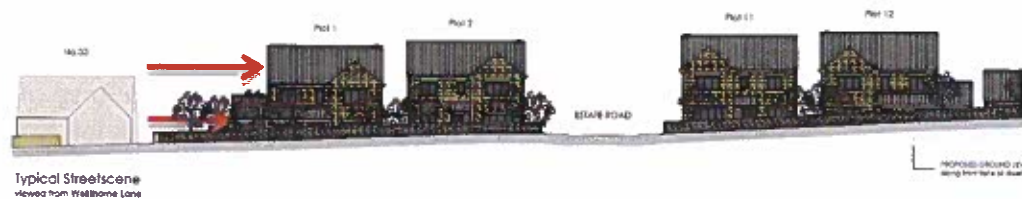
The application proposes the erection of 13 dwelling, or the equivalent to 15 dwellings to the hectare. The number of dwellings proposed, is both in-keeping with character of the area and the low-density envisaged under Policy LD9.

The attached site layout confirms that these dwellings will be laid out in a low-density landscaped setting.

As noted above, Wellthorne Lane is characterised by a combination of one, two and three storey houses.

In-keeping with the existing building heights of this area, this proposal seeks permission for 13 two storey dwellings.

The topography of the site also means that many of these dwellings (in particular those within the north-west of the site next to 31 and 33 Wellthorne Lane) read as between one and one and a half storeys in height when viewed from Wellthorne Lane. The scheme also uses progressive building heights at the point closest to the existing residential dwellings to the east (namely 33 Wellthorne Lane), with the north-eastern corner of dwelling 1 comprising a single storey garage, with the two storey element set back above.

Figure 6 – Proposed Streetscene

Internal Floor Space

- 5.11 Consistent with the Council's requirements for 'executive style dwellings' set out in Policy LD9, this proposal seeks permission for 13 large, detached homes, comprising of between four and five bedrooms.
- 5.12 These dwellings will range between 118 sqm (House Type A) and 229 sqm (House Type H) in size.
- 5.13 The size of each of these dwellings surpasses the minimum internal floor space set out within the South Yorkshire Residential Design Guide.

Materials

- 5.14 As noted above, Wellthorne lane is characterised by traditional building styles, comprising of natural stone, slate roof tiles and vertical fenestration styles.
- 5.15 The proposed dwellings directly reflect these vernacular building styles, proposing high-quality coursed, natural stone finishes with artificial stone head cills and reconstituted slate roof tiles.

Photos 5 & 6 – Existing and Proposed Finishes

Photo 5 – Existing Finishes on Wellthorne Lane



Photo 6- Proposed Finishes (Plot 5)



5.16 Appearance – Streetscene/ Sections

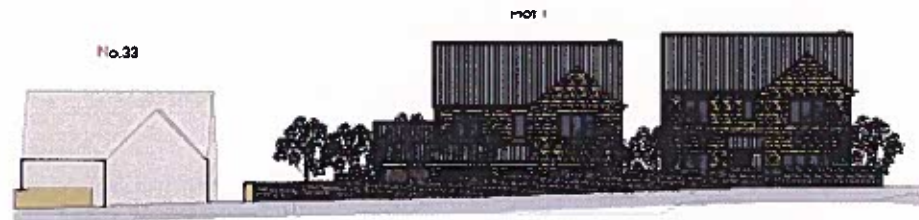
As illustrated in Figure 7 below, this proposal has been designed so that it reads as a seamless continuation of the existing built form along Wellthorne Lane. Design features used, included pitched roof profiles, gable end returns and single storey front porches, similar to those found elsewhere on Wellthorne Lane. The palette of the materials has also been carefully chosen to reflect those already present in the adjoining streetscene, again ensuring the scheme is comfortably absorbed.

What sets this scheme ahead of those elsewhere, is that in addition to comprising high-quality finishes, each dwelling will have its own large private garden and will be set within an attractive landscaped setting.

5.17

Dwellings facing Wellthorne Lane and Annat Royd Lane have also been designed to create active residential frontages. Existing low-lying boundary treatments have been maintained and habitable room windows configured to provide on-going surveillance of these principal frontages. Similarly, the dwellings addressing the internal access road have each been designed to provide continued natural surveillance of this area ensuring it remains safe and attractive for pedestrians, cyclists and motorised alike.

Figure 7 – Proposed Streetscene



5.18

Appearance – Proposed house type

5.19

The images below illustrate the house types which are proposed for the site. As previously outlined, each house will be two storeys in height and will range from 118 sqm to 229 sqm in size.

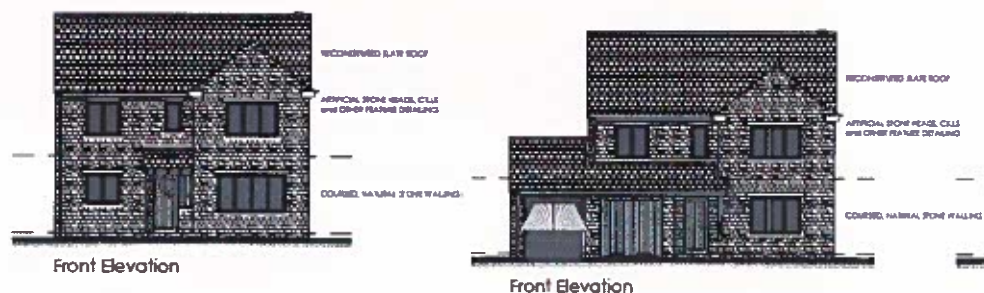
5.20

A total of 8 house types are being proposed, each of which are either four bedroom or five bedroom properties with an associated domestic garage in either an integrated or detached form.

5.21

Each house has been designed with appropriate storage, waste, private amenity and waste facilities.

Figure 8 – Proposed House Types





Landscape

5.22 The attached site layout plan shows indicative landscaping in the following two forms:

- **Boundary Landscaping** – Extensive boundary landscaping is shown along all boundaries. This landscaping will screen the development from surrounding areas and ensure the development sits comfortably within its surroundings.
- **Intermittent Landscaping**– Generous on-site landscaping will also be introduced across the site. Here private gardens will incorporate additional landscaping in the form of trees and planting.

Sustainable Design

5.23 Where possible, energy efficient design techniques will be used. As a minimum each dwelling will be equipped gas fired condensing boilers (minimum efficiency 89%) and PV panels.

5.24 Please refer to the attached Energy Statement for further details on same.



Access

Access Proposals

- 5.25 The site is currently accessed via an agricultural gate on Annat Royd Lane. This entrance is to be retained in-situ. It will be used for access to the pump station and the field beyond.
- 5.26 Vehicular and pedestrian access into the site will be taken from Wellthorne Lane, via a newly constructed entrance point. This entrance point will be located directly opposite The Fountain Inn Public House.
- 5.27 The entrance point will support a 2.4m x 43m visibility splay. It has been designed in accordance with pre-application design advice from the Council's Highway Officers.
- 5.28 This access road will run southwards through the centre of the site. The main carriageway will be surfaced dressed with concrete black paving.
- 5.29 The estate road will terminate within to the west of the site, where the driveways for plot 7, 8 and 9 all diverge to their respective garages.
- 5.30 The drives themselves will be macadam with block edging, making a clear definition between private drives access to the individual dwellings on the site.
- 5.31 In addition to the access point and internal estate road, a number of improvements are also proposed to the existing highway, directly adjoining the site. These improvements include:
- A 2m footpath along site frontage;
 - The formalisation of some car parking on Wellthorne Lane;
 - 2.4x43m visibility splays, protected from parking within 15m of junction;
 - Extension of 30mph zone to south-west of the site, on Annat Royd Lane; and
 - The retention of retention of street lighting.
- 5.32 Each of these improvements ensures that the development (and wider Wellthorne Lane) will remain a safe environment for pedestrians, cyclists and motorists alike.

Transport Links

- 5.33 The site benefits from good public transport links, being approximately 400 metres from the closest bus stop which is located on Huddersfield Road.
- 5.34 This bus stop is served by the 24 and 29 services, providing local residents with direct access to Denby Dale Rail Station, Falledge First School, Upper Denby, Barnsley and Sheffield. C.
- 5.35 Please refer to the attached Transport Statement for further details on traffic and access.



6.0

Conclusion

6.1

This Design and Access Statement has confirmed that this proposal is wholly in-keeping with the Council's vision for the site, in that it proposes a high-quality low-density residential scheme within the medium to higher end price range.

6.2

This Design and Access Statement has also confirmed that the proposal reflects elements of local vernacular design, traditional stone finishes, pitched roof profiles, generous landscaping and low-lying boundary treatments.

6.3

Most importantly, this statement has highlighted that the proposal will sit comfortably within its surroundings, read as a natural continuation of the existing built environment to the east and will remain physically and visually separated from the Green Belt by the mature landscaping to the south and Annat Royd Lane to the east. This proposal has also demonstrated that whilst utilising a small section of the Green Belt for rear gardens for the properties on the south-west corner, this is a more considered design response as it allows for the retention of the existing mature cluster of trees to the south-east corner in-situ and provides a greater separation distance between the development and some of the adjoining properties at Summer Ford Croft.

6.4

This document has also confirmed that the proposed new access point is designed in accordance with the Council's access requirements and will provide a safe and convenient means of entering and exiting the site.

6.5

In conclusion, this high-quality proposal fully accords with the design principles set out in National Planning Policy Framework, the Statutory Development Plan for Barnsley, the Development Sites and Policies Draft DPD and Designing New Housing Development (2012) and should therefore be supported.

**Appendix 01 –
Building For Life Assessment**