

# DESIGN AND ACCESS STATEMENT PLANNING SUPPORTING STATEMENT

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location	Land off Pennine Edge, Crow Edge, Sheffield, S36 4HE.
application	Erection of 5 Detached Dwellings
client/applicant	Mrs S Gunson, Mr H Gunson, Miss M Gunson & Mr R Tweed
job number	23/964
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Ltd  
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# DESIGN AND ACCESS STATEMENT

## LOCATION

The site is located to the north of Pennine Edge Road off the A616 in Crow Edge, Hepworth, approximately 12.3km to the south southeast of Huddersfield town centre at National Grid Reference (NGR) 418715, 404611.

The site is currently laid to grass, with low level vegetation and no existing structures.



The Barnsley Metropolitan Council does not offer any allocation to the land and it is not located within a conservation area although the site is adjacent to the Green Belt.

The impact of the proposals has been assessed by the case officer within the prior outline planning approval and concluded that: *"The site would be screened from the remainder of the Green Belt land due to the existing topography and the development of the site would result in a 'rounding off' of the existing residential development, therefore there would not be any significant impact upon the visual amenity of the Green Belt."*

## **DESCRIPTION**

This site and adjacent site formed part of the Former Pratty Flowers Inn, prior to its redevelopment for residential purposes approx. 2005. The site is currently laid to grass and is accessed via a cul-de-sac off Pennine Edge.

The adjacent residential properties consist of split level 2,3 and 4 storey dwellings. In terraced and semi-detached format with adjacent garage blocks.

To the rear of the site is allocated Green Belt land at a higher level with the boundaries defined by scrub, timber fencing and dry-stone walls. There are two semi-detached properties located adjacent to the proposed access, numbers 12 and 14 Pennine Edge.

The site is located within a small village with a large industrial site to the west and with open countryside to the east. The site is bordered by residential developments to the west, the previous development area.

## **PROPOSALS**

The use of the site will become residential to house 5 new dwellings, from unused grassland.

All following on from the recent outline planning application reference [2023/0076](#).

## **APPEARANCE**

The following materials are proposed:

Walls	-	Coursed natural tumbled stone.
Roof	-	Natural stone slate
Rainwater Goods	-	Upvc guttering & downpipes.
Windows & Doors	-	Upvc windows with composite/Powder Coated Aluminium Doors. All windows and doors to have triple glazed units.

## **MEANS OF ACCESS**

The access will be provided from Pennine Edge, via connection to an existing cul-de-sac, an adopted highway.

The access for this application has been assessed by the Highway authority and deemed to be acceptable for 5 dwellings. It causes no concern and provides adequate parking provision for the proposed new dwellings. This can be corroborated within the case officer report for the prior outline planning approval 2023/0076 under the section titled, '*Highway Safety*'.

## **LAYOUT**

The proposed site plan indicates the layout and relationship to the other adjacent properties.

## **SCALE**

The proposed dwellings have been carefully designed to ensure they sit seamlessly within the site and do not present an overbearing impact on other adjacent properties.

# PLANNING SUPPORTING STATEMENT

## PLANNING HISTORY

- 2003/0015 - (Adjacent site) Residential Development of 8 town houses and 4 apartments – Approved with conditions.
- 2005/1066 - (Adjacent site) Inclusion of 2 additional plots to previously approved site. – Approved with conditions.
- 2006/1907 - Erection of 3 dwellings and garages (outline). - Refused

The reasoning given stated as: *“The application site is allocated as Safeguarded Land within the Council's Unitary Development Plan. Within Safeguarded areas development will be restricted to that necessary for the operation of existing uses. The provision of three houses would not be considered necessary development and would represent over-intrusive development detrimental to the character, openness and amenities of the site and its surroundings. As such the proposal would be contrary to Policy GS10 of the development plan.”*

This land is no longer safeguarded following the adopted Local Plan 2019 and now supersedes any previous plans and land allocations as stated within the case officer report for the outline planning approval on the site.

- 2007/1051 - Erection of two detached dwellings and garages (outline)(Resubmission) – Refused for same reasons as above.
- 2009/0837 - Erection of 1 No. detached bungalow with garage (outline) – Refused for same reasons as above.
- 2011/0037 - Erection of 1 No. underground dwelling – Refused for same reasons as above.
- 2016/0279 - Residential development for 3 dwellings (outline) – Withdrawn
- 2019/0312 - Residential development for 5 dwellings (outline with all matters reserved apart from access) – Approved with conditions.
- 2023/0076 - Outline application for residential development of 5 dwellings with access and layout considered at this stage. Approve with Conditions

Note – All previous refusals were determined based on the site being allocated as safeguarded land historically. However, following the adopted Local Plan 2019, this is no longer applicable which is confirmed within the recent outline planning approval which states:

*“The site is located within an area of Urban Fabric where Local Plan Policies GD1 ‘General Development’ and H4 ‘Residential Development on Small Non-allocated Sites’ apply. These require that development should be compatible with its surroundings. In this case Pennine Edge is predominantly residential and as such the use of this previously developed site for residential uses would be in keeping with the locality. The principle of residential development of the site has been accepted previously with Outline application 2019/0312 and remains acceptable in principle, subject to other material considerations discussed below.*

*Concerns raised by objectors with regard to the previous land allocation cannot be taken into account as the Local Plan was adopted in 2019 and supersedes any previous plans and land allocations.”.*

We contend its important to note the existing adjacent dwellings are 2,3 and 4 storey properties with three storey being the prevalent theme.

## **POLICY DESIGNATION**

The application site is undesignated following the adopted Local Plan 2019, as indicated within this statement.

## **THE PROPOSALS**

This application seeks planning permission for the erection of 5 detached dwellings with associated parking and garage spaces.

The proposed dwellings, sited on the grassland to the north side of Pennine Edge, comprises of 1 No. 3 bed and 4 No. 4-bed traditional detached two & three storey dwellings.

The dwellings have pitched, gabled roofs and would be constructed using coursed natural stone with a natural stone slate roof covering. This we consider appropriate and in-keeping with the other nearby residential properties.

The roofs will have solar to the Southeast elevations to maximise the efficiency of the panels and to provide sustainable energy to the dwellings.

Internally the proposed accommodation of the dwellings comprises of a lounge, a dining/kitchen, a utility room and entrance hall with an accessible W.C on the ground floor with three & four bedrooms respectively, one house bathroom and ensuite on the first floor. It is anticipated that given the outfall of Covid-19 and home working becoming significantly more popular/genuinely required that 2 spaces for study and/or working are provided where possible. games rooms, garden rooms and gym/store spaces are proposed for the lower ground floors of plots two, three, four and five.

The existing highway access point is extended from the existing road return from Pennine Edge currently serving 2 dwellings to the northwest and garage access to the southeast.

Formal garden areas are provided to each property to the front and rear of the plots 1,3,4 and 5 with plot 2 having a formal garden to the front and side of the dwelling.

The frontage is broken up and softened with some low level planting and formal landscaped garden areas.

It is intended that landscaping will include the formation of a new dry-stone faced retaining wall to the northeast boundary. This, whilst being constructed in a sensitive way (dry stone faced) will retain and assist in maintaining the separation from the adjacent Green Belt and provide a habitat for wildlife, insects and mammals.

## ASSESSMENT OF PROPOSALS

The Council has a presumption in favour of sustainable development as outlined in Local Plan Policy LP1 and paragraphs 7-14 in the NPPF. Paragraph 8 in the NPPF states that sustainable development is achieved through economic, social and environmental objectives that include,

*“ensuring that sufficient land of the right types is available in the right places at the right time to support growth; ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations”.....”to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

Paragraph 120 on the NPPF (National Planning Policy Framework) states;

*“120. Planning policies and decisions should*

*d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively”*

Barnsley Local Plan Policy, H4 (Residential Development on Small Non-allocated Sites) states;

*Proposals for residential development on sites below 0.4 hectares (including conversions of existing buildings and creating dwellings above shops) will be allowed where the proposal complies with other relevant policies in the Plan.”.*

The application site is located on land which is unallocated in the Barnsley Local Plan.

The site area (red lined area) extends to 0.166 hectares.

The site is well placed in relation to New Mill, Holmfirth and Penistone town centres which provides all the required local services and amenities.

The site is located within the urban settlement of Crow Edge, with many other residential properties surrounding the site to the South and East.

The site is currently laid to grass and unused and as stated within the case officer report:  
*“The site is located within an area of Urban Fabric where Local Plan Policies GD1 ‘General Development’ and H4 ‘Residential Development on Small Non-allocated Sites’ apply. These require that development should be compatible with its surroundings. In this case Pennine Edge is predominantly residential and as such the use of this previously developed site for residential uses would be in keeping with the locality. The principle of residential development of the site has been accepted previously with Outline application and remains acceptable in principle.”*

## HOUSING SUPPLY

Paragraph 60 in the NPPF (Delivering a sufficient supply of homes) states;

*“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed”*

Paragraph 68 states;

*“.....planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of: a) specific, deliverable sites for years one to five of the plan period”*

The following paragraph, Para.69 states;

*“Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly”*

*This paragraph goes on to state; local planning authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes”*

We contend that this proposal presents a development on a suitable site, that will benefit the local community and provide housing on unassigned land.

### Local Plan Policy

Local Plan Policy D1 (High Quality Design) states:

*“Development is expected to be of high-quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:*

*Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;*

*Views and vistas to key buildings, landmarks, skylines and gateways; and*

*Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.*

*Through its layout and design development should:*

*Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*

*Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*

*Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*

*Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*

*Provide clear and obvious connections to the surrounding street and pedestrian network;*

*Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*

*Promote safe, secure environments and access routes with priority for pedestrians and cyclists;*

*Create clear distinctions between public and private spaces;*

*Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*

*Make the best use of high quality materials;*

*Include a comprehensive and high quality scheme for hard and soft landscaping; and*

*Provide high quality public realm.”*

We contend that the design of the dwellings, specifically considering the materials, is sympathetic in nature, and in keeping with the local character of the street scene in relation to the older stone properties.

Like the neighbouring properties, the proposed dwellings would be in keeping in scale and general size.

Off street parking spaces are afforded to all new dwellings within the proposal with associated garage spaces also to plots 2-5.

We propose to enhance and make good the landscaping, particularly to the North boundary which further offsets any perceived harm on the existing site. The landscaped areas around the site soften the overall appearance of the development from the Pennine Edge roadside view. This also harmonises with other existing boundary treatments found in the local vicinity of the site.

Given the above, we consider, that the proposals are acceptable in relation to design and visual amenity and comply with Local Plan Policy D1, paragraph 130 in the NPPF and the relevant Principles in the South Yorkshire Housebuilders Design Guide SPD.

#### Residential Amenity

Chapter 3 in the Design of Housing Development SPD states; *“ensure adequate levels of privacy are provided/ maintained, to ensure residential development does not result in unacceptable levels of overshadowing or loss of outlook and in order to provide adequate amenity space.”*

Chapter 5 (Internal Space Standards) and Chapter 13 (Landscape Design) in the SPD are also relevant in relation to residential amenity.

This issue has been addressed and assessed within the case officer report for the outline planning approval previously and concluded that: *“The submitted layout plan shows the dwellings set adjacent to the garage blocks and the five new dwellings have been sited comfortably on this plot and meet the minimum separation distances required within the SPD in order to prevent significant overlooking or overshadowing impact of adjacent properties*

*and the proposed dwellings. The indicative floorplans show that 5 dwellings can be sited on the site that would meet the requirements of the Supplementary Planning Document Design of Housing Development and the South Yorkshire Residential Design Guide, in terms of internal and external amenity standards for any future occupiers.”*

Whilst the proposed dwellings are slightly larger privacy between properties has been assessed when preparing the proposals.

Local Plan Policy Poll1 (Pollution Control and Protection) has also been reviewed by the case officer and the outcome states: *“this can be controlled by restrictions on working times to ensure the residents are not adversely affected by noise during the development works in accordance with Local Plan Policy Poll1 Pollution Control and Protection.”*

The proposed dwellings are, as indicated, located adjacent to Pennine Edge on surplus grass land.

The orientation of the proposed dwellings is rotated around the site which we consider to be a good design feature to reduce the impact and massing on the site by effectively utilising the topography. Furthermore the dwellings are oriented and designed to focus views achieved over the Green Belt land to the rear of the properties.

The proposed orientation ensures the outlook of the dwellings, from the principle rooms is maximised and that the proposed Solar will provide a positive benefit with regards to climate change.

In relation to the residential amenity for future occupants, the proposed dwellings benefit from adequate levels of outdoor amenity space. This is relative to the size of the proposed dwellings and the off-street parking spaces. The location of the dwellings provide it with an amicable outlook onto the street, towards Pennine Edge, with the principle rooms enjoying the distant views across sloping fields to the Northeast. The number and location of openings ensures sufficient levels of natural daylight for the proposed properties.

The visual amenity has been assessed within the officer report for the outline planning approval and has concluded that:

*“The dwellings have been designed in order to reflect the style of properties adjacent and would be constructed of matching materials. Whilst the final design of the dwellings is a reserved matter and the elevations are only indicative at this stage, the plans show that any future proposals could be designed to follow the pattern of the existing dwellings on the remainder of the site.”*

*“The site would be screened from the remainder of the Green Belt land due to the existing topography and the development of the site would result in a ‘rounding off’ of the existing residential development, therefore there would not be any significant impact upon the visual amenity of the Green Belt.”*

*“Overall the proposal would have a limited impact on visual amenity and the design and subject to detailed plans being submitted at Reserved Matters stage, the proposals can be designed so that they would comply with Local Plan Policy D1 and the SPD Designing New Housing Developments.”*

We therefore contend that the proposed development complies with Chapters 3, 5 and 13 in the Housebuilders Design Guide SPD, policies D1 and Poll1 in the Local Plan and paragraph 130 in the NPPF.

## Highways and Accessibility Matters/AD Part M

Two off-street parking spaces are proposed each of the proposed dwellings with plots two, three, four and five also having garage space also, plot four being a double garage. This follows the guidance for three and four bed properties in the South Yorkshire Design Guide SPD as stated in the case officer report *“The Highways Officer has no objections to the proposed layout and each dwelling has been provided with sufficient parking spaces of 2 per unit in line with the SPD.”*

Pennine View is a quiet residential cul-de-sac with good visibility in both directions at the site entrance. The addition traffic that will be created by the proposal has been assessed by The Highways section and deemed to be acceptable as the case report states: *“The Highways Section have been consulted and have no objections to the application. Whilst there would be an increase in vehicular movements from the site, paragraph 111 of the NPPF state that “development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.” It is clear that the residual cumulative impact of the proposal could not be classed as severe. Consequently, there are no objections to the proposed development in a highway context, subject to conditions. The proposal is considered acceptable in terms of Highway Safety in accordance with the SPD and Local Plan Policy T4.”*

The application site is located within a sustainable location.

Local services/amenities are all available a short distance away.

The site provides strong transport links to Huddersfield, Barnsley, Sheffield and the M1.

The nearest bus stop to the proposed development is located on the junction between Pennine View and the A616, a very short walk from the proposed site.

The proposed dwellings have been designed to comply with part M of the Building Regulations.

The proposals are therefore considered to be acceptable with regards to access, highway safety matters and sustainability. The proposals therefore accord with the aims in the NPPF paragraph 111, policy T4 in the Local Plan and the relevant guidance in the South Yorkshire Design Guide SPD.

### Drainage/Flood Risk

As the site is located outside of flood zones 2 and 3 it is therefore subjected to part of the policy CC4 and national policy requiring development to be guided towards areas which there is low flood risk. Yorkshire water and the drainage officer assessed the proposals and the site and concluded that, *“the proposal is regarded as being acceptable with regards to flood risk and drainage considerations in accordance with policy CC3 of the Local Plan.”*

The low risk of flood and drainage feasibility has also been affirmed within the Geo-Environmental report that is included as part of this application in section 9.1 *“Overview”*.

## Contaminated Land

A Geotechnical report has been conducted on the site amid concerns over ground contamination and has provided recommendations surrounding any issues that could be present or created by the proposals that will be upheld within the design. Full details of the recommendations can be found within the Phase 2 Geo-Environmental Investigation Report Revision 2 submitted as part of this application.

It is contended given the reduced level dig the contaminated aspect will be automatically dealt with. Properties will be built in accordance with the Building Regulations. It is anticipated that all 5 dwellings will have gas membranes doubling up to for the Damp proof membranes which will protect against any ground gasses/radon.

## **OTHER MATTERS**

### Trees

No trees will be removed as part of the proposals. There are no Tree Preservation orders in close proximity of the site. The existing pollarded alder trees to the boundary will be retained. These can be conditioned with regards to site protection during the construction phase.

### Climate Change

A Climate Change Statement is submitted as part of the application. Climate change mitigation measures have been incorporated into the proposals. These include:

- Smart energy metering
- LED lighting to be installed
- Materials to be sourced locally where possible
- EV charging facilities to be installed to each dwelling
- Soft landscaping within the application site to help minimise surface water run-off
- Solar panels to each dwelling.
- Low water consumption appliances to all properties.

The proposed development would therefore have a positive impact on climate change and accords with Local Plan Policy RE1.

### Ecology

A detailed ecological report has been conducted as part of the previous outline planning approval which has determined that the proposals pose no negative impact on the ecology of the site if conditions and recommendations are adhered to.

The ecology report states that there is 'no negative impact' on the LWS adjacent to the proposed site.

The following assessments were made within the ecological report:

Priority Habitats as listed under the NERC Act 2006 – **No Negative Impact**

Site grassland and scrub damage to habitat – **Low Negative Impact**

Nearby watercourse – **No Negative Impact**

Badger setts & Badger field signs – **None Found – No Negative Impact**

Water voles & Otters – **No negative Impact**

Amphibians & Great Crested Newts – **No Negative Impact**

Roosting bats – **No Negative Impact**

Bat Foraging Value – **Poor, No Negative Impact**

Reptiles – **No Negative Impact**

Hazel Dormouse – **No Negative Impact**

Red Squirrels – **No Negative Impact**

Trees & Scrub Nesting – This would create **No Negative Impact** if vegetation clearance is carried out outside of nesting season

To prevent the free movement of hedgehogs from being obstructed, the fencing and walling boundary treatments of the proposed development are to contain holes at ground level measuring 13 x 13cm to allow hedgehogs to pass through the site.

Bat boxes should not be required due to bats not being present on the site as stated within the associated ecology report. However, Vivara pro woodstone swift boxes will be installed 5m from ground level out of direct sunlight to each dwelling to allow for bird nesting. This again can be conditioned as part of a planning approval.

We contend the above ensures an acceptable level of consideration with regards to biodiversity and therefore complies with policy BIO1 and the Biodiversity/Geological Conservation SPD.

The proposal was deemed 'acceptable', by the case officer in the previous outline planning approval.

## **CONCLUSION**

This full planning application seeks planning consent for the erection of 5 No. detached dwellings with associated parking and garages, following on from the previous/recent outline planning approval for 5 dwellings.

The application includes reports prepared as part of the previous and recent outline application for 5 detached dwellings, copyright/authorisation has been granted to the applicant from the previous applicant/consultants.

The location of the site in the residential area of Crow Edge, on the outskirts of Holmfirth and Penistone provides an excellent opportunity for a sustainable development on this unallocated site.

Outline planning has been approved for the development through application – 2023/0076

We contend there are no significant constraints that would prevent the proposed development in respect of layout, design, residential amenity and highway safety.

We trust the above is deemed acceptable justification to enable the Local Planning Authority to support this planning application.

Should any further information be required please don't hesitate to contact us.

It would be appreciated if you could contact Paul Matthews Architectural Ltd prior to drafting up your recommendation for determination.