

DESIGN AND ACCESS STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT  
LAND ADJACENT 20 WINDHILL DRIVE  
STAINCROSS  
BARNSELEY  
S75 5BL

Building Design Services  
15 Hunters Avenue  
Barnsley  
S70 6PL  
01226 733224

[bdslang@btconnect.com](mailto:bdslang@btconnect.com)

## INTRODUCTION.

Building Design Services have been instructed by Hallroyd Homes Ltd to submit a full Planning Application for the erection of three attached dwellings and parking spaces on land off Windhill Drive, Staincross, Barnsley.

## SITE ASSESSMENT.

### LOCATION

The development site is situated within the well established residential area of Windhill, Staincross, with the close by settlement of Mapplewell with schools, shopping and recreational facilities. The site lies close to the main route between Barnsley and Wakefield and is within commuting distance of both. The site is bounded on two sides by residential properties, a main road frontage and farmland to the southern boundary. A site location plan is shown on drawing no: U/13/1.

### BACKGROUND

The site has recently been disposed of by Barnsley MBC and acquired at auction without the benefit of Planning Consent. The site is currently vacant with parking spaces from a previous use as a community facility. The redevelopment of the site will be in line with surrounding properties mainly local authority owned houses and bungalows.

### MEASURED SURVEY

A detailed topographical survey of the site has been carried out and is attached to the planning application.

### DRAINAGE

The site is served with a foul drain outfall (further investigation is required to ascertain the route). The site also has the benefit of a public 225mm dia foul sewer in Windhill Drive. Surface water drainage will be via soakaways designed in accordance with BRE Digest 365. The site is not within an area subject to flooding and no special precautions are required.

## PLANNING POLICY

The site is within a Housing Policy area and the proposals are appropriate to the surrounding use. The development will accord with relevant policies: PPG12 and Supplementary Planning Guidance 3.

## THE PROPOSALS

The proposals involve the erection of three attached three bedroom houses with parking spaces to the front and private gardens to the rear. Whilst we are able to conform to relevant distances to properties opposite, the rear gardens do not comply with space standards set out in the Supplementary Planning Document, but given the orientation and openness of the southern boundary, sufficient daylighting and privacy can be maintained.

The surrounding properties are a mix of single and two storey predominantly constructed in brickwork with a smaller number of house in render. It is intended to replicate this with introducing rendered areas to the front elevation with similar architectural features. Front gardens will be open fronted with tarmac parking spaces and small lawned areas. Gardens to the rear will be turfed with natural concrete pavings to paths and terraces., rear boundaries in 1m high palisade sw fencing. The rear boundary consists of a small hawthorne hedge which will be trimmed and retained. There is a small ornamental tree to the rear of the site which will not be affected by the development and will be supplemented by additional trees as shown on the site plan.

The site is fairly level and will not present any difficulties in providing full disabled access in accordance with Building Regulations Approved Document Part M and BS 8300 Access for Disabled People. Vehicular access is direct from Windhill Drive and the site can also be served easily by Fire and Refuse vehicles.

## SUSTAINABILITY

The site is located in an existing, established residential community and will provide for Lifetime Homes suitable for either small or medium families. The site is within walking distance to public transport reducing the reliance on personal vehicle usage. The properties will be to Code level 3, Secured by Design and will provide high levels of thermal insulation, energy efficient lighting and low carbon heating.

## CONCLUSION

The proposal to develop the site falls in line with Local Authority Policy guidelines and the current requirement of low cost housing and as such would form an acceptable development.

Signed .....  
Building Design Services

A handwritten signature in black ink, appearing to be 'A. M. J.', written over a dotted line. The signature is cursive and somewhat stylized.

VIEW ALONG WINDHILL DRIVE





Issued by:

The Coal Authority, Property Search Services, 200 Lichfield Lane, Berry Hill, Mansfield, Nottinghamshire, NG18 4RG  
Website: www.groundstability.com Phone: 0845 762 6848 DX 716176 MANSFIELD 5

**BURY & WALKERS LLP SOLICITORS**  
**BRITANNIC HOUSE**  
**REGENT STREET**  
**BARNSELY**  
**SOUTH YORKSHIRE**  
**S70 2EQ**

Our reference: **51000460485001**  
Your reference: **36/ch/1197/355**  
Date of your enquiry: **15 January 2014**  
Date we received your enquiry: **15 January 2014**  
Date of issue: **15 January 2014**

This report is for the property described in the address below and the attached plan.

**Non-Residential Coal Authority Mining Report**

**LAND ADJOINING 20, WINDHILL DRIVE, STAINCROSS, BARNSELY, SOUTH YORKSHIRE, S75 5BL**

This report is based on and limited to the records held by, the Coal Authority, and the Cheshire Brine Subsidence Compensation Board's records, at the time we answer the search.

Coal mining	See comments below
Brine Compensation District	No

**Information from the Coal Authority**

**Underground coal mining**

**Past**

The property is in the likely zone of influence from workings in 10 seams of coal at 40m to 490m depth, and last worked in 1987.

Any ground movement from these coal workings should have stopped by now.

In addition the property is in an area where the Coal Authority believe there is coal at or close to the surface. This coal may have been worked at some time in the past.

**Present**

The property is not in the likely zone of influence of any present underground coal workings.

**Future**

The property is not in an area for which the Coal Authority is determining whether to grant a licence to remove coal using underground methods.

The property is not in an area for which a licence has been granted to remove or otherwise work coal using underground methods.

The property is not in an area that is likely to be affected at the surface from any planned future workings.

However, reserves of coal exist in the local area which could be worked at some time in the future.

No notice of the risk of the land being affected by subsidence has been given under section 46 of the Coal Mining Subsidence Act 1991.

### **Mine entries**

There are no known coal mine entries within, or within 20 metres of, the boundary of the property.

Records may be incomplete. Consequently, there may exist in the local area mine entries of which the Coal Authority has no knowledge.

### **Coal mining geology**

The Authority is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.

### **Opencast coal mining**

#### **Past**

The property is within the boundary of an opencast site from which coal has been removed by opencast methods.

#### **Present**

The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.

#### **Future**

The property is not within 800 metres of the boundary of an opencast site for which the Coal Authority is determining whether to grant a licence to remove coal by opencast methods.

The property is not within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.

### **Coal mining subsidence**

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres, since 31st October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

### **Mine gas**

There is no record of a mine gas emission requiring action by the Coal Authority within the boundary of the property.

### **Hazards related to coal mining**

The property has not been subject to remedial works, by or on behalf of the Authority, under its Emergency Surface Hazard Call Out procedures.

### **Withdrawal of support**

The property is in an area for which a notice of entitlement to withdraw support was published in 1982.

The property is not in an area for which a notice has been given under section 41 of the Coal Industry Act 1994, revoking the entitlement to withdraw support.

### **Working facilities orders**

The property is not in an area for which an Order has been made under the provisions of the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof.

### **Payments to owners of former copyhold land**

The property is not in an area for which a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

### **Comments on Coal Authority information**

In view of the mining circumstances a prudent developer would seek appropriate technical advice before any works are undertaken.

Therefore if development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply good engineering practice developed for mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or mines of coal without the permission of the Coal Authority. Developers should be aware that the investigation of coal seams/former mines of coal may have the potential to generate and/or displace underground gases and these risks both under and adjacent to the development should be fully considered in developing any proposals. The need for effective measures to prevent gases entering into public properties either during investigation or after development also needs to be assessed and properly addressed. This is necessary due to the public safety implications of any development in these circumstances.

### ***Information from the Cheshire Brine Subsidence Compensation Board***

The property lies outside the Cheshire Brine Compensation District.

### ***Additional Remarks***

This report is prepared in accordance with the Law Society's Guidance Notes 2006, the User Guide 2006 and the Coal Authority and Cheshire Brine Board's Terms and Conditions 2006. The Coal Authority owns the copyright in this report. The information we have used to write this report is protected by our database right. All rights are reserved and unauthorised use is prohibited. If we provide a report for you, this does not mean that copyright and any other rights will pass to you. However, you can use the report for your own purposes.