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DESIGN AND ACCESS STATEMENT

SUBMITTED IN SUPPORT OF RESIDENTIAL DEVELOPMENT AT

HILL TOP FARM
REDBROOK ROAD
GAWBER
BARNSLEY
S75 1JL

Application 2013/0528
25th April 2013

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- **Introduction**

1.1. This report has been prepared to support the full planning application for a residential development of land forming part of the former Hill Top Farm, Hill Top Lane, Gawber, Barnsley. A site location plan can be found at Appendix A.

1.2. The subject site is open ground that extends to c0.692 ha. It is currently unused and without public access. The site is owned by the estate of Malcolm Edmund Birkinshaw, deceased and is being purchased by Site 4 Investments Ltd for the purposes of providing an affordable homes development using a self build model.

1.3. Full planning consent is sought for the development of family style houses complimentary to those surrounding the site. The indicative layout submitted with this application proposes the development of 23 detached and semi-detached properties grouped around a village green". Outline planning permission was granted on 16th March 2011 under reference 2010/1508. This full application follows the previously approved plan with some minor alterations and incorporates the conditions imposed.

1.4. The principal road access to the site is intended to be a continuation of Barden Drive. However the development also proposes the creation of a public pedestrian route connecting Barden Drive to Redbrook Road.

1.5. Section 2 of this report describes the site and its surroundings with Section 3 comprising the Design and Access statement including indicative details of the proposal. Section 4 of this report identifies and assesses the relevant national and local planning policy concerning the development of housing to provide justification for the proposed development. Section 5 covers the Construction and Design Management (CDM) requirements for this scheme and Section 6 provides an explanation of the construction pre commencement measures. The intended measures with regard to landscaping on the completed site is outlined in Section 7 and the final Section 8 provides information about how the completed development will be managed.

2. Site Location and Surroundings

2.1. The proposed site is located to the north west of Barnsley approximately 2 kilometres from the town centre. Pedestrian access to the site is currently off Hill Top Lane, a minor cul-d-sac, north of Redbrook Road, the local distributor road, which serves the predominantly residential area of Gawber. Access can also be taken from Barden Drive. A site location plan can be found at Appendix A.

2.2. The site is allocated for residential purposes in the adopted Barnsley UDP.

2.3. The site comprises a broadly triangular plot of land amounting to 0.692 hectares (1.7 acres).The site is currently unused and is an area of un-managed grass and scrub land.

2.4. There is currently no right of public access across the site. However in accordance with Condition 6 of the Outline Planning Permission 2010/1508 a pedestrian route will be provided between Barden Drive and Redbrook Road. The site slopes steeply from Barden Drive up to Hill Top Lane. The lack of access and slope have resulted in the site being unusable for any agricultural or recreational uses, hence its current unused status.

2.5. The site is bounded on all sides by residential property. The south western and eastern boundaries are bounded by older, established properties of predominantly semi detached family sized properties. To the northwest the properties are of more recent construction (c1980's) and comprise mainly detached family homes.

2.6. The surrounding area is predominantly residential and is well served by local shops and services (approximately 400metres to the east of the site on Redbrook Road) and enjoys good access to the town centre. The site is therefore considered to be in a sustainable location.

3. Design and Access Statement

3.1. Article 6 of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 now requires that planning applications be accompanied by a Design and Access Statement.

3.2. This section sets out the general parameters of the proposed residential development.

Design

3.3. The site is surrounded by existing residential development. The surrounding houses provide a mix of semi detached and detached family accommodation and all have generous private gardens.

3.4. The site is an isolated 0.692 hectare field immediately to the north of Hilltop Farm.

3.5. The site previously formed a part of a far larger agricultural holding.

3.6. It is proposed that the land should be developed with new build housing in harmony with the predominant surrounding residential land use. Concept proposals submitted with the approved Outline Application 2010/1508 illustrated a development surrounding a central "village green" providing an attractive setting for the houses together with a high level of amenity and privacy. Importantly the proposal will provide a generous proportion of accessible, useable and communal green space.

Amount

3.7. The indicative site layout illustrates a mixed development of 23 detached and semi-detached properties. It is considered that the site should be developed with an overall density of at least thirty units per hectare to provide a mix of three and four bedroomed accommodation.

3.8. The site area is 0.692ha. This includes the 'village green' area which is approximately 375sq m in area. Thus the developable area is in the region of 0.65ha giving a development density of 35 dwellings per hectare (dph). This complies with the minimum density requirements of 30 dph as set out in PPS3.

Layout

3.9. The indicative site layout (Drawing No. SP10) submitted with the application illustrates residential development surrounding a central "village green" and landscaped spine road. Such layout will provide a high level of amenity and privacy whilst retaining a generous proportion of communal green space. All the new houses will have generous private gardens.

3.10. Existing houses follow the contours of the surrounding hillside and development of the Hilltop Farm site would continue that form.

3.11. At present there is no public access across the site resulting in a barrier to pedestrian flow to Redbrook Road from the existing housing estate to the west. The proposed layout addressed this issue by providing an attractive through route for pedestrians linking Barden

Drive (existing residential development) and Redbrook Road to the south-east. This new link will improve accessibility to shops and services on Redbrook Road to the benefit of existing and future residents thus enhancing the sustainability of the area.

Scale

3.12. It is proposed that the residential properties will provide a mix of traditional two storey detached and semi detached buildings.

3.13. The indicative site layout proposes 19 detached dwellings with 2 pairs of semis. This mix of family type housing will help address the recent drop in the amount of new build family housing in Barnsley.

3.14. The proposed dwellings will therefore complement the existing housing stock.

Landscaping

3.15. The indicative site layout illustrates generous communal and private landscaping throughout the site. Each property within the site will have a substantial area of private amenity space landscaped within their housing plot. This is in addition to landscaped features throughout the site, such as the central focal point of the village green and roadside landscaping.

3.16. A detailed landscaping plan is provided under section 7

Appearance

3.17. All houses will be constructed in good quality facing brick with dark grey tiled roofs. Roofs will be constructed to a traditional pitch of 40° and most of the detached properties will have private garage. The semi-detached will have parking spaces.

Access

3.18. Vehicular and pedestrian access to the site will be taken from Barden Drive, an existing residential access roadway which abuts the north west boundary of the site. Access roads within the site are to follow a hierarchy of size and capacity reducing from a type 5A residential road to shared access ways and private drives, where appropriate.

3.19. The proposals incorporate advice from the Department of the Environment "Manual for Streets", which promotes a more pedestrian-friendly and a people rather than car dominated development.

3.20. Development of the site will create an opportunity to provide a pedestrian link between existing house on Barden Drive and Redbrook Road and greatly enhance sustainability and amenity. This will benefit the existing residential development to the north west of the site, giving improved access to the local shops and services.

Consultation

3.21. Consultations were held with the Planning Officer and representatives of the Planning Policy and Highways Departments of Barnsley Metropolitan Borough Council to discuss the options for the site.

3.22. Planning officers noted that the proposal for full planning permission closely follows the previously approved Outline Proposal 2010/1508 and as such had no further recommendations or requirements other than to raise the issue of Affordable Homes Policy which applies to the development of this land. In addition, the interim sale of part of the land, equal to two building plots, since the granting of Outline Permission 2010/1508 created a need for reworking the South East corner of the project where the new footpath would meet Hill Top Lane.

3.23. From a highways point of view, no objection was raised to vehicular access being taken from Barden Drive.

3.24. All suggestions and conditions have been incorporated into the indicative site layout proposed in this application, with increased public access arrangements linking existing and proposed residential properties to the local services.

3.25. Since 2005/06, the Annual Monitoring report acknowledges that there has been a significant shift in the type of property being built in Barnsley with a reduction in the number of detached dwellings constructed. This proposal will help address this reduction. In addition, homes for first time buyers has become a major headache for planners as large deposits and difficult lending conditions exclude large elements of the community from accessing the housing market. This proposal represents a new approach, providing quality affordable homes through a self build model.

3.26. The site has no amenity value and there is no public access across the site and therefore its role as a link is limited. The proposal will however formalise a link and provide an amenity area ('village green') thus resulting in the site actually falling into the definitions set out in GS34. In the absence of a well thought out residential development it is likely that the site will continue to have no public access and in the absence of any viable use fall into an unkempt, unattractive area of land within a residential area.

4. Review of Panning Conditions

4.1. Outline Planning Permission was granted on 21 March 2011 under reference: 2010/1508.

4.2. A total of 13 conditions were listed to cover; affordable housing provision, landscaping, pedestrian routes and access, drainage and surface water run-off, access for construction traffic, highway surveys and site control.

Affordable Homes Policy

4.3. Planning officer's observations made during a consultation meeting on 23rd November 2012, highlighted the fact that existing Affordable Homes Policy seriously restricted the emergence of self/custom build projects, such as the one proposed. The main issue was that self/custom build projects are by their nature, 100% ownership schemes, with no opportunity to offer a social housing or shared ownership solution.

4.4. Self/Custom build projects are affordable homes as they offer a property solution to home buyers, with small deposits and costs of around 65-75% of the market value of the finished property. Homes built this way are affordable homes, via a self build model.

4.5. Following a period of concentrated study and analysis, Barnsley Metropolitan Borough Council, produced a recommendation to Cabinet for an addendum to Affordable Homes Policy. The matter was approved under reference: Cab.13.3.2013/7.4.

4.6. The cabinet approved recommendation states that for Self/Custom build projects such as the type proposed in this application (transparent, not for profit) that 15% of the proposed development must be set aside for first time buyers.

4.7. This translates to 4 of the 23 homes proposed to be taken by first time buyers.

4.8. At the time of writing this proposal and without any publicity, 18 of the 23 homes proposed are reserved. Of these 18, thirteen are taken by first time buyers.

Landscaping Plan

4.9. A full landscaping plan, including a post-build management plan forms part of this application and is held at section 7. A plan is shown at Appendix B.

Pedestrian Route

4.10. A pedestrian route from Barden Drive through to Redbrook Road is accommodated in the plan. Taking a direct route through the plot, the paved area enters Hill Top Lane in the Southeast corner of the plot via a pedestrian only,vehicle controlled thoroughfare.

Drainage and Surface Water run-off

4.11. The design and construction of the development's drainage and management of the surface water run-off will be in accordance with industry standards and met the requirements of the Building control regulations.

Access for Construction Traffic and Highway Survey

4.12. Access to the development will be via Barden Drive.

4.13. In order to limit dust and mud contamination of the Barden Drive route, temporary aggregate cover in the form of dolomite or similar, will be provided to the entry/exit point and into the site and the proposed turning points. This will minimise the possibility of vehicle wheels coming into contact with soil.

4.14. The Site Foreman has the responsibility for directing all site traffic. Where necessary an emergency wheel wash will be instigated for any vehicle accidentally collecting excess mud.

4.15. In periods of dry weather, the temporary aggregate surface will minimise excess dust from the site.

4.16. The approach road through Barden Drive will be swept fortnightly during the period of construction and residents offered a free window cleaning service.

Site Compound

4.17. Any potential access to the site will be fenced off prior to the start of any work.

4.18. A padlocked gate will be placed at the entry to the site from Barden Drive.

4.19. There will be no Sales Office on site.

4.20. A central compound will be created. This compound will have restricted access and house the following; A site office containing WC facilities and light storage areas. An external area within the site compound will be used for heavy storage, both covered and uncovered and a parking area for plant and machinery.

4.21. No cranes are required to be laid up on site.

4.22. A parking area will be set aside on the South West boundary. The ground area will be protected by a covering of aggregate, with sufficient spaces (12) for construction workers and occasional visitors.

4.23. A Site Compound Plan is held at Appendix C.

5. Meeting Construction Design & Management Regulations (CDM) 2007

5.1. Under the regulations of 2007, the site is a notifiable project and a CDM Coordinator will be appointed and the duty holders – client, designer, principal contractor, contractor and worker will comply with their duties. Site 4 Self Build will be the Client for the project.

Site Visitors:

5.2. All site visitors, including self builders will be loaned safety equipment for the duration of their visit and the attendance recorded in the daily log. Attendance by owners during construction hours will not be permitted unless by invitation for the purposes of making construction decisions. On these occasions, they will be escorted.

6. Pre Commencement Measures

Fencing and Security

6.1. The whole site will be fenced off and secured allowing no access from Barden Drive, Hill Top Lane or existing gardens. The site entry point will be chained and locked overnight.

Internal Compound

6.2 The internal compound will be constructed using portable cabins and further security fencing. There will be provision of a rest area and washroom facilities. A site office and storage areas make up the remainder of the area.

Storage

6.3 The close proximity of a warehouse in Redbrook industrial estate means that no high value items will be stored on site.

Water & Electricity Supply

6.4 A temporary water storage tank will be positioned within the compound to supply water for cement production, cleaning and wash room facilities.

6.5 Mobile, diesel generators will provide temporary electricity supply in the event that a mains connection is delayed or disrupted. A calor gas stove will be provided to supply hot water for drinks and cleaning.

Latrine Facilities

6.6 Portaloo facilities will be provided. Sufficient chemicals for one weeks use will be held on site.

First Aid

6.7 The Site Foreman holds a current First Aid qualification and is responsible for keeping a full First Aid Kit in the site office.

Tools & Equipment

6.8 All tools held on site will be booked out and back into a secure cabinet on a daily basis. Larger pieces of equipment will be held at the Redbrook warehouse facility.

7. Landscape Plan

7.1 There are two areas of landscaping, the Village Green, wild flower meadow and the Village Patch, incorporating a recycling area.

7.2 The Village Green will be planted with species to increase the ecological value of the site. This will include a species of rich 'flowering lawn' created by the use of a high specification grass mix (Emorsgate EL1) with species that respond to short mowing and attract butterflies.

7.3 The planting in three corner areas of small native trees using the species, Bird Cherry (Prunus padus) and Mountain Ash (Sorbus aucuparia) and Silver Birch (Betula pendula) will provide vertical structure, roosting and feeding points for birds.

7.4 In using garden features of biodiversity value, it is important to deliver these through sustainable method such as the use of non-peat based composts and soil conditioners and no use of residual herbicides or pesticides. This all amounts to sustainable landscape creation with easy management, a key community consideration.

7.5 The Village Patch is on the eastern boundary of the project, an area is to be set aside to provide further community enhancement. The provision of a separate area for storing paper, glass, aluminium and garden waste for recycling reduces the need for each home to have individual storage areas for these items. The area is hidden from the road by a 1.5m fence surrounded by trees and bushes. The area is paved to allow smooth movement of containers to the road.

7.6 To the rear of the recycling area, a series of 6 raised beds will be created for growing vegetables. By using raised beds, the area will be easier to maintain and control irrigation. The separation of the beds into 6 areas gives complete wheelchair access.



Bird Cherry



Silver Birch



Mountain Ash

8. Post Build Management Plan

8.1 One of the benefits of this self build model, is that prior to any land purchase or planning approval, potential home buyers can be consulted on the type of community they want to own. This allows for a balance of a number of factors to be taken into consideration. Cost, and energy efficiency are obvious elements but features that create a community are also analysed at this early stage. It also allows owners to have a say as a “self builder” about the environment they are going to adopt.

8.2 This early process allows for the introduction of a Sale and Build Contract which is not only different from those offered by mainstream developers but also offers the self builders an opportunity to commit to their community. They do this by agreeing under contract to the upkeep of the estate and to make a financial contribution to maintain the area in good order. To date, none of the 18 reservations made have voiced any opposition to this contractual condition of purchase.

8.3 At the end of the build phase, Site 4 Investments (S4I), the ultimate land and development management company would chair and appoint a three person committee of owners to manage a community savings account and make decisions about the general upkeep of the estate.

8.4 A sum of money equal to 12 months maintenance costs would be placed into the savings account by S4I. After 6 months of routine maintenance, annual maintenance charges would be calculated and collected either as a lump sum or monthly standing order.

8.5 The maintenance contract would go out to tender during the closing stages of the build. However, early quotations show an annual cost of between £2000 and £2400. This equates to between £8 and £10 per month per household. A contingency element needs to be collected and saved to cover other maintenance costs, such as roads and lighting, this would mean a monthly charge per household of £10-12.

8.6 The service quoted for is as follows:

- A fortnightly visit of one technician for 6 hours. (24 visits per year). During this time they will conduct a combination of the following tasks.
- Mow the Green, prune the trees and bushes and weed the landscaped areas.
- Empty litter bins and collect and dispose of any loose litter.
- Suppress weeds from pavements and roads.
- Clean and tidy the Recycling area, including jet cleaning of bins.
- Tend to The Vegetable Patch.
- Re-supply salt boxes (x2) in winter. Cost of salt to be met by resident's fund.
- Check street PV lighting.
- Jet wash 23 x general waste bins 6 times a year.

8.7 Additional services will be offered by the maintenance team including window cleaning, and gardening. Each owner taking services is responsible for the associated costs.

8.8 In addition to the National House-Building Council (NHBC) Solo warranty, Site 4 Self Build will adopt responsibility to resolve any unforeseen circumstances or arbitrate in any disagreements for a period of two years.