

Design, and Access Statement & Planning Policy Assessment and Supporting Statement

to accompany the application for

2 x 4 Bedroomed Detached Houses

at

Site to The Rear of The Kings Head Public House
Darton Ln, Mapplewell, Barnsley S75 6AP

On Behalf of

Punch Taverns PLC

Tuesday, 28 March 2017
Rev A: AG 24 July 2017

Prepared by



Prepared by Adam Grace

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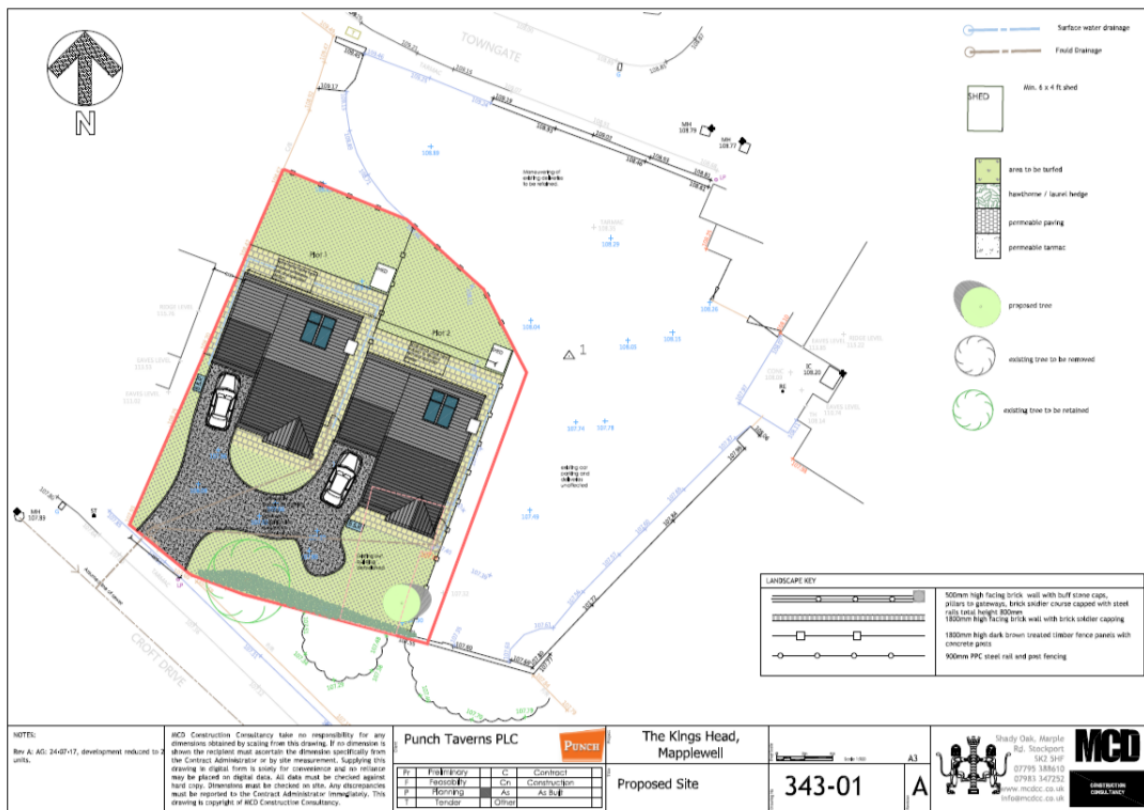
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Section 1 Design



General Layout of proposal


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Design

Design Process

Assessment

Mapplewell is a village within the Metropolitan Borough of Barnsley, in South Yorkshire, England. Formerly part of the now defunct Barnsley West and Penistone borough constituency, following the Boundary Commission for England's report on South Yorkshire's Parliamentary constituencies in 2004 and the subsequent inquiry in 2005, it is now part of the Barnsley Central borough constituency. The village currently falls within the Barnsley MBC ward of Darton East.



Mapplewell and Staincross

Mapplewell and Staincross shown within [South Yorkshire](#)

Population	4,000 (2001)
<u>Metropolitan borough</u>	Barnsley
<u>Metropolitan county</u>	South Yorkshire
<u>Region</u>	Yorkshire and the Humber
<u>Country</u>	England
<u>Sovereign state</u>	United Kingdom
<u>Post town</u>	BARNSLEY
<u>Postcode district</u>	S75
<u>Dialling code</u>	01226
<u>Police</u>	South Yorkshire
<u>Fire</u>	South Yorkshire
<u>Ambulance</u>	Yorkshire
<u>EU Parliament</u>	Yorkshire and the Humber
<u>UK Parliament</u>	Barnsley Central

List of places

[UK](#)

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[England](#)
[Yorkshire](#)

The Site is In the North of England:

The Site is an open, level, brownfield site to the rear of a popular village public House.

The site is accessible easily from the street frontage at Croft Drive. The village is a sustainable nucleus for the surrounding urban economy and is of easy commuting distance to larger towns.

Utilities Statement:

It is intended that the surface water generated by the development shall be treated as follows:

- Parking areas and access drive; SUDs compliant draining concrete or tarmac (subject to percolation testing at building regulation stage)
- Footpaths; SUDs compliant free draining interlocking concrete pavers (subject to percolation testing at building regulation stage)
- Roofs; Rainwater down pipes to be connected to specialist designed subterranean soak-away retention crates (subject to percolation testing at building regulation stage)
- Foul waste to be connected to mains sewers available in adjacent road.
- Mains water, gas, electricity and media services are available in the highway and pavement directly adjacent.

Involvement / History

The applicant is a large national Public House and hostelry landlord organization. They and companies they have acquired etc. have owned the plot for decades. Many public houses have found the recent economic downturns very hard on business. Pub sites are often very large. Larger than they need to be in this modern age for their core activity of drinking, eating and entertainment space. Many have a legacy of coaching inns, unused bowling greens and sprawling gardens, where they are little used or urban fabric has developed around them diminishing their appeal and demand. In order to keep the business of these public houses viable our client is pursuing a route to lose the liability of sprawling vacant sites whilst creating a business income related to that site to bolster the income and help other pubs survive.

No Pre application submission was made due to the small nature of the site and high levels of sustainability.

This report accompanies a re-submission. The detailed of the comments which resulted in withdrawal of application number; 2017/0562. Updates on amended scheme are added in red text.

“The proposal involves the erection of two pairs of semi detached dwellings adjacent to the Kings Head Public House. The proposal lies in an area allocated as part housing policy and part housing proposal on the UDP proposals map, therefore the principle of a residential of the site could be acceptable subject to compliance with the Council’s Planning Policies. The Council’s Supplementary Planning Document (SPD) – Designing New Housing Developments <https://www.barnsley.gov.uk/media/4053/designing-new-housing-development.pdf> provides guidance on the standard required for new residential developments together with the the South Yorkshire Residential Design Guide (SYRDG).

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Having assessed the plans against the above documents and consultation responses received, unfortunately I have some significant concerns with regard to the proposal put forward:-

Residential Amenity

Noise/Disturbance

The site is set in very close proximity to a public house, its beer garden and parking/turning areas, which would result in a potential impact by way of noise and disturbance to the proposed dwellings. I have received the following comments from our Pollution Control Team to the noise report submitted:-

'The recommendations within the noise report include some works to the existing building (pub) on site, i.e. install an upgraded door and ensure that this remains closed. As we would not be able to secure these works as a planning condition due to the public house being outside of the red-line boundary. It is suggested that the works should be completed, then an amended report is submitted.

The report also assumes that any music would be finishing at 23:00, however the premises licence of the pub allows entertainment up to 00:00 at weekends, additionally there are no conditions on the premises licence that state that doors and windows are to remain closed during periods of entertainment. Therefore again as the applicant is the premises licence holder, they could apply for a variation of the licence and add conditions these conditions to ensure that the noise levels are controlled. This would need to be completed and an amended report submitted.'

*As it stands there would be significant concerns in relation to noise impact to the proposed dwellings. The noise survey indicates works are required to the public house, and the Pollution Control Officer considers that there should be amendments to the licence in order to limit any impact from noise. These should be completed prior to the submission of a planning application and cannot be conditioned. **Noise survey has now been submitted with mitigation measures. Several other properties are just as close. Upgraded sound resistant windows to Pilkington optiphon 6:16:6 will be included.***

Amenity of future occupiers

In terms of the design and layout of the properties put forward, the rear gardens to all plots do not meet the minimum standards set within the SYRDG and the SPD. Rear gardens of proposed dwellings should be at least 50m² in the case of two bedroom houses/bungalows and 60m² for houses/bungalows with three or more bedrooms.

The room sizes also do not meet the minimum standards set within the SYRDG, in particular the bedrooms and kitchen/dining rooms. This indicates that the site is too small for the amount of properties put forward.

*Unfortunately we would not be able to support the scheme put forward due to inadequate room and garden sizes. **Site unit balance has now been reduced by 50%***

Visual Amenity

The SPD states in terms of design that 'The space between the proposed dwelling and adjacent dwellings should reflect the prevailing character of the street. The siting of the dwellings should reflect the building line of the dwellings on the same side of the street.'

The site is constrained in terms of size and position and the proposal is considered to be an overdevelopment of the site. The dwellings (in particular plots 3 and 4) have been set back from

the road and do not follow the pattern of development on Croft Drive. Site unit balance has now been reduced by 50%

The SPD states 'Parking provision should be accommodated in a similar manner to how it is accommodated elsewhere on the street (e.g. if existing dwellings are set forward on their plots with parking at the side, the proposed dwelling should not be set back with parking at the front).'

The limited size of the site and amount of dwellings results in an awkward parking layout. The layout incorporates tandem parking to the plots 3 and 4. This does not reflect the character of the street scene and would result in an awkward arrangement and the frontage to be dominated by vehicles. We would not be able to support the proposal put forward as it would be harmful to the character of the area and the street scene. Site unit balance has now been reduced by 50% and other design amendments have been made to accommodate this.

Highway Safety

The Highways Officer has raised the following issues with the proposal:-

The remaining parking areas for the Public House should be provided in accordance with the SPD - Parking.

It should be demonstrated that the largest vehicle expected to visit the Public House can enter the car park, manoeuvre and leave in a forward gear. Existing arrangement has been shown on a tracking diagram attached to the resubmitted application

The parking bays should have the minimum dimensions specified in the South Yorkshire Residential Design Guide. Standard parking spaces must be 5 metres by 2.5 metres. Spaces required to meet Lifetime Homes standards should preferably be 3.3 metres wide, and should always be capable of enlargement to attain 3.3 metres width. Site unit balance has now been reduced by 50% required space has been allocated to each property.

A bin collection will be required adjacent to the adopted highway.

The street lighting column will require relocation. This can be marked on application drawings and enacted subject to condition.

Recommendation

Unfortunately I consider that the proposal put forward is an over development of the site. I am concerned that there would be an impact upon the future occupiers of the dwellings by way of noise and disturbance from the public house. The proposal does not meet the minimum standards set within the SYRDG in terms of room sizes, garden areas and the size of parking spaces. There are also further highways issues which need to be addressed, outlined above.

As a result of the above the scheme does not comply with the Council's policies and unfortunately the application will be recommended for refusal. Alternatively the application can be withdrawn and the issues highlighted resolved. Should the highways and noise issues be resolved, we would require a significant reduction in the number of units and an amended scheme submitted." Now Acheived

Kind regards

*Laura Bennett
Planning Officer (Outer Area)
Development Management*

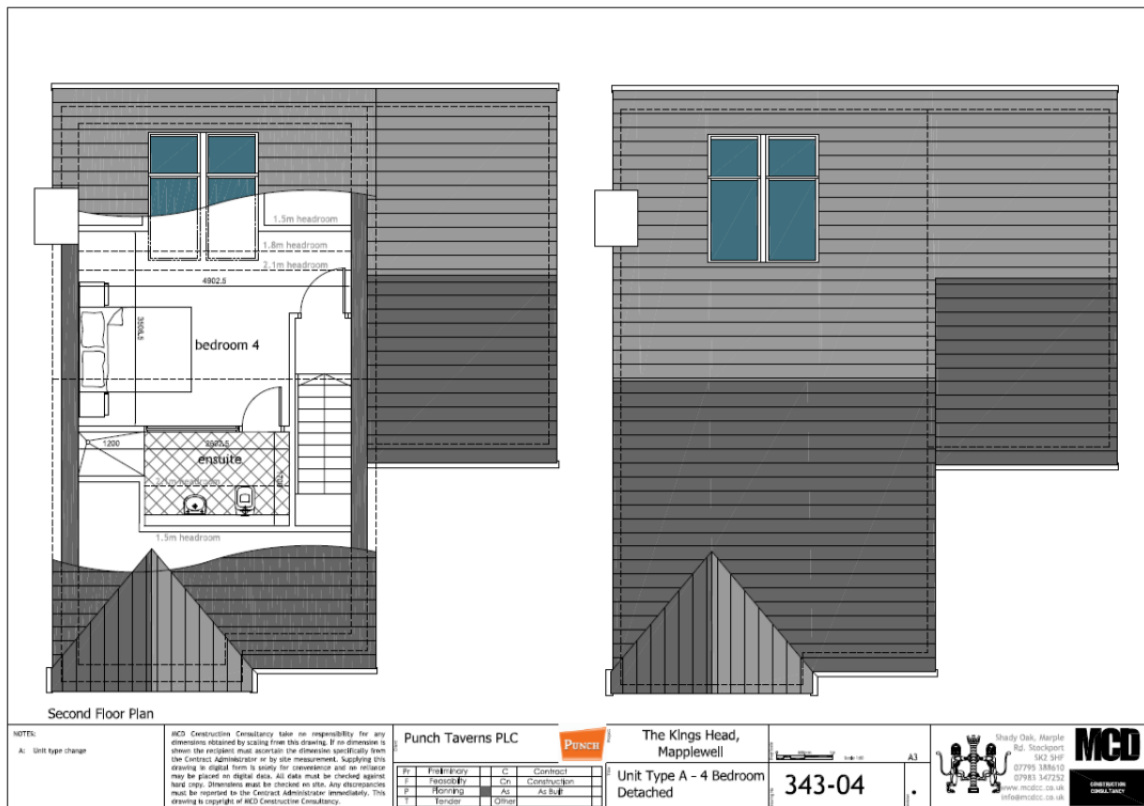
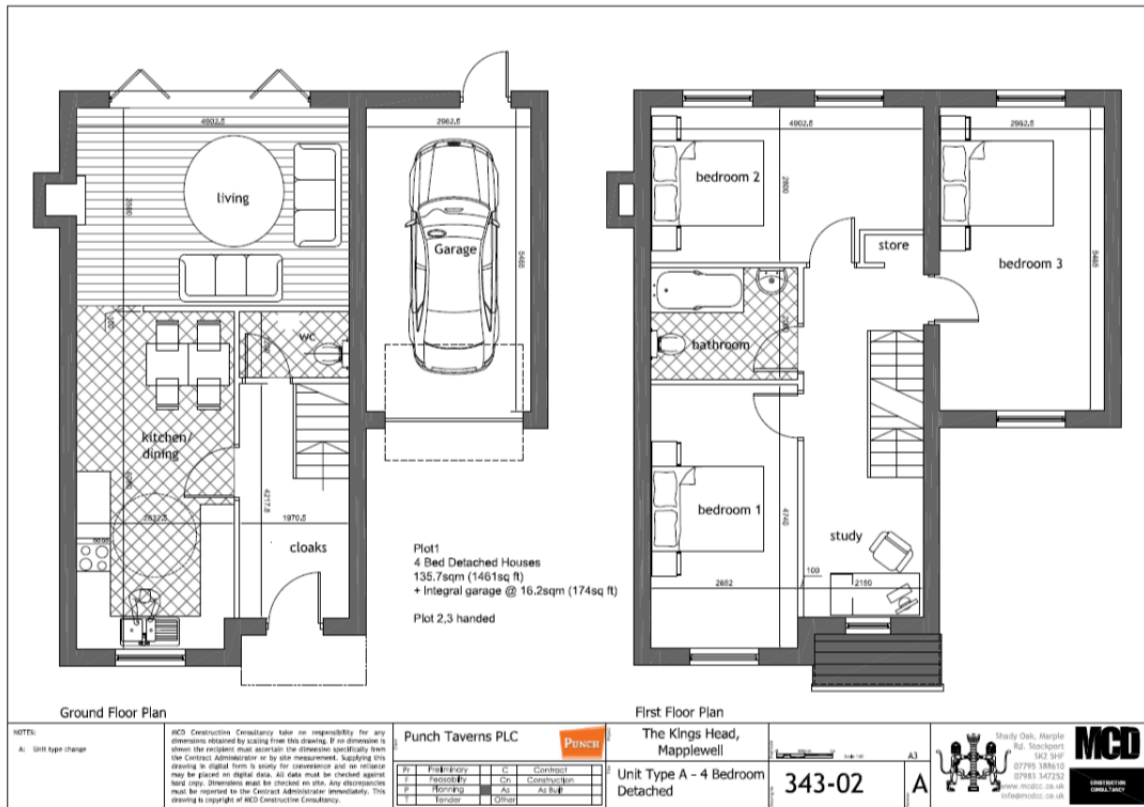
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Evaluation

Transport links are good in the area as is access to healthcare, education and other shops and services. The site would be a good natural expansion of the types of local tenure in similar height and density. The site is brownfield and highly sustainable. Housing demand for Affordable is strong in the area. A demolition and new build scheme would be the only cost effective way to develop a viable housing scheme on this site.

The area currently supports apartments, starter homes and larger family homes. This balance should be reflected on the site. Sustainable development should include a wide range of accommodation by age and income demographics to encourage a natural community use.

Design



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As part of the design process, the dwellings have been designed to be of a sustainable design and to achieve accreditation from the BRE's "Home Quality Mark".

The proposed dwellings are of traditional masonry facings with residential proportions and materials familiar with the surrounding area. We are happy to engage with the BBC urban design officer where their comments can enhance the design further.

Use

The use is for 100% market housing aimed at local families to support the housing numbers locally.

Amount

There are currently 2 dwellings each with good sized gardens designed to comply with the SYSDG for gardens, with planting and parking.

Gardens

The density is fairly consistent with the surrounding area for properties of the same size. Any rise in density has come from the necessity to achieve a better concentration of land use due to modern land values. The sprawling plots of the 1950's are financially unviable to achieve currently. The layout and space is compliant with SYSDG.

Layout

The Proposed Development features 2 pairs of 2 bedroom semidetached starter homes. The houses are arranged around a Parking courtyard and the development is on a quiet back road. Driveways are to the front and gardens are to the rear behind secure fencing.

Scale and impact

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The density and style of the proposed development is consistent with surrounding properties

Streetscene

NOTES:
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Punch Taverns PLC

Pr	Preliminary	C	Contract
F	Feasibility	Cn	Construction
P	Planning	As	As Built
T	Tender	Other	

The Kings Head, Mapplewell

Streetscene elevations

343-03

A3

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Landscaping

The proposed landscape is intended to be a robust and attractive street scene. With new planted trees such as cherries, rowan and laurel visible from the front.



Typical appearance of fencing

The rear gardens and amenity spaces are intended to be a more, blank canvass for future occupants to personalise. They shall be fenced in close boarded timber with concrete or timber panels, stained in dark wood.

Car parking areas will be paved with sustainably draining pavers. These have drainable gaps that are maintained through the design of each paver. The sub base is further designed to facilitate the quick drainage of surface water, therefore not allowing additional burned to the local surface water drainage sewers.

Sustainability

The buildings are designed to meet criteria in the code for sustainable homes level 3. We feel that combined with the highly sustainable location that the development would surpass any scrutiny.

It is also highly likely that any developer would consider the use of modern efficient boilers, insulation standards and probably Solar power generation panels for the roof.

We also anticipate a drainage strategy concurrent with the local authority's policy's on sustainable urban drainage systems through the use of permeable paving and tarmac and soak-aways for surface water.

Section 2 Access

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Access

Vehicular and transport links

Stations

Darton; 1.1 miles

Road network:

Motorway: 3.1 miles

- Bus stop is immediately adjacent

Shops less than 1 mile

Doctors less than 1 miles

Schools less than 1 mile

Distances are straight line measurements from centre of postcode

Inclusive access

The site is level and will have the appropriate standards of road crossings.

Front doors shall have level thresholds. Housing unit layouts are designed in accordance with future modification for lifetime homes.

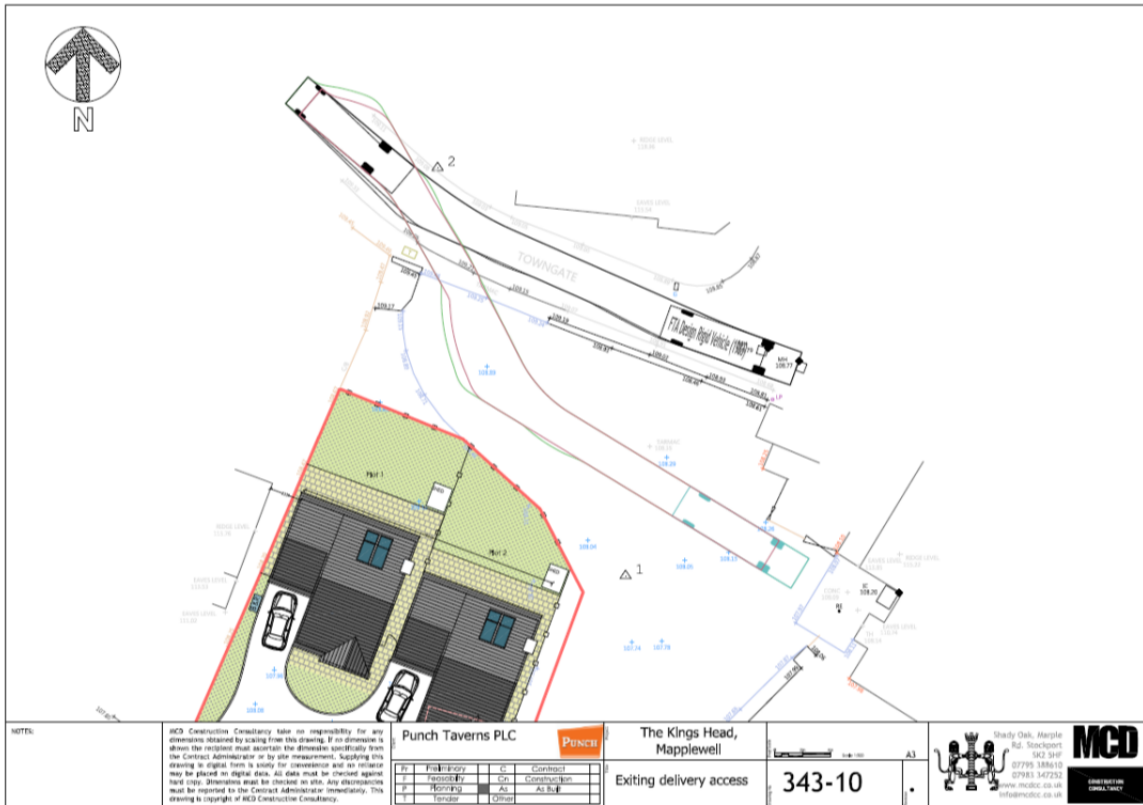
Parking

2 / 3 spaces per house are accommodated on site.

Street parking is also readily available in the area. Further space on site is available if more are required.

This site is however highly sustainable for public transport and cycling.

Parking to the public house will be unaffected as the development site is on a grassed area that is not used for parking - the same can be said for deliveries which should be unaffected. A tracking diagram of current arrangements that will be retained is demonstrated below;



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Section 3 Planning Statement

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Planning Supporting Statement

1.0 Introduction.

The statement has been prepared in support of a planning application seeking detailed permission for the Construction of 2 no. dwellings and associated access, parking and landscaping.

1.2 Design of the proposed development has taken into account advice from planning consultants and the local Development Plan and we have submitted the following requisite information;

- Design & Access Statement.
- Planning Statement.
- Engineers desktop study

1.3 The planning statement comprises the following sections:

- Description of the characteristics of the application site and surrounding area.
- Description of the proposed development.
- Reference to the planning policy framework.
- Demonstrating compliance with the planning policy framework and material considerations.
- Conclusion.

2.0 The Application Site & Surrounding Area.

2.1 The application site is situated in Mapplewell / Staincross, which consists of a large urban village private housing of varying sizes and density with roads which lead to more rural areas beyond.

2.2 The application site lies within the curtilage of the current Kings Head public house. The bulk of the site is disused grass verge and car park which exits to the northern side of the Public house onto Darton Lane. The site is broadly level and bounded by fencing.

2.3 The application site lies behind a public house and adjacent to small scale housing developments.

3.0 Proposed Development.

3.1 The proposed development is described in the Design & Access Statement. Briefly the scheme comprises erection of 2 no. 4 bedroom starter houses with appropriate parking, gardens and access roadway with turning head for leaving in a forward gear. Servicing, refuse and deliveries can happen from the road side.

4.0 Planning Policy Framework.

4.1 Government Guidance is set out in the National Planning Policy Framework. The NPPF expresses a presumption in favour of sustainable development which is perceived as a golden thread within the planning system. As such sustainable development is viewed as performing economic, social and environmental roles.

4.2 Paragraph 14 of the NPPF requires local authority planning policies to pro-actively realise the requirements for development. Local plans should have sufficient flexibility to respond to changing circumstances, subject to there being no adverse impact on the overall policy framework. In circumstances where development plans are out of date or do not provide relevant guidance then development proposals should be approved unless associated adverse impact significantly and demonstrably outweighs benefits occurring from the development.

4.3 Paragraph 17 of the NPPF sets out core planning principles to form the foundation for both plan making and decision making.

4.4 Paragraphs 47 to 55 relate to the provision of new homes, including residential development within rural areas. Paragraph 47 requires local authorities to demonstrate a 5 year supply of deliverable sites, plus an additional 5% buffer, to satisfy housing requirements. Paragraph 49 stipulates that *“relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a 5 year supply of deliverable housing sites”*.

4.5 Paragraphs 56 to 68 of the NPPF advocates a requirement for good design. Paragraph 68 sets out criteria to be taken into account in local plan policies and decisions relating to design elements of development. Paragraph 60 advises it is appropriate to promote or re-enforce local distinctiveness whilst acknowledging the scope for innovation and originality in bringing forward scheme proposals.

4.6 Paragraphs 109 to 125 provide guidance in relation to conserving and enhancing the natural environment. The guidance attaches great weight to conserving landscapes and biodiversity of significant importance. Paragraph 111 promotes the effective re-use of previous developed land that is not of high environmental value.

4.7 The BBC Local Plan continues to provide the local plan framework for determination of planning applications. Pre-application consultation has identified the range of policies relevant to determination of the application. These are:

- H3: New Housing
- H7: Access to undeveloped land
- H8A: Existing residential areas design/amenity
- H8D: Infill, backland and tandem residential development
- CSP 3: Sustainable Drainage Systems (SuDS)
- CSP 4: Flood Risk
- CSP 9: The Number of New Homes to be Built

5.0 Compliance With Planning Policy & Material Considerations.

5.1 The following assessment has taken into account the characteristics of the application site and surrounding area, design of the proposed development and the planning policy and criteria relating to this form of development.

5.2 With regard to compliance with planning policy and relevant material considerations the significant issues are as follows:

- Provision of a 5 year housing supply.
- Appropriateness of development in principle and in relation to sustainable development.
- Highway and access considerations.
- Design and appearance of development and impact on visual amenity and character of locality.
- Provision of satisfactory living arrangements for future occupiers and impact on amenity of neighbouring property.
- Impact on existing any tree cover and other environmental considerations.

Provision of a 5 Year Housing Supply.

5.3 Pre-application consultation with the local authority confirm BBCC does not currently have a 5 year housing land supply (plus 5%). Consequently local plan policies for the supply of housing can be considered, at the present time, as not up to date in accordance with paragraph 49 of the NPPF.

5.4 The NPPF expresses a presumption in favour of sustainable development. With regard to paragraph 14 the absence of a 5 year supply of housing land militates in favour of granting planning permission for proposals for residential development subject to:

“Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole; or specific policies in this framework indicate development should be restricted.”

- 5.5 The proposed residential development therefore merits positive consideration with the merits of the scheme proposals balanced against any adverse impact which must significantly and demonstrably outweigh the benefits of the proposals. The following sections assess this matter in more detail.

Appropriateness of Development in Principle and in Relation to Sustainable Development.

- 5.6 There is an acknowledged shortfall in housing land supply. The proposed development will contribute towards the requirement for new housing and entail use of previously developed and “infill” land within the curtilage of an existing property which forms part of Witton Gilbert. The recycling of previously developed land, such as the application site, is a sustainable form of development that conforms with NPPF Guidance in general and specifically with regard to the provision of housing and development within rural settings. In particular the proposed development will comply with NPF Guidance relating to the natural environment which states at paragraph 111 *“planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided it is not of high environmental value.”* The application site is not of high environmental quality and is suitable for re-development in this respect, conforming with NPPF guidance which prioritises the re-use of previously developed land.
- 5.7 In terms of proximity to amenities the application site can be regarded as a highly sustainable location as compared to town centre development. However, residential development occupies varying locations with corresponding variations in the degree of sustainability. Each site needs to be considered on its respective merits.
- 5.8 The application site lies within Staincross; Mapplewell and is within convenient reach of available amenities, similarly to existing residential development. Existing amenities at Staincross comprise the primary school, pre-school nursery and public houses/restaurant. Bus services operate along Darton Road, providing access to towns such as Barnsley where a wider range of amenities are available.
- 5.9 The site therefore occupies a reasonably sustainable location and is within close proximity to the amenities referred to within Staincross. The brownfield characteristics of the site and its location in relation to amenities, existing development and public transport demonstrate the site can be considered sufficiently sustainable to warrant development for residential use in a suburban setting.

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- 5.10 The Existing Public House is to be retained and continue use in full capacity. The car park will be slightly remodelled to allow for the Demolition of unused Garages. All is designed in accordance with BBC highways requirements and The Manual for streets

Highway & Access Considerations.

- 5.11 The access will lead onto an open parking courtyard with space for turning and leaving in a forward gear if required. The parking is 100% for the property type.

Design & Appearance of Development & Impact on Visual Amenity and Character of Locality.

- 5.12 Design of the proposed layout reflects the existing characteristics of development within Staincross which comprises property situated alongside Darton Road and Croft Av. The development would improve greatly on the appearance of some of the more recent development and be compatible with the appearance and character of the locality in this respect.
- 5.13 In terms of scale and mass the proposed two storey of dwellings will be readily simulated within the predominantly two storey existing property located nearby, including village terrace block style development and semi-detached styles.
- 5.14 The palette of building materials within Staincross is quite varied. The proposed use of polychromatic brickwork and modern effect concrete roof tiles will be an appropriate choice of materials for the site location.
- 5.15 The proposed dwellings will be clustered adjacent to properties to Croft Av. with sufficient setback to allow provision of adequate off highway parking. Layout of the development also incorporates planting of new trees and shrubbery, which will enhance the setting of the development and benefit visual amenity of the locality.
- 5.16 With regard to detailed design considerations the scheme proposals reflect a cottage style form of development which is appropriate to the locality. The blocks of dwellings is simple in concept with attention to detail, particularly with regard to the principal elevation fronting towards Croft Road which has greatest impact on the public realm. The use of piked roofs, ornate gables and canopies articulates this elevation with brick sills and lintels adding further embellishment.
- 5.17 The development will have a negligible impact on the landscape character of the area. The proposed dwelling and associated access and parking will be accommodated within the existing curtilage of the public house and will neither be visually intrusive nor impair the setting of surrounding area. Proposed landscaping and tree planting within the site will compensate for loss of any existing trees to facilitate the development.
- 5.18 The scheme proposals demonstrate the development will be compatible with and not of detriment to the visual amenity and character of the locality in compliance with planning policy.

Provision of Satisfactory Living Arrangements For Future Occupiers and Impact on Amenity of Neighbouring Property.

- 5.19 The siting and orientation of the development and its relationship to neighbouring property will ensure future occupiers benefit from satisfactory living arrangements and will not suffer from overlooking or loss of privacy.
- 5.20 Each dwelling will have private amenity space to the rear of the properties.
- 5.21 Orientation of the dwellings will reduce potential impact from the adjacent properties and businesses, with a sufficient degree of separation between the respective properties.

6.0 Conclusion

- 6.1 The application demonstrates the appropriateness of the development in terms of the characteristics of the site and surrounding area, material considerations and with regard to compliance with planning policy. In particular the development will achieve the following benefits:
- Contribute towards the provision of a 5 year housing supply for which there is currently a confirmed shortfall of available land within Cheshire East Council.
 - Contribute towards the local availability of affordable housing
 - Comprise housing development that is appropriate in principle and sustainable taking into account the characteristics of the site and the Staincross / BBC locality.
 - Provision of development that will not be of detriment to highway safety considerations, including retention of adequate parking for the public house.
 - Provision of development that, in design terms, makes effective use of available land and will be compatible with the characteristics of the locality and will not be of detriment to the visual amenity and character of the surrounding estate and nearby countryside.
 - The development will provide satisfactory living arrangements for future occupiers and will not be in conflict with or of detriment to continued operation of the public house.

Section 3 Appendix

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Location Plan



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Drawings Referred to

343 - 00, 01, 02, 03, 04,

o Site Photographs



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