

DESIGN & ACCESS STATEMENT

**PROPOSED NEW DWELLING
FOX FIELDS
OXSPRING
SHEFFIELD**

**Chris Carr Associates
6a Eastgate
BARNSLEY
S70 2EP**

**Tel: 01226 286256
Fax: 01226 207304
e-mail: mail@cca-arch.co.uk**

This statement is submitted in support of an Outline Planning Application for the construction of a dwelling with integral garage on land adjacent 11 Fox Fields, Oxspring and documents the process by which the final scheme was arrived at.

Due to the nature and context of the site, more extensive supporting information has been provided, by means of design drawings and this statement, than might otherwise be required for an Outline Planning Application.

1.0 Background

- 1.1 A Planning Application to develop the former recreation ground, of which the site formed a part, was refused by Barnsley MBC in 1995 (Ref: B95/0805/PR). At the time it had been intended to construct 6 No dwellings on the land.
- 1.2 An amended application for the construction of 3 No town houses on approximately 50% of the site was refused in 1996 (Ref: B96/0056/PR). This decision was subsequently overturned following an appeal.
- 1.3 The Planning Permission (B96/0056/PR) had a number of conditions attached, which included the provision of fencing, landscaping, and play equipment. There was no requirement for the applicant to monitor or maintain the equipment, or to transfer its ownership to Local Authority control.
- 1.4 Following completion of the development, the play area and equipment has been the subject of vandalism and anti-social behavior culminating in a request from both Oxspring Parish Council and the Health and Safety Executive to attend to the matter. The current owner has complied with the HSE directive to make the site safe by erecting fencing preventing access. Some of the fencing to the Fox Fields frontage has since been removed.

2.0 Assessment

- 2.1 The site is located between No 11 Fox Fields and No 3 East Close off Sheffield Road, Oxpring and is accessed from the end of Fox Fields cul-de-sac as shown on the attached site location plan.
- 2.2 We have been asked to consider whether the site has potential for redevelopment. It measures approximately 12.0m wide x 35.5m deep and levels rise sharply by 1m across the site's width adjoining the South East boundary with No 11 Fox Fields. The site is disused and overgrown.

- 2.3 To the South West the land adjoins the Trans-Pennine Trail and looks out over open countryside beyond, however, it is surrounded on the remaining sides by existing residential housing.
- 2.4 To the South West of the site there is no formal boundary. On all other sides the boundaries consist of vertically boarded timber fencing of approximately 1.8m in height.
- 2.5 Existing property surrounding the site within Fox Fields and East Close forms a mix of mainly two storey detached and semi-detached dwellings. 11 Fox Fields, adjoins the South East boundary of the site and is a single storey bungalow. Existing buildings are constructed in brick with concrete pantile roofs.
- 2.6 As can be seen from the following photographs, the site is disused and overgrown and provides no amenity value.



A. View of the existing site access from Fox Fields



B. View of the site looking South West



C. View looking South West over open countryside



D. View looking up adjoining footpath link from dwellings on East Close to Trans-Pennine Trail



A. View looking down adjoining public footpath link to East Close



B. Alternative play facilities within Oxspring

- 2.7 The land is currently allocated within the Barnsley Unitary Development Plan (UDP) as Housing Proposal (Site No 6) which includes land to the South East, now developed as Fox Fields. The land, although set aside as a play area and protected as urban green space (Policy GS34) has, over time, become overgrown and has attracted vandalism and anti-social behavior. The site has never been in regular use to provide recreation and, following representations from the Parish Council, the owners entered discussions with the Health and Safety Executive in January 2003, culminating in the closure of the play area to prevent access.
- 2.8 The current owner is unable to continue to maintain the play area indefinitely. It is proposed that the best way forward would be to put the land to residential use.
- 2.9 The wider site has been developed by residential use in accordance with the Housing Proposal allocation set out in the current UDP.
- 2.10 This site specifically was retained as play space and therefore Policy GS34 is most relevant.

Policy GS34

"Areas designated as urban green space on the proposals map will normally remain open and undeveloped. Proposals for the development of such areas will be assessed for their effect on the present and potential formal and informal function of the areas as:

- a) a facility for recreation*
- b) an area of amenity value*
- c) an area of nature conservation value; and*

d) a link between adjacent areas

A proposal likely to have a significant adverse effect on the function of the area in any such respect will not normally be approved. Where material considerations nevertheless indicate approval, the adverse effects on urban green space must be offset by compensatory improvements or additions within or outside the development site, including where appropriate, through planning conditions or obligations”.

3.0 Involvement

- 3.1 The development of this site has been discussed informally with Laura Bibby and Stacey Heppinstall of the Planning Department. Development should be considered against Policy GS34. If it could be shown that the four criteria can be met, the Authority might agree to release the site for development subject to compensation for improvement of play space elsewhere.

4.0 Evaluation

- 4.1 In accordance with Planning Policies H4, H8, WR2 and WR3, residential development is the most appropriate use for the site.

- 4.2 Policy GS34

- A) A facility for recreation. The site measures 12m x 35.5m and has a total area of 0.04Ha. Since completion, when landscaping and the erection of play equipment was installed, the land has had limited use. The site is poorly located as play space with limited frontage and no parking, and lies within a remote and insecure location for unsupervised play of small children. It is, or was, open to the Trans-Pennine Trail at the South Western boundary and there is no natural surveillance from adjoining dwellings.

Alternative play space is available within the village within walking distance of the site. There is no requirement for recreation at this site.

- B) An area of amenity value. The site is overgrown and disused. It is unsafe and not overlooked. It cannot be viewed from the public highway, the Trans-Pennine Trail (due to levels) or adjacent dwellings. It provides no amenity value to the location.
- C) An area of nature conservation value. The site is relatively small and adjoining the Trans-Pennine Trail and open countryside which provides an extensive and valuable

resource for nature conservation and wildlife. The site itself is un-managed and there is no access to green space beyond the site. It does not provide a "green corridor" linking any land beyond and is of limited value for nature conservation within the context of the adjacent green space.

- D) A link between adjacent areas. A footpath link was provided between East Close and the Trans-Pennine Trail as part of the previous development. There is an existing public footpath link to the Trail from Old Manor Drive approximately 150m to the South of the site. No further access is considered to be necessary linking Fox Fields directly to the Trail.

On the basis that the site is not required to provide the recreation space, amenity, nature conservation value and a link to adjacent areas, we consider the site suitable for development with residential being most appropriate.

- 4.3 The proposals for a single, two storey, three bedroomed, dwelling are in keeping with adjacent property with the proposed dwelling having been positioned on site so as to minimise impact on those adjacent properties and their amenity land. Habitable windows have been located so as to avoid direct overlooking or a loss of privacy to existing residents.
- 4.4 The scale and height of the building, being generally two storey, is consistent with existing neighbouring housing.
- 4.5 Off-street parking for three vehicles will avoid congestion and maintain manoeuvring for private vehicles on site.

5.0 Design

- 5.1 The dwelling has a total floor area of 117.5m² (1264 sq ft).
- 5.2 The scale, height and layout of the proposed building are of domestic proportions consistent with existing buildings adjacent, standing at two storeys adjoining the North West boundary alongside No 3 East Close and dropping to single storey adjoining the South East boundary alongside No 11 Fox Fields. Distances between the proposed dwelling and existing houses and bungalows are within normal design standards.
- 5.3 The building will be constructed in facing brickwork with flush pointing as described. Roofing tiles are in concrete pantile and roof pitches are similar to the existing buildings. Gables are to have flush pointed verges. Windows and doors are to have a dark brown finish to match adjacent dwellings. Rainwater goods are to be in PVC in black finish.

- 5.4 Existing boundary fencing is to be replaced to the North West boundary of the site with hedge and tree planting and brick walling as indicated on the attached plan and supplemented with a new 1.5m high vertically boarded fence to the South West boundary of the site and with additional hedge and tree planting to the South East boundary.
- 5.5 Perimeter paths are to be in pre-cast concrete flag paving and the drive and parking area are to be tarmac with bonded gravel finish.
- 5.6 Landscaping is a reserved matter and would be the subject of a detailed layout to be submitted at a later date.

6.0 Access

- 6.1 It is proposed that the existing access to the site be maintained and upgraded as described on the drawings.
- 6.2 3 No off-street parking spaces with on-site manoeuvring are provided which it is accepted is greater than the normal requirement, but is considered appropriate to this size of dwelling and will avoid congestion by on-street parking at the turning head of Fox Fields.
- 6.3 Existing gradients are such that level approach and entry to the ground floor level cannot be achieved, however, ambulant disabled access can be provided in compliance with the Building Regulations.

7.0 Drainage and Flood Risk

- 7.1 Foul water will connect to existing sewers in Fox Fields. Surface water will be taken to soakaway subject to percolation tests being carried out on site.
- 7.2 The works do not lie within an area identified by the Environment Agency as being at risk of flooding, nor do they affect any existing stream or watercourse. The proposals will not create the potential for flooding of other property.

8.0 Summary

Fox Fields was originally established as a play area with no requirement for ongoing maintenance and was not transferred to the Local Authority, resulting in the unsatisfactory position that exists today. Following concerns raised by Oxspring Parish Council, the Health and Safety Executive were involved resulting in the closure of the site. Alternative facilities are available within Oxspring and we therefore propose to make an application for residential use.

The development is consistent with the policies and provides re-use of disused land that does not contribute to the local amenity. The building is of appropriate size and scale to complement existing buildings, uses similar materials, and will provide a positive contribution to the street scene, without disadvantage to local residents.



Signed.....

FOR CHRIS CARR ASSOCIATES