SIGNET PLANNING
VISION | STRATEGY | ACTION

Reserved Matters Submission pursuant to Outline Planning Permission 2010/0484 for residential development comprising 10 dwellings

Design & Access Statement



HG0617 April 2011

introduction

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Introduction

Signet Planning has been instructed by Barratt and David Wilson Homes Yorkshire West to produce this Design & Access Statement to accompany the reserved matters submission pursuant to the granting of outline planning permission 2010/0484 for 10 dwellings at the former Oaks Garage Site, Hoyle Mill Road, Barnsley.

This Statement should be considered and read in conjunction with the accompanying plans.

The purpose of this Statement is to examine the character and structure of the development in accordance with the requirements for Design and Access Statements defined within DCLG Circular 01/2006 'Guidance on Changes to the Development Control System'.

In order to consider and explain the principles and concepts that have been applied to particular aspects of the proposal, this Statement is divided into the following sections.

Section 1: Introduction - Outlines the background and purpose of the document.

Section 2: Assessment - An assessment of the site and its surroundings and the national and local planning context.

Section 3: Design Proposals – Presentation of the design proposals, including the uses proposed, the amount, layout and scale of development, landscaping and appearance.

Section 4: Summary – Provides an overview of how the development proposals achieve the development principles and the design objectives established.

Site Description

The site, which is has a net developable area of approximately 0.22ha, was previously granted outline planning permission for residential development in February 2006 with reserved matters approval for 13 dwellings and 2 apartments being granted in January 2009 (ref 2007/1917). The time limit for the outline consent was subsequently extended in June 2010 (2010/0484)

The site is located to the south west of Barnsley within the Stairfoot urban area. The site to the north, known as the former JC Snell site, also benefits from planning permission for residential development.

The site has now been fully cleared and awaits development.



Above: Former JC Snell site prior to redevelopment



Above: Former Oaks Garage Site partially cleared



Above: The application site viewed from Hoyle Mill Road


Barnsley
Cemetery Road
Doncaster Road
Pontefract Road
Rotherham Road
Sheffield Road
West Way
Park Road
Oakwell View
Application Site

The proposed residential development, the subject of the application has been formulated in light of the relevant design policies within the adopted Local Plan as well as advice in PPGs, PPSs and Circulars. Those considered to be of particular pertinence relating to Design and Access are set out below:

Central Government Guidance

PPS1: Delivering Sustainable Communities - sets out the Government's commitment to good design. It states that:

> **"Planning authorities should plan positively for the achievement of good quality and inclusive design for all developments, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making better places for people. Design which is inappropriate in its context or which fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be accepted".**



PPS3: Housing – also encourages a high standard of design and landscaping in new residential developments. Indeed PPS3 promotes more sustainable residential environments through requiring developers to make efficient and effective use of land. The guidance also makes specific reference to the need for the design to be of a form that integrates with and complements the local area (paragraph 16). The most appropriate or best use of a site such as this will comprise a scale and form of development that integrates into the area. PPS3 also recognises that good design is fundamental to the development of high quality new housing. Paragraph 13 confirms that good design should contribute positively to making places better for people.

The aforementioned Government Guidance is supplemented by other documents including the following:

- Building For Life—Delivering Great Places to Live (CABE Nov 2008)
- By Design – Urban Design in the Planning System: Towards Better Practice (DETR/CABE 2000).
- By Design – Better Places to Live: A Companion Guide to PPG3 (DETR/ CABE 2001).
- Safer Places – The Planning System and Crime Prevention (ODPM 2004).

- Planning and Access for Disabled People: The Good Practice Guide (ODPM 2003).
- Design and Access Statements: How to write, read and use them (CABE 2006).

The accepted principles of urban design as stated in By Design (2000) include:

- **Character** - a place with its own identity,
- **Quality of Public Realm** – a place with attractive and successful outdoor areas.
- **Ease of Movement** – a place that is easy to get to and move through.
- **Legibility** – a place that has a clear image, is easy to understand and clearly defines public and private space.
- **Adaptability** – a place that can change easily.
- **Diversity** – a place with variety and choice.

BUILDING FOR LIFE





Local Planning Guidance (relating to Design)

The saved Barnsley UDP contains a number of policies relating to design. These are as follows;

Policy BE6 – Design Standards advises that the Council will seek good design standards for all development and that proposals will be assessed against a range of criteria including quality of layout, scale, landscaping treatment, detailing, materials and suitability with its context.

Policy BE6A – Design to Avoid Crime recommends that proposals are designed to avoid providing opportunities for crime. This should be achieved through consideration to parking areas, natural surveillance, lighting, boundary treatments and restriction of vehicular movements through the site.

Policy BE6B – Design and & Access for the Public focuses on development which is accessible to the public including residential schemes. This policy requires where possible that proposals are accessible to public transport and that consideration towards special groups including wheel-chair users is given in terms of movement throughout the site and provision of over-sized parking spaces where necessary.

Policy BE6C – Pedestrians and Cyclists states "in assessing the design and layout of new housing developments, the council will seek to ensure access to local facilities for pedestrians and cyclists which minimise distance and the use of roads of more than local importance."

Use

The application proposes a substitution of house types from that previously approved in decision 2007/1917 which related to the approval of reserved matters on the former Oaks Garage site. It is therefore intended to maintain the approved use of the site.

Amount

The application proposes 10 houses on the site, whereas the previously approved scheme (2007/1917) provided for 13 dwellings and 2 apartments. Four different house types are proposed which are as follows;

House Type	No Bedrooms	Number Proposed
Gloucester	4	5
Windermere	4	3
Ennerdale	3	1
Buchanan	3	1

Layout & Scale

The proposed layout of the dwellings, as shown on the plan below is reflective of the previously approved layout, with properties facing on to Hoyle Mill Road creating an 'active frontage'.

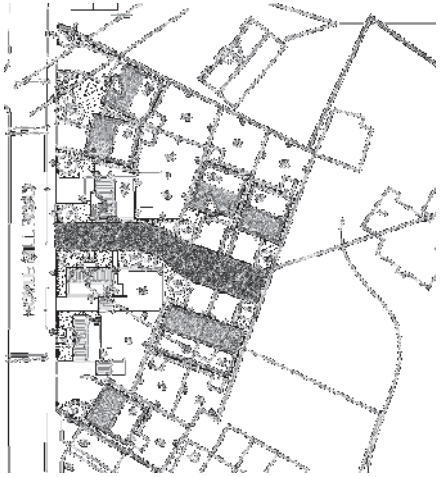
Access to six of the proposed dwellings is taken from Hoyle Mill Road with the remaining four gaining access from an estate road which leads onto Hoyle Mill Road.

The overall scale of the proposed development is less than the scheme that has been approved and represents a net reduction of 5 units.

The proposed properties are to be two storeys in height, and the areas covered by hard surfacing and buildings is less than that previously approved.



Above: Layout as Approved



Above: Layout as Proposed

Appearance and Landscaping

The proposed house types will be of similar traditional appearance to other dwellings as approved on the adjacent JC Snell site to the north. Construction on this adjacent site has commenced on this adjacent site and a number of the dwellings completed, as shown on the adjacent photograph.

In terms of the pallate of materials, these are to match those houses already constructed on the JC Snell site and a condition is invited.

A selection of trees are proposed within the application site including silver birch, plena and mountain ash. These are to be distributed amongst the site along with shrubs and lawned areas.

Vehicular Access

Access to the proposed dwellings is taken from Hoyle Mill Road, four of which via a new estate road and the others having direct access.

Car Parking

Each property is to be provided with a driveway which will accommodate up to two cars and a single garage.

Sustainability

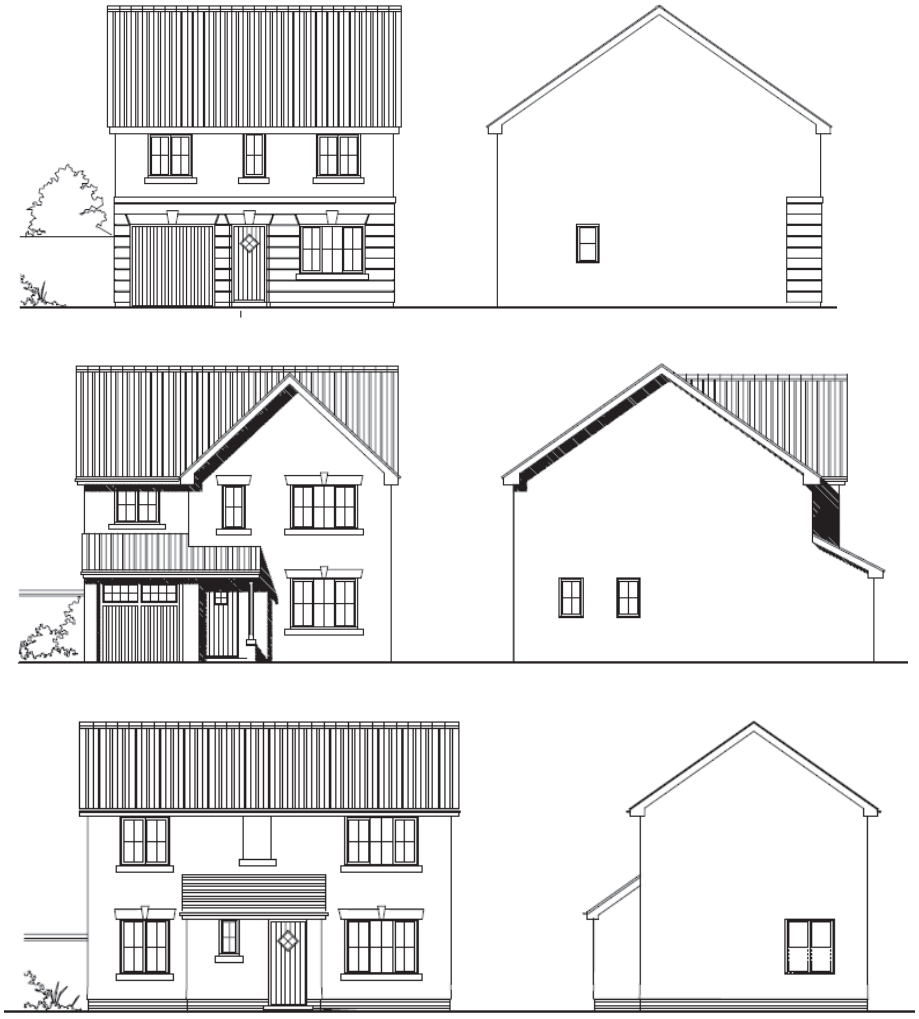
The properties are to be constructed to a minimum of Building Regulations requirements.



Above: Range of materials used in adjacent JC Snell development

design proposals appearance & landscaping

Proposed House Types



summary

7.1 In summary it is maintained that the design approach to this application has been comprehensive and as a result the indicative proposals will serve to create an attractive residential neighbourhood with its own individual character and sense of identity.

7.2 It is maintained that the residential development will improve the character of the area by providing modern forms of housing, creating diversity and attracting different residents in order to build the local community. Within this context we consider that the proposals accord with the Government Guidance relating to design, since it will deliver an opportunity to improve the character and quality of an area in a manner that would protect the amenity of the existing residential area.

7.3 The overall aim of the design proposals has been to create a modern, diverse, aesthetically pleasing residential environment where the residents will feel a sense of 'belonging' and that this will impact positively on the broader community.

7.4 It is maintained that this Design and Access Statement accords with the requirements identified within Circular 1/2006 and on the basis of this assessment a grant of outline planning permission is justified with an appropriate design approach having been taken in the formulation of the indicative residential scheme.