

Design and Access Statement

This statement has been prepared in support of an application for Outline Planning Permission with Means of Access. Appearance Landscaping Layout and Scale are Reserved Matters.

1.0 Assessment

The site is located within Hemingfield village to the south side of Cemetery Road. It comprises a detached bungalow with frontage to Cemetery Road and land to the rear extending to approximately 0.62 Ha.



Fig 01. Aerial Photo with proposed development site edged red.

1.1 Physical Context

A topographical survey has been prepared and a copy is included with the application documents. It illustrates the boundaries and a number of small outbuildings associated to a former agricultural use which can be seen on the aerial photo above. The land has a fall of approx 1 in 13 from the high point adjacent Cemetery towards the south west.

The land at the rear is now vacant. It is likely that the land was part of a smallholding which included land to the north and east of the site which has been developed for housing and may have included the land to the south west which retains a random arrangement of agricultural buildings.

The site abuts traditional two storey terraced housing to the north and more recent two storey detached and semi-detached housing to the east and south. The south west boundary is defined by a hedge with self-sewn trees and a culverted watercourse which runs in a south easterly direction.

1.2 Planning

1.2.1 Allocation

The Barnsley MBC Unitary Development Plan indicates that the site frontage and the curtilage of the existing bungalow are located within Housing Policy Area.

The remainder of the land at the rear is allocated for residential development as part of UDP Policy H4, sites to be developed for residential use; the site is the remainder of allocation WW1_3 with the remainder of the site already having been developed for residential use.

The whole of the site is within the development curtilage of Hemingfield and defined as Urban Fabric within the emerging Local Plan.

A Planning Statement has been prepared to expand upon the Planning Policy issues and a copy of the statement is included as part of the application documents. The site is allocated and suitable for residential use.

1.2.2 Density

The total site area is 0.62 Hectares of which the developable area is 0.5Ha which excludes the extended site access, drainage easements and 15% Open Space. Barnsley MBC Core Strategy indicates that new housing development should achieve a min density of 40 dwellings/ha. An indicative Site Layout Plan ref: P1 has been provided which shows how the site might be developed with a mix of two, three and four bedroom dwellings to achieve a density of 40 dwellings/Ha when based upon the developable area.

Although the site layout illustrated on drawing ref: P01 is indicative, the density is considered to be appropriate to the site and reflective of similar developments adjacent to the site and within the local area.

1.2.3 Affordable Housing

Affordable Housing is required on development sites of more than 15 dwellings and in this location the requirement is for 15%. The total number of dwellings on the site is currently 20No which would equate to 3No Affordable Housing. A S106 agreement will be required to establish the details at Detailed Planning/Reserved Matters stage.

1.2.4 Community Infrastructure Levy (CIL)

It is acknowledged that Barnsley MBC is currently consulting with regard to the introduction of a CIL payment which may apply to development under the emerging Local Plan.

1.2.5 Building for Life 12

A Building for Life 12 Assessment has been prepared and is included at Appendix A. The scheme performs well with 12 'Green' scores.

1.3 Site Constraints and Conditions

1.3.1 Contamination

A Phase 1 Desk Top Study has been prepared and a copy is included as part of the application documents. It does not identify any potential sources of significant contamination on the site but it does identify a number of potentially contaminative locations within the local area and goes on to recommend that an intrusive site investigation should be undertaken before development commences.

The Phase 1 Desk Top Study includes a Coal Mining Risk Assessment which states that '*Coal seams are outcropping on the southern part of the site and in the general locality of the site...., it is likely*

that underground coal seams are present beneath the site at depths less than 30m. Therefore, the risk to the site from migration of crown holes towards the surface as a result of the collapse of unrecorded shallow coal workings is considered to be High.'

As a result the reports suggests that 'Site investigation comprising rotary open hole boreholes to 30m is recommended to confirm the depth of any shallow coal beneath the site.'

1.3.2 Drainage and Flood Risk

There are foul and surface water sewers which run along the south western boundary. A preliminary Drainage Design and Flood Risk Assessment has been prepared to show how the site could be drained without increasing flood risk on the site or elsewhere and a copy of the report is included as part of the application documents.

The report concludes that foul drainage should discharge to an existing sewer adjacent to the south west boundary. Surface water should be discharged on site by the use of permeable surfacing where possible with the remainder from roofs and roads discharging to the watercourse at the south western boundary having first been attenuated on site.

1.3.4 Existing Landscaping

There are no mature trees within the central area of the site that would cause a constraint to development. There are a number of smaller semi-mature self-sewn trees as part of the hedge line along the western boundary. It is intended that this boundary should be retained and supplemented with additional planting.

Given that this is an Outline Planning Application and that Layout and Siting are Reserved Matters, a Tree Survey has not been provided and should be provided as part of a detailed application when the position of any trees can be assessed in relation to detailed proposals for development.

1.3.5 Ecology

An Ecological Appraisal of the site has been prepared and a copy of the report is included as part of the application documents.

The report identifies no protected species. It makes recommendations for the inclusion of 50% bat and 50% swallow nesting boxes to be included on all dwellings and it identifies a pond with local ecological significance.

The illustrative layout plan shows how the site could be developed to retain the pond as part of an informal area of Open Space to help promote local wildlife and bio-diversity.

1.3.6 Sustainability in construction

As a minimum new dwellings should include renewable or low carbon energy sources to reduce carbon monoxide emissions by at least 15% from levels permissible by the 2010 Building Regulations.

2.0 Involvement

2.1 Pre-Planning Enquiry

A Pre-planning Enquiry ref: 2016/ENQ/00701 was submitted to Barnsley MBC in October 2016 and a response was provided by the council (Planning Officer - Laura Bennett) on 22 December 2016. The response has helped to inform the current proposals.

3.0 Evaluation

3.1 Use

The site is allocated as Housing Policy and H4 Housing Proposal site ref WW1_3, and therefore the principal of residential use is established.

3.2 Amount

An indicative layout plan ref: P01 has been prepared and a copy is included with the application documents. This provides an indication as to how the site might be developed to provide a total of 20 No dwellings.

The site has a total area of 0.62 Ha and the layout provides 20 dwellings in total giving a density of 40/Ha based upon the developable area. This is consistent with the Core Strategy recommendation of 40 dwellings/Ha and is similar to adjacent residential use and appropriate to the area.

The proposals avoid the use of 3 storey dwellings to increase density further given the potential for overlooking to existing dwellings at the site perimeter and to limit impact upon the Green Belt to the south western boundary.

The layout comprises:

8No - Type A	2 Bed	2 storey dwellings	68 sqm
7No - Type B	3 Bed	2 storey dwellings	74 sqm
2No - Type C	4 Bed	2 storey dwellings	125 sqm
2No - Type D	4 Bed	2 storey dwellings	95 sqm
1No - Type E	2 Bed	1 storey bungalow	62 sqm

The proposed dwellings exceed the requirements for minimum floor areas outlined in the South Yorkshire Residential Design Guide.

Most dwellings have front gardens and all have rear gardens which significantly exceed minimum standards for private external space.

Parking spaces exceed minimum requirements for the majority of 2 bed dwellings where two parking spaces have been provided; 3 bed dwellings have two parking spaces and 4 bed dwellings have three parking spaces.

3.3 Layout

Layout is a Reserved Matter

New dwellings have been designed to maintain minimum distances between new dwellings and existing dwellings to the site perimeter to avoid loss of privacy and prevent overlooking.

Access is taken from Cemetery Road at the norther corner of the site. The access requires the removal of the existing bungalow and allows for an internal site layout comprising an Access Road designed to adoptable standards together with a series of Private Drives which will have block paved surfaces.

A Highways Statement has been prepared and is included as part of the application documents.

A pedestrian access has been included to link the site with the existing public footpath to the western boundary adjacent to the area of Open Space.

3.4 Scale

Scale is a Reserved Matter

Dwellings adjacent to the site are two storeys in scale, proposed dwellings are two storeys with a maximum eaves height of 6.0m and a ridge height of 10.0m.

All dwellings shown on the indicative layout plan are two storeys with the exception of Plot 12 which is a detached bungalow. The scale of the proposed dwellings are consistent with adjacent dwellings, however there may be some potential for development of the attic roof spaces to provide additional accommodation, subject to detailed design.

3.5 Landscaping

Landscaping is a Reserved Matter

The site is generally devoid of mature trees and planting. The hedgerow which contains self-sewn trees to the south western boundary should be the subject of a Tree Survey and a decision on whether to retain the hedge or replace or replant can be taken subject to the results of the survey. Additional tree and shrub planting will be the subject of a detailed landscaping layout to be submitted in support of any future Reserved Matters application.

There are areas of Open Space within the site which provide an opportunity for landscape planting subject to detailed design.

3.6 Appearance

Appearance is a Reserved Matter

The majority of traditional buildings within Hemingfield are constructed in red brick or stone with blue slate roofs and painted windows and doors.

More recent dwellings including the adjacent Lady Croft Lane site follow a similar theme and include a mix of red and buff brick with plain concrete tiles.

Although appearance is a Reserved Matter we would suggest that materials for the site could include a similar mix of brick and stone external walling with plain dark grey concrete tiles and white window frames with coloured doors.

4.0 Access

A Highways Statement has been prepared in support of this application and is included as part of the application documents.

4.1 Inclusive Access

The gradient of the site is relatively consistent and approximately 1 in 13. Footpath and road levels are unlikely to exceed 1 in 12 and independent access from parking areas to dwellings can be designed at falls not exceeding 1 in 20 to make them suitable for wheelchair users.

4.2 Sustainability

The site is served by a regular bus service in both directions within 56m and 95m of the site frontage providing links to local villages, towns and the wider area. Hemingfield provides a number of local shops, a school, park and pubs and extensive shopping and employment opportunities at the Cortonwood retail and business park, all of which are listed in section 2 of the Build for Life Assessment in Appendix A. The site is considered to be in a sustainable location.



MBooth Design

Building for Life 12 Assessment

Integrating into the Neighbourhood

1. Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

The site integrates into and respects the uses within the local area by providing a residential development of scale and density similar to the adjacent residential use and provides a 'green' boundary to the south west where abutting the Green Belt by retaining and reinforcing existing landscape planting. It provides connections to the existing highways network for vehicular and pedestrian traffic as well as linking the site directly to the adjacent public footpath to the south west boundary subject to detailed design.

Assessed Score – GREEN

2. Facilities and Services

Does the development provide (or is close to) community facilities, such as shops, workplaces, parks, play areas, pubs or cafes?

The site is within walking distance of a number of local facilities including:

Hemingfield Ellis Primary School	250m
Local Farm Shop	300m
Village Store	Opposite the site
Public Park and play area	150m
Two local Pubs	150m and 550m
Hairdressers	Opposite the site
Beauticians	Opposite the site
Fish and Chip shop	60m

The site is within cycling distance or a short bus ride (5 mins) of Cortonwood Retail and Business Park which provides extensive shopping and retail outlets and well as opportunities for employment.

Assessed Score – GREEN

3. Public Transport

Does the scheme have good access to public transport to help reduce car dependency?

There are bus stops on Cemetery Road within 56m of the site entrance travelling west, and 95m travelling east providing regular links to local villages and Towns such as Elsecar, Hoyland, Wath and Wombwell which are all within 2 miles of the site. These provide rail links to the wider areas.

Assessed Score – GREEN

4. Meeting Local Housing Requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Whilst the application is for outline planning consent, the illustrative layout plan shows how it could be developed to provide a range of 2 bed, 3 bed and 4 bed two storey dwellings and a 2 bed bungalow which provides a good mix of housing, is appropriate to the location and allows for the types of affordable housing to be provided as outlined in the councils pre-planning enquiry response.

It is anticipated that most of the dwellings will be built for private sale however there is an opportunity for affordable housing to be offered for alternative tenure.

Assessed Score - GREEN

Creating a Place

5. Public Transport

Does the scheme create a place with a locally inspired or otherwise distinctive character?

This application is for Outline Planning Permission with details of access and therefore Design/Appearance is a Reserved Matter. The indicative proposals do however illustrate how the site could be developed to provide an interesting arrangement of dwellings not dominated by the roads that is appropriate to the location and whilst similar to adjacent residential use is capable of providing its own distinctiveness.

Assessed Score – GREEN

6. Working with the site and its context

Does the scheme take advantage of existing topography, landscape features, wildlife habitats, existing buildings, site orientation and microclimates?

The site has a fall of around 7 meters from the high point at the access with Cemetery Road at the north to the southern boundary and an average gradient of 1 in 15.

New dwellings are located to take advantage of the site levels and avoid adverse effects on the residential amenity of existing dwellings to the north, east and western boundaries.

The principal landscape feature on the site is a mixed hedge to the southern boundary which it is proposed will be retained and supplemented with additional planting subject to a survey and landscaping proposals at detailed design stage.

The site includes a pond which is identified as having bio-diversity potential. This has been retained and is included within an area of open space and additional landscape enhancement that will help enhance and promote bio-diversity.

Assessed Score – GREEN

7. Creating well defined streets and spaces

Are buildings well designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

The site provides areas of Open Space which includes the retention of a pond and landscaping which will promote bio-diversity and enhance the access to the site. The indicative layout illustrates how

buildings are positioned to face the new access road and private drives but where there are corner plots these provide an opportunity for secondary windows to gable walls and additional landscaping.

Assessed Score – GREEN

8. Easy to find you way

Is the scheme designed to make it easy to find your way around?

The site is relatively small and uncomplicated in terms of layout, it lends itself to ease of navigation.

Assessed Score – GREEN

Street and Home

9. Streets for All

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

The scheme is a small development for 20 dwellings served by an Access Road designed as a shared surface and including private drives to serve a number of the dwellings. The geometry of the access road provides natural traffic calming and limits lengths of straight roads which will promote low vehicle speeds. All roadways within the site are overlooked by housing providing natural surveillance and safe social spaces.

Assessed Score – GREEN

10. Car Parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Parking provision for the site exceeds the minimum requirements of 1 space for 2 bed dwellings by providing two spaces, and complies with the requirements of 2 spaces for 3 bed dwellings and 3 spaces for 4 bed dwellings. 2No additional visitor parking spaces are provided adjacent to the access road and covered by natural surveillance.

Frontage parking has been limited to the central area of the site where it can be integrated with landscape planting with the remainder of dwellings having garages or driveways at the sides of houses. Where garages are provided they are located to the sides and rear of dwellings so as not to dominate the streetscene.

Assessed Score - GREEN

11. Public and private spaces

Will public and private spaces be clearly defined and well integrated to be attractive, well managed and safe.

Design and Landscaping is a Reserved Matter however the layout plans illustrates how proposed dwellings overlook private gardens to the frontages which define the private and public space and could include low level timber or metal fencing without the need for overly dominant boundary treatments and retain an informal appearance to the public areas within the site.

Areas of open space are located adjacent to the access which we would suggest are dominated by landscape planting and are overlooked by adjacent dwellings providing natural surveillance.

A number of properties are served by shared private drives which provide informal access for vehicles and pedestrians. Private drives serve no more than 4 dwellings and would be well defined by having contrasting paved surfaces. They have good visibility and provide safe areas for use by pedestrians and vehicles with natural surveillance.

Assessed Score – GREEN

12. External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

All properties have external access to rear to rear gardens for the storage of waste and recycling bins where there is adequate space for storage. Gardens are capable of accommodating space for storage of cycles and parking spaces exceed minimum requirements.

Assessed Score – GREEN

End.