

Planning Application 3 No Detached Dwellings

Paddock Site
Roughbitchworth Lane
Bower Hill Road
Oxspring



DESIGN + ACCESS STATEMENT

PEACH ARCHITECTURAL DESIGN LTD

DESIGN + ACCESS STATEMENT

Proposed Residential Development comprising 3 No Detached Dwellings. Paddock Site , Roughbirchworth Lane, Bower Hill, Oxspring.

This statement accompanies a full planning application on behalf of Yorkshire Land Ltd who are the owners of the application site and identified land and supports a planning application for Full Planning Permission for the erection of 4 detached dwelling houses, associated garaging and access.

1.0 ASSESSMENT

- 1.1 *The site is currently recorded as undeveloped, and comprises an open area of pasture land. It is located on the south bank of the River Don on the north east extents of the village of Oxspring. Oxspring is located approximately 10km to the south west of the centre of Barnsley. Historic plans indicate that the site has remained free from development, up until the present day. Oxspring has a population 1054 people and is classed as rural area.*
- 1.2 *The site is readily accessed from Bower Hill and then onto Roughbirchworth Lane and also from the Sheffield Road B6462.*
- 1.3 *This attractive and viable site is bounded to the North by the River Don, and the well established Millstones Residential Development consisting of 16 dwellings, to the West by a dry stone wall and the existing mature trees to the East by a post and wire fencing adjacent to the embankment formed with the bridge and Bower Hill Road, and to the south by a dry stone wall (in need of repair) adjacent to the adopted footpath.*
- 1.4 *The application site has remained vacant land and under private ownership although designated as an area of borough landscape value and urban green space. The site has no history since purchase or is of suitable agricultural purpose.*
- 1.5 *The site already does not have a dedicated vehicular access on to the highway network and has a 12"main gas pipe bisecting the site from the access point on Roughbirchworth Lane and exits near the north eastern corner where it passes beneath Bower Hill Road.*
- 1.6 *The topography of the site comprises a southwest to north east fall of 7.7 m across the site from the existing access point to the existing banking which then drops to the river level... The photographs included as part of the application documents indicate the current topography.*
- 1.7 *Separate assessments are to be made by appointed consultants in relation to:*

Ecological biodiversity and Geo-diversity – the development has the potential by managing the landscape planting to maintain habitats for wildlife and promote use by additional species.

Contaminated Land Assessment

Sustainable Drainage Systems – The site will be developed with the use of rainwater holding tanks that will allow the rain water runoff to discharge /drain naturally into the adjacent River Don without subjecting the existing public sewer from overload.

Flood Risk Assessment – Dependent on Flood Zone category and Site Location. From observation on the Environment Agency Flood Risk Map it would appear that the developable area of the site is within a very low to low Flood Zone 1.

2.0 SITE AREA

- 2.1 *The site occupies an area of 2.01 acres*

3.0 RECENT PLANNING HISTORY

- 3.1 *There has been no recent planning history with relation to this site in the last 10 years. However, the Planning Statement outlines relevant matters arising from the planning history of the site.*

4.0 INVOLVEMENT

- 4.1 *There has been no discussion with Barnsley Metropolitan Borough Council Planning Officers.*

5.0 EVALUATION/DESIGN

- 5.1 *The proposed scheme indicates a residential development on a site which is currently undeveloped. The Barnsley Metropolitan Borough Council Unitary Development Plan designates the site as Urban Greenspace.*
- 5.2 *The proposed residential use comprising low density development will allow the existing trees to the site periphery to be maintained and managed to preserve the visual amenity of the site within its context and maintain its use by local wildlife.*
- 5.3 *The proposed implementation of three high quality executive dwellings would not conflict with the properties opposite or could be perceived as overdevelopment in that the site lies within the general framework of the settlement as defined by its topographical and landscape setting. The existing site provides no social or economic benefit to the local or wider community. The proposals have the opportunity to attract families to the area that are likely to use local schools and services which will benefit the local community.*
- 5.4 *The site has an existing field access via an opening between two stone piers onto Roughbirchworth Lane.*

6.0 USE - PROPOSED SCHEME FOR CONSIDERATION

- 6.1 *Residential use – 3 executive properties with incorporated garaging*

7.0 AMOUNT OF DEVELOPMENT

- 7.1 *Three detached dwelling houses have been proposed.
Unit 1 and 3 – gross footprint 169.0 sq m
Unit 2 – gross footprint 180.0 sq m*

8.0 HISTORIC ENVIRONMENT

- 8.1 *Whilst the site is an attractive open field which slopes down to the adjacent river Don forming the northern boundary it has no historic value or associated historical attribute attached to it.*

9.0 LAYOUT

- 9.1 *Recommended separation distances to the nearest dwellings both on Roughbirchworth Lane and the Millstone development are in excess of recommended*

separation distances.

- 9.2 *Barnsley Metropolitan Borough Council has produced Supplementary Planning Document: Designing New Housing Development. This document supplements policy CSP 29 of the LDF Core Strategy and sets out the principles that apply to the consideration of planning applications for new housing development. Section 3 External Spacing Standards:*

3. Proposed habitable rooms at first floor level and above should be a minimum of 10m from the boundary of any private garden which they would face and habitable room windows in existing dwellings at first floor level and above should be a minimum of 10m from any proposed private garden they would face....

4. Proposed walls without habitable room windows (usually side elevations) should be at least 12metres from original habitable room windows. Where the proposed dwelling is more than two storeys in height (excluding rooms in the roof space) the separation distance should increase by 2m for every additional dwelling).

10.0 SCALE

The proposed dwelling houses are all two storey in height compatible with those as found on the nearby Millstones Development on the opposite side of the River Don.

11.0 APPEARANCE

- 11.1 *Principal materials are to be sawn stone quoins and plinth with local selected stone. The roof is to be in selected natural slate with stone tabling and kneelers to gable elevations. Sawn stone lintels, heads and weathered cills and moulded stone surrounds with selected double glazed window units and doors are to be incorporated within openings. Colour coated profiled rainwater goods to approved samples are to be provided.*

12.0 ACCESS

- 12.1 *Access to the development site will take the form of a private drive serving Units 1+2 and single private access serving Unit 3 allowing the ingress, egress and turning of domestic vehicles within each property boundary.*
- 12.2 *From private parking areas a level approach to the property is required (at less than 1:20) to provide wheelchair access to individual properties.*
- 12.4 *Waste and recycling bin storage is provided to individual properties and will be moved to the site access for collection.*

13.0 KEY RELEVANT POLICIES

The most relevant local policies described below are set out in the Barnsley Metropolitan Borough Council Local development Plan Policies Core Strategy Document Adopted September 2011

- 13.1 **CSP1 – Climate Change** - *The site is located in a sustainable location which does not have a high risk of flooding. The use of sustainable methods of draining is proposed and the retention of the existing trees at the site will promote diversity.*
- 13.2 **CSP2 - Sustainable Development** - *The proposed residential development will be constructed using locally sourced materials including natural stone walling. Dwellings should be designed to achieve Level 3 in the Code for Sustainable homes which can be used without the use of renewable energy sources. The development will allow the regeneration of previously developed land Mill Farm*

13.3 **CSP3 – Sustainable Drainage Systems** -Sustainable Drainage Systems – The site will be developed with the use of rainwater holding tanks that will allow the rain water runoff to discharge /drain naturally into the adjacent River Don without subjecting the existing public sewer from overload. Vehicular and pedestrian access to the each property is to be via selected permeable sett drive way (SUDS) with contrasting textured edging. The private access road is to be bonded gravel to falls with perimeter drainage gullies filtering to the rain/surface water holding tank prior to dispersal into the River Don via an approved surface water outfall.

13.4 **CSP4 – Flood Risk** – A flood risk assessment will be provided where required. Finished floor levels will be positioned above the highest recorded flood levels.

The following matters are to be fully considered:

- 1) whether the development is likely to be affected by flooding (from all sources: rivers, and, groundwater, sewers, reservoirs, canals and other artificial sources) now or in the future, taking climate change into account.
- 2) that the development is safe and where possible reduces flood risk whether the development will increase flood risk elsewhere.
- 3) that measures can be incorporated to mitigate the effects and risks of flooding, and that an assessment of surface water and drainage has been incorporated.

Development which would increase the risk of flooding by increasing the rate or volume of surface water must be the subject of measures that will reduce the risk of flooding. In cases where development would increase the risk of flooding by increasing surface water, developers will have to take action to reduce flooding so the development can go ahead, for example, by creating facilities for holding water i.e. holding tanks.

13.5 **CSP 8 - The Location of Growth** - Development will only be allowed in villages if it is consistent with policy or is necessary for the viability of the settlement and that it meets local needs. The site is currently **not** allocated in the Barnsley Unitary Development Plan (UDP) as Green Belt, although is adjacent, the Council **does not** have a 5 year land supply and even more so does not currently have sufficient supply of executive market housing which it has itself identified as being deficient in the Borough.

With all contributory considerations in mind the applicant considers that this small scale development should be permitted.

13.6 **CSP 25 New Development and Sustainable Travel**

It is not considered that the proposed development is likely to have significant transport implications (average of two vehicles per household), being a relatively small number of dwelling houses which are expected to have only minor travel impact. Access to local bus routes is available as too is the option to cycle to the nearest train station at Penistone allowing access to rail transport to Sheffield, Barnsley and further afield. Each property incorporates a double garage allowing adequate storage of cycles. Access to the AM, M1 and M62 is readily available through existing local road networks.

13.7 **CSP 29 Design** - Design Principles: High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including:
Topography, Green Infrastructure assets, important habitats, woodlands and other natural features views landscape character including the scale, layout, building styles and materials of the built form.

The proposed dwelling houses are of a suitable size and utilize the site topography by positioning the buildings at an appropriate level adjacent to Roughbriar Lane, utilizing existing tree planting as screening (retained along the western boundary).

Setting a high design quality standard for any new development, as is being put forward for consideration, will make Barnsley and the surrounding villages a more attractive place to live, work and enjoy leisure, and will help to underpin economic regeneration.

13.8 CSP35 – Green Space

The development is small scale and would have limited impact upon the site and its ability to provide local 'green space' amenity for the reasons referred to above.

The Barnsley LDF Adopted Core Strategy Policy CSP35 relates to Green Space and defines this as 'green open areas which are valuable for amenity, recreation, wildlife or bio-diversity and include types such as village greens, local open spaces, country parks, formal gardens, cemeteries, allotments, woodlands, recreation grounds, sports pitches and parks.' The paddock site in question provides a degree of visual amenity to the street scene and wildlife habitat due to its proximity to the River Don overgrown nature. There is however no public access for use of the land

These proposals seek to maintain and enhance the amenity by retaining and managing as many trees as possible including in particular those located at the site frontage and to the perimeter whilst developing the site and removing the risks of criminal behaviour including arson, fly-tipping and anti-social behaviour which are detrimental to the amenity of the site.

13.9 CSP 36 Biodiversity and Geo-diversity - Development will be expected to conserve and enhance the biodiversity and geological features of the borough by: protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified in Section 74 of the Countryside and Rights of Way Act 2000 and in the Barnsley Biodiversity Action Plan maximising biodiversity and geo-diversity opportunities in and around new developments conserving and enhancing the form, local character and distinctiveness of the river corridors of the Dearne and Dove as natural floodplains and important strategic wildlife corridors. Development which may harm a biodiversity or geological feature will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

The proposed development has the potential to enhance the existing habitat of wildlife species by the inclusion of additional planting, bird and bat boxes within the site and to new buildings.

13.10 CSP 37 Landscape Character - Development will be expected to retain and enhance the character and distinctiveness of the Individual Landscape Character Area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002).

The proposed development retains the mature trees which are located along the western boundary to the site as these establish the character and distinctiveness of the site.

The mature trees which line the River Don bank are not removed during the site works.

Due to the site sloping from stone faced retaining walls are to be constructed to prior to the erection of the development allowing relatively levels surrounding each property and the provision of rear terrace areas with elevated views toward the River Don.

The proposed scheme will not unduly affect the privacy or amenity of the nearby

neighbours and hopes to provide sensitive and an acceptable project.

- 13.12 **CSP 39 Contaminated and Unstable Land** - Where the future users or occupiers of a development would be affected by contamination or stability issues, or where contamination may present a risk to the water environment, proposals must be accompanied by a report which shows that investigations have been carried out to work out the nature and extent of contamination or stability issues and the possible effect it may have on the development and its future users, the natural and historic environment; and sets out detailed measures to allow the development to go ahead safely, including, as appropriate:

- removal of the contamination;
- treating the contamination;
- protecting or separating the development from the effects of the contamination
- addressing land stability issues resulting from former coal mining activities.

14. **Summary**

This site provides an opportunity for a small scale residential development to be brought forward offering low density (Three Units) high value accommodation maintaining the existing mature tree planting as an attractive back drop to this low density development adjacent to the River Don. The provision of such small scale sites helps to achieve the ambitions of the Council's Economic Strategy and the proposed properties are most likely to appeal to professional, senior managerial and executive officers. The nearby Millstones development is already recognised as a successful upmarket residential development in an attractive location with accessible transport links to major cities (Sheffield, Barnsley, Leeds and Manchester). The proposed development falls into the top bracket of the housing market, we therefore describe our proposals as a suitable low density, high value housing scheme.

Attached for reference is the SHLAA Site Assessment Details which indicate that the site can accommodate high quality medium density housing in a location likely to be highly attractive to the market. A couple of points worth comment with regard to the SHLAA report are:

Drainage Infrastructure Constraints C: Major constraints identified.

I feel that this rating is incorrect as the surface water can be discharged into the adjoining River Don and also rainwater harvesting and attenuation measures are to be included as part of the overall drainages design. The foul drainage can be accommodated via a site package treatment plan serving the 3 proposed units.

Housing Quality Constraints B: Site can accommodate high quality medium density housing in a location likely to be highly attractive to the market. The report shows a yield of 15 units which in my opinion is considered to be ambitious especially with regard to the nearby Millstones development containing low density executive housing. The proposed scheme indicates 3 detached executive homes to which the applicant hopes to attract high end executive purchasers to this sort after area of the district.

Flood Risk Constraints D: 10 – 20 % of the site is within Flood zone 3a. The developable area is not within an area at risk of flooding the floor levels of the property are some 8.00 m + above the indicated water level.

Suitability of Location Constraints E Site is within the village.

The site is adjacent to existing more traditional properties and also in close proximity to the Millstones development. Access to transport links amenity space and school suggest that the site is in a desirable location.

The site is in a desirable and attractive location and it is hoped that the scheme is considered to a viable and suitable for development.



PADDOCK SITE ROUGH BIRCHWORTH LANE , OXSPRING – EXISTING SITE ACCESS



PADDOCK SITE ROUGH BIRCHWORTH LANE , OXSPRING – EXISTING SITE ACCESS AND EASTERLY VIEW TOWARD BOWER HILL ROAD.



PADDOCK SITE ROUGH BIRCHWORTH LANE , OXSPRING – VIEW ACROSS SITE TO THE NORTH EAST – MILLSTONES DEVELOPMENT ACROSS THE RIVER



PADDOCK SITE ROUGH BIRCHWORTH LANE , OXSPRING – NORTHERLY VIEW TOWARD MILLSTONES DEVELOPMENT ACROSS THE RIVER.

