



Design and Access Statement Full Planning Application

Midland Road, Royston *(JULY 2016)*



Midland road, Royston



Design and Access Statement

Midland Road, Royston

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1.0

Introduction & Planning Policy



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1.0 Introduction

This Design and Access Statement has been prepared on behalf of Kier Living Ltd. It supports a Full Planning Application for a prospective residential development of 80 dwellings total of which all 80 are private dwellings. This is in place of the former Royston High School.

(See Aerial View adjacent).

Following thorough assessments of the site and its inherent surroundings, the aim is to evolve a scheme which will establish key design principles

such as Use, Amount, Access, Layout, Scale, Appearance and Landscaping. Through working with the Local Authority and making reference to Supplementary Design Guidance; the development will seek to provide a new bespoke housing estate.

The purpose of this document is to :

- Provide an assessment of the proposed development site and its surrounding context.
- To identify the opportunities and constraints

of the site leading to the evolution of the design proposal.

- To explain the design rationale, evolution of the scheme following negotiations with the Local Authority and consulting bodies to the submitted proposals.
- To distinguish the key elements of the design proposals – urban design, access, connectivity & juxtaposition of the built form with its surroundings.



Aerial View of Site

1.1 National Planning Policy

National Planning Policy Framework (2012)

1. National planning policy is provided in the National Planning Policy Framework (NPPF), which was published in March 2012. This sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

2. The Ministerial Foreword to the NPPF explains that *'the purpose of planning is to help achieve sustainable development... sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations...development means growth...including housing a rising population which is living longer.'*

Achieving Sustainable Development

3. The NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental; each of these

aspects are mutually dependent. At the heart of the NPPF, is a presumption in favour of sustainable development (paragraph 14).

4. The NPPF contains 12 core principles for planning and decision-taking, which include the need for planning to be:

- Genuinely plan-led, empowering local people to shape their surrounding.
- A creative exercise in finding ways to enhance and improve the places in which people live their lives
- Identifying and meeting the housing, business and other development needs of an area
- Always seeking to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Taking account of the different roles and character of different areas, including promoting the vitality of our main urban areas and protecting the Green Belts around them
- Supporting the transition to a low carbon future in a changing climate
- Contributing to conserving and enhancing the natural environment and reducing pollution



National Planning Policy Framework



Documents referenced

1.2 National Planning Policy Continued...

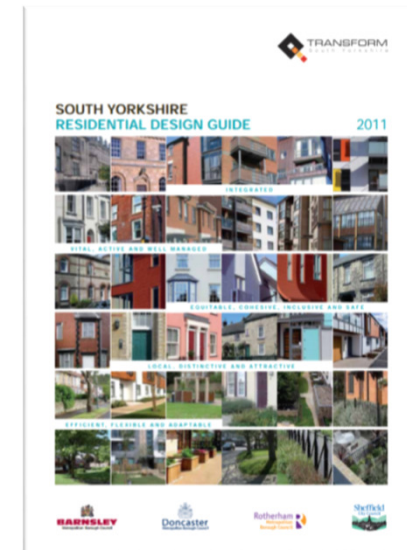
- Encouraging the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value
- Promoting mixed use developments and encouraging multiple benefits from the use of land
- Conserving heritage assets in a manner appropriate to their significance
- Actively managing patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable
- Taking account of and supporting local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

5. The NPPF also identifies that there is a requirement for housing applications to be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

1.2 Local Planning Policy

Documents referenced.

- South Yorkshire Residential Design Guide



1.3 Other Documents referred to

Building for Life – Delivering Great Places to live (CABE, 2012)

- Connections
- Facilities and services
- Public transport
- Meeting local housing requirements
- Character
- Working with the site and its context
- Creating well defined streets and spaces
- Easy to find your way around
- Streets for all
- Car parking
- Public and private spaces
- External storage and amenity space

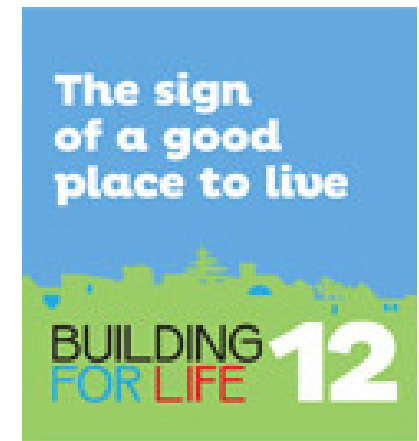
Design and access statements and how to write, read and use them (CABE, 2006)

Design

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

Access

- Vehicular and transport links
- Inclusive access



Documents referenced



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**The Site, Description, Photos &
Transport Context**



Midland road, Royston

2.0 Site Description – Use & Transport Links

As situated on the plans that follow, the site is situated off Midland Road within Royston and in the Barnsley central borough constituency.

Royston lies approximately 5 miles North of Barnsley Town Centre with Wakefield Town Centre approximately 8 miles to the North. It is a suburban village and in a sustainable location that is well served by social and physical infrastructure. Residents will have excellent access to employment opportunities, local amenities and facilities which are described below.

In the wider context Barnsley sits south within the Yorkshire district, on the borders of the West district.

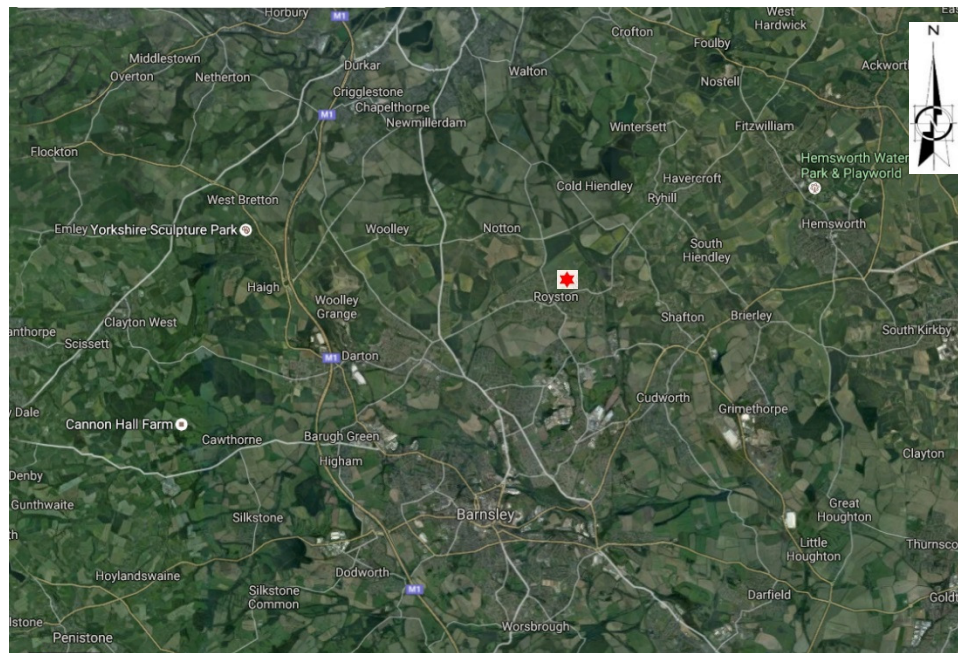
The site is located centrally within the town of Royston, with Station Road to the west, Midland Road to the south, Common Lane to the north and both The Lane and Ruston Drive to the east.


The site lies within a predominantly residential area but also in close

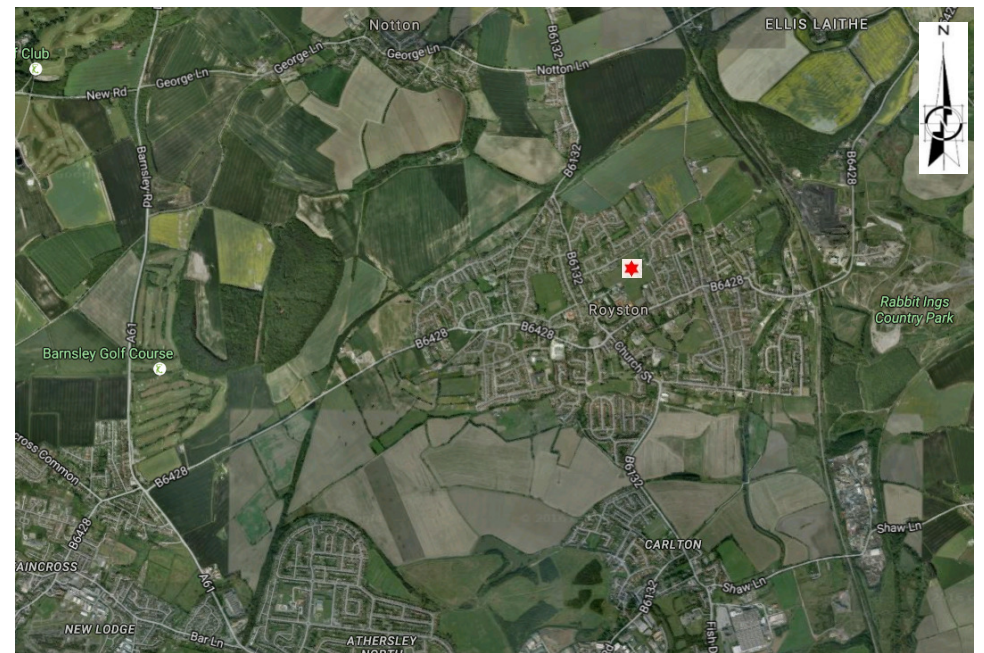
proximity to the civic hub of Royston (Civic Hall, Library and leisure Centre) as well as the commercial core of the village, which takes the form of linear district centre along both Station Road/Church Lane, High Street and Midland Road.


The site is local to transport links such as busses, trains from near by stations Barnsley and Darton and has junction 38 of the M1 motorway 6 miles to the West via Barnsley, offering fairly easy access to the rest of the UK.

Royston lies on the Barnsley Canal, and on the intersection of the B6132 and B6428 roads, due north of Monk Bretton. The Trans Pennine Trail runs through Royston along the canal bank.



Site Location Plan 1  denotes site location



Site Location Plan 2  denotes site location

2.1 Site Photos – Current Site Photos

The following diagram illustrates photographic viewpoints taken in the immediate site context. Careful consideration will be given to the existing

surrounding dwellings upon Midland Road and Well Hill Grove to minimise any overlooking and loss of any privacy. It is envisaged that the

proposals will benefit these properties, which at present have exposed / unsecure rear boundaries.



2.2 Site Photos

