

PROPOSED RESIDENTIAL DEVELOPMENT
CHURCH LANE, HOYLANDSWAINE

DESIGN & ACCESS STATEMENT



FEBRUARY 2014

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SECTION 1

BACKGROUND

SITE & SURROUNDINGS
PLANNING POLICY CONTEXT



BACKGROUND

INTRODUCTION

KSL Design is instructed by David Wilson Homes to produce this Design & Access Statement to accompany the full planning application for residential development at Church Farm, Hoylandswaine.

This statement should be considered and read in conjunction with the accompanying documents, particularly the layout and elevations.

The purpose of this Design and 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 and those identified in the Town and Country Planning (Development Management Procedure) Order 2010. Additionally, CABE guidance, Design and Access Statements: How to read, write and use them has also been referenced in the preparation of this Statement.

In order to consider and explain the principles and concepts that have been applied to particular aspects, 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 relevant planning policies relating to design, the strategic and local context of the proposals and a description of the site itself.

SECTION 3: EVALUATION

The identification of the opportunities the site presents, the constraints to be addressed and the subsequent design objectives.

SECTION 4: DESIGN PROPOSALS

Presentation of the design proposals, including the uses proposed, the amount, layout and scale of development, landscaping, and appearance.

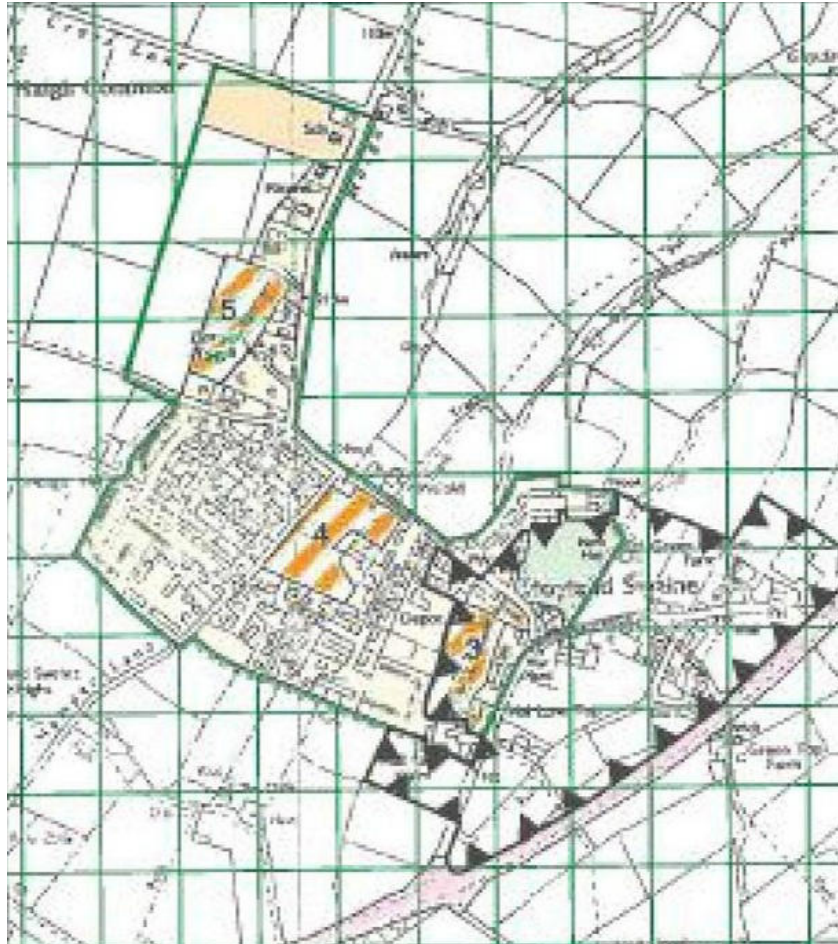
SECTION 5: BUILDING FOR LIFE 12 ASSESSMENT

Assesses the proposals against the relevant 12 Building for Life questions.

BACKGROUND

PLANNING POLICY

HOYLANDSWAINE - HISTORICAL PROPOSALS MAP



PLANNING HISTORY

The site has historically been designated as safeguarded land in the Barnsley UDP and is now proposed as an allocation for a low density residential site in the emerging Development Sites and Places DPD.

PLANNING POLICY

The national and local design policies relating to design are identified in the forthcoming pages.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The NPPF was adopted on the 27 March 2012 and sets out the presumption in favour of sustainable development at the heart of the planning system (para. 15) and states that good design is a key aspect of sustainable development which is indivisible from good planning (para. 56). Paragraph 50 of the NPPF requires local planning authorities to “**deliver a wide choice of high quality homes, widen choice for home ownership and create sustainable, inclusive and mixed communities**”. This design and access statement demonstrates that the proposal ensures that a range of high quality homes is delivered.

Twelve ‘core planning principles’ are at the heart of the NPPF. These include:

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production - para. 17).

BACKGROUND

PLANNING POLICY

Chapter 7 of the NPPF sets out the governments requirements to good design of the built environment. Paragraph 57 states it is **“Important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes”**

Paragraph 58 of the NPPF states policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development,
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit
- responds to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation
- are visually attractive as a result of good architecture and appropriate landscaping.

The NPPF acknowledges that it is proper to seek to promote or reinforce local distinctiveness (para. 60) and that designs should address the connections between people and places and the integration of new development into the natural and built environment (para. 61).

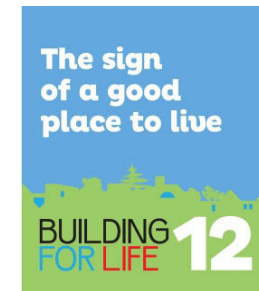
Poorly designed development or that which fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused (para. 64).

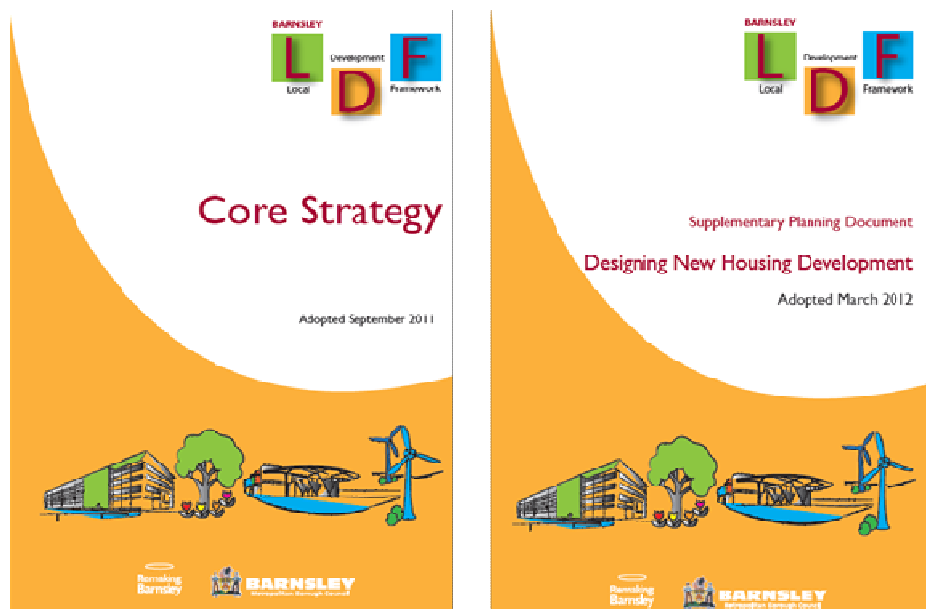
The NPPF also emphasises the importance of the communities developing their own neighbourhood plans to provide a framework to influence the design issues and shape the character and quality of development for their areas. Where

neighbourhood plans are proposed these must support sustainable growth including through the conversion of existing buildings and well designed new buildings (para. 28).



National Planning Policy Framework





BARNSLEY CORE STRATEGY (ADOPTED SEPTEMBER 2011)

Policy CSP 29 (Design) states that development should **“contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment”**. The policy also requires development of 10 or more dwellings to **“achieve a Building For Life assessment rating of ‘good’ or equivalent as a minimum”**.

Policy CSP 30 (The Historic Environment) expects development to protect **“the character and/or appearance of Listed Buildings”**. The development will support this policy by maintaining the existing trees and hedgerows along the west and south boundaries of St. John’s Church (Grade II).

DESIGNING NEW HOUSING DEVELOPMENT SPD (ADOPTED MARCH 2012)

In support of Policy CSP 29, Barnsley MBC have produced the ‘Designing New Housing Development’ SPD which sets design principles which have influenced the design of the proposals, as well as setting out the requirements for a Design & Access Statement which have been integrated into this statement.

Section 5 (Character) requires development to **“respect local context, history, built heritage, character and communities, ensuring that proposed developments preserve or enhance local physical, environmental, social, cultural, historical and economic characteristics”**. The development will preserve the existing environment by maintaining the existing trees and hedgerows along the west and south boundaries.

Section 9 (Landscape Design) states that landscape **“should be designed to help the development fit into its surroundings and soften its visual impact”**. This will be achieved through the use of a landscape buffer on the western boundary so to protect the adjacent greenfield land.

Section 11 (Existing trees and hedgerows and other features of ecological value) also adds that **“if there are mature trees or hedgerows on your site the Council will expect them to be incorporated into the design and layout of the development, and retained, wherever possible, for their visual and ecological value”**. In addition to maintaining the hedgerows and trees along the west and south boundaries, the development will also utilise the existing trees in the centre of the site to create a ‘village green’ and support ‘place making’ (see Policy CSP 29 of Core Strategy).

BACKGROUND

PLANNING POLICY

SOUTH YORKSHIRE RESIDENTIAL DESIGN GUIDE

In addition, the South Yorkshire Residential Design Guide (January 2011) which was developed in collaboration with all local authorities in South Yorkshire with the intention to **“provide a clear and consistent approach to design in the development management process – an approach that will result in higher quality neighbourhoods and efficiency savings for developers”**.

The Guide provides advice on a wide range of considerations and is divided into sections on the ‘Building For Life’ assessment, neighbourhoods, character, streets, plots, blocks and buildings, building design and technical requirements. A highlighted section of the Guide, section N2 (Character), states **“new development should maintain or enhance the positive character and identity of the area in which it is located and help to maintain the character of the wider landscape”**. This is to be achieved through incorporating the existing trees and hedgerows on site and along the west and south boundaries, and by respecting the existing St John’s Church, Grade II Listed Building to the east.



SECTION 2

ASSESSMENT



HOYLANDSWAINE

ASSESSMENT

CONTEXT APPRAISAL

SITE DESCRIPTION

The site extends to approximately 3.4ha and sits behind properties served by Church Heights and St John's Church and vicarage along its eastern boundary. The site is broadly rectangular in shape and is demarcated by a combination of boundary treatments including trees, hedgerows, shrubbery and stone walls.

The topography of the site is sloping with a fall in gradient broadly from south to north of about 20 metres and consists mainly of arable farmland. At the centre of the site this is a linear formation of mature trees running east to west as well as some smaller trees along the rear boundaries of the properties served by Church Heights.

The north east corner of the site adjoins the playing fields of the Hoylandswaine Primary School. The western edge of the site then extends out into the open countryside and may benefit from some additional screen planting to soften the edge.

A public footpath runs along southern boundary extending from Haigh Head Road with connections into the village as pictured below and on the map of facilities on page 13 of this document.

St John's Church, Grade II, listed building is also surrounded by hedgerows and trees which wrap around the grounds of the church. The setting of this building will need to be preserved and views through to the church capitalised on as demonstrated by the photograph below.



View of the site entrance from Church Lane



View of the site from the public footpath from High Haigh Lane looking north



View of St John's Church from the western boundary



Long range view from Cross Lane looking south



Long range view from Renald Lane looking east



FIGURE 1
SITE PLAN

ASSESSMENT

CONTEXT APPRAISAL

WIDER CONTEXT

ABOUT HOYLANDSWAINE

Hoylandswaine is a South Yorkshire village with a population of approximately 815 people situated about 2 miles east of Penistone and 6 miles west of Barnsley.

HIGHWAY NETWORK

The village is well connected to the highway network through the A628 which runs in between Barnsley, Penistone and through the Peak District National Park to Manchester (25 miles) in the west. The A628 also connects to the A629 which runs to Huddersfield (13 miles) in the north and to Sheffield (14 miles) in the south.

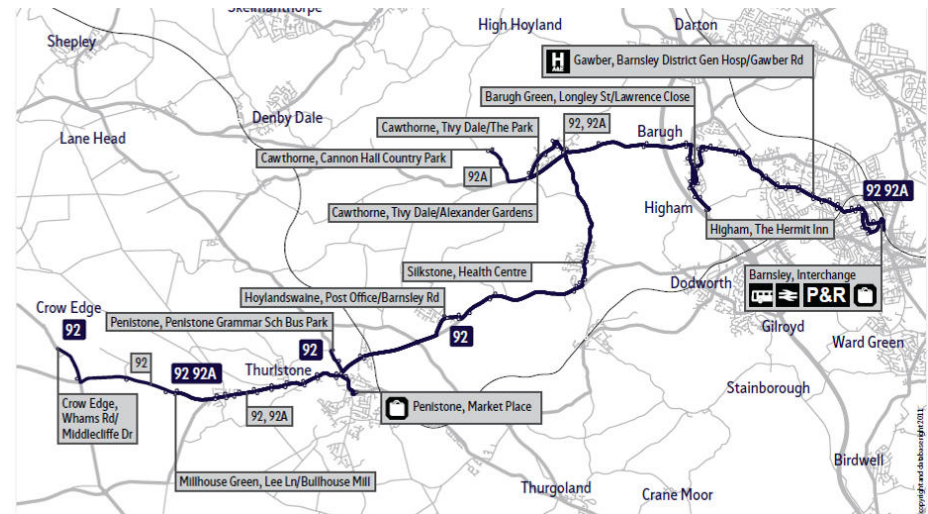
These roads connect the village with the motorway network at Junction 37 of the M1 (4.5 miles to the east), with connections between Leeds and London.

At the local level the site will be accessed off Church Lane which leads onto Haigh Lane which then splits to run north towards the outlying villages of Barnsley and south towards the A628.

RAIL CONNECTIONS

Hoylandswaine benefits from close proximity to a railway station in the nearby settlement of Penistone. Penistone Railway Station provides a direct connection to Barnsley (15 minutes), Huddersfield (31 minutes) and Sheffield (47 minutes) Stations. These stations then provide further links into Leeds and Manchester Stations.

Bus route map for services 92 and 92A



PUBLIC TRANSPORT

The village is relatively well catered for in regards to bus services with stops immediately to the south on the A628, approximately 10 minutes walk from the village centre and the 92 and 20 services running regularly towards Penistone (8 minutes) and Barnsley (30 minutes). The development would be within a 20 minute walk (approximately) of each bus stop.

MOVEMENT & CIRCULATION

There are no Public Rights of Way through the site however there is a footpath running along the southern boundary of the site which connects into the village through Haigh Lane as well as running north and west towards Penistone.

SOCIO-ECONOMIC CONTEXT

LOCAL FACILITIES

The village benefits from a number of local facilities which are within walking/cycling distance of the subject site. The amenities in the village are listed below:

- Hoylandswaine Primary School;
- Two Public Houses (The Lord Nelson and Rose and Crown);
- Two Churches (St John's and Hoylandswaine Methodist); and,
- Village Hall.

HOW WILL THE PROPOSALS AFFECT LOCAL PEOPLE?

Given the boundaries of the site only a handful of properties directly back onto the application site and on this basis it is maintained that the majority of the population will remain unaffected.

HOW WILL THE PROPOSALS AFFECT THE LOCAL ECONOMY?

Overall it is maintained that an increase in population will benefit the community as these new residents will serve to sustain existing services.



FIGURE 2
FACILITIES PLAN

ASSESSMENT

CONTEXT APPRAISAL

LOCAL CHARACTER

The settlement of Hoylandswaine has gradually been extended on a piecemeal basis with the original village formed around Haigh Lane.

The majority of the developments over the years has been extensions south of Haigh Lane often uphill which is the case for streets such as Greenside and Highfields. A significant amount of the development is low-rise suburban development comprising bungalows, 1.5 storey dwellings and some 2 storey dwellings as illustrated by the photographs of Greenside and The Croft.

More recent developments have been constructed of stone and buff brick such as Lockwood Gardens, Hall Farm Grove and examples such as those near to the site on Church Heights and Haigh Lane.

In terms of building types the majority of dwellings in the village are detached properties as illustrated by the aerial photograph below. Overall it is maintained that detached, stone properties would be in keeping with the village, similar in style to the Church Heights development.



CHURCH HEIGHTS, HOYLANDSWAINE



HAIGH LANE



HAIGH LANE, HOYLANDSWAINE



HIGH HAIGH LANE, HOYLANDSWAINE



GREENSIDE



THE CROFT

