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Bailey Plant Hire
141 High Street, Great Houghton, Barnsley S72 0AZ

Proposed Residential Development

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Introduction

RBA Town Planning has been instructed by the Applicant to prepare and submit a Planning Application for a residential development on land adjacent to 141 High Street, Great Houghton, Barnsley S72 0AZ.

The contents of this Statement shall set out the Application Site, the proposed development, relevant Planning Policy and shall identify why it is considered the proposed development is acceptable.

This Statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the application.

Site & Surroundings

The Application site is currently used as a Commercial Plant Hire and Haulage yard on the edge of a residential area. This includes storage, servicing and repairs to heavy machinery and vehicles.

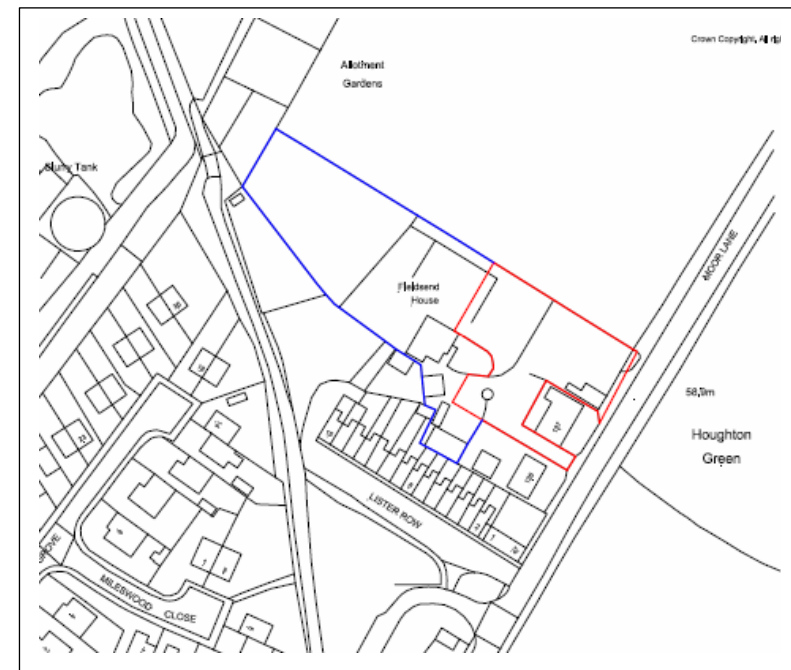
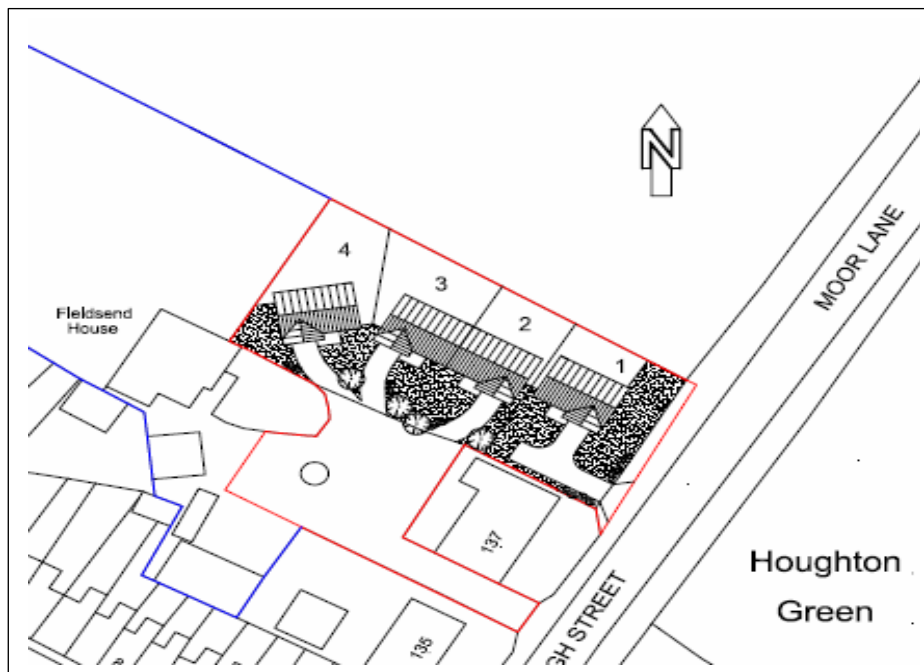
The immediately adjacent properties consist of detached bungalows and a row of terraced houses, with a housing estate made up of a mixture of one and two storey properties; both detached and semidetached, a little further away.



Proposal

The Applicant proposes to construct residential properties within the current planning unit which is used as a haulage and plant yard. The use is long established and subject to an approved Certificate of Lawfulness.

The proposal incorporates 4 bungalow dwellings, 2 detached and a pair of semi-detached with one accessed from the High Street and the remaining three via the existing entrance to the site.



Policy

The following Policies are considered relevant to development proposals within Green belt locations;

National Planning Policy Framework – Achieving Sustainable Development

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **An economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality-built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities.

Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

National Planning Policy Framework – Presumption in favour of sustainable development

At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking. For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted.

For **decision-taking** this means:

- Approving development proposals that accord with the development plan without delay; and
- Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted

National Planning Policy Framework – Delivering a wide choice of quality homes

Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens. Housing applications should 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.

National Planning Policy Framework – Protecting Green Belt

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or

limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:

- mineral extraction;
- engineering operations;
- local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- the re-use of buildings provided that the buildings are of permanent and substantial construction; and
- development brought forward under a Community Right to Build Order.

Unitary Development Plan - Policy GS7

Without prejudice and subject to the application of policies GS8, GS8a, GS8b, GS8c, GS8d, GS8e and GS9 in this plan, Development within the green belt will not be permitted Unless it maintains the openness of and does not conflict with the purposes of including land in, the green belt.

Unitary Development Plan Policy GS8

Within the green belt, the construction of new buildings will Not be permitted, except in very special circumstances, unless it is for the following purposes:

- A)** agriculture or forestry
- B)** essential facilities for outdoor sport or outdoor recreation, for cemeteries, or for other uses of land which preserve the Openness of the green belt and which do not conflict with the Purposes of including land in it
- C)** the replacement of existing dwellings in compliance with Policy GS8e.

Unitary Development Plan Policy GS8a

In the green belt, the change of use and/or alteration and/or Extension of an existing building will be permitted provided that:

- A)** the building as altered and extended or used, in accordance with the development permitted, will not have a materially greater impact than the present use on the openness of the green belt and the purpose of Including land in it
- B)** the building as altered and extended or used in accordance with the Development permitted, will not adversely affect the amenity of residents or the appearance of the locality, nor lead to traffic or Safety problems
- C)** any building proposed for conversion is structurally sound and capable of conversion without the need for substantial alterations
- D)** the development will not result in the loss of an essential component of an agricultural holding and is compatible with the viability of continuing agricultural activity .

E) any proposed alteration or extension is architecturally consistent with the existing building and respects its height, shape mass and plan form, the existing external materials, and its overall setting

F) the site curtilage must be limited to an area reasonable to fulfil the functions of the proposed use and will not in its appearance or use adversely affect the amenity of local residents or the appearance of the locality

G) A proposal to change the use of a non-residential building to residential

Use will be permitted only if:

- i) the applicant has made every reasonable attempt to secure a Suitable agricultural, business, leisure, tourism or other use which would contribute to the local rural economy without conflict with other policies of the plan, or
- ii) the residential conversion is a subordinate part of a scheme for Non-residential use, or
- iii) residential use would be a significantly better way of retaining and enhancing the character and appearance of the building than a non-residential use.

H) There is no conflict with the other policies of the plan where, following the conversion of a building from agricultural use, permitted development rights may allow the erection of new farm buildings within the same agricultural unit or holding which might have a seriously detrimental effect on the openness of the green belt and/or on the landscape, the council will remove permitted development rights by planning condition. Where permission is granted for conversion to a dwelling the council will normally, as a condition of planning permission, remove permitted development rights so as to control alterations and extensions to the Building and the erection of outbuildings.

Assessment

Erection of Detached Dwellings (Special Circumstances)

The provision of new buildings within the Green Belt is considered to be inappropriate unless very special circumstances can be demonstrated to outweigh harm by virtue of its inappropriateness. There is no definition as to what would constitute special circumstances, however special circumstances would usually be unique to the application site and outweigh the harm already identified by being inappropriate.

The National Planning Policy Framework (NPPF) states in paragraph 14 that there should be a presumption in favour of sustainable development. The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

The site has been used for commercial use for a considerable number of years, in 2010 under reference 2010/0945 the site was subject to the granting of a Certificate of Lawful Use for the use of the site as a haulage and plant yard including site office with no hours of operation restriction

The application site falls within the definition of previously developed land for the purposes of Planning in that the site is subject to lawful consent for the use and is subject to hard standing and the siting of containers. In addition, the site was formally used as a garage. Given the highly sustainable location and the built environment in which the site is positioned, despite being positioned on the Green Belt boundary it is considered that the site would be a suitable for delivering housing to the locality.

The application site comprises of a highly unsuitable use in both a Green Belt location and secondly a residential area, the site is considered to contribute negatively to the locality and wider reaching area both visually and in terms of noise and disruption to local residents. HGV's including plant machinery are stored and operated from the yard without any restriction of time in addition the repair and maintenance of both HGV's and plant machinery are also carried out. The granting of consent for residential development represents an opportunity to remove a highly unsuitable use from the Green Belt location, one that in our opinion has more significant and detrimental impacts upon the character of the area and openness of the location.

Adjacent the site is already housing, and the introduction of the small level development would enhance and complement the existing development, it is proposed to construct single storey properties to reduce any perceived impacts upon the wider area and openness. The application is outline and would be subject to a reserve matters application for the design details including appearance, it is the intention to construct single storey dwellings although a condition restricting the site to single storey would be welcomed.

It is our contention that the proposal would represent a positive contribution to the delivery of housing with an anticipated immediate effect, it would remove a highly unsuitable use that has significant detrimental impacts upon both the Green Belt and residential amenities of neighbouring uses. It is considered that the proposal for residential development would not result in any significant detrimental impacts upon the openness of the location and would be reflective of the predominant surrounding land use.

It is considered that the special circumstances outline above would represent circumstances that are so unique and special enough to warrant approval of the proposal whilst confirming to the principle aims of the NPPF and Barnsley Local Plan Policies.

Conclusion

The National Planning Policy Framework (NPPF) states in paragraph 14 that there should be a presumption in favour of sustainable development. The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

The proposal is not considered to result in any detrimental impact upon the host dwelling, street scene or neighbouring uses or will it impact upon the free and safe flow of traffic.

The proposal is therefore considered to accord to the principle aims of relevant policies of the Councils Local Development Framework and the National Planning Policy Framework.