



# Planning Statement

**Applicant:**

Mr C Bennett

**Site Address:**

Land adj 17 Francus Royd  
Carlton  
S71 3FF

**Proposal:**

Outline Application for the Erection  
of 5 Dwellings Including Access and  
Layout with All Other Matters  
Reserved

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## 1.0 Introduction

1.1 RBA Town Planning has been instructed by Mr C Bennett to prepare and submit an Outline Planning Application to Barnsley Council for erection of 5 dwellings.

The application will set out the proposal and provide reasoned justification as to why the proposal is considered acceptable in terms of current policies contained within the Adopted Local Plan and wider reaching National Planning Policy Framework.

Documents submitted with the application include the following;

Location Plan

Site/Layout Plan

## **2.0 The Site**

**2.1** The Application Site is a rectangular piece of land covering 0.25ha and is surrounded by residential properties.

Figure 1. The Application Site



**2.2** A residential development (planning permission B/97/1196) for 113 developments identified the site to be used as allotment plots, however, the site has changed ownership several times since permission was granted and it would appear this element of the permission was not implemented.

**2.3** The site is in flood zone 1 and is considered to be a sustainable location given the surrounding land use, existing transport links, and facilities within the surrounding area.

### **3.0 Proposal**

**3.1** The application seeks outline planning permission including access and layout with all other matters reserved for the construction of five detached dwellings. The dwellinghouses will have a similar orientation to those of nos. 17-29 Francus Royd, with the front elevation facing a West-northwest direction.

Figure 2. Excerpt of Proposed Layout



**3.2** Access to the site will be via Francus Royd and it is proposed that three visitor parking spaces will be provided close to the west boundary of the site.

Each dwellinghouse will benefit from 2 off street parking spaces and gardens to front and rear.

## 4.0 Policy

### 4.1 Barnsley Local Plan

GD1 – General Development

H4 – Residential Development on small non allocated sites

H6 – Housing Mix and Efficient Use of Land

T3 – New Development and Sustainable Travel

T4 – New development and Transport Safety

D1 – High Quality Design and Place Making

GS1 Green space

BIO1 Biodiversity and Geodiversity

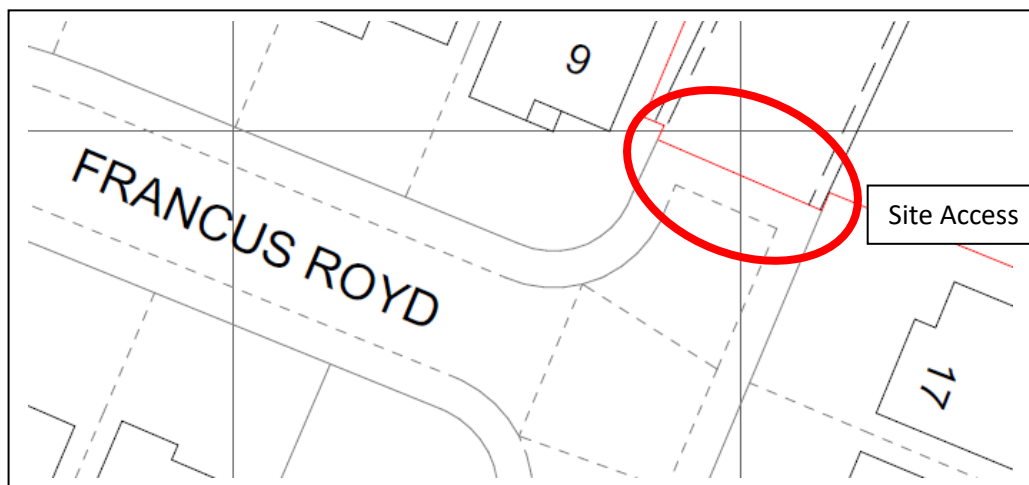
CC1 Climate Change

CC3 Flood Risk

## 5.0 Assessment

5.1 Access to the dwellinghouses will be from Francus Royd in the south west corner of the site (please see figure 1 below). The dwellinghouses will be served by a private drive with pedestrian footpath abutting the boundary of each property. It is proposed that two visitor parking spaces will be provided opposite plots 3 & 4.

Figure 3. Access to Dwellinghouses



5.2 The proposed layout provides sufficient separation between the proposed dwellinghouses and the neighbouring properties to ensure there is not a significant adverse effect on the living condition and residential amenity of existing and future residents.

Where the rear gardens of the proposal abut those of Gray's Road, there is a minimum separation between rear elevations of 44m. The rear elevations of the proposed dwellinghouses are a minimum distance of 13m from their rear boundaries. The northernmost dwellinghouse which has a boundary abutting nos. 108 & 110 Wood Lane has its first floor side elevation 12.0m from the rear elevation of no. 110 Wood Lane. This is shown overleaf in figure 4.

Figure 4. Excerpt of Site Plan



**5.3** Whilst design will be dealt with in a reserved matters application (should outline permission be forthcoming) it is envisaged the style of the dwellinghouses would be in keeping with the neighbouring properties on Francus Royd. Similarly, landscaping and the open nature of the front boundaries would take its lead from that of Francus Royd.

Figure 5. Existing Dwellinghouses



**5.4** The Applicant previously submitted a Pre-Application Enquiry in 2023 and the response included concerns regarding the redevelopment of the site as it was previously earmarked as land to provide allotments. It is noted, however, that the land is not currently used as allotments and there is no record as the site having been developed to provide allotments as per the permission granted in application B/97/1196.

As such, the development of the site will not result in the loss of existing allotments.

**5.5** There is research available<sup>1</sup> which shows that the number of Council run allotment plots in Barnsley is amongst the highest at 785 per 100,000 people, second only to South Tyneside. When Council run allotments are considered with Independents, Barnsley has the fourth highest number.

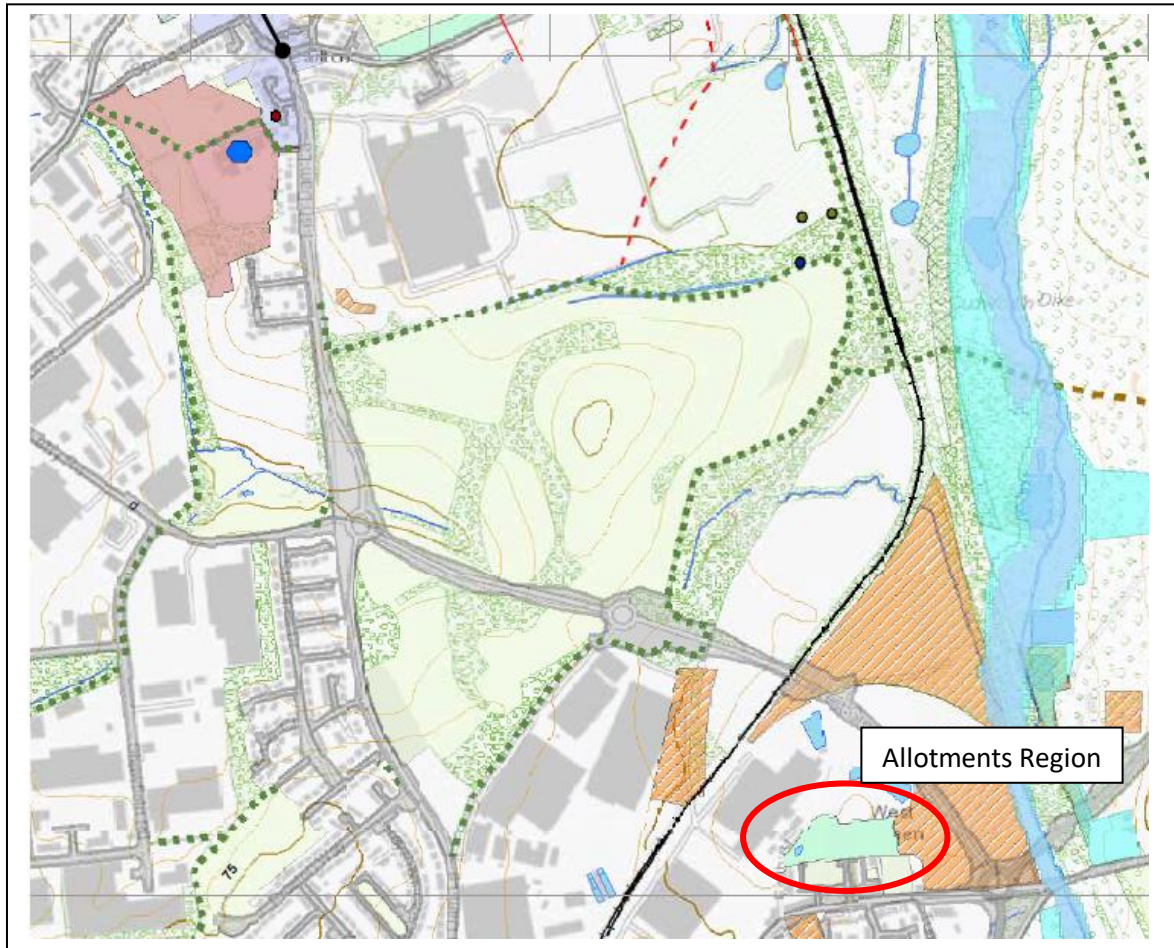
Figure 6. Allotment Statistics

Metropolitan Council	County	Population	Number of plots (Council run)	Number of plots per 100,000 people (Council run)
South Tyneside Borough Council	Tyne and Wear	147,800	1,500	1,015
Barnsley Borough Council	South Yorkshire	244,600	1,920	785
Sheffield City Council	South Yorkshire	556,500	3,754	675
North Tyneside Borough Council	Tyne and Wear	209,000	1,308	626
Sunderland City Council	Tyne and Wear	274,200	1,685	615

**5.6** In November 2021, the Carlton masterplan framework was adopted by Full Council. The framework details the provision of a Community Garden which will include allotment gardens and will be run as a community asset, being ‘managed and maintained by local residents’.

<sup>1</sup> Data from gtse.co.uk

Figure 7. Carlton Masterplan Framework Map



**5.7** Given the lack of use of the site as an allotment and the proposed allotment gardens within the Carlton masterplan framework it is considered the redevelopment of the site to provide residential properties would not conflict with policy GS1.

## 6.0 Conclusion

**6.1** It is our contention that the application is in accordance with Barnsley Local Plan Policies and the National Planning Policy Framework.

It is with respect that the Applicant asks the Authority to conclude the same and grant planning consent subject to appropriate planning conditions.