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For and on behalf of
Keepmoat Homes Limited

PLANNING STATEMENT

Full Planning Application for the Erection of 101 Dwellings, New Access, Public Open Space and Landscaping

Land at Carlton Road, Barnsley

Prepared by
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1.0 INTRODUCTION

1.1 DLP Planning Limited have been instructed by Keepmoat Homes Ltd to prepare a Planning Statement to support the submission of a full planning application for residential development on land to the east of Carlton Road, Barnsley.

1.2 The development proposals comprise 101 dwellings, together with associated public open space, new access road and soft landscaping.

1.3 This statement provides a review of the planning history of the site, identifies the relevant planning policy context, including emerging Local Plan policies, and undertakes a planning assessment of the development proposals.

1.4 The information provided demonstrates how the development proposal accords with the National Planning Policy Framework (the 'Framework') (2018) and local planning policies within the recently adopted Local Plan.

1.5 This Statement should be read in conjunction with the architectural drawings and supporting reports submitted as part of the application package.

2.0 APPLICATION SITE

2.1 The application site comprises a greenfield site including open land adjacent to the site access at St Helen's Boulevard, a fenced off parcel of land to the south of this area and part of a wider agricultural field beyond this.

2.2 The site is located in the Athersley South part of Barnsley to the east of Carlton Road. Figure 1 below shows the site within the wider context.

Figure 1: Aerial view of the application site

Site Context

2.3 The site is located approximately 3.5 km to the north-east of Barnsley Town Centre and extends to approximately 3.2 hectares.

2.4 To the south of site is agricultural land and to the west are residential properties off St Helens Avenue and Carlton Road. To the north of the site is Barnsley Bowl and associated carpark land. To the east of the site there is woodland.

2.5 The site contains a number of trees and scrub vegetation, these are largely concentrated at the site boundaries along the north of the site. Existing hedgerows demarcate the boundaries of the site.

2.6 In the surrounding area, properties are predominantly two storey semi-detached dwellings. There are a range of styles and palette of materials including traditional stone with slate, brick and render, as well as red, brown and buff brick properties with concrete tiles.

2.7 Vehicular access to the site is currently taken informally from St Helen's Boulevard on the northern site boundary.

Proximity to Local Shops/Facilities

2.8 The following table identifies a number of services which will be accessible to future residents of the development.

Facilities	Location
Local Shops	Farmfoods (510m), Tesco Express (470m), Sainsbury's Local (970m)
Education	Springwell Academy (30m), Holy Trinity (700m), St Helens Primary School (890m)
Healthcare	Rotherham Road Medical Centre (500m), Monk Bretton Health Centre (820m), Roundhouse Medical Centre (1.5km)
Post Office	New Lodge Post Office (1.6km)
Recreation Facilities	Barnsley Bowl (100m)
Places of Worship	Blessed Sacrament Catholic Church (440m), St John the Evangelist (630m)

Table 1: A table of shops and services within the locality.

2.9 In addition to the distance from the facilities and services discussed above, other factors will affect peoples' mode of travel. The quality of the pedestrian and cycle links with regard to safety, convenience and ease of use will affect transport choice. Access to public transport needs to be easy and is only a benefit if the services on offer provide access to the required locations at convenient times.

2.10 The nearest bus stop is located approximately 115m from the site on St Helen's Boulevard

and 220m on St Helen's Avenue. The services running from this location connect the site to Barnsley Town Centre and include the following:

- No. 12 (Stagecoach)- Barnsley - Honeywell (12) - Smithies - New Lodge (11) - Athersley

2.11 Given the above distances, the site is within a reasonable location with access to the surrounding services and facilities on foot.

Transport Assessment

2.12 The submitted Transport Assessment provides a detailed appraisal of transport aspects associated with the proposed development with consideration given to the traffic impact on the local highway network, access and sustainability of the site in relation to the use of public transport.

2.13 Based on the findings of the assessment, it is considered that the proposed residential development scheme would not be expected to have a material impact on the operation of the local highway network.

2.14 It is concluded that the proposed development would not be expected to have a detrimental impact on road safety, traffic and highway.

Flood Risk/Drainage

2.15 The site is located in Flood Zone 1 of the Environment Agency's online mapping records which is land deemed as having a less than 1 in 1000 chance of flooding in any one year (<0.1%) from a fluvial source.

Ecology

2.16 There are a number of trees and hedgerows both on the boundary of and within the site. The hedgerow provides a role in demarcating the site from the surrounding countryside.

2.17 A Phase 1 Habitat Survey has been undertaken in support of this application. The report confirms the potential impact of the development on potential common amphibians and badgers utilising the site as part of a wider foraging area. Appropriate mitigation measures are set out within the report to address these matters as well as advice on vegetation removal during the breeding bird season.

3.0 PLANNING HISTORY

3.1 A search has been undertaken of the online planning application records held by Barnsley Metropolitan Borough Council for this site.

3.2 There are no relevant planning applications related to the site.

3.3 Adjacent to the site at St Helens Avenue, planning permission was granted in 2007 for the erection of 83 dwellings (LPA ref: 2006/1986). These dwellings have now been constructed.

3.4 In addition, to the north of the site on St Helens Boulevard an outline application was approved for the demolition of a former school and the approval of a replacement school building (LPA ref: 2007/0040). A subsequent reserved matters application was then submitted and approved in 2010 (LPA ref: 2009/1377).

4.0 THE DEVELOPMENT PROPOSALS

4.1 The development proposal comprises 101 dwellings with associated access, public open space and soft landscaping. In support of the application, a series of plans and elevations has been provided by Vista Architecture.

4.2 The accommodation schedule for the development is summarised below.

House Type	No. of bedrooms	No of Units	%
Ha – Halstead 2 storey semi-detached	2	17	16.8
Da - Danbury 2 storey semi-detached	3	35	34.7
Wa – Warwick 2 storey detached	3	4	4
Wi – Windsor 2 storey semi-detached	3	11	10.9
Ba – Bamburgh 2.5 storey semi-detached	3	18	17.8
We- Wentworth 2 storey semi-detached	3	3	3
Ro – Rothway 2 storey detached	4	10	9.9
Ea – Eaton 2 storey detached	4	3	3
	Total:	**101**	100%

Table 2: Accommodation Schedule

4.3 The net density of the proposed development is approx. 39.7 units per hectare, which is considered to be commensurate with the surrounding area.

4.4 The proposed accommodation comprises 2, 3 and 4 bedroom two-storey dwellings, which are mainly semi-detached and detached.

4.5 The proposed access serving the development will be taken directly from St Helens Boulevard. Within the site, a clear road hierarchy is established through the scale of highway routes and materials used in order to ensure legibility.

4.6 A total of 0.42 hectares of the developable site area is provided as public open space. This

includes an area to the north of the site and a larger area in the southern part of the site. The proposed dwellings in this part of the site are orientated to overlook the open space in order to encourage passive surveillance. In addition, all proposed dwellings are provided with private amenity space.

4.7 In terms of landscaping, the existing tree belt through the centre of the site and along the eastern boundary is to be removed. These trees are not mature species and are not considered worthy of retention. Some replacement planting will be included within the site.

4.8 The site will provide adequate external storage for residents, including on site external bin and recycling areas. A high-quality scheme will be delivered which clearly defines private spaces and public spaces. Private driveways will be defined by a change in surface materials. The private back gardens of the houses will be bordered by high quality fencing and shrubbery in order to enhance privacy and form strong, effective boundaries.

Public Consultation

4.9 The applicant has carefully considered the Council's Statement of Community Involvement (2015). The Council's guidance makes reference where appropriate to the use of public meetings/ exhibitions, website features, panel/partnerships and leaflets to local residents. A public exhibition was undertaken inviting members of the local community and interested parties to learn about the proposals and comment. The proposed development has sought to respond to the comments received during this process.

5.0 PLANNING POLICY CONTEXT

5.1 This section will assess the application proposal in light of extant national and local planning policy. The following policy framework is considered relevant to this application:

- National Planning Policy Framework (2018)
- National Planning Practice Guidance (2014)
- Barnsley Local Plan (2018)
- Supplementary Planning Documents (SPD)

5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that regard be had to the development plan for the purposes of determining planning applications and that determination must be made in accordance with that plan unless material considerations indicate otherwise.

5.3 Following public consultation and examination by the Planning Inspector, Barnsley's Local Plan was adopted by Full Council on 3rd January 2019. This plan replaces the Core Strategy and Unitary Development Plan.

5.4 The National Planning Policy Framework is a material consideration in the decision making process.

National Planning Policy Framework (2018)

5.5 The National Planning Policy Framework (the 'Framework') was published in July 2018 and replaces the previous 2012 Framework. The Framework sets out Central Government's aims and objectives for the planning system. The Framework is an important material consideration that should be interpreted alongside the development plan.

5.6 Paragraph 11 of the Framework sets out that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

- *approving development proposals that accord with an up-to-date development plan without delay; or*
- *where there are no relevant development plan policies, or the policies which are most*

important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. 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.

Chapter 5: Delivering a Sufficient Supply of Homes

5.7 Paragraph 67 of the Framework sets out that planning policies should identify a supply of:

a) specific, deliverable sites for years one to five of the plan period; and

b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

c) In regard to maintaining supply and delivery of housing, paragraph 73 of the Framework sets out that:

"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."

5.8 The site has been allocated in the Local Plan as a housing site (HS16) comprising 96 homes.

5.9 The site is therefore required to ensure a five year land required supply. This application confirms the deliverability of the site in the short term.

Chapter 8: Promoting Healthy and Safe Communities

5.10 Paragraph 91 emphasises that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other…

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion…

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs…

Chapter 9: Promoting Sustainable Transport

5.11 When considering development proposals, Paragraph 108 of the Framework states that in assessing development applications it should be insured that:

a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

b) safe and suitable access to the site can be achieved for all users; and

c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

5.12 Paragraph 111 requires that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

Chapter 12: Achieving Well-Designed Places

5.13 Paragraph 124 emphasises the importance of the creation of high quality buildings and places with good design being a key aspect of sustainable development to create better places in which to live and work and helps make development acceptable to communities.

5.14 Paragraph 131 states that:

"In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings".

Chapter 14: Meeting the Challenges of Climate Change, Flooding and Coastal Change

5.15 Chapter 14 identifies that planning plays a key role in mitigating and adapting to climate change.

5.16 The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

Chapter 15: Conserving and Enhancing the Natural Environment

5.17 Paragraph 170 highlights that planning decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services…

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate

d) minimising impacts on and providing net gains for biodiversity…

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

5.18 Chapter 6 of this Statement sets out how the application seeks to comply with Framework guidance.

Barnsley Local Plan (2019)

5.19 The Barnsley Local Plan was adopted in 2019 and the following policies are considered to be relevant to the application.

Policy SD1: Presumption in favour of Sustainable Development

5.20 Policy SD1 states that a positive approach will be taken when considering development proposals that reflects the presumption in favour of sustainable development set out in the NPPF.

5.21 The Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Policy GD1: General Development

5.22 In accordance with Policy GD1, developments will be approved if:

- *There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;*
- *They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;*
- *They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;*
- *They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;*
- *Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;*
- *Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;*

- *Any drains, culverts and other surface water bodies that may cross the site are considered;*

- *Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;*

- *Any pylons are considered in the layout; and*

Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing.

Policy H2: The Distribution of New Homes

5.23 Policy H2 states that a total of 9070 dwellings will be delivered in Urban Barnsley between 2014 and 2033, equating to 43% of the overall supply of the district. This represents a higher figure compared to the Core Strategy target. Policy LG2 'Location of Growth' confirms that Urban Barnsley remains a priority area for development.

5.24 The adopted Proposals Map confirms that the application site forms part of a wider proposed housing allocation (HS16) Site to the east of St Helens Avenue. In total, the site allocation is anticipated to deliver an indicative 96 dwellings. In accordance with this allocation, any development would be expected to retain the woodland at the north-east corner and the hedgerows in the northern half of the site. Archaeological remains may be present and therefore an archaeological assessment must be provided.

5.25 The development proposal delivers the housing element of the allocation and is in line with the Local Plan. The early delivery of the site in the plan period will support the council's housing supply objectives.

Figure 2: Policy Map Extract

Policy H6: Housing Mix and Efficient Use of Land

5.26 Policy H7 states that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. A density of about 40 dwellings per hectare will be expected. Lower densities will be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.

4.10 The proposed development comprises a mix of 2, 3 and 4 bedroom dwellings of varying styles, which is considered to contribute to the mix of dwellings already present within Urban Barnsley. The net density of the proposed development is approx. 39.7 units per hectare, which is considered to be commensurate with the surrounding area.

Policy H7: Affordable Housing

5.27 Housing developments of 15 or more dwellings will be expected to provide affordable housing and Policy H7 confirms that a threshold of 10% affordable units are to be provided on site.

Policy T3: New Development and Sustainable Travel

5.28 Policy T3 expects new development to:

- *Be located and designed to reduce the need to travel, be accessible to public transport and meet the needs of pedestrians and cyclists;*
- *Provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people set out in the relevant Supplementary Planning Document;*
- *Provide a transport statement or assessment in line with guidance set out in the National Planning Policy Framework and guidance including where appropriate regard for cross boundary local authority impacts; and*
- *Provide a travel plan statement or a travel plan in accordance with guidance set out in the National Planning Policy Framework including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition.*

5.29 The application site is considered a suitable location for development due to its proximity to nearby services and facilities as set out in section 2 of this report.

5.30 In accordance with this policy, the proposed development will ensure that parking provision and access arrangements throughout the site will be designed to ensure suitable and safe access for pedestrians, cyclists and vehicles (including service vehicles).

5.31 The Transport Statement which accompanies the planning application confirms that the proposals are considered to be in accordance with national and local planning policy from a transport perspective.

5.32 It was considered that the development site is located in an area with very good existing

public transport links, walking and cycling infrastructure, which will support sustainable travel and reduce the reliance on private vehicular modes.

Policy D1: High Quality Design and Place Making

5.33 Any proposed development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- *Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;*
- *Views and vistas to key buildings, landmarks, skylines and gateways; and*
- *Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.*

5.34 Through its layout and design development should:

- *Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;*
- *Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;*
- *Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;*
- *Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;*
- *Provide clear and obvious connections to the surrounding street and pedestrian network;*
- *Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;*
- *Promote safe, secure environments and access routes with priority for pedestrians*

and cyclists;

- *Create clear distinctions between public and private spaces;*
- *Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;*
- *Make the best use of high quality materials;*
- *Include a comprehensive and high quality scheme for hard and soft landscaping; and*
- *Provide high quality public realm.*

5.35 The development proposals incorporate high quality design that will complement existing properties within the neighbourhood and will provide appropriate levels of privacy and amenity for new residents.

5.36 A high quality scheme will be delivered which successfully defines private spaces and public spaces. Private driveways will be defined by a change in surface materials. The private back gardens of the houses will be bordered by high quality fencing and shrubbery in order to enhance privacy and form strong, effective boundaries.

5.37 More detail on the design of the proposal can be found within the accompanying planning drawings.

Policy CC2: Sustainable Design and Construction

5.38 Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.

Policy CS3: Flood Risk

5.39 The impact of flooding will be reduced by not permitting development in areas where it would be at an unacceptable risk of flooding, or would give rise to flooding elsewhere.

5.40 Flood Risk Assessments are required on sites over 1 ha in Flood Zone 1 and all proposals in Flood Zone 2 and 3.

5.41 The site is located in Flood Zone 1 of the Environment Agency's online mapping records

which is land deemed as having a less than 1 in 1000 chance of flooding in any one year (<0.1%) from a fluvial source.

Policy CC4: Sustainable Drainage Systems (SuDS)

5.42 All major development will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it can be demonstrated that all types of SuDS are inappropriate.

5.43 There are no known drainage constraints which would form insurmountable barriers to the delivery of this site subject to detailed design and consideration of infrastructure capacity. Drainage is not considered to be a constraint to prevent the development of this site.

Policy RE1: Low Carbon and Renewable Energy

5.44 All developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.

Open Space Provision on New Housing Developments SPD (2012)

5.45 The guidance states that a minimum of 15% of the gross site area of new housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

5.46 The Open Space Provision on New Housing Developments and Designing New Housing Developments SPD are addressed within the Design and Access Statement submitted in support of the application.

Parking SPD (2012)

5.47 The maximum parking standards for this type of development (C3) are set out in the Council's Parking Supplementary Planning Document which states that for dwellings with 1 or 2 bedrooms a maximum of 1 space should be provided and 2 spaces for dwellings with 3 or more bedrooms.

5.48 The level of parking provision included within the proposed scheme is in accordance with the parking requirements set out in the SPD.

6.0 PLANNING ASSESSMENT

6.1 This section will consider the main matters relating to the assessment of the planning application within the planning policy context outlined in Section 5, in order to confirm the acceptability of the proposals.

Principle of Development

6.2 Urban Barnsley is intended to be a focus for housing growth. In accordance with Policy H2 of the Local Plan, 9070 dwellings are set to be delivered in Urban Barnsley between 2014 and 2033.

6.3 The application site is identified within the Local Plan as a Housing site (HS16) which is to provide 96 dwellings. As such, the site is required in order for the Council to meet it's required supply of land and its housing targets and this application confirms the deliverability of the site. The proposal is for 101 dwellings which is marginally higher than the allocation, however, the proposals provide a high quality development which consists of a mix of housing types and areas of public open space. The design approach has taken precautions to prevent any issues such as overlooking between the site and the surrounding residential properties.

6.4 The site is situated in a sustainable location with good access to nearby local facilities. The site also has good access to public transport links which provide means of transport other than the private car to a range of services and destinations such as Barnsley Town Centre.

Design

6.5 Paragraph 124 of the NPPF emphasises the importance of the creation of high quality buildings and places with good design being a key aspect of sustainable development.

6.6 Additionally, Policy D1 states that any proposed development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

6.7 The proposal meets this requirement through the design and layout of the scheme taking into account the specific characteristics of the development site, the surrounding area and the wider context of its location and incorporating high quality design that will complement existing properties within the neighbourhood.

6.8 The design of the scheme considers the topography of the locality and will provide appropriate levels of amenity, privacy and safety for residents. The development creates an efficient and legible site layout in accordance with design policies set out in local and national policy.

6.9 The proposed development comprises a mix of 2, 3 and 4 bedroom dwellings of varying styles and contributes to the mix of existing dwellings within the area in accordance with Policy H6 of the Local Plan.

6.10 The style, height and character of rooflines will be consistent throughout the streetscape. A high quality scheme will be delivered which successfully defines private spaces and public spaces. Private driveways will be defined by a change in surface materials. The private back gardens of the houses will be bordered by high quality fencing and shrubbery in order to enhance privacy and form strong, effective boundaries.

6.11 Suitable separation distances can be achieved between dwellings to ensure that privacy is provided to each dwelling.

6.12 Further details of the approach taken to the design of the scheme are set out within the submitted Design and Access Statement, which demonstrates that the proposal are compliant with policies SD1 'Presumption in Favour of Sustainable Development', GD1 'General Development'.

Affordable Housing

6.13 Following consideration of viability, the proposed development will not include affordable housing provision.

Access and Highways

6.14 As part of this planning application, a transport assessment has been produced that confirms a suitable means of access can be provided from St Helen's Boulevard to serve the proposed development.

6.15 Within the site, the road hierarchy provides legibility within lower order streets joining the higher order spine road through the centre of the site. The layout of the site has been designed to ensure safety of both vehicular and pedestrian users in accordance with policy GD1.

Flood Risk/Drainage

6.16 The site is located in Flood Zone 1 of the Environment Agency's online mapping records which is land deemed as having a less than 1 in 1000 chance of flooding in any one year (<0.1%) from a fluvial sources.

6.17 There are no known drainage constraints which would form insurmountable barriers to the delivery of this site subject to detailed design and consideration of infrastructure capacity. Drainage is not considered to be a constraint to prevent the development of this site.

Ecology

6.18 There are no known national or local designations protecting the site. The site perimeter contains a number of trees and hedgerows. Although the proposal involves the removal of the existing tree belt through the site is to be removed, the existing boundary treatment can be enhanced where necessary and opportunities also exists for further planting within garden areas and throughout the development, which will enhance the ecological value of the site and offer suitable habitats for additional wildlife.

Landscaping

6.19 The structure of the landscaping proposals will soften the appearance of the residential development and contribute to the attractiveness of the public open space in the southern part of the site.

6.20 Throughout the wider site, low level planting will soften boundaries between dwellings and proposed parking areas and will enhance the already green site boundaries.

7.0 CONCLUSION

7.1 DLP Planning have been instructed by Keepmoat Homes Ltd to prepare a Planning Statement to support the submission of development proposals for the construction of 101 dwellings, including open space, means of access and landscaping on land at Carlton Road, Barnsley.

7.2 This Planning Statement provides a review of the planning history of the site, identifies the relevant planning policy context, including policies from the recently adopted Local Plan, and undertakes a planning assessment of the development proposals.

7.3 The site is situated in a sustainable location with good access to nearby local facilities and services. The site also has good access to public transport links which provides means of transport other than the private car to a range of locations such as Barnsley.

7.4 Within this context, the principle of residential development is considered to be acceptable particularly due to the site being allocated as a housing site within Barnsley's Local Plan. The proposed development provides a high quality design, which consists of a mix of housing and large areas of public open space. The proposed density responds to the characteristics of the site and will protect residential amenity preventing issues such as overlooking between the site and the surrounding residential properties.

7.5 It has been demonstrated that the development proposal is in accordance with national and local planning policy and that there is the opportunity to provide much needed housing within this sustainable location.

7.6 It is considered that the following benefits of the scheme should also weigh in the balance:

- High quality design and features;
- Provision of on-site public open space;
- Enhancement of trees or landscape features.

7.7 The proposals are, therefore, considered to be in accordance with the objectives of the development plan and we respectfully request that the application be approved.

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