



Gleeson Regeneration Ltd
Proposed Residential Development at
Land at Lockwood Road, Goldthorpe

Planning Statement Addendum

November 2022

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Appendix 1: August 2021 Planning Statement

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1. Introduction and Background

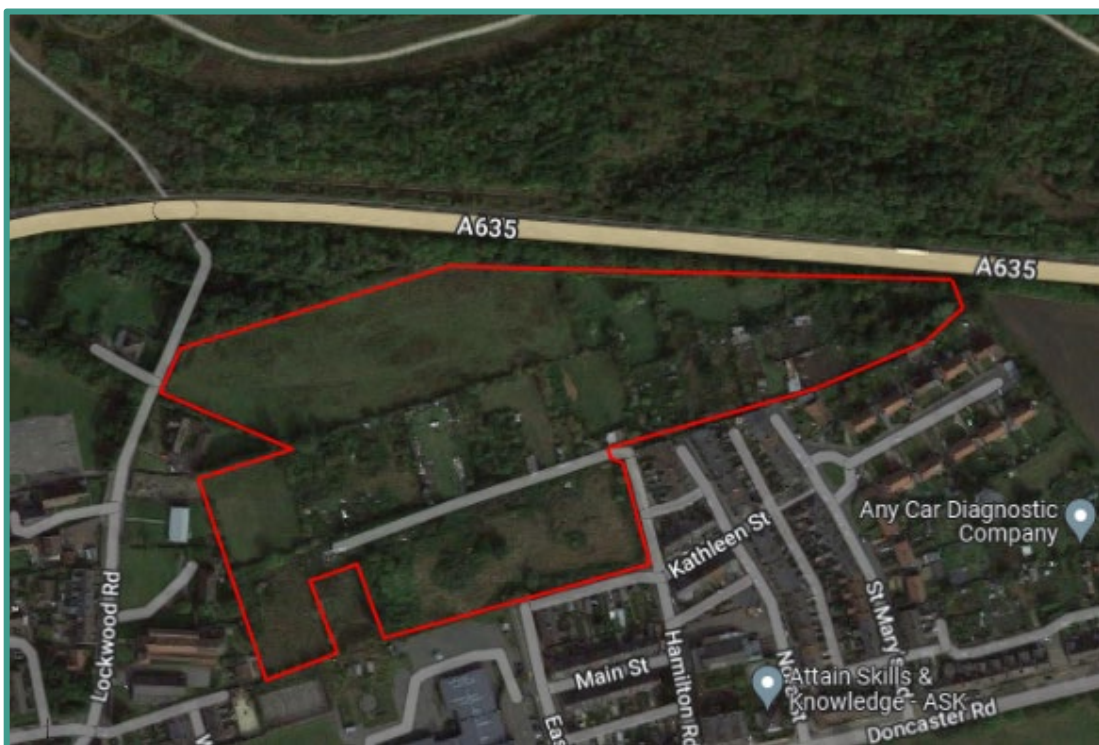
- 1.1. Peacock + Smith have been instructed by Gleeson Regeneration Ltd (Gleeson), to prepare a Planning Statement Addendum in support of a full planning application for residential development of 125 dwellings on land at Lockwood Road, Goldthorpe.
- 1.2. The original application submission was made by Gleeson in September 2021 for 137 no. 2, 3 and 4 bed dwellings (ref: 2021/1171). Since submission of that application consultation responses have been received from statutory consultees on a wide range of matters. Whilst a number of these responses do not require any action, and some matters have already been resolved through the application process, there are a number of issues that are currently outstanding (please refer to Section 2 of this Statement).
- 1.3. The upshot is that Gleeson now wishes to amend application 2021/1171 to reduce the number of dwellings proposed from 137 to 125 no, and additionally to propose some changes to the Site Layout.
- 1.4. This Addendum Statement supplements the original Planning Statement (please refer to **Appendix 1**) in order to summarise the proposed changes to the scheme, and to explain how and why these amendments resolve the outstanding issues raised within the consultation responses. In this context both Statements should be read in conjunction with each other.
- 1.5. The amended application submission includes the following plans and documents that either supersede or supplement the original application package:
 - Proposed Site Layout (3228-1-001U)
 - Detailed Landscape Proposals (37/10/4B)
 - 350 3 bed House Type Floor Plan
 - 350 3 bed House Type Elevations
 - 352 3 bed House Type Floor Plan
 - 352 3 bed House Type Elevations
 - 357 3 bed House Type Floor Plan
 - 357 3 bed House Type Elevations
 - 358/9 3 bed House Type Floor Plan
 - 358/9 3 bed House Type Elevations
 - Revised Design and Access Statement
 - Revised Transport Assessment
 - Revised Travel Plan

- 1.6. The remainder of this statement is as follows.
- 1.7. **Section 2** provides a summary description of the site and surroundings;
- 1.8. **Section 3** supplements planning policies provided in the original application Planning Statement;
- 1.9. **Section 4** assesses key planning issues;
- 1.10. **Section 5** provides a summary and conclusions.

2. Site Description and Planning History

Site Description

- 2.1. The site has the same boundaries as that submitted with the original application. Accordingly, please refer to the August 2021 Planning Statement for a detailed description of the location and surroundings.
- 2.2. In short, the site comprises an irregular-shaped parcel of land located to the north east of Goldthorpe. It measures 5.3 ha, is level and it and it comprises a large field and areas of allotments/former allotments.



Site Location

- 2.3. The site surroundings include woodland to the north; a field in arable agricultural use to the east; the existing residential area of Goldthorpe to the south, which includes Goldthorpe Primary School; and a residential area located off Lockwood Road to the east, which includes a Grade 2 Listed Church, the Marist Convent and a Scout Group building.
- 2.4. The site is within a short distance (approximately 100m) from Goldthorpe District Centre, which contains a wide range of essential shops and services. There are primary and secondary schools within walking distance of the site, and regular bus and train services can be reached on foot.

Accordingly, it is considered that the application site is a sustainable location for residential development.

Planning History

2.5. There is no planning history to the site of relevance prior to the submission of the current application by Gleeson (2021/1171).

2.6. As explained at Section 1, the application was submitted in full in September 2021 for 137 dwellings, and this followed a request for pre-application advice from the Council. It has been possible to address a large number of issues raised by consultation responses during the application process. The main issues outstanding are as follows:

- The relationship of the scheme with the Grade 2 Listed Church to the west of the site.
- The proximity of the proposed homes with existing dwellings on Nora Street.
- The provision of all proposed greenspace to the north of the development and the lack of play provision.
- Density of development and number of dwellings with frontage car parking.
- Absence of street trees.
- Lack of pedestrian connectivity if a second access to the development is not possible.
- Elevations and internal layout details for new house types.

2.7. We address the above issues at Section 4 of this Statement.

3. Planning Policy

- 3.1. The local and national planning policy context has not changed since the submission of the application in September 2021. Accordingly, please refer to the original Planning Statement for a full summary of relevant policy.
- 3.2. The current development plan is the Barnsley Local Plan (January 2019) and the site is allocated for residential development under reference **HS46 Land North East of East Street, Goldthorpe**. The indicative number of dwellings in the allocation is 125.
- 3.3. The allocation requirements are as follows:
- Retain and manage habitat at the north-east part of site (grassland, herbs and trees) plus hedgerows on the site;
 - Respect the historic setting of the listed Church of St. John and St. Mary Magdalene by the use of appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details and materials;
 - Comply with the Goldthorpe Masterplan;
 - Provide appropriate acoustic treatment to mitigate against road noise.
- 3.4. The allocation states that archaeological remains are known to be present on this site. The developable site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary.
- 3.5. In the light of allocation HS46, and the weight to be accorded to the development plan in planning decisions, the principle of residential development at the application site is not at issue. The key matters to be considered by this application are the detailed requirements of the allocation, and other relevant policy issues relating to the finer details of the proposed development.

4. Planning Issues

Introduction

4.1. The main characteristics of the proposed development have not changed significantly from the original September 2021 application submission. These features include:

- The provision of a main point of vehicular access from East Street;
- A surface water attenuation basin in the north western part of the site;
- Provision of public open space in the north western and north eastern parts of the site;
- A good mix of 2, 3 and 4 bed houses, the great majority of which will be low-cost homes for sale (with the remaining 10% as affordable houses)

4.2. In the following section we consider the amended Site Layout in the context of the outstanding issues summarised at Section 2 of this Statement:

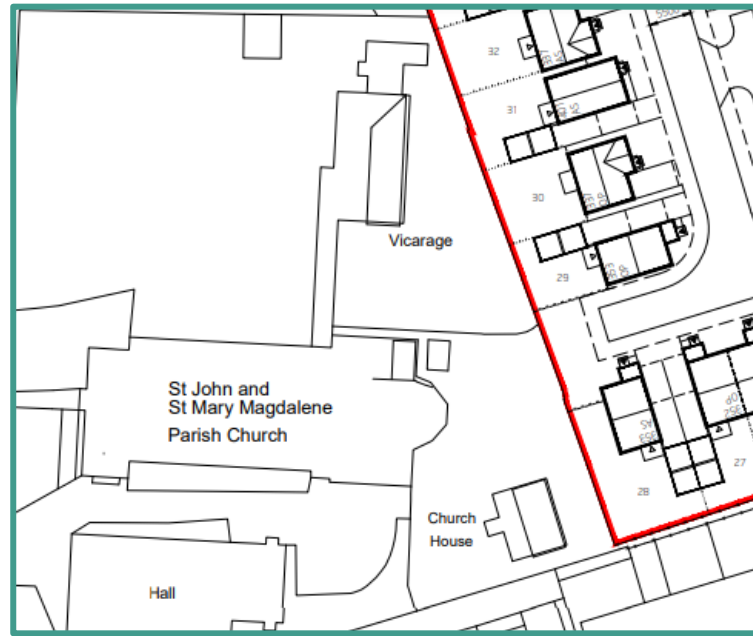
Relationship of the scheme with the Grade 2 Listed Church

4.3. As part of the application a Heritage Statement by SLR was submitted to the Council in May 2022. The summary findings of this Statement at Paragraphs 7.1.3 and 7.1.4 are as follows:

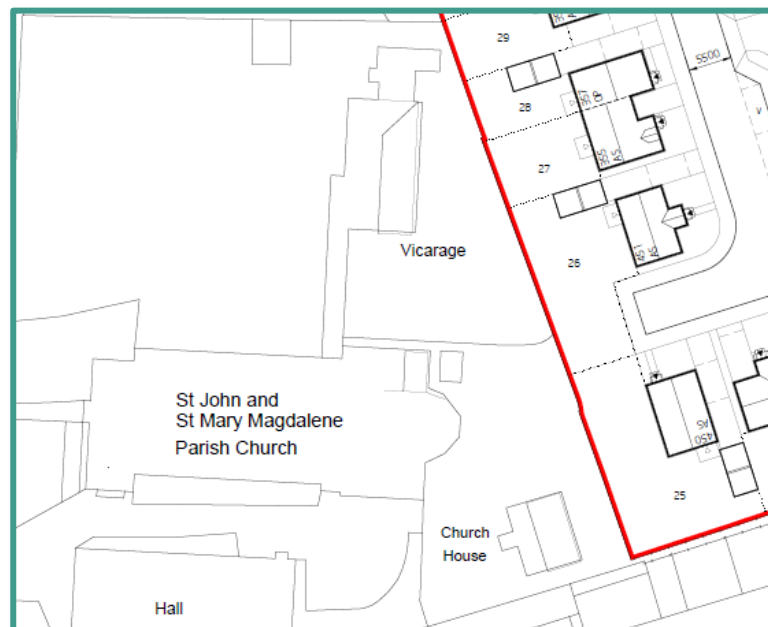
“Para 7.1.3 It was determined that the site, as existing, makes no contributions to the heritage significance of the church as part of its setting. There is no circulation between the site and the church, and the design of the church and its ground is such that the church does not actively engage with nor address the site. Any contributions it makes to the experience of the church are a matter of amenity rather than heritage.” (our emphasis)

“Para 7.1.4 The proposed development will not affect the special interest of the church, resulting in a neutral impact. The proposed development affords the church and its grounds sufficient breathing room within its design so as not to overcrowd or dominate the building’s setting to its detriment. The key elements of the church’s special interest, namely its architectural interest, as vested in its built form and innovative materiality, will be preserved, as will key views to the church along Lockwood Road and the church grounds from the west. Though not a matter of heritage significance, long views west to the church across the site from East Street will be preserved by the proposed road layout within the proposed development.” (our emphasis)

- 4.4. Notwithstanding the above positive assessment, the amended scheme goes further to ensure that the setting of the Church is respected. We set out below a comparison of extracts of the previous layout and the latest layout where housing plots are closest to the church.



Previous Layout



Amended Layout

- 4.5. It can be seen that Plot 25 has been pulled away from the boundary with the church, as has Plot 26 and the associated garage structures to the rear. There is also now a greater open gap

between Plots 25 and 26, thus further respecting the setting of the Church and views towards it from the proposed development, and vice versa.

- 4.6. In addition, the amended Detailed Landscape Proposals show that within the parts of the gardens of Plots 25 and 26 that are closest to the church heavy standard trees would be planted, thus helping to soften and filter views of the proposed new houses when viewed from the church.
- 4.7. In the light of the above we consider that the amended layout further ensures that the impacts of the proposed development on the significance of the setting of the church would be neutral, consistent with the conclusions of the Heritage Statement.

The proximity of the proposed homes with existing dwellings on Nora Street

- 4.8. The relationship between proposed homes and existing dwellings on Nora Street is a rear to side arrangement. In this context the Council's Design of Housing Development SPD indicates that the gap between habitable rooms and side elevations should be 12m.
- 4.9. With the revised Site Layout Plan the distance between the rear elevations of Plots 102 to 105 and No.2 1 and 2 Nora Street is approximately 14m, which confirms with the SPD requirements. Accordingly, the revised Site Layout Plan addresses this issue.
- 4.10. In discussions with the Case Officer the relationship between Plot 101 of the previous layout (now Plot 91) and properties on Kathleen Grove was highlighted as a potential issue. However, Plot 91 is sited at a very oblique angle to these existing properties, and it would not directly overlook them.

The provision of all proposed greenspace to the north of the development and the lack of play provision

- 4.11. The revised Site Layout shows 3 defined areas of public open space in the northern part of the proposed development and an additional area towards the southern boundary, thus providing for greater distribution of greenspace. The southern area of public open space is shown as a green, therefore responding to the Case Officer's request for pocket parks within the site.
- 4.12. A further change proposed is the inclusion of a Local Equipped Area of Play in one of the northern areas of public open space, which will ensure that play provision is accessible to occupants of the proposed development and existing residents in the area.
- 4.13. Total open space provision shown on the revised Site Layout Plan is 1.2044 ha, which represents 23% of the total site area. This exceeds the 15% target within Council's Open Space SPD.

Density of development and number of dwellings with frontage car parking

- 4.14. As requested by the Case Officer, the density of development has been reduced and the number of dwellings shown on the revised Site Layout, 125 no, is the same as the indicative capacity of the Local Plan allocation. The housing mix as a result of this change is 19.2% 2 bed, 62.4% 3 bed and 18.4% 4 bed provision, which represents a greater emphasis on smaller house types compared to the previous scheme.
- 4.15. The majority of the proposed dwellings will have side parking. Whilst the scheme incorporates some plots with frontage parking, this allows for an efficient use of the land. Furthermore, plots with frontage parking are distributed to avoid a concentration of this parking arrangement in any one location. This will ensure that the streetscene is not dominated by the private car.
- 4.16. As requested by the Highways consultation response, the revised Site Layout also shows a number of visitor parking bays, which is a feature that was not included within the previous scheme.
- 4.17. Section 7 of the Transport Assessment confirms that parking provision is in line with Council parking standards.

Absence of street trees

- 4.18. The revised Detailed Landscape Proposals shows a significant number of street trees throughout the development, thus softening the appearance of the new homes and contributing to biodiversity. These are located in the front gardens of plots and also within the various areas of public open space.
- 4.19. The street trees are identified as Heavy Standard Trees on the key to the Detailed Landscape Proposals, which will ensure that they will have instant visual and habitat impact.

Lack of pedestrian connectivity if a second access to the development is not possible

- 4.20. The revised Site Layout shows a link at the north western corner of the site into PROW No.13, which forms part of Lockwood Road. To the north PROW No.13 connects to Phoenix Park, which is an area of community woodland. To the south Lockwood Road connects to Goldthorpe District Centre, which contains a wide variety of shops and services for daily needs, as explained at Para 2.4 of the original Planning Statement.
- 4.21. An established footpath spurs eastwards from PROW No.13 along the northern boundary of the site, returning along Doncaster Road to the south east and south of the application site. The

revised Site Layout now provides a direct link into the footpath through proposed public open space in the north eastern part of the scheme. Occupants of the proposed development will therefore be able to access the footpath for informal recreational and dog walking.

- 4.22. The revised Site Layout also includes a new link between the proposed development and St Mary's Road. St Mary's Road forms a junction with Doncaster Road opposite playing fields and equipped play facilities. It is then a short walk to Goldthorpe Primary Academy and Goldthorpe District Centre beyond.
- 4.23. In the light of the above, it is considered that the proposed development will have a high level of connectivity with the surroundings, thus helping to reduce the need to use the private car.

Elevations and internal layout details for new house types

- 4.24. All of the proposed dwellings conform to the National Space Standard. The amended scheme includes house type details for these new dwelling designs. They are listed at Para 1.5 of this Statement.
- 4.25. The elevational design approach and materials of the new house types are consistent with those proposed with the previous scheme.
- 4.26. The revised Site Layout includes 10% affordable housing provision, in accordance with the Local Plan. The affordable plot numbers are Plots 04, 05 14, 15, 38, 39, 68, 67, 88, 89, 110 and 111.

Other matters

- 4.27. The Transport Assessment includes a proposed TRO at the site entrance, thus responding to the request of the Highways consultation response that potential onstreet parking on East Street is considered during school drop off/collection times.
- 4.28. As also requested in the Highways consultation response, all operational assessments within the Transport Assessment include committed developments.
- 4.29. Finally, the Transport Assessment includes swept path analysis demonstrating the turning heads propose within the revised Site Layout are sufficient for refuse vehicles.

5. Summary and Conclusions

- 5.1. Peacock + Smith have been instructed by Gleeson to prepare a Planning Statement Addendum in support of a full planning application for residential development of 125 dwellings on land at Lockwood Road, Goldthorpe.
- 5.2. This Addendum Statement supplements the original Planning Statement in order to summarise the proposed changes to the scheme, and to explain how and why these amendments resolve the outstanding issues raised within the consultation responses.
- 5.3. The principle of development at the application site is not in question given the allocation of it for housing in the Local Plan under site ref HS46.
- 5.4. We have addressed each of the outstanding issues set out at Section 2 of this Statement. It is considered that the revised Site Layout complies with relevant policies within the Local Plan. Any limited impacts of the development would be outweighed by the benefits of the development. These include:
 - Delivery of a housing allocation within Goldthorpe, which is a priority for housing development (along with other Dearne Towns) in the Local Plan.
 - Provision of a significant number of low cost homes for sale, thus helping local people get on the housing ladder, and increasing housing aspiration.
 - Provision of 10% affordable housing, assisting local people who are currently unable to afford their own homes.
 - Significant public open space provision and a LEAP, which will be accessible to existing residents in the area.
 - Construction employment – HBF Calculator states that a development of 125 homes will support the employment of 387 people and 4 apprentices/graduates/trainees;
 - Support for the viability of shops and services in Goldthorpe – the site is within a short walk of the District Centre, and occupants of the proposed development will generate trade for local businesses.
 - New Homes Bonus and Council Tax Revenue will be raised as result of the proposed development, thus helping to support the provision of local services.

- 5.5. In summary, the proposals are considered to comply with relevant policies in the Local Plan and there are significant material considerations that weigh in favour of the development. In accordance with the presumption in favour of sustainable development as set out at Para 11 c) of the NPPF we therefore consider that planning permission should be granted.

APPENDIX 1

AUGUST 2021 PLANNING STATEMENT



Gleeson Regeneration Ltd

Planning Statement

Lockwood Road, Goldthorpe

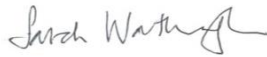
August 2021

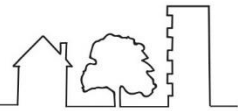
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APPENDICES

NO APPENDICES

	Lockwood Road, Goldthorpe	Gleeson Regeneration Ltd	
	Name	Signature	Date
Prepared by:	Laura Fern		20.08.2021
Checked by:	Sarah Worthington		23.08.2021



1.0 INTRODUCTION

1.1 This Planning Statement has been prepared on behalf of Gleeson Regeneration Ltd in support of a full planning application relating to land at Lockwood Road, Goldthorpe. The application seeks full planning permission for 137 dwellings with associated access and infrastructure.

1.2 The application is accompanied by the following additional plans and reports:

- Location, site and layout plans
- Topographical Survey
- Design and Access Statement
- Materials Schedule
- Drainage Strategy
- Flood Risk Assessment
- Ecological Impact Assessment
- Transport Assessment
- Travel Plan
- Air Quality Assessment
- Tree Survey
- Archaeological Assessment
- Heritage Statement

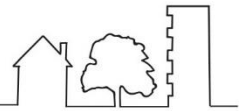
1.3 In summary, the application site forms the majority of a housing allocation (HS46) in the adopted Barnsley Local Plan (January 2019) and the principle of housing development on this site should therefore be considered acceptable. It thoroughly passes sustainability criteria, and the accompanying reports and surveys demonstrate that there are no reasons to refuse this scheme. The proposal seeks to bring forward a significant amount of much needed low-cost housing with a mix of typologies affordable to the local population.

1.4 The remainder of this report is structured as follows:

Section 2: provides details of the location of the site and a description of it together with its surroundings;

Section 3: refers to the relevant planning history of the site and other salient planning history;

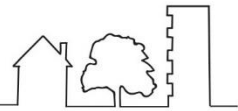
Section 4: provides details of the proposed development and the Applicant's development model;



Section 5: summarises the overall planning policy context against which this application should be determined;

Section 6: comprises an analysis of the proposals in relation to relevant policy; and

Section 7: sets out a summary and puts forward overall conclusions and recommendations.



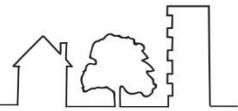
2.0 SITE LOCATION AND DESCRIPTION

Introduction

- 2.1 This Section sets out brief details of the location of the application site, and comments on the sustainability of the site in terms of proximity to and connectivity with nearby facilities and services and provides a description of the site and its surroundings.

Location and sustainability

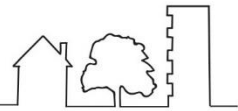
- 2.2 The application site is located to the north east of Goldthorpe and sits within the defined Settlement boundary as identified on the adopted Barnsley Local Plan Proposals Map (January 2019). The site is allocated for housing development (Policy HS46) and sits on the edge of a predominantly residential area.
- 2.3 Goldthorpe is identified as a District Centre in the hierarchy of retail centres set out at Policy TC1 of the Local Plan. It benefits from a wide range of commercial and amenity uses, which are accessible from the application site.
- 2.4 Goldthorpe District Centre contains a variety of services and facilities and is located approximately 103m (straight line measurement) from the edge of the application site. The District Centre is accessible by foot, walking through the adjacent residential neighbourhoods. An overview of the services and facilities the District Centre has to offer are listed as follows:
- Library
 - Post Office
 - Asda supermarket
 - Food takeaways
 - Hair and beauty salons
 - Dental practice
 - Banks
 - Opticians
 - Bakery
 - Pharmacy
 - Public houses
 - Veterinary clinics



- 2.5 The site benefits from being within easy access of pre-school, primary and secondary schools. Dearne Goldthorpe Primary School is located immediately to the south of the application site and indeed shares a boundary. Sacred Heart Catholic Primary School is located a short walking distance to the west, on the opposite side of Lockwood Road to the site. Astrea Academy Dearne on Goldthorpe Road is located approximately 880m to the south of the application site and is within walking distance for children of secondary education age.
- 2.6 The site is within easy walking distance of bus routes. The most accessible bus stops are located on Doncaster Road at its junction with Co-Operative Street, approximately 120m to the south of the application site. Regular services (219a and X19) run every 30 mins to locations such as Barnsley and Doncaster Town Centres. Public transport availability to such locations provides opportunities for residents to access significant employment sites and larger more varied shopping and service facilities.
- 2.7 Goldthorpe also benefits from its own train station, located off Barnsley Road towards the west of the settlement. The station, which provides regular services to Leeds and Sheffield, is accessible from the application site by foot from the application site.

Site description

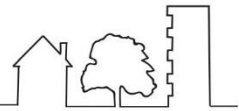
- 2.8 The site is irregular in shape; however, it follows clear logical boundaries, and extends to a total of approximately 5.3 hectares in size.
- 2.9 Natural England's Agricultural Land Classification Map for Yorkshire and The Humber confirms that the site is classified as Grade 3 (good to moderate) agricultural land and the Government's Flood Map for Planning confirms that the site is in Flood Zone 1 (low probability of flooding).
- 2.10 The overall site is currently split into several components. The interior of the grassed field to the far north is devoid on any specific features of interest and appears to have been left largely unused. Although there are no official Public Rights of Way (PROWs) across any of the site, walkers appear to have been unlawfully using the field, accessing it from Lockwood Road by the removal of the fencing in the south west corner.
- 2.11 The remainder of the site is occupied by active allotments managed by Groundwork South Yorkshire and disused allotment plots that now form rough scrubland. A number of trees and stretches of hedgerow have developed over time in amongst the allotment plots.
- 2.12 There are no official Public Rights of Way across the site.



- 2.13 The site is not located within or in the vicinity of a Conservation Area, however the site is immediately adjacent to a Grade II Listed Building. The building is the Church of St John and St Mary Magdalene (List UID: 1151169), which sits beyond the south western boundary of the site. Further information regarding the significance of the heritage asset can be found in the accompanying Heritage Statement submitted with this planning application.

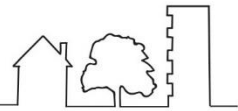
Site surroundings

- 2.14 The site sits immediately adjacent to a predominantly residential area of Goldthorpe, supported by the District Centre to the south.
- 2.15 The northern boundary of the site comprises the southern edge of a densely wooded area, which forms a substantial buffer between the site and the Dearne Valley Parkway to the north (A635). The wooded area is thickest towards the west, tapering to a narrower point towards the east. A drainage ditch sits just beyond the north western boundary of the site, which continues under Lockwood Road to the west.
- 2.16 The eastern extent of the site forms a narrow pinch point where it meets a large arable field to the east.
- 2.17 The southern boundary of the site is extremely varied where the boundary of the current and disused allotments meet the existing residential area of Goldthorpe. A variety of fencing and hedgerow treatments have been applied where the existing allotments meet the rear or side boundaries of the residential properties off Kathleen Grove, St Mary's Road, Nora Street, Hamilton Road, Main Street and East Street. In some locations, such as between the disused allotments site and the rear boundaries of the properties fronting onto Main Street, narrow tracks exist, providing access to the rear gardens.
- 2.18 Further to the west, the southern boundary of the site abuts the rear boundary of the relatively newly built Goldthorpe Primary School. A small rectangular section of land to the south does not form part of the overall site boundary.
- 2.19 The western boundary of the site mainly comprises the rear boundaries of the properties that front onto Lockwood Road, including (from south to north) the Grade II Listed Church, the Marist Convent, the home of 6th Barnsley (Goldthorpe) Scout Group, a vacant development plot and a large residential dwelling. The field within the site boundary abuts Lockwood Road at the very north of the western boundary with a hit and miss hedgerow and broken fence line.



3.0 RELEVANT PLANNING HISTORY

- 3.1 There is no planning history relating to this specific site. The site comprises a rough grazing paddock that appears to have been unused for some time, and existing and disused allotments.



4.0 DETAILS OF THE PROPOSED DEVELOPMENT

- 4.1 This Section sets out the established development model that Gleeson Regeneration Ltd has developed for sites such as the application site. It also sets out brief details of the specific development proposals for the site which will enable the scheme to fit well into its setting and surroundings. Further consideration of the design of the scheme can be found in the accompanying Design and Access Statement, prepared by Niemen Architects.

The Gleeson development model

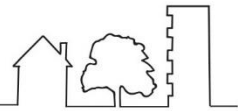
- 4.2 Gleeson focuses solely on building low cost homes for people on low incomes in areas of past industrial decline. The company builds a range of affordable homes for sale to people who would otherwise be unable to afford a new home, thereby helping them onto the property ladder. Gleeson funds all of its own projects, allowing regeneration to take place without reliance on Government investment.
- 4.3 The company's success is borne out of a thorough understanding of its customer's needs and balancing aspiration with affordability. Gleeson's management team has specialist knowledge of all aspects of regeneration and a combined experience of over 150 years of buildings and selling low cost homes.
- 4.4 Gleeson's homes are priced so that they can be afforded by 90% of local couples in full time employment. To establish sales prices, the Government's ASHE (annual Survey of Hours and Earnings) figures are used to determine the lowest wages within the Local Authority. A modest multiple is then applied to the bottom twenty percentile to calculate the level of mortgage which can be afforded by 90% of people living in the local area.

Gleeson Goldthorpe

- 4.5 Gleeson has a successful track record of producing excellent homes to meet the affordability needs of the local population of Goldthorpe. Phase 1 of the Barnburgh Lane scheme to the south east of Goldthorpe has been completed and is now occupied, with Phase 2 under construction and a planning application currently being considered for Phase 3 (LPA ref: 2020/1439).

Gleeson's Key Worker Priority Programme

- 4.6 In May 2020, Gleeson launched their Key Worker Priority Programme. Not only is this Gleeson's commitment to and way of acknowledging how appreciated and valued key workers are but is



also part of a bigger long-term strategy that recognises the value of key workers to the business. Every key worker who purchases a home from Gleeson will be entitled to a wide range of excellent benefits and packages that will help them with their move into their new home.

Description of the proposed development

4.7 The planning application seeks full planning permission for the erection of a total of 137 dwellings. The development scheme has been carefully designed to fit into its context, having regard to surrounding land uses, such as neighbouring residential properties and the Primary School, its proximity to the Dearne Valley Parkway and its setting within the context of the Grade II Listed Church.

4.8 A mixture of 2, 3 and 4-bedroomed properties will be provided across the site. The 2-bedroomed properties are all semi-detached, the 3-bedroomed properties are a combination of semi-detached and detached, and the 4-bedroomed properties are all detached. The site as a whole provides a good mix of housing sizes and types:

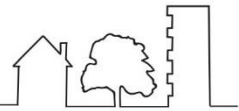
- 24 no. 2 bedroomed semi-detached;
- 42 no. 3 bedroomed semi-detached;
- 45 no. 3 bedroomed detached;
- 26 no. 4 bedroomed detached.

4.9 Given the constraints of the neighbouring residential streets, the scheme makes provision for a single point of vehicular access as a continuation of East Street. This is considered to be an appropriate level of provision for a scheme of this scale and assists with crime prevention.

4.10 Public Open Space (POS) will be provided on site.

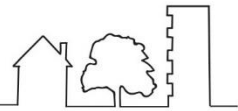
4.11 A number of key principles have been used in designing an appropriate scheme for the site, which are as follows. Further detail demonstrating how the proposed development fits in with these design principles is contained within the accompanying Design and Access Statement.

- Varied, safe and easily legible internal road layout and hierarchy
- Use of perimeter blocks
- Careful consideration of boundary treatments
- Facilitation of pedestrian movement and access
- Provision of POS
- Retention of existing features of interest where feasible



- In-curtilage car parking
- Provision of appropriate levels of private amenity space
- Appropriate landscape provision
- Consideration of how the development relates to the Grade II Listed Church

4.12 A rectangular plot of land punching into the southern boundary of the site has been omitted from the red line boundary of this planning application. The plot is owned by the Council, and it forms part of the overall housing allocation. Provision has been made within the current scheme layout to allow the site to be appropriately integrated into the current proposal, thereby future proofing it for development at a later date.



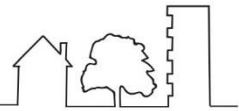
5.0 PLANNING POLICY CONTEXT

Introduction

- 5.1 This Section sets out the planning policy context in which the application should be considered.
- 5.2 The National Planning Policy Framework (NPPF) was originally published in March 2012 but has recently been revised, with the new version published by the Government in February 2019. It has as its central theme at Paragraph 11 a presumption in favour of sustainable development. It does not change the statutory status of the Development Plan as the starting point for decision making as set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990. Paragraph 2 confirms that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise and states that proposed development which accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should usually be refused unless other material considerations indicate otherwise (Paragraph 12).
- 5.3 Paragraph 11 confirms that plans and decisions should apply a presumption in favour of sustainable and that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay.
- 5.4 Paragraph 2 indicates that the NPPF must be taken into account in the preparation of the development plan and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.
- 5.5 In this case, the Statutory Development Plan comprises the Barnsley Local Plan, which was adopted in January 2019.
- 5.6 Other material considerations include the National Planning Policy Framework (NPPF, February 2019) and the Planning Practice Guidance (PPG).

Barnsley Local Plan (January 2019)

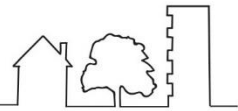
- 5.7 The Proposals Map accompanying the Barnsley Local Plan (January 2019) confirms that the site is allocated for housing development (Policy HS46) and is located within the defined settlement boundary of Goldthorpe.



5.8 Policy GD1 of the Local Plan relates to development principles in general and states that proposals for development 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.

5.9 Policy HS46 confirms that the application site forms part of a housing allocation (land north of East Street, Goldthorpe). The Proposals Map confirms that the allocation covers the entire red line boundary of this proposal, with the addition of the rectangular plot of land to the south east



that protrudes into the site boundary. The allocation provides an indicative yield of 125 dwellings and confirms that the development will be expected to:

- Retain and manage habitat at the northeast part of the site (grassland, herbs and trees) plus hedgerows on the site;
- Respect the historic setting of the listed Church of St John and St Mary Magdalene by the use of appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details and materials;
- Comply with the Goldthorpe Masterplan; and
- Provide appropriate acoustic treatment to mitigate against road noise.

5.10 The policy also states that archaeological remains are known to be present on this site. The developable site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary.

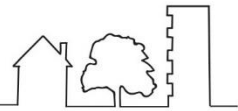
5.11 Policy HE1 states that the Council will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by (inter alia):

- b. by ensuring that proposals affecting a designated heritage asset conserve those elements which contribute to its significance. Harm to those elements will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a designated heritage asset will be permitted only in exceptional circumstances where there is a clearly defined public benefit.

5.12 Policy HE6 confirms that applications for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment.

5.13 Policy H6 confirms that housing proposals will be expected to include a broad mix of housing 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.

5.14 Policy H7 states that housing developments of 15 or more dwellings will be expected to provide affordable housing. 10% affordable housing will be expected in Goldthorpe.



5.15 Policy T3 relates to new development and sustainable transport and states that new development will be expected 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 a transport statement or assessment in-line with guidance set out in the NPPF and guidance including where appropriate regard for cross boundary local authority impacts; and
- Provide a travel plan statement of a travel plan in accordance with guidance set out in the NPPF including where appropriate regard for cross boundary local authority impacts. Travel plans will be secured through a planning obligation or a planning condition.

5.16 Policy BIO1 confirms that development will be expected to conserve and enhance the biodiversity and geological features of the borough.

National Planning Policy Framework (February 2019)

Conserving and Enhancing the Historic Environment

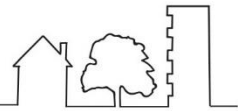
5.17 Paragraph 194 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from development within its setting for example), should require clear and convincing justification. Substantial harm to Grade II Listed Buildings should be exceptional.

5.18 Paragraph 195 confirms that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

5.19 Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Viability and deliverability

5.20 Paragraph 57 of the NPPF states that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed



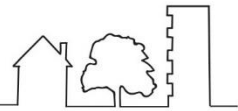
to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up-to-date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.

Sustainable development

- 5.21 Paragraph 7 of the NPPF indicates that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 notes that there are three inter-related dimensions to sustainable development, which are economic, social and environmental.
- 5.22 Paragraph 11 stresses that at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through both Plan making and decision taking
- 5.23 Paragraph 59 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Planning Practice Guidance (first published in March 2014 and updated since)

- 5.24 The Planning Practice Guidance is an online resource that aims to provide additional guidance to the policies contained within the NPPF. It contains a specific chapter relating to viability.
- 5.25 Paragraph 002 (ref ID: 10-002-20190509) of the viability section confirms that the role of viability assessments is primarily at the plan making stage. Viability assessments should not compromise sustainable development but should be used to ensure that policies are realistic.
- 5.26 Paragraph 007 (ref ID: 10-007-20190509) states that it is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.



6.0 ANALYSIS OF PLANNING ISSUES

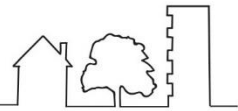
- 6.1 This Section provides an analysis of the proposed development in the context of the relevant planning policy set out above at Section 5.
- 6.2 As set out above, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Proposed development which accords with an up-to-date Local Plan should be approved without delay.
- 6.3 The NPPF also indicates that, at the heart of Government Policy 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 decision makers this means approving development proposals that accord with the development plan without delay unless adverse impacts would significantly and demonstrably outweigh the benefits, or specific policies in the NPPF indicate that development should be restricted.

Principle of the proposed development

- 6.4 The application site forms the majority of a housing allocation under Site: HS46 (land north of East Street, Goldthorpe) in the recently up-to-date adopted Barnsley Local Plan (January 2019). The principle of housing development on this site should not therefore be in question. It has been tested thoroughly through the Local Plan process and forms part of the Council's housing delivery required in order to successfully meet their Borough-wide housing requirement through the life of the Plan.
- 6.5 The policy text supporting the allocation of Site HS46 states the indicative yield of new homes to be 125. This application seeks consent for the construction of 137 dwellings. Gleeson strive to make best and most efficient use of the land available in-line with Paragraph 122 of the NPPF, whilst maintaining an appropriate design solution for each individual case. The number identified in the Local Plan allocation policy is indicative in nature, subject to detailed design, and it is therefore considered that the addition of 12 dwellings is appropriate in this circumstance.

Sustainability

- 6.6 The site was assessed thoroughly during the Local Plan process, which included a favourable assessment of its sustainability credentials, leading to its allocation for housing development.
- 6.7 The site is located within the settlement boundary of Goldthorpe, as defined on the adopted Local Plan Proposals Map. Section 2 above demonstrates that the site is within walking distance of a



wide range of shopping facilities, services and amenities throughout the settlement as a whole and within the defined District Centre, which sits immediately to the south of the development site. The site also benefits from being within close proximity of regular bus services, with associated bus stops being only a short walk away. The bus services provide sustainable transport links to locations such as Barnsley and Doncaster Town Centres, which provide a more extensive range of shopping and employment opportunities. A number of schools are also close to the site, including those catering for pre-school, primary and secondary age groups.

- 6.8 From both a practical and policy standpoint, the site is considered to be in a sustainable location.

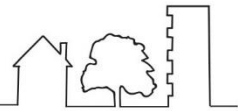
Archaeology

- 6.9 Trent and Peak Archaeology has produced an archaeological desk-based assessment of the application site, which is submitted in support of this application. The report aims to establish the known cultural heritage resource within and around the site and to assess the effect of the proposed development on the cultural heritage resource.
- 6.10 In summary, within the field in the northern part of the site, the archaeological potential for the prehistoric and Roman periods is considered to be moderate. The heritage significance of any assets from these periods that may be present is considered to be low. For all periods, the archaeological potential and heritage significance for the remainder of the site are considered to be low.

Ecology

- 6.11 SLR Consulting Ltd was commissioned by Gleeson to prepare an Ecological Impact Assessment based on an Extended Phase 1 Habitat Survey and desk study of the site to inform the preparation of the planning application.
- 6.12 The assessment comes to the following conclusions:

- Non-designated site habitats: hedgerow (priority), mixed scrub and broad-leaved woodland – potential small-scale habitat loss (hedgerow and mixed scrub) and damage to roots of retained vegetation.
- Breeding birds – potential damage / destruction of active nests during vegetation clearance / commencement of construction. Potential habitat loss of foraging and nesting habitat.



- Bats – possible destruction of roost and injury / killing of bat in roost if present, during felling (Tree T1). Potential loss of foraging / commuting habitat. Possible light disturbance upon retained / adjacent habitat.
- Badger – potential damage / destruction of sett and disturbance / injury of badgers in a sett if a new sett is dug. Potential killing / injury during construction.
- Hedgehog – possible loss of habitat and blocking of free movement across the site by impermeable garden fences.
- Invasive flora – potential inadvertent spread of Japanese knotweed.

6.13 The assessment proposes several mitigation measures to offset the potential harm listed above that once in place would result in no significant residual effects for any species or habitat.

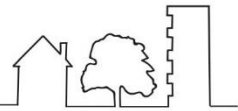
6.14 The following biodiversity enhancements have been put forward by SLR, which would result in a positive effect at the local ecological level:

- Bird and bat boxes;
- Creation of wildflower meadows;
- Creation of wetland features / ponds in SUDs basins;
- Creation of habitat piles; and
- Enhancement of retained woodland.

Air quality

6.15 SLR Consulting Ltd has been commissioned by Gleeson to undertake an Air Quality Assessment of the potential impacts associated with the proposed development.

6.16 A qualitative assessment of the potential dust impacts during construction of the development has been undertaken. Following the construction dust assessment, the site is found to have at worst 'medium risk' in relation to dust soiling effects on people and property, and 'low risk' in relation to human health impacts. Providing the suggested mitigation measures are implemented, residual effects from dust emissions arising during the construction phase are considered to be 'not significant'. Given the short-term nature of the construction phase, there is predicted to be an insufficient effect on air quality from construction-generated vehicle emissions.



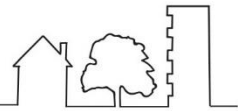
- 6.17 At the time of writing, traffic data for inclusion within the proposed dispersion modelling exercise is outstanding. When the data is available, an updated air quality assessment will be produced to present the results of the air quality dispersion modelling and inform any required mitigation measures.

Flood risk and drainage

- 6.18 JOC Consultants Ltd was commissioned by Gleeson to undertake a Flood Risk Assessment to accompany the application.

- 6.19 The assessment makes the following observations and conclusions:

- Ground levels generally fall towards the north-east but there is a secondary gradient falling towards the west towards a shallow valley parallel with the northern boundary.
- Infiltration tests were carried out during the ground investigation by Eastwood and Partners. It was concluded from the test results that the soils are not suitable for infiltration drainage.
- The site is not within 20 metres of a main river. There is an open drain at the north-west corner of the site, which the LLFA has advised is part of the highway drainage system for the A635.
- The Yorkshire Water sewer map shows that existing surface water sewers can be found in the vicinity of the site.
- The Flood Map for Planning shows the site to be in Flood Zone 1.
- There is no requirement to consult the Environment Agency or undertake sequential and exception testing.
- The annual probability of fluvial flooding is 0.1% or less and there is no available evidence of historic or potential flooding of the site.
- The Updated Surface Water Flood Map shows the site generally to be at a very low risk of surface water flooding. Some flooding is indicated in the north-west field and in the former allotment garden area. The risk of flooding in these areas ranges from low to high. The area of flooding is consistent with the shallow valley area towards the north, which



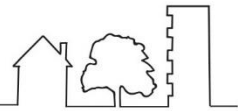
will act as a natural basin for surface water runoff. It is important that the layout of the development makes provision for the existing surface water flow path across the northern boundary and does not obstruct it.

- Groundwater flooding is associated with highly permeable rock such as chalk, which is not present at this site.
- The risk of sewer flooding to the development is assessed to be low.
- The site is not in an area at risk of flooding resulting from an uncontrolled release of water from reservoirs. The site is also not at risk of flooding from canals.
- The report recommends a detailed drainage design to be prepared and submitted for approval, prior to the construction of the development.

Transport

6.20 TPS Transport Consultants Ltd (TPS) has been appointed by Gleeson to prepare a Transport Assessment and a Travel Plan to support the application. The following summarises the key findings:

- The proposals are in keeping with both the local and national transport and the land use planning policy agenda;
- The site benefits from excellent connectivity with the facilities and amenities in the surrounding area, with numerous opportunities for residents to travel by non-car modes
- An analysis of contemporary accident data suggests that there are no accident trends that might be exacerbated by the addition of development related traffic;
- The proposed development is likely to generate 58 two-way person trips in the AM and 82 two-way PM peak hour;
- The trips have been distributed in accordance with a gravity model based on existing residents of the Barnsley 022 MSOA and the development proposals have been shown to have a material impact at the East Street / Doncaster Road, Doncaster Road / High Street / Barnsley Road and Doncaster Road / A635 junctions;



- Operational assessments have been undertaken and these have demonstrated that the junctions do, and will continue to, operate well within capacity;
- Car parking is to be provided in line with parking standards; and
- The servicing arrangements for the site have been considered.

6.21 Given the above, it is considered that the proposed development will not result in a severe impact on the operation of the transport network; the test set out in the NPPF. It is therefore considered that there are no substantive highway reasons why the proposals should not be granted planning consent.

6.22 TPS has also produced a Travel Plan to accompany the planning application.

Noise

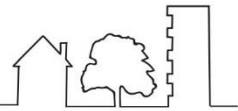
6.23 Spectrum acoustic consultants were instructed to carry out a noise assessment for the purpose of establishing the impact on the proposed residential properties given the site's location within a sensitive area.

6.24 During the daytime, noise levels across the site are dominated by road traffic movements on the A635 and other nearby roads. During night-time road traffic movements reduce.

6.25 A noise mitigation strategy has been developed, by considering the character of the noise impacting on the proposed development, as well as the noise insulation and noise control requirements for the proposed plots. The mitigation scheme that has been proposed and specified satisfies internal noise levels within the guidelines set out for good internal conditions in BS 8233:2014 and WHO Guidelines for Community Noise. No mitigation measures are required in order to achieve acceptable noise levels in gardens.

Design

6.26 The accompanying Design and Access Statement, prepared by Niemens architects demonstrates the design-led approach that has been taken to the scheme which will deliver high quality new development in this part of Goldthorpe.

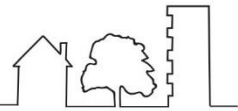


Affordable housing

- 6.27 The Council's affordable housing policy (H7) contained within the adopted Barnsley Local Plan (January 2019) confirms that the Council expect 10% affordable housing provision on sites in Goldthorpe.
- 6.28 The proposed development incorporates the required provision of 10% affordable housing units of which 50% will be affordable housing units for rent and 50% will be shared ownership as defined in the Glossary at Annex 2 of the NPPF, provisions a) and d) respectively.

Developer contributions

- 6.29 Developer contributions associated with this proposal have not yet been set and it is anticipated that the level and type of contribution will be discussed with the LPA through consideration of this application. However, it is anticipated that developer contributions will be policy compliant.



7.0 CONCLUSIONS AND RECOMMENDATIONS

- 7.1 The NPPF confirms that planning law requires that applications for planning permission must be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. It also notes that proposed development which accords with an up-to-date Local Plan should be approved without delay, and proposed development that conflicts should be refused unless other material considerations indicate otherwise. Furthermore, in assessing planning applications the presumption in favour of sustainable development should be utilised.
- 7.2 The application proposed the development of 137 residential dwellings with a good mix of 2, 3 and 4-bedroomed properties. The application site forms the majority of a housing allocation (HS46) in the adopted Barnsley Local Plan (January 2019) and the principle of housing development on this site should therefore be considered acceptable.
- 7.3 The site has been thoroughly tested against sustainability criteria during the Local Plan process and its acceptance as a housing allocation demonstrates that it is considered to be a sustainable option. Furthermore, Section 2 above shows that a variety of facilities, services, shops, amenities and public transport options are easily accessed from the site.
- 7.4 The accompanying surveys and reports demonstrate that there are no reasons to refuse this scheme. There are no heritage, archaeology, flood risk / drainage, transport, ecology, air quality, or design issues associated with the proposal providing suggested mitigation measures are implemented.
- 7.5 The proposal seeks to bring forward a significant amount of much needed low-cost housing with a mix of typologies affordable to the local population. In-line with the NPPF, it is respectfully requested that this application is approved without delay.