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Planning Statement

Land South of New Smithy
Avenue, Thurlstone

NEWETT HOMES

AUGUST 2020

Q100195

Contents

1	Introduction	1
2	Factual Background	3
3	Proposed Development	6
4	Decision-Making Context	8
5	Planning Assessment	10
6	Conclusion	15

1 Introduction

- 1.1 This Planning Statement is submitted on behalf of Newett Homes (“the Applicant”) in support of an application for infill residential development at Land South of New Smithy Avenue, Thurlstone (“the Site”) (**Figure 1.1**).

Figure 1.1. Site Location



- 1.2 The Applicant is a Yorkshire-based and family-run business, which prides itself in delivering high quality development to meet the need of families and individuals.
- 1.3 The Applicant has extensive experience delivering housing in the north, and has great understanding of the local residential market. In light of the COVID-19 pandemic in particular, there is increasing demand for housing that offers quality construction, high living standards, good private amenity space, as well as excellent access to natural spaces.
- 1.4 This application and the Site’s location provide this, within a feasible and deliverable layout. The extant Outline planning permission, however, was not developer-led and therefore did not sufficiently account for the balance needed to meet consumer demands and provide deliverable development.
- 1.5 Full Planning Permission is sought for the erection of 36 homes, with associated landscaping and access. The Site benefits from Outline planning permission, which established the principle of residential development on-site, tested for 21 dwellings. The subsequent Reserved Matters application, alongside a Full application established the ‘in principle’ acceptability of 30 dwellings.

- 1.6 This Planning Statement sets out key planning considerations material to the determination of the Application (such as design and layout, residential amenity, and highways and access), to demonstrate that an uplift in homes can be acceptably achieved.
- 1.7 The Application is accompanied by a suite of drawings and documents, and this Statement collates the conclusions of these reports and demonstrates the scheme's appropriateness in these respects.
- 1.8 The remainder of this Statement is structured as follows:
- Section 2 provides a factual account of the Site's locations and context, and outlines relevant planning history.
 - Section 3 describes the development proposals.
 - Section 4 outlines the relevant planning policies.
 - Section 5 considers relevant planning considerations and demonstrates the acceptability of the application.
 - Section 6 concludes on the above matters.

2 Factual Background

Site Context

- 2.1 The Site is within the Village of Thurlstone, 2km west of Penistone and 12.8km west of Barnsley. Thurlstone and Penistone are linked by Manchester Road (A628) and by foot and bicycle via the Upper Don Trail.
- 2.2 A range of local services and amenities are located within a 5-10 minute walk, including takeaways, a bakery, park, two churches, and a pet care salon. Several other businesses, including a pub were temporarily closed due to the COVID-19 Pandemic. In light of economic impacts resulting from the pandemic, it is critical that conditions are in place to help these businesses to recover and thrive post-COVID.
- 2.3 A pre-school and Thurlstone Primary school are located within 200m north and Penistone Grammar school is located 1.4km north east.
- 2.4 The Site is well-connected by public transport, with bus stops on Manchester Road providing links to Millhouse Green, Holmfirth, Crow Edge, Oxspring, Stocksbridge, Chapeltown, Thurgoland, Penistone and Barnsley. Penistone Train Station is located 1.9km east and links to Sheffield and Huddersfield.
- 2.5 Penistone Leisure Centre is located c. 825m east, within Penistone there are more services and amenities, including a community centre, Tesco Superstore and general / light industrial employment uses.
- 2.6 Through the Barnsley Local Plan's approach to development growth in Thurlstone, and the Site's recent planning history (see below), Thurlstone in a suitable and sustainable location for residential development.

Site Description

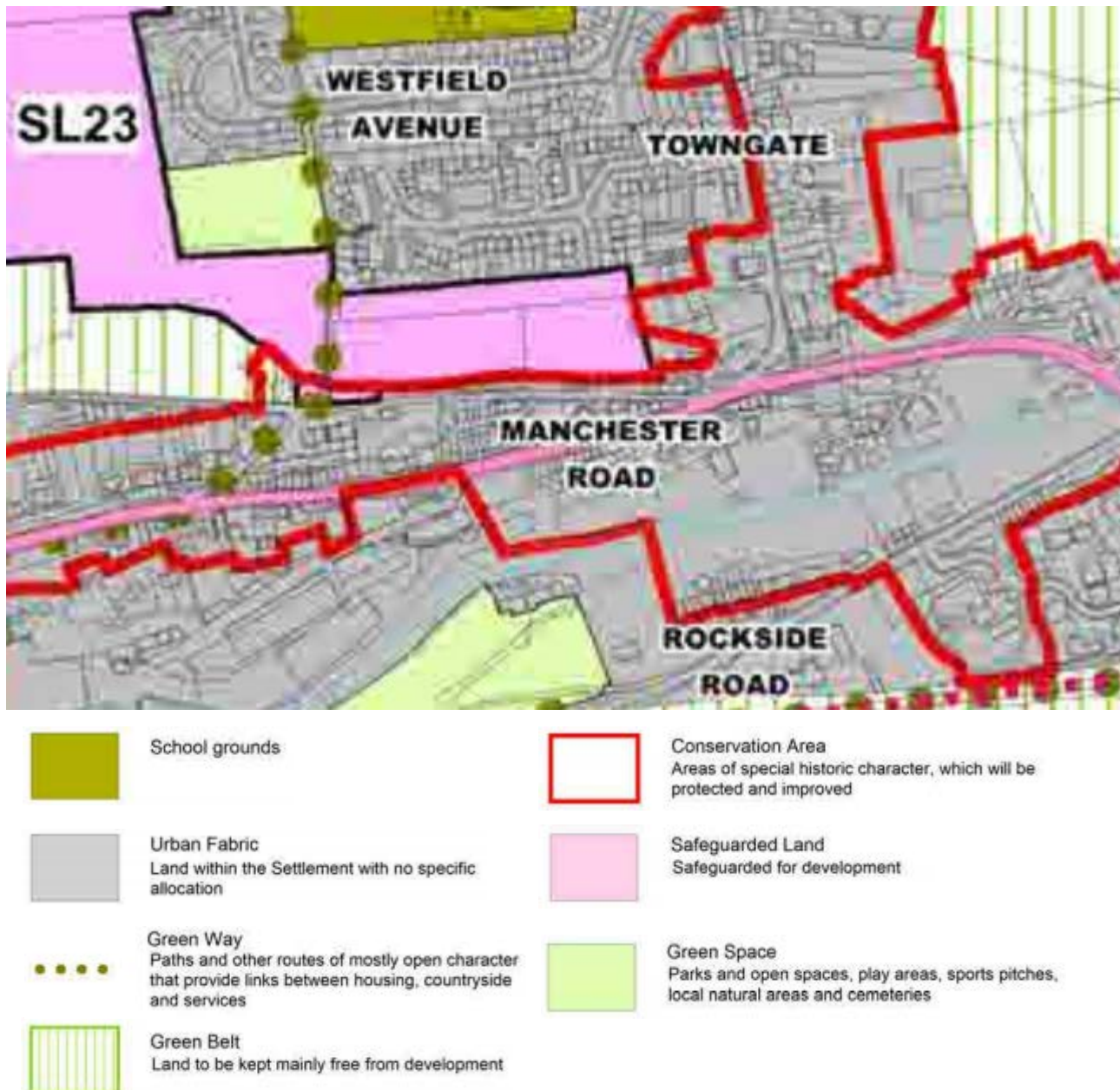
- 2.7 Adjacent to the north, east and south of the Site is residential development, creating a predominately residential character of terraced, semi-detached and detached dwellings and making the Site logical for infill development for residential uses.
- 2.8 The Site is Greenfield, with no active use. It slopes down towards its south-eastern corner. A retaining wall runs along its southern boundary, with residential development south (along High Bank) set circa 4m below the level of the Site.
- 2.9 The Site is boundary by small amounts of vegetation, and a Public Right of Way ("PRoW") runs along the west boundary, linking the settlement to a public open space (c. 100m north west).

Designations

2.10 The Site is located in Flood Zone 1. It is not the subject of any statutory or non-statutory ecological designations, and nor are there any Tree Preservation Orders (“TPO’s”) at the Site.

2.11 An extract of the Policies Map which supports the Barnsley Local Plan is included at **Figure 1.2**.

Figure 1.2. Policy Map Extract



2.12 The Site is adjacent to the Thurlstone Conservation Area, but due to Site topography and the built development character, there is limited inter-visibility. There are a small number of Listed Buildings within Thurlstone, which are separated from the Site by development and will not be affected by the proposals.

- 2.13 The Site is identified as Safeguarded Land, comprising a small area (c. 1 ha) of a wider area (4.4ha). The intended purpose of Safeguarded Land relates to its longer-term development prospects.
- 2.14 Whilst generally treated as Green Belt in planning and policy terms, Safeguarded Land indicates a site's sustainability and general appropriateness for future development.

Planning History

- 2.15 The Site benefits from an extant Outline planning consent for up to 21 dwellings (LPA ref. 2017/0088). The Outline consent was granted at appeal (ref. APP/R4408/W/17/3188501), and confirms the principle of development on the Site for residential use.
- 2.16 The Outline consent was not developer led, and so was pursued for sale and not laid out so as to ensure feasible delivery.
- 2.17 A Reserved Matters application for 21 dwellings (LPA Ref. 2019/0690) was submitted alongside a Full application for 9 dwellings in 2019 (LPA ref. 2019/0689).
- 2.18 These applications were refused on two similar grounds:
- The breach of Conditions 4 and 12 on the Outline consent.
 - The piecemeal approach to development, and failure to take the *"opportunities available for providing a comprehensive and quality layout utilising all the available area"*.
- 2.19 Prior to this, in January 2020, Officers recommended that the applications were approved by the Planning Committee. Planning Officers', in considering the scheme as a whole, determined that there were no policy or material reasons to refuse the application.
- 2.20 This Full application therefore seeks to address Officers' subsequent reasons for refusal, and deliver a scheme that is very similar to that which would result from these previous applications.

Summary

- 2.21 The Site is within a highly sustainable location, adjoining the village of Thurlstone. Development makes logical infill in the context of the surrounding building form.
- 2.22 Given the Site's recent planning history, the principle of residential development has been established, and the acceptability of 30 dwellings has recently been tested and accepted by Planning Officers.
- 2.23 There are no statutory or policy designations, or other environmental site constraints that would preclude development from coming forwards.

3 Proposed Development

- 3.1 Full Planning Permission is sought for the erection of 36 homes on the Site, with associated landscaping and access.
- 3.2 Acknowledging the infill nature of the Site and that development would principally be perceived as an extension to the existing built-form along New Smithy Avenue, as the proposals have been designed with regard to the surrounding context, character and townscape, as well as market conditions and demand – which affect feasibility and deliverability.
- 3.3 Further detail on the design and layout is contained in the submitted Design and Access Statement (“DAS”).

Appearance

- 3.4 The new homes will be of traditional contemporary vernacular and will incorporate attractive features such as bay windows.
- 3.5 They will be faced with reconstituted stone that will, alongside the mixed house types, reflect and integrate well with the local area, including the Conservation Area.

Housing Mix / Tenure

- 3.6 11 different house types are proposed, ranging from 2 to 4-beds, of semi-detached, terrace and detached design.
- 3.7 The mix of house types will result in a high-quality, interesting and diverse development, offering choice for future occupants and an attractive residential setting.
- 3.8 The scheme also provides 10 affordable homes, and will provide a commuted sum equivalent to a further 0.8 dwellings, in line with policy requirements (outlined in **Section 4**).
- 3.9 The affordable homes will be a mix of 2 and 3 bed dwellings (split respectively 3 no and 7 no).
- 3.10 The overall mix is as shown in **Table 3.1**.

Table 3.1: Overall Housing Mix

Type	No.	Percentage
2 Bed	3	9%
3 Bed	22	60%
4 Bed	11	31%

Layout, Landscape and Access

- 3.11 Access will be gained from New Smithy Avenue, which was originally fixed by the Outline consent.
- 3.12 The proposed access arrangements do not vary from the previous applications, which were accepted on highways grounds.
- 3.13 The proposals include for the passing place on New Smithy Avenue (north), as required on the Outline consent, this allows for the efficient operation of the connecting highway.
- 3.14 The internal roads will provide adoptable width carriageway throughout and will allow future connection to the wider safeguarded land, and pavements will be appropriate widths for pedestrian use.
- 3.15 The detailed consideration of highways capacity, safety and impacts are considering in the submitted Transport Statement ("TS"), and its findings are summarised in **Section 5**.
- 3.16 It has been accepted (at appeal and through subsequent applications) that the Site would not afford the opportunity for on-site open space. A financial contribution towards off-site provision will therefore be secured through a Section 106 Agreement.
- 3.17 Soft landscaping will otherwise be incorporated throughout the development, and within private gardens.

Summary

- 3.18 The proposals provide high quality design that reflects the local character and will integrate well into its context.
- 3.19 The proposed housing mix is well-balanced and provides a range of homes to meet diverse needs of future home owners, include a policy compliant level of affordable housing.
- 3.20 The amount of affordable housing on-site exceeds that previously secured on the Outline consent, and will therefore have a greater contribution to meeting housing needs and creating mixed and balanced communities.
- 3.21 The proposals provide appropriate access to and through the Site, and reflect the previously accepted layout and off-site arrangements to manage traffic flows. The pedestrian connections will provide future and existing residents with access to nearby open space and Thurlstone, increasing options for sustainable and safe local travel.
- 3.22 The proposals will provide soft landscaping, and will provide a considerable off-site contribution to improve public open spaces in Thurlstone.

4 Decision-Making Context

- 4.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 state that planning applications should be determined in accordance with the Development Plan (“DP”) unless material considerations indicate otherwise.

Adopted DP

- 4.2 The adopted DP for comprises the Barnsley Local Plan (January 2019) (“BLP”), together with the Joint Waste Plan (2012) within which there are no relevant policies.
- 4.3 Despite the Site having outline consent for housing, it remains identified as part of a larger parcel of “Safeguarded Land” (ref: SL23), which includes additional fields to the Site’s west and north-western boundary.
- 4.4 Policy GB6 states that planning permission can be granted on safeguarded sites *“where the development will protect the open nature of the land and not affect the potential for future development of the site”*.
- 4.5 Policy GD1 states proposals will be approved if, 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”*.
- 4.6 Policy H1 makes provision for a *minimum* of 1,134 dwellings per annum during the period 2014 to 2033.
- 4.7 Policy LG2 identifies villages (including Thurlstone) as an appropriate location for some growth over the Plan Period.
- 4.8 Policy H6 notes that expected housing density in villages is 30 dwellings per hectare (net), the policy seeks justification for lower densities but does not control higher densities than expected.
- 4.9 Policy H7 requires 30% affordable housing provision in Penistone and the Rural West (where the Site is located).
- 4.10 In addition, several development management policies seeks to achieve high quality development, design and appropriate living conditions. Technical reports and accompanying documentation submitted have considered these policies and relevant considerations appropriately. These matters are discussed further in **Section 5**.

National Planning Policy Framework (“NPPF”)

- 4.11 The NPPF was published in February 2019, and alongside Planning Practice Guidance (“PPG”), is a principle material consideration in the determination of applications.

- 4.12 Central to national policy is the “*presumption in favour of sustainable development*”. Which means, pursuing economic, social and environmental benefits in mutually supportive ways (Paragraph 8), and approving development proposals that accord with an up-to-date development plan without delay (Paragraph 11).
- 4.13 The NPPF also seeks to “*significantly*” boost the supply of homes to meet identified needs, and achieve the Government’s target of delivering 300,000 homes per year (Paragraph 59).
- 4.14 On design, Paragraph 123 recognises that planning policies and decisions should “*avoid homes being built at low densities*” to ensure “*developments make optimum use of the potential of each site*”, and highlights good design as “*a key aspect of sustainable development*” (Paragraph 124).
- 4.15 In this respect, Paragraph 130 notes that design is not a valid reason for refusal where proposals accord with local policy expectations.
- 4.16 NPPF Policies on environmental and technical matters (such as environment, biodiversity, drainage, heritage, highways) are discussed in **Section 5**.

Other Considerations

- 4.17 The Penistone Neighbourhood Development Plan (“PNDP”) was adopted in August 2019.
- 4.18 The PNDP reflects local and national policy’s objectives to deliver sustainable development of “good design” that offers diverse choice to local communities and benefits their wellbeing. PNDP Policy BE1 aims to achieve integrative and reflective building designs.
- 4.19 The South Yorkshire Residential Design Guide (“SYRDG”) published December 2010 and the Design of Housing Development Supplementary Planning Document (DHD SPD) adopted May 2019 set out detailed design standards to support local design policies, and provide internal and external spacing standards that developments are expected to achieve.

Summary

- 4.20 The Site is within Thurlstone, a sustainable location suitable for residential growth.
- 4.21 Through the granting of an extant outline planning permission for residential development, the Site has been identified as appropriate to meet development needs within the Plan Period (see **Section 3**). The wider safeguarded land is retained to meet development needs beyond the Plan Period.
- 4.22 Local and national policies address the importance of achieving sustainable development, and delivering development to meeting modern housing needs.
- 4.23 Policy emphasis is also placed on achieving “*good design*” and making appropriately efficient use of land.

5 Planning Assessment

- 5.1 This Section considers key planning considerations pertinent to the application, to demonstrate that the proposals comprise sustainable development.

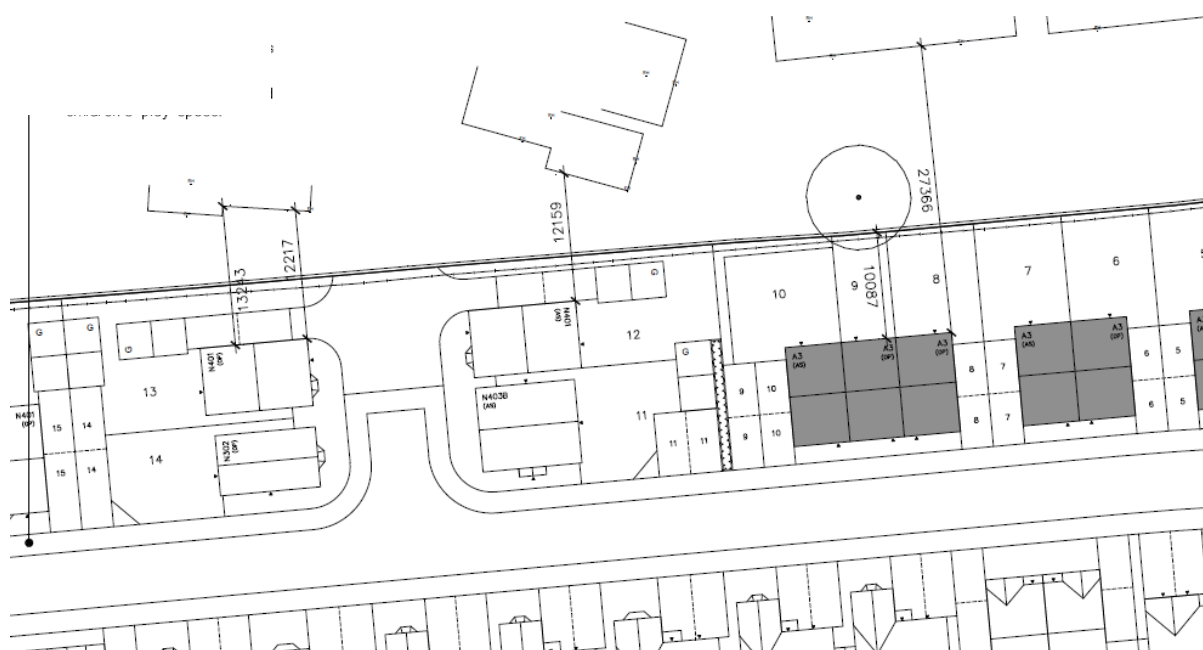
Principle of Development

- 5.2 The principle of development has been established by virtue of the Outline consent for 21 dwellings. As noted above, the Outline consent was not developer-led, which means that the original proposals were not based on detailed and proper consideration of market conditions, feasibility and deliverability.
- 5.3 The proposed uplift in the number of homes proposed seeks to address this and comprises an efficient use of land, which is explicitly encouraged by Paragraph 123 of the NPPF.
- 5.4 In accordance with Policy GD6 and GD1, development will safeguard access to the wider parcel of safeguarded land, and development will not have a material impact on the open nature of this land.
- 5.5 The proposed uplift in the number of new homes will also contribute to meeting Barnsley's housing needs and minimum housing requirement, consequently reducing development pressures on more sensitive sites. The proposals provide a balanced mix of house types, and are to be provided in a highly sustainable location.
- 5.6 The proposals will also provide 10 affordable home on-site, and an off-site contribution, which comprises a substantial benefit over that previously secured on the Site.
- 5.7 In addition, the scale of contributions secured for Public Open Space, education and sustainable travel will be greater than the 21 dwelling scheme and subsequent applications for 30 dwellings.
- 5.8 Overall, these contributions will significantly benefit the local area and population, and weigh heavily in favour of approval. The proposals comply with DP Policies H1, H2, H6 and H7.

Design and Landscaping

- 5.9 As expanded upon in the DAS, the proposals comprise “good design”, whereby the development responds positively to the local context and adjacent Conservation Area, and is entirely appropriate for the site in terms of layout, scale, massing and appearance.
- 5.10 It is also demonstrated that the proposals will provide acceptable living conditions for future residents, without compromising the amenity of existing neighbours. The proposals exceed the internal space and separation standards set out in the SYRDG.

Figure 5.1: Site Layout



5.11 The proposals accord with DP Policies D1 and LC1, and Paragraphs 123, 124 and 126 of the NPPF. As is demonstrated in the DAS the proposals achieve internal and external standards set out in the SYRDG and DHD SPD.

Environment

Transport and Highways

- 5.12 The Site has been assessed previously on its access and highways considerations on the basis of 30 dwellings, whereby the Local Highways Authority found that the development would result in no significant impacts.
- 5.13 The proposals (an uplift of 6 dwellings from that previously assessed and accepted) have been assessed, and the Transport Statement concludes that there are no traffic and transportation reasons why planning permission cannot be granted.
- 5.14 The proposals therefore comply with DP Policies T1, T3 and T4, and Paragraphs 103 and 109 of the NPPF.

Trees and Ecology

- 5.15 The Preliminary Ecological Appraisal demonstrates that the site is predominately of low ecological value, and recommends mitigation measures to benefit biodiversity (such as installation of bat and bird boxes).
- 5.16 In this respect, the scheme remains the same as previous applications, where no objections were raised subject conditions requiring the implementation of the proposed mitigation measures.

- 5.17 A Tree Survey and Arboricultural Impact Assessment not that the Site contains no high value trees, and otherwise recommends replacement tree planting to mitigate against the removal of tree groups (G1, G3 and T2) along the west boundary.
- 5.18 The proposals accord with DP Policies GI1 and BIO1, and Paragraph 175 of the NPPF.

Heritage and Archaeology

- 5.19 As established by the Outline consent, the Site has limited heritage sensitivity, with Officers and the Planning Inspector in agreement that the Site's development would not affect the setting of the Conservation Area.
- 5.20 There is no material change to the Site layout and therefore the overall impact on the Conservation Area, and so the proposals remain compliant comply with DP Policy HE1 and Chapter 16 of the NPPF.
- 5.21 The Archaeology Assessment also confirms that there is low potential for archaeology finds from the Prehistoric, Romano-British and post-medieval periods, but a moderate potential for archaeological evidence from the Medieval period.
- 5.22 As with the previous applications, a condition can be used to secure and manage archaeological investigations in accordance with DP Policy HE6.

Drainage

- 5.23 The Drainage Statement confirms that the surface water will be managed by SuDS, via infiltration to soakaway. Foul water drainage will be via gravity connection to the existing public combined sewer.
- 5.24 There is no change to the proposed drainage methods or layout, which were confirmed as acceptable through the Outline consent and subsequent applications. The proposals therefore remain acceptable.
- 5.25 In this respect, the proposals comply with DP Policies CC1, CC3 and CC4.

Ground Conditions

- 5.26 Existing ground conditions have been assessed across the Site, and subject to Phase 1 and Phase 2 Site Investigations, which confirm there are no ground contamination issues that would preclude development.
- 5.27 As confirmed in previous applications, there would be no requirement to undertake remediation works.
- 5.28 The proposals therefore comply with DP Policies CL1 and Poll1.

Sustainable Development

- 5.29 In summary of the sustainability benefits available:

Economic

- 5.30 The proposals will deliver an economic boost to the local economy, through construction investment, and through residents' future spending at local businesses.
- 5.31 Given the economic impacts experienced and likely to be felt due to the COVID-19 pandemic, this is particularly important for safeguarding the local economies ongoing / future resilience to crisis.
- 5.32 Development would also increase Council Tax revenue, supporting BMBC's spending on important services and infrastructure.
- 5.33 The development will create construction jobs, and once operational will increase the local workforce capacity; improving the areas economic and social resilience.

Social

- 5.34 The proposals will contribute to creating a mixed, balanced and more sustainable community within Thurlstone, by way of increasing the supply of available homes to meet a multitude of needs.
- 5.35 As noted above, the development will make a meaningful contribution towards local housing need and affordable housing provision. 10 dwellings will be provided on-site, which is a considerable increase from the Outline consent, and previous Full application. A commuted sum can also be used to fund provision elsewhere in the locality.
- 5.36 As confirmed by the Outline consent, and the Council's consideration of subsequent applications, the Site is sustainably located, with excellent access (by bike and foot) to local services, as well as to Penistone and the countryside.
- 5.37 Section 106 contributions will also be secured for educational facilities, ensuring future resident's children have good and appropriate access to high quality education facilities. Compared to the Outline consent, the required amounts are likely to better align with current needs.

Environmental

- 5.38 The proposals will result in biodiversity benefits within the Site, with soft landscaping throughout and mitigation on dwellings.
- 5.39 Houses will be built to high sustainability and construction standards, which will have good energy efficiency and resource usage, which will minimise waste and pollution.
- 5.40 Section 106 contributions are also expected for sustainable travel and public open space, which benefit community health and wellbeing, and facilitate behavioural change and sustainable transport opportunities.
- 5.41 Houses will also be required to provide connection to Electric Vehicle Charging Point facilities which will lower resident's dependency on fossil fuels, thereby minimising pollution further.

Summary

- 5.42 The proposals are entirely acceptable in principle, and well-located and accessible, and will result in high quality sustainable development, of good design.
- 5.43 There are no environmental or technical matters that warrant refusal of the application, and the proposals make efficient and effective use of the Site to meet identified needs.
- 5.44 The proposals will result in substantial and meaningful sustainability benefits that will positively affect the local economy and environment, the surrounding community and future residents.
- 5.45 The development constitutes sustainable development, in accordance with DP Policy SD1, and Paragraphs 8 and 11 of the NPPF. The proposals should be approved without delay.

6 Conclusion

- 6.1 Full planning permission is sought for the erection of 36 new homes, with associated access and landscaping at land South of New Smithy Avenue, Thurlstone.
- 6.2 The application is made following refusal of the Reserved Matters application for 21 dwellings, and a Full application for 9 dwellings on the Site. This application addresses BMBC's previous concerns on the design approach, and procedural matters.
- 6.3 This application considers this, alongside impacts on the locality, associated with the minor uplift in dwelling numbers.
- 6.4 The Site, is sustainably located, adjacent to the built area of the village, and benefits from Outline planning permission for 21 dwellings; and was found to be technically and environmentally acceptable for 30 dwellings.
- 6.5 The Outline planning permission confirmed the principle of development, whereby the Site is acceptable for residential development immediately, and it will not prevent the development or affect the openness of the wider parcel of safeguarded land.
- 6.6 The proposals are demonstrably appropriate in terms of design, landscape, highways, drainage, ecology, ground conditions and heritage.
- 6.7 In this respect, development will contribute to the sustainability and resilience of Thurlstone and Penistone, by:
 - Making efficient and effective use of the Site.
 - Providing sustainable, high quality design and construction.
 - Increasing spending and footfall at local businesses, improving their viability and resilience.
 - Meeting identified housing needs, and providing meaningful contributions to affordable housing on-site and elsewhere in the locality.
 - Benefiting on-site biodiversity with soft landscaping throughout and mitigation on dwellings.
 - Enhancing local public open space for the enjoyment of the local community.
 - Contributing to the betterment of educational facilities in the locality.
 - Furthering sustainable travel, through improved opportunities / behavioural change initiatives.
- 6.8 In light of the current COVID-19 pandemic, and the potential social and economic impacts experienced and likely to coming; BMBC should apply greater weight to the scheme benefits and ensure the application is approved without delay. This will ensure development can mitigate against and address these impacts effectively.

- 6.9 The proposals comprise sustainable development, and accord with the adopted DP. There are no material considerations that indicate otherwise. The application should be approved.



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