



PB Planning

**LAND BETWEEN WINDY RIDGE &
NO.21, HOLLINBERRY LANE,
HOWBROOK**

**PLANNING, DESIGN & ACCESS
STATEMENT**

NOVEMBER 2016

Strategy > Partnership > Delivery

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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access statement accompanies an application for full planning permission for the following development on Land between Windy Ridge & No.21, Hollinberry Lane, Howbrook: -
- “Development of 3 residential dwellings and associated infrastructure”**
- 1.2 This statement has been prepared in support of the planning application and it provides details of the proposed development and an assessment of its compliance with relevant planning policy.
- 1.3 The application package is accompanied by the appropriate planning application fee and comprises copies of the following documents: -
- Planning Application Forms & Certificates
 - Site Location Plan
 - Existing Site Plan
 - Proposed Site Layout
 - House Type Drawings
 - Ecology Report
- 1.4 The statement concludes that the proposed development is in accordance with relevant planning policies at national and local levels. The proposed scheme seeks to provide new high quality detached family housing in a location which is appropriate for the proposed residential use. Full planning permission should therefore be granted in respect of this planning application.

2.0 SITE DESCRIPTION AND DEVELOPMENT PROPOSALS

- 2.1 The application site is approximately 0.32 hectares in size and presently consists of a private agricultural field. The site's topography is sloping from north to south towards How Brook which sits alongside the site's southern boundary. The site has strong defensible boundaries in the form of existing arboricultural features. The site is located in Flood Risk Zone 1.
- 2.2 The photographs enclosed with the planning application identify that the site is "infill" in nature on account of it being sandwiched between No. 21 Hollinberry Lane, Howbrook; No.12 Hollinberry Lane, Howbrook; & Windy Ridge, Hollinberry Lane, Howbrook. The site has an existing access onto Hollinberry Lane on the southern boundary.
- 2.3 The site has a frontage to Hollinberry Lane, it is bounded on its eastern, western and southern sides by residential development and is located within the built-up area of the village.
- 2.4 The development proposals seek to deliver three new bespoke 5-bedroom executive family homes within the existing Village envelope. The development would make a small, but important contribution to the housing needs of the District. In light of the recent Court of Appeal judgement on 11 May 2016, as the proposed development is fewer than 5 residential dwellings, no affordable housing is to be provided.
- 2.5 Howbrook is identified as a defined village within section 7.4 (The Settlement Hierarchy) of the adopted Barnsley Core Strategy and Section 5.9 of the Barnsley Local Plan Publication Draft 2016. Whilst the village is shown to be washed over by Green Belt within the Barnsley Unitary Development Plan (UDP) and the emerging Barnsley Local Plan, the proposal falls wholly within the green belt exceptions policy expressed within Paragraph 89 of the National Planning Policy Framework, which states specifically that the construction of new buildings in the form of limited infilling in Villages is not considered inappropriate development within the Green Belt. The Core Strategy indicates that within villages, development is likely to occur on small infill sites that are consistent with and sensitive to national Green Belt policy.
- 2.6 Whilst a village boundary has not been defined in either the UDP or the emerging Barnsley Local Plan, logically the settlement consists of Hollinberry Lane and Carr Head Road and the areas in between. As the site is located in a central position in relation to existing housing in the settlement the development of the site can be regarded as infill.
- 2.7 The planning policy context associated with the development of the site is discussed in further detail below.

- 2.8 With regards to access to services, Manual for Streets published in 2007 highlights that walking offers the greatest potential to replace short car trips, particularly those under 2km. Thus, whilst within Howbrook the availability of a wide range of services is lacking, there is within 2km (in the settlement of High Green) a variety of facilities that could provide for the day to day needs of residents, including four primary schools, a dental practice, a pharmacy, health centre, convenience retail facilities, pubs and various other shops. Bus stops are available within approximately 150 metres and 325 metres from the site which are both served by service 29 from Sheffield to Penistone and return (Sheffield Interchange, Northern General Hospital, Ecclesfield adjacent Morrison's Supermarket, Chapeltown Station, High Green, Howbrook, Wortley, Thurgoland, and Penistone Town Centre). Bus Service 29 operates every 60 minutes Monday to Saturday Daytime, and every 120 minutes on Sunday and each evening.
- 2.9 The site is therefore located in a suitably sustainable location in respect of access to services and facilities. The provision of residential development at the site would not have an adverse impact on the identified local context and land uses located within proximity to the site.
- 2.10 The design of the proposed houses seeks to reflect the character of the surrounding area, ensuring that local precedents of good design are incorporated into the proposals. The approach to the proposed site layout has been to follow the site's natural contours, whilst safeguarding any environmental assets.
- 2.11 Each of the three dwellings are broadly similar in size. They are constructed to take account of the topography of the site which has a fall generally from a high point in the northwest corner of the site to a lower level in the south-east corner. As a result of this, an opportunity is available to take advantage of the land levels and as such, the dwellings have been designed to be 'built into the land' as it rises away to the rear of the properties.
- 2.12 On account of the site's topography, the properties will be sited lower than the adjacent existing two storey residential properties to the west and east of the site, ensuring that they will have no impact on respect of residential amenity in association with privacy or overshadowing. Indeed, the apex of the proposed roof line of each property will be lower than the two adjacent residential dwellings.
- 2.13 This allows the creation of dwellings that are 3 storey when viewed from the front, but only 2 storey when viewed from the rear. This is achieved by constructing the lower ground floor as a semi-basement involving the use of a retaining wall to the rear and extending part way along the gable walls, all built 'in-situ' as part of the dwelling structure.
- 2.14 Furthermore, in respect of scale and positioning, the proposed dwellings have been pushed back so that the principle elevation of proposed Plot 1 is located in line with the rear elevation of Windy

Ridge and No21. Hollinberry Lane. Again to ensure that the existing amenity of the existing properties is maintained in respect of privacy and overshadowing.

- 2.15 Each property will be detached and include subtle design variance to achieve individuality. Garden curtilages are substantial in size, fitting of the character of the settlement, and will be positioned at the first-floor level to the north of each property. Each of the plots will be provided with an integral garage.
- 2.16 The internal layout of the dwellings reflects a sensible use of the space available. The **lower ground floor level** incorporates the main entrance to the dwelling, either side of which is an integral double garage and a 'home office' taking advantage of natural light.
- 2.17 To the rear of the garage and home office, the rest of the lower ground floor level provide rooms that take advantage of available natural light where possible, but also provide areas that can function without the need for natural light. These rooms consist of a gym, water closet / shower facility, cinema room / games room and general storage /plant room etc.
- 2.18 A staircase rises to the **upper ground floor** which contains the main reception and living spaces consisting of a lounge, dining room, kitchen, utility room and generous day room / breakfast area that is located to the rear and incorporating large openings with bi-fold doors to allow direct access out to the rear garden. This garden / terrace area, (due to the topography of the site) is located at a suitable level to allow a step out directly onto the garden. Steps or graded garden areas down each side, will allow access to the front of the dwelling.
- 2.19 The staircase rises to the **first-floor** level which provides 5 bedrooms including a master bedroom suite together with a house bathroom and further en-suites where denoted on the drawings. An appropriate level of general storage cupboards are also included. The room sizes will comply with the minimum as set out in the South Yorkshire Residential Design Guide.
- 2.20 The materials to be used in the construction of the dwellings will be sourced locally whenever possible. The materials have been chosen to ensure the dwellings will harmonise with the existing built fabric along Hollinberry Lane and the wider village.
- 2.21 It is intended that the external appearance will consist of a high quality natural pitched faced stone external skin built to a regular course depth. This will be complemented by elements of sawn stone detailing in the form of heads and cills to openings, corbel stones, coping stones and the like. The roof will be of duo-pitch design and be finished in either a natural grey slate or alternatively, a re-constituted 'stone effect' slate.
- 2.22 Windows and doors will be in a coloured pvcu material to harmonise with the stone or alternatively a colour coated aluminium framed system. It is likely that any bi-fold doors will be in aluminium.

Gutters and rainwater pipes will be in cast metal and likely to be black. The gutters will be sat on the stone dentil blocks constructed as part of the eaves detail.

- 2.23 The external footpaths around the building will be stone paving and the drives will be a permeable 'cobble effect' paving.
- 2.24 The development proposals will seek to use low carbon energy generators such as solar panels/photovoltaics, heat pumps and high levels of insulation. Low energy lighting will also be incorporated throughout the development, with close offset accent lighting (incorporating movement sensors) on the exterior, which will illuminate only when needed and thus minimise light pollution. Such features can be conditioned to any planning approval.
- 2.25 Each of the proposed plots will be served by a private driveway with a dropped kerb crossing. The approach to access seeks to utilise the existing access on Hollinberry Lane. Highway visibility standards can be achieved from the proposed site access and the minimal number of new dwellings being proposed will result in an immaterial impact on the local highway network. There is an existing footpath located at the site's entrance along Hollinberry Lane. Providing pedestrian connection to the bus stops located within vicinity of the site.
- 2.26 The submitted Ecology Report by Smeeden Foreman, dated October 2016, identifies that a phase 1 habitat survey and bat assessment has been undertaken at the site. The report states that the site is comprised of six main habitat types, including grassland (improved, semi-improved neutral and marshy), hedgerow, ruderal vegetation with bramble scrub, tree/shrub belt and running water (being How Brook) and the main development area is situated on the semi-improved neutral grassland and invading bramble scrub area of the site. The recommendations presented within the Ecology Report will be fully adhered to by the proposed development and the applicant will of course accept appropriately worded planning conditions to ensure their future implementation. Full details of the conclusions of the Ecology Report are enclosed in Section 6 below.
- 2.27 The site's natural environmental assets include the hedgerows and trees located on the site's boundaries, and How Brook located adjacent to the site's southern boundary. The planning application boundary has been carefully demarcated in order to ensure that the trees located on the site's southern and eastern boundary and not located within the application site. As a consequence, neither is Howbrook. All of the site's existing arboricultural features are to be retained within the development proposals.
- 2.28 There are two trees (reference TN7 & TN8) specifically referred to in the submitted Smeeden Foreman report. These trees are situated outside of the application site boundary and are a considerable distance from the proposed dwellings and therefore the proposed works will have no impact upon these trees in any way.

- 2.29 The retention of the site's existing arboricultural features will also aid in screening views of the development site from Hollinberry Lane and No. 21 Hollinberry Lane. Whilst the design of the proposed houses will be of a high quality, the retention of the site's existing arboricultural features will help to maintain existing green infrastructure and character of the area. Furthermore, the site also lends itself to possible further improvements of the tree and hedgerow stock within the locality through reinforcement of the site's boundaries.
- 2.30 The documentation supporting the planning application establishes that the proposed quantum of development detailed above can be accommodated at the site ensuring that a high quality residential development can be delivered.

3.0 PLANNING HISTORY & PRE-APPLICATION ADVICE

3.1 In order to fully understand the development context of the site in the preparation of the planning application, we have undertaken a full planning history search. This search has identified one previously submitted planning application at the site: -

- B/82/1484/WO - Outline Application for the Construction of 3 Dwellings – Refused 22nd December 1982 – No documentation available due to historical nature of the planning application.

3.2 There is therefore no planning application history of relevance to this planning application on account of the changes to both national and local planning policy guidance since the refusal of the previous planning application at the site in 1982 (circa 34 years ago).

3.3 Prior to the submission of the planning application, the applicant has undertaken pre-application discussions with Bamsley Metropolitan Borough Council (BMBC). The pre-application enquiry was submitted on the 30th September 2016. BMBC's written pre-application response, dated 25th November 2016, provided the following conclusions: -

"It is acknowledged that the site does sit between two properties with further development directly opposite Hollinberry Lane to the South. The rear boundary of the site would also run on a similar line to the development and curtilages to the East and West and not project into the open field beyond. There is also existing definitive boundaries between the site and open fields."

"Overall therefore I am relatively persuaded that the site would comprise limited infilling in a village and would not be inappropriate development. Accordingly, it would be unnecessary to consider whether very special circumstances exist to justify the development. The development would inevitably have some effect on the openness of the Green Belt. However, given I am swaying towards agreeing that the development would represent limited infilling in a village, it would not be necessary to apply this test to the development."

"In terms of design, the proposed three storey properties would be relatively large compared with the dwellings within the surrounding area. Howbrook as a whole is relatively low rise with a number of bungalows evident. The existing dwelling immediately to the West of the site is 1.5 stories, the dwelling immediately opposite has split level accommodation and, although there are two story detached properties to the East, they sit below the level of the highway. As such, the design and scale of the dwellings would need to be revised in order to reflect the development pattern and scale of the surrounding area."

"In principle, proposals to develop the site have the potential to be supported if Officers can be suitably persuaded that the development would constitute limited infilling within a village located within the Green Belt. However, the design and scale of the dwellings would need to be amended in order to reflect the character of the village."

3.4 It is our view that the details provided in this statement, when viewed alongside the submitted planning drawings, will provide the comfort that BMBC require to confirm that the site represents infilling within a designated Village and that the design/scale of the proposed dwellings are of a

high-quality and will be sympathetic to the character of the Village and the adjacent properties to the site.

4.0 PLANNING POLICY CONTEXT

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: -

"If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

- 4.2 This section of the Planning Statement outlines the relevant planning policy context for the proposed development considering National policy guidance and the policies of the Development Plan. For reference, the following documents have been reviewed: -

National Planning Guidance

- National Planning Policy Framework

Development Plan Policy

- Barnsley Core Strategy DPD;
- Savod Policies of the Barnsley Unitary Development Plan; and
- Emerging Local Planning Guidance; Supplementary Planning Documents & Other Evidence Base Documents.

- 4.3 At the national planning policy level, the National Planning Policy Framework (NPPF) identifies in Paragraph 6 that the purpose of the planning system is to contribute to the achievement of sustainable development. In Paragraph 7 it identifies three dimensions to sustainable development, which are as follows: -

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

- 4.4 The NPPF identifies that these three roles should not be considered in isolation because they are mutually dependent. The document makes it clear that economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. The NPPF states in Paragraph 8 that to achieve sustainable development: -

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

- 4.5 Paragraph 9 of the NPPF further identifies that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, which includes but is not limited to the following:
- *Making it easier for jobs to be created in cities, towns and villages;*
 - *Moving from a net loss of bio-diversity to achieving net gains for nature;*
 - *Replacing poor design with better design;*
 - *Improving the conditions in which people live, work, travel and take leisure; and*
 - *Widening the choice of high quality homes.*
- 4.6 Paragraph 14 states 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.
- 4.7 The delivery of sustainable development should be considered in association with the NPPF's commitment to significantly boosting the supply of housing as prescribed in Paragraph 47 and also in Paragraph 49 which identifies that housing applications should be considered in the context of the presumption in favour of sustainable development, especially relevant given BMBC's inability to demonstrate a 5-year supply of deliverable housing land. We are advised that BMBC's current housing supply is less than three years.
- 4.8 Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas. It identifies that housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 4.9 Finally, as alluded to above, Paragraph 89 of the NPPF states specifically that the construction of new buildings in the form of limited infilling in Villages is not considered inappropriate development within the Green Belt.
- 4.10 At the local planning policy level, Howbrook is identified as a defined village within section 7.4 (The Settlement Hierarchy) of the adopted Barnsley Core Strategy and section 5.9 of the Barnsley Local Plan Publication Draft. Whilst the village is shown to be washed over by Green Belt within the Barnsley Unitary Development Plan (UDP) and the emerging Barnsley Local Plan, the proposal falls wholly within the green belt exceptions policy expressed within Paragraph 89 of the NPPF. The Core Strategy indicates in Policy CSP8 (Location of Growth) that developments will be allowed in Villages where they are consistent with national Green Belt policy.

- 4.11 Given the proposed scale of the development (3 dwellings) the proposal would comprise limited infilling in a village and would not be inappropriate development. Accordingly, it is unnecessary to consider whether very special circumstances exist to justify the development given it would represent limited infilling in a village in accordance with National Planning Policy.
- 4.12 The development proposals seek to deliver 3 new bespoke detached homes. The development would make a small, but important contribution to the housing needs of the Borough. In doing so, it can help deliver the economic and social roles of sustainable development as identified in the NPPF, whilst also ensuring that the local environmental assets are protected.
- 4.13 It is unequivocal that the development proposals are consistent with national and local planning policy guidance. For completeness, and to ensure that the full benefits of the development proposals are explained, the next two sections of the statement provide an assessment of the site against the NPPF's planning policy objectives in respect of achieving the economic, social and environmental roles of sustainable development.

5.0 ECONOMIC & SOCIAL ROLE OF SUSTAINABLE DEVELOPMENT

- 5.1 BMBC have stated in a number of their strategies and policies that the Borough is trailing behind the Yorkshire & Humber, and national averages in relation to a wide range of economic indicators, which is leading to significant social imbalances.
- 5.2 In particular, the Council's now adopted Economic Strategy entitled *"Growing Barnsley's Economy (2012 – 2033)"* recognises that housing plays a key role in both stimulating and supporting economic growth. Importantly, the report acknowledges the need to deliver a step change in the quality and mix of housing available in the Borough. To ensure the delivery of these aspirations the Strategy recognises that BMBC will need to work in collaboration with the private sector to deliver a housing mix which meets the future requirements of the Borough.
- 5.3 The development proposals can provide a small, but important, contribution to delivering bespoke low density housing to re-balance the Borough's housing supply. As identified above BMBC's adopted Economic Strategy identifies the importance of changing the housing mix within the Borough, particularly in terms of delivering lower-density housing and increasing the breadth of housing supply. It is well documented that Barnsley has experienced the trend of more people on higher and medium incomes moving out of the Borough than are moving in, which of course can be attributed to the fact they are unable to find suitable housing options to meet their needs.
- 5.4 The Council's adopted Economic Strategy identifies that if left to market forces the economic performance gap between Barnsley and the region is likely to widen thus placing the Borough in an even less favourable position for inward investment, indigenous business growth and generally providing local residents with lower levels of new economic opportunities. An identified issue that requires tackling to solve the economic issues of the Borough is the *"inadequate supply of appropriate development sites and executive housing"*.
- 5.5 The adopted Economic Strategy is clear in its response to this issue: -
"Housing plays a key role in both stimulating and supporting Economic growth. The member led Economy Working Group has clearly recognised the need to change the housing mix within the Borough particularly in respect of delivering lower density and increasing the breadth of housing supply."
- 5.6 The Council's adopted Housing Strategy for the period 2014-2033 reiterates the key messages of the adopted Economic Strategy. It again identifies the key objective of increasing the number of larger (4 and 5 bed) family/higher value homes across the Borough and specifically identifies the objective of delivering *"c.2500 larger family/higher value homes"* in the strategy period.

- 5.7 In respect of the type of new homes required, the Barnsley Strategic Housing Market Assessment (SHMA) (November 2014) again acknowledges that a provision of executive dwellings is needed to support economic growth and to address social imbalances by pulling higher income earners into Barnsley. Indeed, the SHMA states that a challenge for the Borough *'must be to provide more large houses in the better areas of Barnsley MB to retain, and also attract, mid-upper income households.'*
- 5.8 The SHMA states that executive housing provision will have a role in responding to *"the need for diversification and expansion of the sub-regional economy and in contributing towards achieving wider population and economic growth objectives for the Region"*.
- 5.9 The SHMA identifies that in terms of locations for "executive" family housing it was agreed by all of the housing developers consulted as part of the SHMA's preparation that the western area of the Borough would *"provide more favourable locations for executive type housing giving good access to the motorway network, Leeds and Sheffield"*. The SHMA goes further to state that *"none of the developers consulted were currently developing executive housing in Barnsley citing the tough market conditions, access to finance/mortgages and general economic climate as the main reasons"*. Finally, the SHMA states that it was felt by the developers consulted that any significant development of executive housing in Barnsley would need to coincide with an improvement in the local economy.
- 5.10 The SHMA concludes that there is a shortfall of all property types in the Borough, but specifically in detached executive family house types. It concludes that future development should focus on addressing identified shortfalls to reflect household aspirations by delivering a house type mix that should take account of the identified imbalances.
- 5.11 Further evidence of the need to increase the provision of executive family homes in the Borough is set out within a cabinet report of BMBC's Executive Director of Development Environment and Culture, dated 4th July 2012 (CAB.4.6.2012/8), in which BMBC identify a need for low density dwellings in the top bracket of the housing market and confirm an aspiration to deliver 1200 low density high value dwellings. Importantly, the Council also recognise in this report the need to provide a mix of executive housing in differing price brackets, in order to take into account the need for a range of executive housing to cater for those in managerial positions of differing levels.
- 5.12 The provision of new build executive homes will therefore not only help to retain the Borough's current population of those in managerial positions, but also attract those from neighbouring authority areas. However, the advice warns that delivery of executive homes should be focused in areas of the Borough where those seeking executive homes wish to live and specifically identifies the more attractive Western parts of the Borough as being such a location. It is our

belief that if development proposals for the right type, quality and size of properties were granted planning permission by BMBC in the Borough's most attractive market locations, then supply would rise to meet the demand and consequently, BMBC's identified acute Executive housing needs of the Borough would start to be met.

- 5.13 The development proposed represents such an executive development in the Western Part of the Borough, through the delivery of three bespoke, detached, executive family homes in Howbrook, which specifically seek to contribute towards the recognised housing needs of the Borough for those in differing levels of senior managerial positions. We consider this to be an important material consideration which the Council should take fully into account when determining this application.
- 5.14 All of the evidence highlighted above clearly points to a need for more executive housing in the west of the Borough in order to stem the flow of higher income households out of the Borough in search of larger properties, and also to attract the higher income population into Barnsley. The level of executive housing currently being developed in the Borough falls a long way short of achieving these aims.
- 5.15 In addition, BMBC's current inability to demonstrate a deliverable 5-year housing land supply provides further weight to the argument that the Council need to focus on ensuring the delivery of the right type of homes in the right locations.
- 5.16 The evidence and justification provided above demonstrates that in the past BMBC has failed to adequately grow the Borough's population of high earners who are able to stimulate its economy. The approval of this proposed development can make a small, yet valuable, contribution to reversing this undesirable trend and meeting the Borough's economic and housing objectives. In doing so, it can help to deliver the economic and social roles of sustainable development as identified in the NPPF.

6.0 ENVIRONMENTAL ROLE_OF SUSTAINABLE DEVELOPMENT

- 6.1 The NPPF identifies the environmental role of sustainable development as contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy. The key environmental considerations associated with the development proposals are considered below.

Settlement Form & Context

- 6.2 The application site comprises a small area of unused land nestled between Windy Ridge and No.21, Hollinberry Lane, Howbrook, in the western part of the Borough, Whilst No 12. Hollinberry Lane is located on the opposite side of the road to the development site. The site is bordered to the south, east and west by existing residential properties.
- 6.3 The site's boundaries are demarcated by existing hedgerows, trees and Howbrook to the south. The site, which is unused, has no amenity, recreation or other intrinsic value. The enclosed photographs demonstrate that the application site represents a small enclosed infill plot adjoined by existing residential uses.
- 6.4 The development proposals will be viewed in the context of the existing residential buildings located adjacent to the site's western, eastern and southern boundary. Creating a logical infilling of the existing settlement form in this location of the Village.
- 6.5 The drawings submitted alongside the planning application demonstrate that the application site represents a small, largely enclosed plot, adjoined by existing built form. The development of the site in the manner proposed will therefore be in-keeping with the existing settlement form and context of the area.
- 6.6 Whilst a village boundary has not been defined in the UDP or emerging Bamsley Local Plan for Howbrook, logically the settlement consists of Hollinberry Lane and Carr Head Road and the areas in between. The site is therefore located in a central position in relation to existing houses in the settlement.
- 6.7 The development proposals will maintain the historic incremental and organic growth of the Village and the low number of dwellings proposed will result in an appropriate scale of development in Howbrook.
- 6.8 Paragraph 56 of the NPPF identifies that good design is a key aspect of sustainable development and that it can be used to contribute positively to making places better for people.

Paragraph 57 further states that high quality and inclusive design, including individual buildings and private spaces, should be achieved. Paragraph 61 identifies that design goes beyond aesthetic considerations and should address connections between people and places and the integration of new development into the natural, built and historic environment. Finally, Paragraph 65 identifies that planning permission should not be refused for buildings which promote high levels of sustainability because of concerns about the incompatibility with an existing townscape, if those concerns have been mitigated by good design.

- 6.9 At the local level, Policy CSP29 of the adopted Barnsley Core Strategy states that high quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. The policy then lists a number of criteria that should be considered including natural features; views and vistas; and heritage, townscapes and landscape character, including scale, layout, building styles and materials. The policy then identifies specific design criteria (of relevance to the application proposals) as follows: -
- *contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment;*
 - *enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled and older people; &*
 - *contribute towards creating attractive, sustainable and successful neighbourhoods.*
- 6.10 The development proposals represent three bespoke executive family homes that have been designed specifically in respect of this site and the design character of its surroundings.
- 6.11 The development will deliver three split level, three-storey in scale, properties in order to compliment the site's topography. The dwellings will have traditional pitched roofs. The scale of the development will be appropriate to the built form surrounding the site. Each property will be detached and include subtle design variance to achieve individuality. Garden curtilages are substantial in size, fitting of the character of the settlement.
- 6.12 On account of the site's topography, the properties will be sited lower than the adjacent existing two storey residential properties to the west and east of the site, ensuring that they will have no impact on respect of residential amenity in association with privacy or overshadowing. Indeed, the apex of the proposed roof line of the properties will be lower than those of the existing adjacent properties to the site.
- 6.13 Furthermore, in respect of scale and positioning, the proposed dwellings have been pushed back so that the principle elevation of proposed Plot 1 is located in line with the rear elevation of Windy Ridge and No21. Hollinberry Lane. Again to ensure that the existing amenity of the existing properties is maintained in respect of privacy and overshadowing.

- 6.14 The materials to be used in the construction of the dwellings will be sourced locally whenever possible. The materials have been chosen to ensure the dwellings will harmonise with the existing built fabric along Hollinberry Lane and the wider village.
- 6.15 It is intended that the external appearance will consist of a high quality natural pitched faced stone external skin built to a regular course depth. This will be complemented by elements of sawn stone detailing in the form of heads and cills to openings, corbel stones, coping stones and the like. The roof will be of duo-pitch design and be finished in either a natural grey slate or alternatively, a re-constituted 'stone effect' slate.
- 6.16 The proposed dwellings have been positioned to meet BMBC's required separation distances. A good standard of privacy will be achieved between both the group of three new houses proposed and the existing residential properties adjacent to the site. The distance between the side elevation of proposed Plot 1 and Windy Ridge on the western boundary is substantial at 15m. In addition, the separation distanced between the proposed Plot 3 and No.21 Hollinberry Lane on the eastern boundary is 46m.
- 6.17 With regard to landscape design, existing trees and hedges around the perimeter of the site will be retained, enhanced and strengthened. The retention of the site's existing arboricultural features will also aid in screening views of the development site from Hollinberry Lane and No. 21 Hollinberry Lane. Whilst the design of the proposed houses will be of a high quality, the retention of the site's existing arboricultural features will help to maintain existing green infrastructure and character of the area. Furthermore, the site also lends itself to possible further improvements of the tree and hedgerow stock within the locality through reinforcement of the site's boundaries.
- 6.18 Each detached property has been architect designed to a high standard. The three 'dwelling details' drawings enclosed with the application show the elevations of each dwelling. The design of the proposed houses seeks to reflect the character of the surrounding area, ensuring that local precedents of good design are incorporated into the proposals
- 6.19 With regard to the heritage value of the area, the site is not part of or located adjacent to a conservation area and it does not contain any listed buildings.
- 6.20 In conclusion, it is our clear view that the development proposals will contribute positively to the area; are of a high quality and inclusive design and have been designed to integrate with the existing natural and built environment. The bespoke design will respect the character of the site and its surroundings with regard to scale, layout, building styles and materials. The development will contribute towards creating an attractive and sustainable neighbourhood which complies with national and local planning policy guidance in respect of design.

- 6.21 The development proposals can therefore be considered to comply with the planning guidance presented in Paragraphs 56, 57, 61 & 65 of the NPPF and Policy CSP29 of the adopted Barnsley Core Strategy.

Sustainable Design

- 6.22 Paragraph 95 of the NPPF identifies that new developments should support energy efficiency through adopting nationally described sustainable design standards. In addition, Policy CSP1 of the adopted Barnsley Core Strategy expects developments to increase efficient use of resources through sustainable construction techniques. Policy CSP2 of the adopted Core Strategy expects developers to demonstrate how any new development minimises resource and energy consumption.
- 6.23 Though the Code for Sustainable Homes has now been withdrawn by the Government, and incorporated within Building Regulations (and set to the equivalent of Code Level 4), the applicant is committed to incorporating the above identified sustainable construction techniques and features, which we believe should be supported.
- 6.24 The development proposals seek to use low carbon energy generators such as solar panels/photovoltaics, heat pumps and high levels of insulation. Low energy lighting will also be incorporated throughout the development. Such features can be conditioned to any planning approval.
- 6.25 The development proposals can therefore be considered to comply with the policy context set out within Paragraph 95 of the NPPF, alongside Policy CSP1 and CSP2 of the adopted Barnsley Core Strategy.

Access and Connectivity

- 6.26 Paragraph 30 of the NPPF identifies that support should be given to patterns of development which reduce congestion and facilitate the use of sustainable modes of transport. Paragraph 95 further identifies that new developments should be located in ways to reduce greenhouse gas emissions.
- 6.27 At the local level, Policy CSP1 of the adopted Core Strategy expects development to reduce and mitigate the impact of growth on the environment and carbon emissions. Policy CSP25 further identifies that development should be located to reduce travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

- 6.28 The application site is situated in a sustainable location. We identify above from a planning policy point of view that the development can be considered sustainable on grounds of it being accepted as 'limited infilling within a village' in accordance with Paragraph 89 of the NPPF and on account of Howbrook being defined as a 'Village' within the adopted Barnsley Core Strategy and the emerging Barnsley Local Plan and on account of the settlement's size and its accessibility to services and facilities.
- 6.29 In addition, the proposed development represents an opportunity to create a well-connected and natural residential infill extension to the settlement pattern of Howbrook. Transport links, local services and recreational facilities are all easily accessed from the site due to its close proximity to key cycling, walking and road routes.
- 6.30 With regards to access to services, Manual for Streets published in 2007 highlights that walking offers the greatest potential to replace short car trips, particularly those under 2km. Thus, whilst within Howbrook the availability of a wide range of services is lacking, there is within 2km in the settlement of High Green a variety of facilities that could provide for the day to day needs of residents including: -
- Four mainstream primary schools (High Green, Angram Bank, Greengate Lane and St Mary's Catholic);
 - High Green Dental Practice;
 - Lloyds Pharmacy;
 - High Green Health Centre;
 - Cape Horn Medical Centre;
 - Nisa local store and post office;
 - Co-operative Food Store;
 - Rhythm and Booze off licence;
 - Four pubs (Crown Inn, Pack Horse Inn, Phoenix, Queens Head);
 - Working Men's Club;
 - Auto Centres; &
 - Various other shops (Hardware, pet food, barber, etc)
- 6.31 Bus stops are available within approximately 150 metres and 325 metres of the site which are both served by service 29 from Sheffield to Penistone and return (Sheffield Interchange, Northern General Hospital, Ecclesfield adjacent Morrison's Supermarket, Chapeltown Station, High Green, Howbrook, Wortley, Thurgoland, and Penistone Town Centre). Bus Service 29 operates every 60 minutes Monday to Saturday Daytime, and every 120 minutes on Sunday and each evening.
- 6.32 The Nearest Train Station is at Chapeltown (which can be reached by public transport utilising bus service 29) which is approximately 3.5km away from the site by road.
- 6.33 Overall, it is our view that the application site is situated in a sustainable location. The proposed development represents an opportunity to create a well-connected and natural residential infill

to the settlement pattern of Howbrook. Transport links, services and facilities are all accessible by walking, cycling and public transport.

- 6.34 The development proposals can therefore be considered to comply with the guidance presented in Paragraphs 30 and 95 of the NPPF and Policies CSP1 and CSP25 of the adopted Bamsley Core Strategy.

Landscape/Arboriculture

- 6.35 As identified above, with regard to landscape design, existing trees and hedges around the perimeter of the site, will be retained, enhanced and strengthened. The retention of the site's existing arboricultural features will also aid in screening views of the development site from Hollinberry Lane and No. 21 Hollinberry Lane to the east of the site. Whilst the design of the proposed houses will be of a high quality, the retention of the site's existing arboricultural features will help to maintain the green infrastructure and character of the area. Furthermore, the site also lends itself to possible further improvements of the tree and hedgerow stock within the locality through reinforcement of the site's boundaries.
- 6.36 It can therefore be concluded that there are no landscape or arboricultural matters that would render the development proposals unsustainable in the context of Paragraphs 58 and 118 of the NPPF.

Ecology/Biodiversity

- 6.37 The submitted Ecology Report by Smeeden Foreman, dated October 2016, identifies that a phase 1 habitat survey and bat assessment has been undertaken at the proposed development site. The report states that the site is comprised of six main habitat types, including grassland (improved, semi-improved neutral and marshy), hedgerow, ruderal vegetation with bramble scrub, tree/shrub belt and running water (being How Brook) and the main development area is situated on the semi-improved neutral grassland and invading bramble scrub area of the site.
- 6.38 The report states that one statutory and six non-statutory designated sites are located within 2km of the site, they are Potter Holes Plantation (LNR, 1.9km NE), Hall Wood (LWS, 1.7km S), West Wood (LWS, 700m NE), West Wood and Thorncliffe Wood (LWS, 800m NE), Westwood Country Park (LWS, 700m E) Low Hall and Low Spring Woods (LWS, 1.2km SE) and Sowell Pond (LWS, 1.4km NE) and that due to the distance and lack of complimentary habitats within the development site, it is not considered that there will be any adverse effect on these nature conservation sites.
- 6.39 The hedgerow, trees/shrubs and running water (How Brook) at the site are identified to be of local value to bats and breeding birds and provide shelter and foraging opportunities for wildlife

in general and provide connectivity across the site. Smeeden Foreman's general recommendations concerning features of ecological value include the following: -

- Retention of the hedgerow and trees/shrubs at the site where feasible;
- Planting of native trees/shrubs to boundaries where currently not present;
- Creation of wildflower grassland to the north to mitigate loss of semi-improved neutral grassland identified on site;
- Use of temporary protective demarcation fencing to protect retained vegetation;
- Use of directional lighting during construction;
- Implementation of directional lighting as part of the proposals;
- Incorporation of native species of trees and shrubs known to be a value to wildlife within landscape planting; and,
- Consideration of seeding of areas associated with hedgerows/tree planting with a suitable wildflower mix.

6.40 Two trees (TN7 and TN8) were assessed as having potential to support roosting bats during the walkover survey. The two trees referred to in the Smeeden Foreman report are situated outside of the application site boundary and are a considerable distance from the proposed dwellings and therefore the proposed works will have no impact upon these trees in any way.

6.41 However, for ecological purposes, Smeeden Foreman identify that a climb and inspect survey for signs of bat use prior to works should be undertaken if works are to impact upon the trees. In the event of bat roosts being found a licence from Natural England may be required, with appropriate mitigation and working methods. The following recommendations in relation to protected and notable species have been made: -

- **Bats** – Sympathetic lighting to avoid illuminating habitats of value to bats, installation of bat boxes upon retained trees on site;
- **Breeding birds** – Clearance of vegetation on site only to be removed outside of the breeding bird season (March to August inclusive) or subsequent to a checking survey by an appropriately qualified ecologist. Installation of bird boxes on retained trees on site;
- **Badger** – precautionary working methods should be adopted to avoid harming this species during construction works.
- **Hedgehog** – Precautionary working methods during construction works and gapping under fences to allow connectivity across site for this species.

6.42 The recommendations presented within the Ecology Report will be fully adhered to by the proposed development and the applicant will of course accept appropriately worded planning conditions to ensure their future implementation. Accordingly, it can therefore be concluded that there are no ecology/biodiversity matters that would render the development proposals unsustainable in the context of Paragraph 118 of the NPPF.

Highways

- 6.43 Each of the proposed plots will be served by a private driveway with a dropped kerb crossing. The approach to access seeks to utilise the existing access on Hollinberry Lane. Highway visibility standards can be achieved from the proposed site access and the minimal number of new dwellings being proposed will result in an immaterial impact on the local highway network. There is an existing footpath located at the site's entrance along Hollinberry Lane. Providing pedestrian connection to the bus stops located within vicinity of the site.
- 6.44 Accordingly, it can therefore be concluded that there are no highways matters that would render the development proposals unsustainable in the context of Paragraph 35 of the NPPF.

Flood Risk & Drainage

- 6.45 There are no known constraints in terms of flooding or drainage. The site is not considered to be at risk from flooding as highlighted by its location in Flood Risk Zone 1 on the Environment Agency's National flood risk maps. The site's location therefore accords with Policy CSP1 of the adopted Core Strategy in respect of locating development to reduce the risk of flooding.
- 6.46 Both surface water and foul drainage can be delivered and the form and nature of the drainage infrastructure will be determined through more detailed discussions with Yorkshire Water and service providers in due course.
- 6.47 We can confirm that the applicant would accept appropriately worded conditions in respect of the provision of detailed drainage designs prior to the commencement of development. Accordingly, it can therefore be concluded that there are no drainage or flood risk matters that would render the development unsustainable in the context of Paragraph 100 of the NPPF.

Geology & Ground Conditions

- 6.48 On account of the site's current and historical land use, it is considered there will be no identified contaminative sources that pose a risk to the future occupiers.
- 6.49 Should BMBC consider it prudent to require that a specific ground investigation is undertaken, it is proposed that such an investigation would be undertaken to discharge an appropriately worded planning condition following approval of the application and prior to commencement of development.
- 6.50 Accordingly, it can therefore be concluded that there are no geology or ground matters that would render the development proposals unsustainable in the context of the NPPF.

Environment Role Summary

- 6.51 The evidence provided above clearly identifies that development of the application site would comply with the environmental role of sustainable development as prescribed by the NPPF.
- 6.52 The development proposals will ensure the protection of the area's natural and built environment through the delivery of a high quality and sympathetically designed scheme situated in a sustainable location. The proposed development will therefore not have an adverse impact on the local environment.

7.0 NPPF SUSTAINABLE DEVELOPMENT ASSESSMENT CONCLUSION

7.1 The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. The evidence provided in the sections above establishes the contribution that the development proposals can make towards achieving the three mutually dependent dimensions of sustainable development. It has identified the following: -

- ***An economic role** – the development proposals will deliver economic investment through the delivery of three bespoke high quality executive family homes in the west of the Borough for which there is an acute evidence based housing need;*
- ***A social role** – the development proposals will support strong, vibrant and healthy communities, by contributing to the identified housing needs of the area through the delivery three bespoke high quality executive family homes.*
- ***An environmental role** – the development proposals will contribute to protecting and enhancing the natural, built and historic environment of the area through the delivery of a sympathetically designed scheme situated in a sustainable location.*

7.2 The development of the application site in the manner proposed will fully accord with the economic, social and environmental dimensions of sustainable development, as prescribed by the NPPF. It also complies with each of the relevant local planning policies.

7.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies contained within it constitute the Government's view of what sustainable development in England means in practice for the planning system. The evidence provided in this statement has demonstrated that when assessed against national and local planning policies, on either an individual basis or in combination, the development proposals fully comply with planning guidance in respect of sustainable development.

7.4 Therefore, on account of the guidance presented within Paragraph 14 of the NPPF, and the presumption in favour of sustainable development, it is our view that the development proposals should be approved without delay.

8.0 RECENT LOCAL APPEAL PRECEDENT WITHIN THE BMBC AUTHORITY AREA

- 8.1 Appeal Ref: APP/R4408/W/15/3134783, Land off Huthwaite Lane, near Thurgoland, Huthwaite, South Yorkshire, associated with a full planning application for the development of 4 detached dwelling houses with associated access, parking and landscaping, is of particular relevance to these development proposals.
- 8.2 The identified key issue of the appeal was whether, having regard to the provisions of the development plan and the National Planning Policy Framework, the proposed development would constitute unsustainable development. The appeal decision is enclosed with this statement.
- 8.3 The appeal was allowed by the Inspector on account of the following key factors: -
- The Core Strategy settlement hierarchy listed Huthwaite as a village, as does the emerging Local Plan.
 - The Core Strategy indicates that within villages, development is likely to occur on small infill sites that are consistent with and sensitive to Green Belt policy.
 - Paragraph 89 of the NPPF identifies that the construction of new buildings in the form of limited infilling in Villages is not considered inappropriate development within the Green Belt.
 - The site has a frontage to an existing highway, is bounded by residential development and is located within a central position in relation to existing houses in the settlement
 - Given the scale of the development the proposal would comprise limited infilling in a village and would not be inappropriate development. Accordingly, it is unnecessary to consider whether very special circumstances exist to justify the development given it would represent limited infilling in a village, the effect on openness would also not be so significant that it would cause any material harm to the Green Belt.
 - As the proposals are consistent with Green Belt policy, it is also considered to be compliant with Core Strategy Policy CSP8 The Location of Growth which allows for development in villages that is consistent with Green Belt policy.
 - There is not currently a 5-year supply of housing land in the Borough. Thus, the development would make a small, but important contribution to the housing needs of this (Barnsley) district.
 - The development would provide high-quality detached dwellings aimed at the executive end of the housing market. Various strategies of the Council identify that housing plays a key role in stimulating and supporting economic growth.
 - The Economic Strategy acknowledges the need to deliver a step change in the quality and mix of housing available in the district. The document goes on to identify that an inadequate supply of appropriate development sites and executive housing is an issue to be addressed.

- The Housing Strategy 2014 to 2033 has as a key objective the need to increase the number of larger, 4/5-bedroom, family/higher value homes across the district.
- The 2014 SHMA refers to the need to provide for executive dwellings to support economic growth. Executive housing is identified as having a role in responding to the need for diversification and expansion of the sub-regional economy.
- The development would assist in achieving these objectives. Thus, the provision of dwellings of the type and size proposed would make an important, albeit small, contribution to the delivery of a wide choice of high quality homes and meeting the needs of different groups in the community.
- The site is therefore located in a suitably sustainable location in respect of access to services and facilities.

8.4 It is quite clear that there are a number of similarities between the development proposals and those allowed at appeal at Land Off Huthwaite Lane, Huthwaite.

8.5 We believe that this decision adds further compelling weight to the conclusion provided above that, when assessed against national and local planning policies, on either an individual basis or in combination, the development proposals fully comply with planning guidance in respect of sustainable development.

9.0 MATERIAL BENEFITS OF THE DELIVERABLE RESIDENTIAL DEVELOPEMNT PROPOSALS

9.1 Whilst the assessment provided above has identified that there are no adverse environmental impacts associated with the development proposals, we consider it prudent to identify the social and economic benefits that the proposed development can deliver.

9.2 These are as follows: -

- The delivery of 3 new bespoke detached homes making a small, but important contribution to the housing needs of the Bamsley District.
- Construction Costs in excess of £600,000 creating direct and indirect employment opportunities of approximately 12 new jobs.
- Increasing retail and leisure expenditure in the local area by up to £71,000 per annum. With an initial first occupation expenditure of £16,500.
- Provision of funding towards public services from an estimated figure of £27,500 from the Government's new homes bonuses & annual council tax payments of circa £4,500 per annum.

9.3 In accordance with Footnote 11 of Paragraph 47 of the National Planning Policy Framework, we believe that the site can be considered as a **Deliverable** residential development site on account of the facts that: -

- The site is located in a **suitable** location for residential development now. The development proposals are situated in a suitable and sustainable location in respect of connectivity to existing services and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
- The site is **available** for development now. The site is available for residential development as there are no legal or ownership constraints and as the landowner (the Applicant) has made the land available for development.
- The site can also be considered **achievable** as new homes can be delivered on the site within the next 5 years. The site is located in the western part of the Bamsley Borough, a location recognised as the most desirable housing market location in the Borough.

9.4 The site can be considered a deliverable residential development site and its release would provide several benefits to the local area as identified above.

10.0 SUMMARY & CONCLUSIONS

- 10.1 The development proposals seek to deliver 3 new bespoke detached homes on an infill plot and in keeping with the existing Village envelope. The development would make a small, but important contribution to the housing needs of the Borough.
- 10.2 The development of the site in the manner proposed will be in-keeping with the existing settlement form and context of the area. The development proposals will maintain the historic incremental and organic growth of the Village and the low number of dwellings proposed will result in an appropriate scale of development in Howbrook.
- 10.3 Howbrook is identified as a defined village within section 7.4 (The Settlement Hierarchy) of the adopted Barnsley Core Strategy and section 5.9 of the Barnsley Local Plan Publication Draft and whilst the village is shown to be washed over by Green Belt within the Barnsley Unitary Development Plan (UDP), the proposal falls wholly within the green belt exceptions policy expressed within Paragraph 89 of the NPPF. The Core Strategy indicates in Policy CSP8 (Location of Growth) that developments will be allowed in Villages where they are consistent with national Green Belt policy.
- 10.4 Given the proposed limited scale of the development (3 dwellings) the proposal would comprise limited infilling in a village and would not be inappropriate development. Accordingly, it is unnecessary to consider whether very special circumstances exist to justify the development given it would represent limited infilling in a village.
- 10.5 The evidence provided in this statement has demonstrated that when assessed against national and local planning policies, on either an individual basis or in combination, the development proposals fully comply with planning guidance in respect of sustainable development.
- 10.6 Therefore, on account of the guidance presented within Paragraph 14 of the Framework, the presumption in favour of sustainable development and further supplemented by a recently allowed appeal case within the Barnsley Authority Area (referenced above) which presents compelling evidence for the development of a limited infill plot within a village, relating equally to these proposals, it is our view that the development proposals should be approved without delay.