



**PLANNING SUPPORTING STATEMENT**  
**INCLUDING DESIGN AND ACCESS STATEMENT**  
**RESIDENTIAL DEVELOPMENT ON**  
**LAND TO THE EAST OF COTE LANE, THURGOLAND, SHEFFIELD, SOUTH YORKSHIRE S35 7AB**  
**GRID REFERENCE X 429192 Y 400619**

**Our Ref: 50659**

**MARCH 2016**

## **PLANNING SUPPORTING STATEMENT INCLUDING DESIGN AND ACCESS STATEMENT**

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### **APPENDIX A - BUILDING FOR LIFE ASSESSMENT**

## 1.0 Introduction

- 1.1 Planning permission is sought for the development of residential housing together with the associated infrastructure on land to the east of Cote Lane, Thurgoland, Sheffield. The planning application is submitted in outline with all matters reserved for future approval, with the exception of access, for which detailed approval is sought.
- 1.2 The site forms a small parcel of land covering an area of 0.97ha. The site is a Greenfield site having not been previously developed. The location of the site can be seen in the following image:

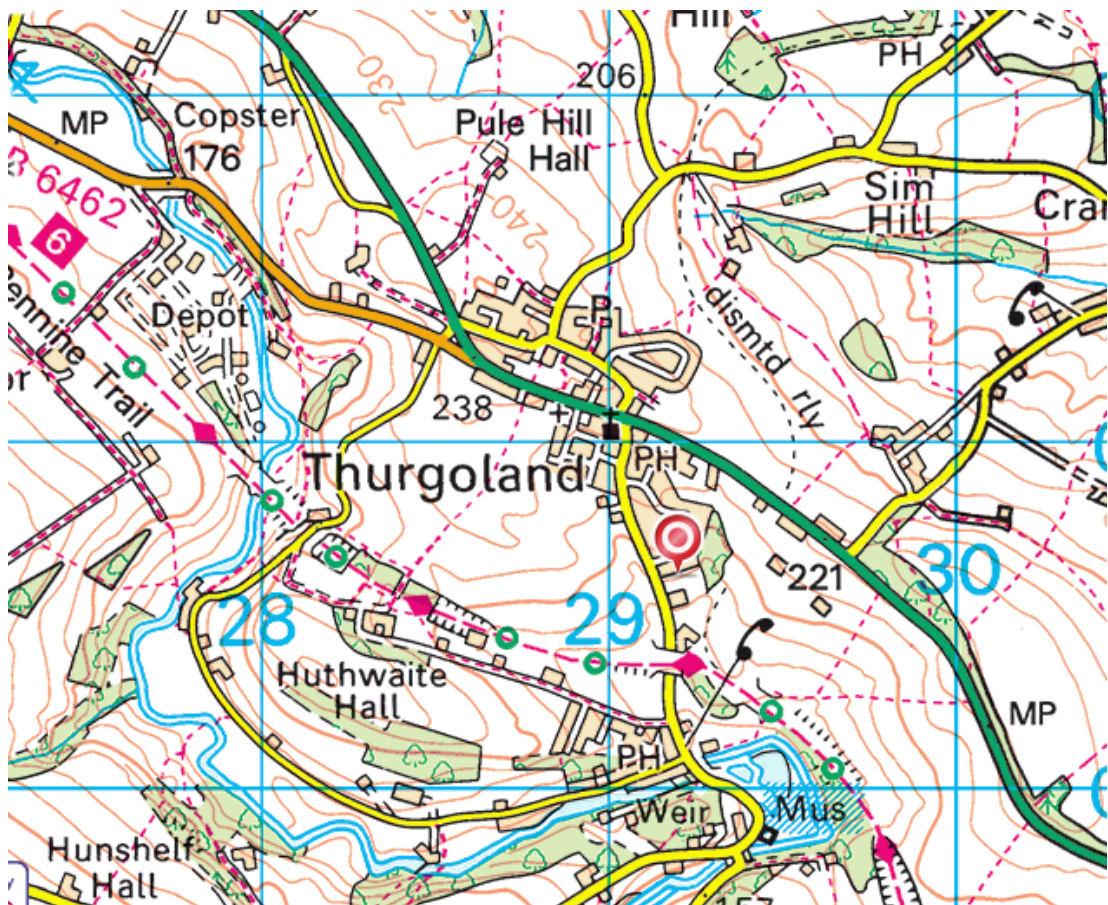


Image 1.1: Location of Application Site

- 1.3 Thurgoland is a semi-rural parish with a population of approximately 2500 people located in South Yorkshire. Thurgoland is located on the A629 Sheffield – Huddersfield Road.

- 1.4 The site lies outside the boundary of the village of Thurgoland and therefore within the open countryside. The site is, however, adjacent to the development limit and in close proximity to the facilities and services of the village.
- 1.5 An indicative layout plan accompanies the application and this demonstrates how the site could be developed with the proposed development. The indicative layout plan shows how 24 houses could be provided across the site.
- 1.6 A search of the council's public access system found there to be no relevant site history for the application site. A search of Tree Preservation Orders (TPO) found there to be none located on the application site.

## **2.0 The Site Details**

- 2.1 The topography of the site is relatively flat rising slightly towards the east. The site at its deepest point measures 135 metres with a width of 70 metres. The site lies at 194 metres Above Ordnance Datum (AOD) rising to 197 metres AOD. Directly to the north of the site lies a small cul-de-sac of properties known as Springwood Close. Springwood Close comprises of modern residential properties with associated garaging. To the east of the site lies an area of woodland is known as Springwood. The site benefits from an existing access from Cote Lane which it shares its western boundary with. Spring House lies to the south of the site.
- 2.2 The site is enclosed with post and rail fencing as well as hedging. The application site lies within Flood Zone 1. The site is not located within a conservation area or within close proximity to any listed buildings. The site is not located within any nationally protected landscape. The site is allocated as safeguarded land with the Council's Unitary Development Plan 2000.
- 2.3 It is proposed to develop the site with residential dwellings, comprising a mix of detached, semi-detached and terraced properties.

### 3.0 Planning Policy

3.1 The Development Plan for Barnsley Metropolitan Borough Council consists of the Core Strategy and saved Unitary Development Plan policies. The council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes which are other material considerations.

3.2 The council has produced a consultation draft of the Development Sites & Places Development Plan Document (DSAP), which identifies possible allocations up to 2026 and associated policies. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation.

3.3 The following policies of the Local Development Framework Core Strategy are relevant to the determination of this application.

3.4 CSP2 - Sustainable Construction

*“Development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation, and how it is located and designed to withstand the longer term impacts of climate change. All new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. This requirement will rise over the plan period and by 2013;*

- *All new dwellings should achieve at least level 4, rising to level 6 by 2016.*
- *All non-residential development will be expected to achieve at least BREEAM standard of ‘very good’ or equivalent.”*

3.5 CSP3 - Sustainable Drainage Systems

*“All development will be expected to use Sustainable drainage systems (SuDS). Only in exceptional circumstances, where it can be demonstrated that all types of SuDS are*

*impractical, will other drainage management systems be permitted. Planning applications must include an assessment to show that SuDS will work and be maintained. Measures should be taken to avoid water contamination and safeguard groundwater supply.*

*Developers will be required to contribute to the maintenance of SuDS”.*

### 3.6 CSP4 - Flood Risk

“The extent and impact of flooding will be reduced by:

- not permitting new development where it would be at an unacceptable risk of flooding or would give rise to flooding elsewhere;
- requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate;
- requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3;
- expecting proposals over 1000m floor space or 0.4 hectares in Flood Zone 1 to demonstrate how the proposal will make a positive contribution to reducing or managing flood risk;
- expecting all development proposals on brownfield sites to reduce surface water run-off by at least 30% and development on greenfield sites to maintain or reduce existing run-off rates;
- requiring development proposals to use Sustainable Drainage Systems (SuDS) in accordance with policy CSP 3;
- not culverting or building over watercourses and encouraging the removal of existing culverts wherever practicable;

- using flood resilient design in areas of high flood risk.”

### 3.7 CSP5 - Including Renewable Energy in Developments

*“All development (either new build or conversion) of 10 or more dwellings or 1000sqm of non-residential floorspace will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015, rising to 20% for applications submitted thereafter subject to such measures being practicable and not unacceptably prejudicing the viability of the development. Where it is not appropriate to incorporate such provisions within the development, an off-site scheme, or contribution to such may be acceptable.”*

### 3.8 CSP8 - The Location of Growth

*“Priority will be given to development in the following locations:*

- Urban Barnsley
- Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe (Dearne Towns), Penistone and Royston

*Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town to accord with its place in the settlement hierarchy.*

*Development in Penistone will be restricted to that which will facilitate Penistone's renaissance as a market town, therefore predominantly related to economic growth.*

*Development will only be allowed in villages if it is consistent with Green Belt policy or is necessary for the viability of the settlement and to meet local needs”.*

### 3.9 CSP9 - The Number of New Homes to be Built

*“We will seek to achieve the completion of at least 21500 net additional homes during the period 2008 to 2026.*

*A minimum five year supply of deliverable sites will be maintained”.*

### 3.10 CSP10 - The Distribution of New Homes

We will seek to distribute new homes for the period 2008 to 2026 as follows:

<b>Location</b>	<b>Number of homes</b>	<b>% figure representation of 21500 new homes</b>
Urban Barnsley	9800	46
Cudworth	1800	8
Goldthorpe	3000	14
Hoyland	1800	8
Penistone	1100	5
Royston	1000	5
Wombwell	2000	9
Other Settlements	1000	5
<b>Total</b>	<b>21500</b>	<b>100</b>

### 3.11 CSP14 - Housing Mix and Efficient Use of Land

*“Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population.*

*Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs.*

*Priority will be given to the development of previously developed land and we will seek to achieve between 55% and 60% of homes to be built on previously developed land.*

*A minimum density of 40 dwellings per hectare will be expected, rising to 45 dwellings per hectare within good public transport corridors, and to 55 dwellings per hectare in Barnsley*

*Town Centre.*

*Lower densities will only be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons.”*

### 3.12 CSP15 - Affordable Housing

*“Housing developments of 15 or more dwellings will be expected to provide affordable housing.*

*25% affordable housing will be expected in Penistone and the rural west, Darton, Barugh and Dodworth. 15% affordable housing will be expected in all other parts of the borough. These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable.*

*The developer must show that arrangements have been put in place to keep the new homes affordable”*

### 3.13 CSP26 - New Development and Highway Improvement

*“New development will be expected to be designed and built to provide safe, secure and convenient access for all road users.*

*If a development is not suitably served by the existing highway, or would create or add to highway safety problems or the efficiency of the highway for all road users, we will expect developers to take mitigating action or to make a financial contribution to make sure the necessary improvements go ahead. Any contributions will be secured through a planning obligation or planning condition.”*

### 3.14 CSP29 - Design

*“Design Principles:*

*High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including: topography, Green Infrastructure assets, important habitats, woodlands and other natural features views and vistas to key buildings, landmarks, skylines and gateways heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:*

*Barnsley Town Centre*

*Penistone and the rural villages in the west of the borough within and adjacent to Conservation Areas*

*Development should:*

- contribute to place making and be of a high quality that contributes to a healthy, safe and sustainable environment;
- help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled people and older people;
- contribute towards creating attractive, sustainable and successful neighbourhoods;
- achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings”

### 3.15 CSP36 - Biodiversity and Geodiversity

*“Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:*

- protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified in Section 74 of the Countryside and Rights of Way Act 2000 and in the Barnsley Biodiversity Action Plan;
- maximising biodiversity and geodiversity opportunities in and around new developments;
- conserving and enhancing the form, local character and distinctiveness of the river corridors of the Dearne and Dove as natural floodplains and important strategic wildlife corridors;
- development which may harm a biodiversity or geological feature will not be permitted unless effective mitigation and/or compensatory measures can be ensured.”

### 3.16 CSP40 - Pollution Control and Protection

*“Development will be expected to demonstrate that it is not likely to result, directly or indirectly, in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people. We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.*

*Developers will be expected to minimise the effects of any possible pollution and provide mitigation measures where appropriate”.*

3.17 CSP42 - Infrastructure and Planning Obligations

*“Development must be supported by appropriate physical, social and economic infrastructure.*

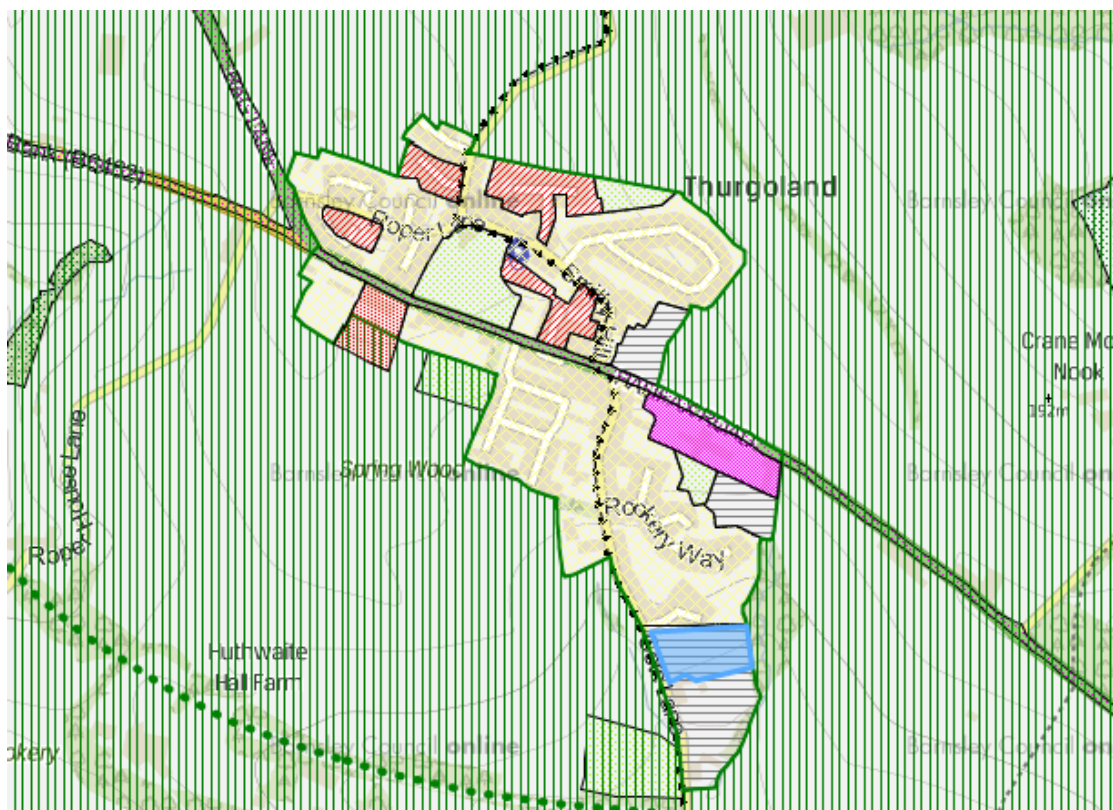
*Development must contribute as necessary to meet all on and off site infrastructure requirements to enable development to take place satisfactorily.*

*Where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.*

*Where appropriate, pooled contributions will be used to facilitate delivery of the necessary infrastructure.”*

Unitary Development Plan

- 3.18 The following map extract from the Unitary Development Plan (UDP) shows the site to be located outside of the Green Belt and within an area designated as safeguarded land:



### **Image 3.1: Unitary Development Plan (UDP) Proposals Map (Site in Blue)**

3.19 The following Unitary Development Plan policies are considered relevant to the proposals:

*In areas shown as Safeguarded Land on the proposals maps existing uses will normally remain during the plan period and development will be restricted to that necessary for the operation of existing uses. Otherwise planning permission for the permanent development will only be granted following a review of the UDP which proposed that development on the land in question.*

3.20 Relevant Supplementary Planning Documents:

- Designing New Residential Development
- Parking
- Open Space Provision on New Housing Developments

3.21 Relevant Planning Advice Notes:

- Sustainable Location of Housing Sites
- Financial Contributions to School Places

3.22 Other Relevant Documents Include:

- South Yorkshire Residential Design Guide

## **4.0 Planning History**

4.1 There is no relevant planning history for this application site.

## 5.0 Consideration

### Principle of the Development

- 5.1 The Development Plan for the district consists of the policies of the Local Development Framework Core Strategy and the policies of the Unitary Development Plan that were saved by direction of the Secretary of State. The Barnsley Metropolitan Borough Council Core Strategy identifies the need for at least 21,500 new homes across the plan period 2008-2026. The site is located outside but adjacent to the village boundary of Thurgoland. Thurgoland, along with other villages in the area are expected to yield 1,000 dwellings over the plan period to contribute to the overall aim of delivering 21500 new dwellings in the area.
- 5.2 The existing Unitary Development Plan allocates the site as Safeguarded Land. This term is derived from the former Planning Policy Guidance Note 2 'Green Belts' (PPG2) which was National Planning Policy prior to the introduction of the National Planning Policy Framework (NPPF). Safeguarded land was defined in this document as "areas and sites which may be required to serve development needs in the longer term, i.e. well beyond the plan period. It should be genuinely capable of development when needed." The officer report to application reference 2014/0754 makes it clear that the "purpose of the Safeguarded Land designation in the UDP was not, therefore, to protect the land from development in perpetuity, but rather to designate land on the edge of existing settlements that may have been required to meet longer-term development needs without the need to alter existing Green Belt boundaries at the end of the UDP plan period".
- 5.3 The Unitary Development Plan was adopted in 2000. The NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. In recent applications, the council have concluded that the safeguarded designation is out of date; as such it holds little weight in the determination of the application. Moreover, when considering the principle of the development the Council cannot demonstrate a 5-year housing land supply. In this context, the NPPF at Paragraph 49 states "that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant policies for the supply of housing should not

be considered up-to-date if a five-year supply of deliverable housing sites cannot be demonstrated”. As such, given the site designation and that the housing supply policies are considered out of date; the overriding consideration when determining the application is the NPPF.

5.4 Paragraph 14 of the NPPF defines what the presumption in favour of sustainable development means for both plan-making and decision-taking. For decision-taking, it states “that where relevant development plan policies are out-of-date” (which is the case here) “permission should be granted unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, or specific NPPF policies indicate development should be restricted”.

5.5 The NPPF makes it clear that in cases where the *“Development Plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- Specific policies in this Framework indicate development should be restricted.

*Provided that the proposed development would not cause any adverse impacts which would significantly and demonstrably outweigh the benefits of granting permission then planning permission should be granted.”*

#### Sustainability

5.6 At the heart of the NPPF is a presumption in favour of sustainable development. The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental. In addition to the above, it is considered that location of a site is an important consideration when establishing if the proposal would comprise sustainable development.

## Location

5.7 The application site is located on the edge of a village as identified in the Core Strategy where there is scope for additional residential growth to support rural sustainability. The village contains a post office, two public houses, a church, village hall, primary school, hair and beauty salon, car garage and sport and recreation facilities. It also benefits from being on five different bus routes and has regular access to the following places:

- Barnsley Centre
- Penistone
- Barnsley
- Crow Edge
- Ingbirchworth

5.8 The nearest train stations are those located at Peniston and Silkstone which are both assessable by a short bus ride. As such, the site has access to facilities and a choice of transport modes, it is clear therefore that a proposal in this location would not need to solely rely on the private car to access services, education or employment and in terms of its location and services, scores highly in terms of sustainability.

5.9 In terms of the economic role, the proposal would provide construction work and bring new inhabitants to the settlement, which would help to support the local facilities. The provision of affordable housing would improve the tenure mix in the settlement for which the Strategic Housing Market Availability Assessment acknowledges there to be a need for. The proposal would also provide housing in an area which lacks a 5 year housing land supply, providing dwellings to meet the needs of present and future generations. In addition, the Local Authority will benefit from new homes bonus and revenue in light of the council tax requirements of the properties in addition to the Section 106 benefits which arise from the

scheme. All of these matters contribute to the development providing a social role by supporting the local community.

5.10 It is considered that, given the positioning of the site and its access to facilities and public transport, the site is a sustainable location. In addition to this, it is considered that the application would provide the following social and economic benefits to the district.

**Benefits of Granting Planning Permission:**

- The proposal would provide housing in an area which lacks a five-year housing land supply, providing dwellings to meet the needs of present and future generations.
- The proposal would provide 25% on-site provision of affordable housing. This would contribute to the delivery of objectively assessed affordable housing need within the district and would improve the housing tenure mix of the area.
- The proposal would contribute to the delivery of objectively assessed market housing within the district.
- The scheme would provide a contribution towards open space for use by the community.
- The homes would meet the code for sustainable homes Level 3-6.
- The proposed development would generate employment opportunities in both construction and other sectors linked to the construction market.
- The proposed development would give rise to economic benefits including increased spending in the locality as a result of new residents.
- The proposal would support social infrastructure providing, a contribution towards facilities.

- This site represents an entirely logical and acceptable location for accommodating additional housing growth in the Barnsley Area.
- The proposals exhibit good design and will contribute positively to the built form of the village.

5.11 Consideration of the site against the remaining relevant sections of the Development Plan and national guidance follows to establish whether in accordance with Paragraph 49 of the NPPF any adverse impacts of approving the development would significantly and demonstrably outweigh the benefits.

### **Layout**

5.12 In accordance with Policy CSP29, the Residential Design Guidance Development will follow the following design principles:

*“High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley including:*

- topography, Green Infrastructure Assets, important habitats, woodlands and other natural features;
- views and vistas to key buildings, landmarks, skylines and gateways ;
- heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around;
- Barnsley Town Centre Penistone and the rural villages to the west of the borough within and adjacent to Conservation Areas.”

5.13 An indicative illustrative layout accompanies the application. This demonstrates how the proposed dwellings could be accommodated on the application site. The indicative layout demonstrates how 24 dwellings could be accommodated on the application site without

detriment to the character of the area or the open countryside. The proposed development would always be seen in the context of the existing built form of the village being positioned between built form to the north and south. The existing feature of Springwood provides a defensible boundary to the east effectively enclosing the site and screening views from the wider open countryside. Although the layout is not for consideration at this point, a suitable layout preventing any adverse impact upon the character of the area or the wider countryside is achievable and would be secured via the reserved matters application.

### **Scale**

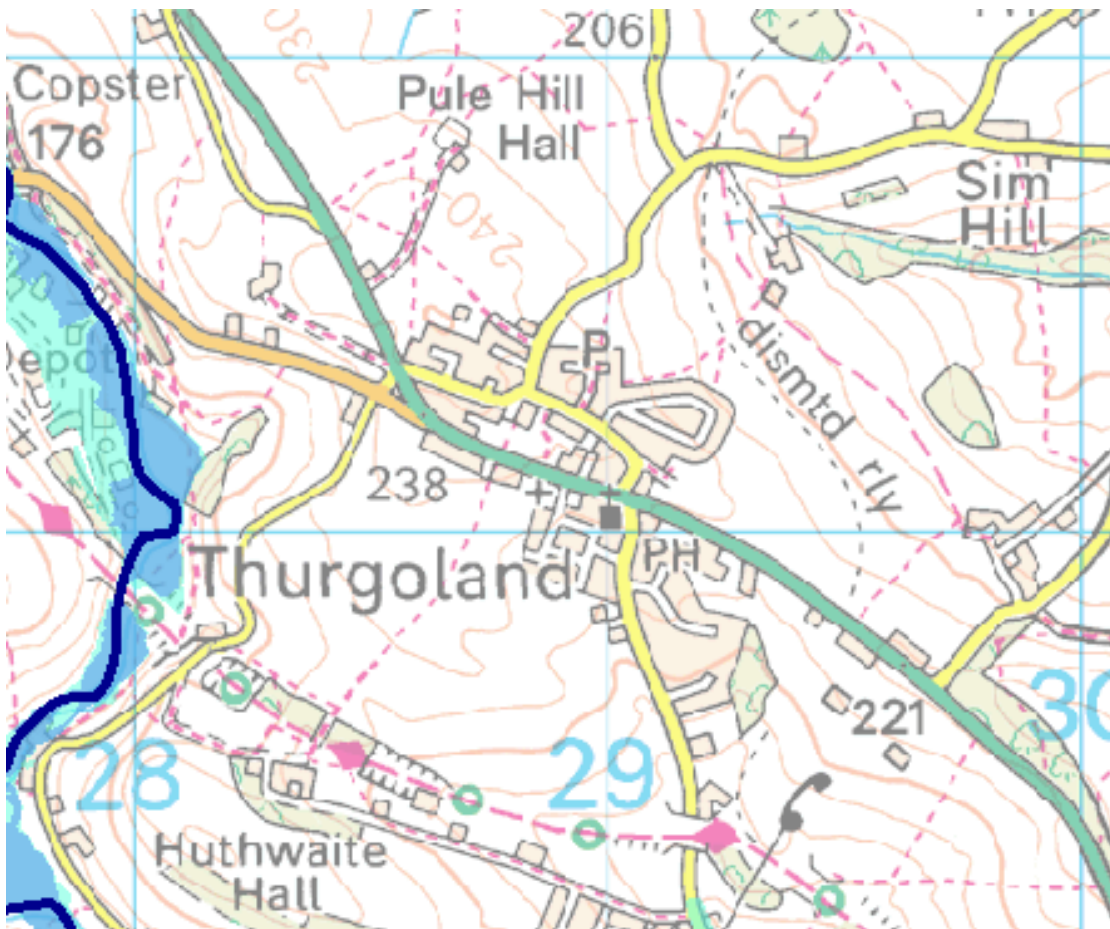
- 5.14 Policy CSP 14 Housing Mix and Efficient Use of Land requires that a minimum density of 40 dwellings per hectare will be expected on sites. This rises to 45 dwellings per hectare within good public transport corridors and to 55 dwellings per hectare in Barnsley Town Centre. The policy states that “Lower densities will only be supported where it can be demonstrated that they are necessary for need, viability or sustainable design reasons”.
- 5.15 The site has an area of 0.97 hectares. It is proposed to develop the site with 30 houses, giving an overall density of 32 units per hectare. Given the character of the area in this settlement, it is considered that the proposed density of the development is appropriate in this location.

### **Landscaping**

- 5.16 The sites current landscaping features are limited to those which mark the boundary of the application site comprising hedgerows and small trees. All boundary features will be retained where possible. The installation of the access point will, however, require that some of these small trees along the western boundary will be removed; however, they are not considered to be of any significant merit. Soft landscaping would be introduced within the garden areas of the properties to soften the proposed development. This can be introduced as part of the future reserved matters application. It is proposed to retain as much of the existing landscaping as possible, as part of the proposal and future landscaping would be incorporated as per the reserved matters application.

## Flood Risk

- 5.17 NPPF Paragraph 94 states: “Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.” NPPF Paragraph 95 states: “To support the move to a low-carbon future, local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions, and actively support energy efficiency improvements to existing buildings.”



**Image 5.1: Environment Agency's Flood Risk Map**

- 5.18 The site identified is within Flood Zone 1 - the area, at least, risk of flooding. It is land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
- 5.19 The National Planning Policy Framework (NPPF) states that: “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk”.

5.20 The guidance goes on to state:

*“When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that: within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and development is appropriately flood-resilient and -resistant, including safe access and escape routes where required; and that any residual risk can be safely managed, including by emergency planning; and that it gives priority to the use of sustainable drainage systems.”*

5.21 Given the size of the site a Flood Risk Assessment (FRA) is not required to accompany the application and it is not considered that the proposals would be unacceptable in respect of flooding.

### **Drainage**

5.22 Surface water from the development will be directed to SUDS, with foul drainage directed to the main sewer. It is considered that appropriate drainage methods could be provided for the dwellings and the proposals are acceptable in this respect. A separate drainage report accompanies the application.

### **Climate Change**

5.23 CSP 5 Including Renewable Energy in Development requires that “All developments of 10 or more dwellings will be expected to incorporate decentralised, renewable or low carbon energy resources and other appropriate design measures sufficient to reduce the development’s carbon dioxide emissions by at least 15% for applications. It is considered that this is a matter which can be dealt with via a condition of any future planning permission.

## **Impact on Highway Safety**

- 5.24 Planning policy requires that new developments do not adversely affect highway safety. Access to the site is from Cote Lane and the site currently benefits from its own access point. The applicant has sought to carry out a speed survey to establish the visibility splays required for the proposed development. Further information on highway safety can be found in the accompanying highway documents. This establishes that a safe access can be achieved for the proposed development.
- 5.25 Parking will be provided for each dwelling via individual spaces and garaging. An area for the provision of on-site parking and construction traffic during development can be achieved via condition.

## **Residential Amenity**

- 5.26 The nearest residential properties are those located to the north and south of the site. Springfield Close is a modern estate set around a single access point. Four of the properties served by Springfield Close are located adjacent to the boundary of the site, the nearest property being 2 Springwood Close. The side elevation of this property is blank with no overlooking windows. Numbers 4, 6 and 8 have their rear elevations facing towards the application site. Guidance on the required distances between existing properties and appropriate relationships can be found in the Council's Supplementary Planning Document: Designing New Housing Development which was adopted in 2012. This document primarily supplements Policy CSP 29 Design of the LDF Core Strategy and sets out the principles that will apply to the consideration of planning applications for new housing development, including infill and backland development.
- 5.27 This document highlights the importance of ensuring privacy; light and outlook for neighbouring properties are provided for within new developments. It also highlights the importance of ensuring that new properties benefit from an adequate standard of residential amenity. The document sets out the required external spacing standards for new residential development as follows.

1. *Where front elevations face a road the dwellings should be no more than 19 metres apart. The council will accept a minimum of 12m where the dwellings are of the same storey and it will achieve a streetscape that reflects local character.*
2. *The minimum back-to-back dimension between facing habitable rooms, (ie any room used or intended to be used for sleeping, cooking, living or eating purposes), should be 21 metres. Where the proposed dwelling/s is/are more than two storeys in height (excluding rooms in the roofspace), the separation distance/s should increase by 3 metres for every additional storey.*
3. *Proposed habitable room windows at first floor level and above should be a minimum of 10m from the boundary of any private garden which they would face and habitable room windows in existing dwellings at first floor level and above should be a minimum of 10m from any proposed private garden which they would face. A reduced distance may be accepted for bungalows provided they meet garden size standards and ensure adequate levels of amenity for occupants in terms of outlook, privacy and daylight.*
4. *Proposed walls without habitable room windows (usually side elevations) should be at least 12 metres from original habitable room windows. Where the proposed dwelling is more than two storeys in height (excluding rooms in the roofspace), the separation distance should increase by 2m for every additional storey.*
5. *Rear gardens of proposed dwellings should be at least 50m<sup>2</sup> in the case of two bedroom houses/bungalows and 60m<sup>2</sup> for houses/bungalows with three or more bedrooms. Smaller gardens may be acceptable in corner plots if privacy and daylighting can be maintained.*
6. *Distances between new buildings and existing dwellings may be relaxed depending on a number of factors including site level relationships, (i.e. if at a lower level), existing screening or landscaping between the existing and proposed buildings and location. Each case will be judged on its merits but detailed information must be submitted to demonstrate that adequate levels of amenity would be retained for existing residents and provided for residents of proposed dwellings (e.g. cross sections, sun path diagrams).*

7. *Shared private space for flats must be a minimum of 50m<sup>2</sup> plus an additional 10m<sup>2</sup> per unit as balcony space or added to shared private space. Where private space cannot be provided balconies must be provided. Balconies must be a minimum of 3m<sup>2</sup>. The amount of shared private space to be provided will also depend on the quality, quantity and accessibility of local public open space.*

8. *Full compliance with standards is expected in predominantly residential areas whereas they may be slightly relaxed in town centre situations/higher density areas.*

5.28 Careful consideration of the councils external spacing standards have informed the layout of the proposal and in all cases, the proposed development conforms to the requirements of the council's external spacing standards. As such, there are considered to be adequate distances between the site and those of neighbouring properties to ensure a satisfactory standard of residential amenity is achieved for both the proposed and the neighbouring properties.

### **Nature Conservation and Protected Species**

5.29 The application site is not covered by any national or local ecology designation. A Phase 1 Ecological Survey accompanies the application; this included a walkover of the application site. This document confirms the site largely represents habitats considered to be of low ecological value and they are not considered a constraint to the development proposals. It has therefore identified that the development of the site would not impact upon any protected or otherwise important habitats, species or designated sites.

5.30 Therefore, it can be established that the proposed development would not impact upon any protected species and in this respect, no harm would arise as a result of the development.

### **Affordable Housing**

5.31 Core Strategy Policy CSP 15 Affordable Housing States "Housing developments of 15 or more dwellings will be expected to provide affordable housing. 25% affordable housing will be expected in Penistone and the rural west, Darton, Barugh and Dodworth. 15% affordable

housing will be expected in all other parts of the borough. These percentages will be sought unless it can be demonstrated through a viability assessment that the required figure would render the scheme unviable. The developer must show that arrangements have been put in place to keep the new homes affordable.” The site falls in Penistone and the rural west; therefore, there is a requirement to provide 25% of the properties as affordable homes. .

- 5.32 The applicant is prepared to provide 25% of the dwellings on the site as affordable units. In light of this, heads of terms are included with the application documents. Given that the proposal would provide 25% affordable housing, it is considered that the scheme is in accordance with Policy CSP 15 of the Core Strategy.

### **Recreational Open Space**

- 5.33 The adopted Supplementary Planning Document: Open Space Provision on New Housing Developments requires all new housing developments of 20 or more dwellings to provide a minimum of 15% of the gross site area of new housing development to be open space of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses. 15% of the site will be provided for open space; as such, the application would accord with the council’s requirements in this respect.

### **Contamination**

- 5.34 In accordance with Policy CSP39 Contaminated and Unstable Land, a desk top investigation has assessed the proposed use with regards to contaminated land and confirms the use of the site for residential purposes is appropriate. The historical use of the site has been for agricultural purposes. It is considered that given the historical use of the site, it is unlikely to be of risk of contamination and it is considered that any unexpected contamination could be dealt with via condition.

### **Designing Out Crime**

5.35 Paragraph 58 of the NPPF requires that new development create safe and accessible environments where crime, disorder and the fear of crime do not undermine quality of life or community cohesion.

5.36 Designing out crime has been considered in the indicative layout of the proposal and as the application seeks only outline planning permission, this will be considered further at the reserved matters stage. It is considered that a safe development for the occupiers of the site would be provided.

### Public Rights of Way

5.37 The following image shows the location of Public Rights of Way (PRoW) within the vicinity of the application site. The image demonstrates that no PRoW is affected by the proposed development:

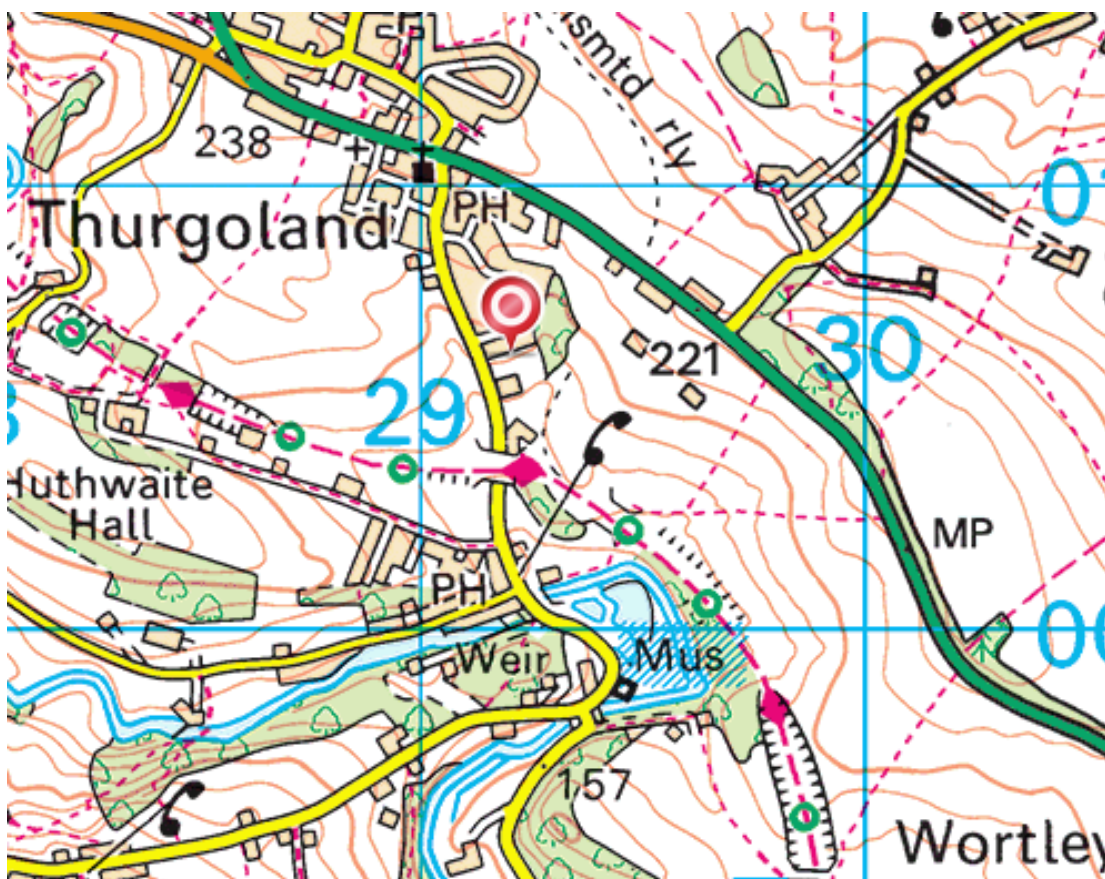


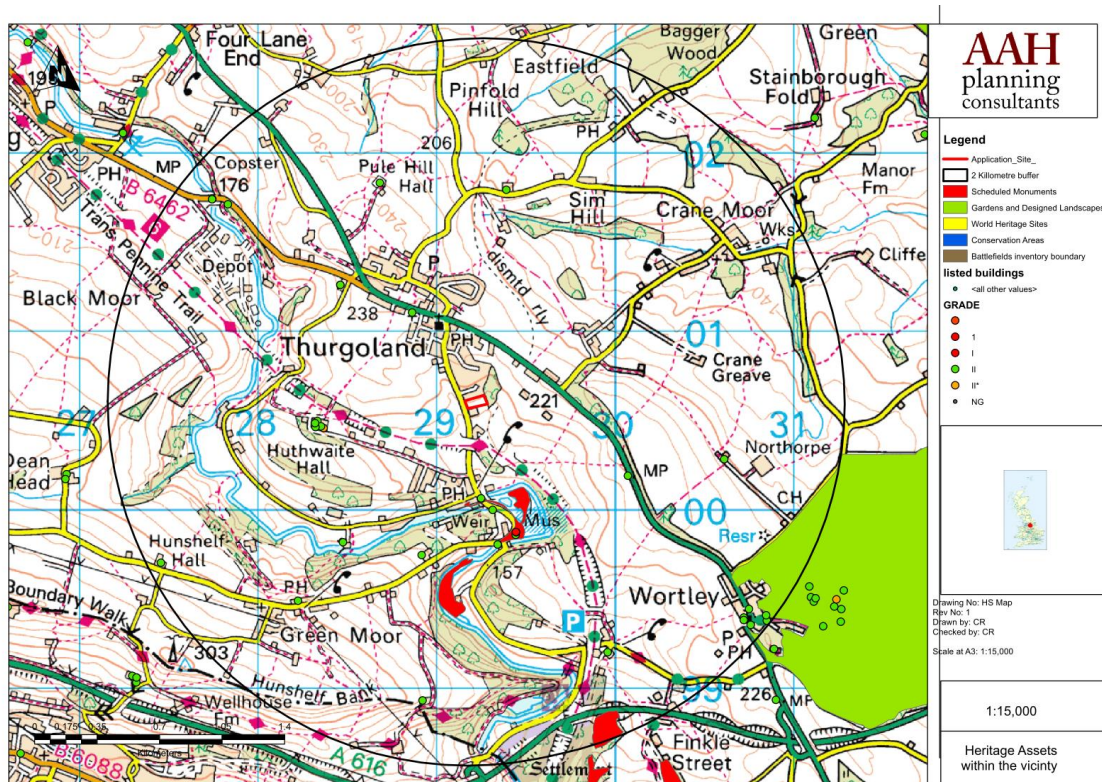
Image: 5.3 Public Rights of Way within the Vicinity

## Heritage Assets

- 5.38 The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks/gardens and World Heritage Sites should be wholly exceptional.
- 5.39 Local Planning Authorities (LPA's) should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits). Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, LPA's should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 5.40 The overriding principles of the NPPF are to preserve and conserve heritage assets such as listed buildings and conservation areas, and developments which enable such preservation should be encouraged. The NPPF describes a heritage asset as:

*"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest, Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)".*

The following image identifies the heritage assets within the area of the application site. There are no heritage assets within 500 metres of the application site:



**Image 5.4: Heritage Assets within the Vicinity of the Application Site**

- 5.41 The nearest heritage asset is to the north-west of the proposal and comprises the Grade II Holy Trinity Church. Built as a Parish Church in 1932 this church was designed by G.E.Street with alterations by Sir Charles Nicholson. The church is located off Halifax Road and is set within a tight curtilage which is dense with trees. The positioning of the site to the east of Cote Lane prevents any views of the site from the church and vice versa; as such, there would be no effect upon the setting of this listed building as a result of the proposal.
- 5.42 The next nearest heritage asset is a Scheduled Ancient Monument (SAM) at Wortley Top Forge at a distance of 533 metres, the SAM is located to the south of the site. The monument includes the standing and below ground remains of Wortley Top Forge and its associated water management system. The monument is situated in a bend of the River Don approximately 14.4km north-west of Sheffield. It is the only survivor of a group of water-powered works which utilised the natural water supply of the upper reaches of the River Don. Originally the Wortley ironworks comprised the Low Forge, which was situated lower

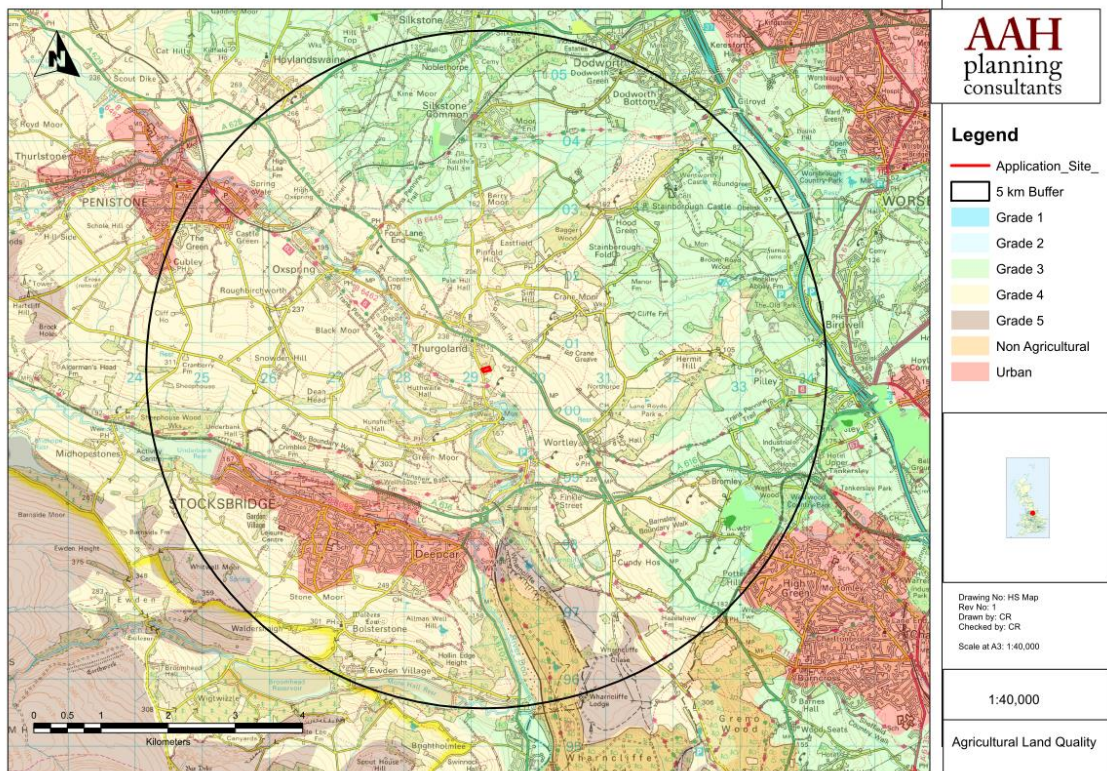
down the river and is now derelict and the Top Forge which survives today. The forge is now a monument preserved by voluntary groups. Historic England highlight the importance of the significance of the forge stating:

*“Wortley Top Forge is a complex of great importance and demonstrates continuity in the production of iron from at least the early 18th century. The adaptation of a finery forge to secondary wrought iron working is rare and its survival unique. The buildings, machinery, and water management system will add greatly to our understanding of the iron industry in this part of the country. The physical remains, combined with the documentary evidence of leases and accounts, provides evidence of the technological developments in the industry and how these were accommodated and administered within the works. The survival of the workshops, the former office and cottages enhances the importance of the complex by providing evidence for the domestic arrangement of those who worked within”.*

- 5.43 The forge is set within an area of significant tree cover this both contains its setting and prevents views of the application site. In addition, there are a number of intervening features including significant screening located beyond the neighbouring properties of the site to the south. Further residential properties and tracks are also positioned between the two sites. As such, there would be no effects upon the setting of this heritage asset as a result of the proposal.
- 5.44 There are no designated heritage assets within or immediately adjacent to the site and the development is not considered to affect the setting of any listed building.

### **Agricultural Land Quality**

- 5.45 The NPPF at Paragraph 112 requires LPA’s to take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, LPA’s should seek to use areas of poorer quality land in preference to that of a higher quality. Best and most versatile agricultural land is land in Grades 1, 2 and 3a of the Agricultural Land Classification. The following image demonstrates that the site comprises Grade 4 Agricultural Land; as such, the proposal would not result in the loss of best and most versatile land.



**Image: 5.5 Agricultural Land Quality of the Application Site**

## **Deliverability**

- 5.46 The development proposals would enable the delivery of up to 30 new family homes which would make a significant contribution to meeting housing needs in the area. Given the small size and nature of the all these new homes would be brought forward within the next five years of the plan period; therefore, helping to address the immediate lack of a five-year supply of deliverable housing sites.

## 6.0 Conclusion

6.1 The council does not have a five-year housing land supply; therefore, those which seek to control the delivery and distribution of new housing are not up-to-date and cannot be considered in the determination of the application. In addition, the council accept that the safeguarded land designation does not preclude the development of the site and, in fact, provides a supply of land for future development. Given the housing supply issue, the application should be considered in the context of the presumption in favour of sustainable development. This statement identifies that the proposal comprises sustainable development and that it would not result in any adverse impacts significantly and demonstrably outweighing the following benefits which arise from the scheme.

- The proposal would provide housing in an area which lacks a five-year housing land supply, providing dwellings to meet the needs of present and future generations;
- The proposal would provide 25% on-site provision of affordable housing. This would contribute to the delivery of objectively assessed affordable housing need within the district and would improve the housing tenure mix of the area;
- The proposal would contribute to the delivery of objectively assessed market housing within the district;
- The scheme would provide a contribution towards open space for use by the community;
- The homes would meet the code for sustainable homes level 3-6;
- The proposed development would generate employment opportunities in both construction and other sectors linked to the construction market;
- The proposed development would give rise to economic benefits including increased spending in the locality as a result of new residents;

- The proposal would support social infrastructure providing, a contribution towards facilities;
- This site represents an entirely logical and acceptable location for accommodating additional housing growth in the Barnsley Area;
- The proposals exhibit good design, and will contribute positively to the built form of the village.

6.2 It is our submission, therefore that the development, as proposed, is sustainable and will help deliver the new homes needed to meet identified local housing need. In applying the framework in paragraph 14, this statement explains why the development is needed in this location and the significant social, environmental and economic benefits that the proposal will bring to the area. It also confirms, drawing on the supporting technical information, that no significant and demonstrable adverse impacts would arise as a consequence of the development to outweigh these benefits.

## **Appendix A:**

### **Building for Life Assessment 12: The Sign of a Good Place to Live:**

**Description:** Outline planning permission sought for 24 residential dwelling units and associated works.

**Location:** Land off Cote Lane, Thurgoland

**Assessment:** March 2016

Criteria	Question	Development	Traffic Light Score
<b>Integrating into the Neighbourhood</b>			
<b>1. Connections</b>	<i>Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?</i>	The site is enclosed by a woodland area to the east and bounded by residential properties with no connections to the north and south; therefore, only one vehicular point can be introduced, which would utilise the existing field access point with Cote Lane. The proposed road design would provide each residential dwelling with a vehicular access point. Pedestrian and cycle permeability will be achieved with a proposed connection to the path network associated with Spring Wood to the east. As the site is located on the edge of the village, residents would be able to walk and cycle to the nearby shops and services.	Green
<b>2. Facilities and Services</b>	<i>Does the development provide (or is close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?</i>	The site is situated a 10-15 minute walk from Halifax Street and Roper Lane where majority of the villages shops and services can be found, including the Thurgoland Village Hall and associated recreational facilities and the Thurgoland Church of England Primary School. The	Green

		proposal would mean the introduction of a public open space which would be able to accommodate a number of children's play facilities if necessary.	
<b>3. Public Transport</b>	<i>Does the scheme have good access to public transport to help reduce car dependency?</i>	Bus stops can be found at approximately 130m to the south of the site. The bus services in walking distance to the site include the 23a and 24 to/from Crow Edge and Ingbirchworth to/from Barnsley Town Centre as well as the 409 to/from Wortley.	Green
<b>4. Meeting Local Housing Requirements</b>	<i>Does the development have a mix of housing types and tenures that suit local requirements?</i>	The proposal would provide housing in an area which lacks a 5 year housing land supply, providing dwellings to meet the needs of present and future generations. Although, only indicative, the layout proposes a mixture of detached and terrace house types. In addition, 25% of the scheme would be affordable housing.	Green
<b>Creating A Place</b>			
<b>5. Character</b>	<i>Does the scheme create a place with a locally inspired or otherwise distinctive character?</i>	Given that this is an outline planning application, no elevational drawings have been proposed to assess whether the scheme would enhance the local character in terms of architectural detailing; however, the indicative plan shows a linear built form, landscape pattern and highway design that respects Spring	Amber

		Woods and the character of the wider built environment of Thurgoland.	
<b>6. Working with the Site and its Context</b>	<i>Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?</i>	The indicative layout shows how residential dwelling units would be sited to ensure that there is no adverse effect on residential amenity to the north (nos.2-8 Springwood Close) and to the south (Craig-y-Don and Spring House). The existing field boundary vegetation would be preserved, supplemented and incorporated into garden curtilages. The proposed layout of the road, open spaces and houses have been arranged to work with the lie of the land, which slopes in a general north to south direction.	Green
<b>7. Creating Well Defined Streets and Spaces</b>	<i>Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?</i>	The indicative layout shows how the proposal will effectively knit with the existing built fabric to the north and south of the site. All of the proposed houses would front onto streets and spaces, with some houses being dual aspect which would provide the necessary activity, visual interest and natural surveillance.	Green
<b>8. Easy to Find Your Way</b>	<i>Is the scheme designed to make it easy to find your way around?</i>	The relatively small size of the development lends itself to ease of navigation. Recreational open space is proposed to the front of the development to help assimilate it into the existing built environment.	Green

		A spine road connects to a turning area rather than a standard turning head. A wide, landscaped footpath connects the development to the local landscape feature, Spring Wood hence enhancing local distinctive.	
<b>Street &amp; Home</b>			
<b>9. Streets for All</b>	<i>Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?</i>	The size and nature of the proposal as a cul-de-sac development ensures low vehicular speeds would be achieved. All buildings would present the street and spaces with frontages creating good natural surveillance and a socially friendly environment. The proposed road would have a suitable footpath provision and there is a pedestrian/cycle connection point with the path network associated with Spring Wood to the east.	Green
<b>10. Car Parking</b>	<i>Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?</i>	The indicative layout shows that there would be sufficient parking provided for each residential dwelling unit. For the detached residential dwelling units there would be at least space for two cars, with the provision of private driveways and garages. Where garages have been provided they would be sensitively sited to the side of the dwelling unit and not dominate the street scene. Each	Green

		terrace residential dwelling unit would have space for at least one parking space. All the parking spaces would be effectively integrated into each development plot ensuring that they would be well overlooked and convenient for residents to use.	
<b>11. Public and Private Spaces</b>	<i>Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?</i>	The indicative layout illustrates a clear division between private and public spaces with an area of defensible space proposed to the front of each dwelling unit. Houses adjacent to the public open space have been orientated so that they have a positive relationship and provide natural surveillance. The position of the public open space would mean that it would act as a suitable transition space between the existing and proposed built environments. It would also be large enough to accommodate a children's play area if required by the council.	Green
<b>12. External Storage and Amenity Space</b>	<i>Is there adequate external storage space for bins and recycling as well as vehicles and cycles?</i>	The indicative layout shows a number of detached properties which would mean that bins would be able to be stored to the rear of these properties without having an adverse effect on the street scene. In addition, each terrace house would have a private access way to their rear gardens enabling residents to store their bins out of sight from	Green

		<p>the street. Some of these properties would have large enough garages to accommodate parked cars as well as the storage of garden furniture and bicycles. Where dwelling units do not have garages sheds would be proposed to store garden furniture and bicycles.</p>	
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