

**Planning Design and Access Statement**  
**Outline Planning Application for up to 36**  
**Homes on Land to the West of Smithy Wood**  
**Lane, Dodworth**

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**Outline Planning Application for up to 36 Homes on Land to the West of**  
**Smithy Wood Lane, Dodworth**

**Reference:E111.SWSDAS.Rep1**

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## **1.0 Introduction and Summary**

- 1.1 This planning application proposes a residential development for up to 36 homes on land to the west of Smithy Wood Lane. The planning application is in outline with the principle vehicular access in detail, and other design matters such as the layout, scale, appearance, and landscaping of the homes to be considered in a subsequent reserved matters planning application. The application site is triangular in shape, and is very well related to the existing built up area with homes on two sides, and a 55 metre highway frontage with Smithy Wood Lane.
- 1.2 The application site was identified as safeguarded land in the 2000 Barnsley Unitary Development Plan (UDP). The 2012 Draft Sites and Places Plan identified the site as suitable for the development of housing. The 2014 Local Plan Consultation Draft identified the site as suitable for 36 homes. Adopted and draft planning policies have therefore recognised the site as an appropriate one for housing for at least 16 years. This application has been designed to meet the requirements of the most recent draft planning policy for the site.
- 1.3 The 2011 Core Strategy states that the site and the surrounding built up area is part of Urban Barnsley. This is recognised as the most sustainable location for new housing in the Borough.
- 1.4 This planning application is informed, and supported by work on ecology, foul and surface water drainage, land contamination, ground conditions, a transport statement, a tree survey, and an indicative housing layout. This work has not identified any constraints to the development of the site for housing.
- 1.5 Using the site for housing will help to address the deficiency in the Boroughs housing land supply. This report and the other supporting documents demonstrate that the development will fulfill the social, economic and environmental requirements of sustainable development set out in national planning policy.
- 1.6 This design and access statement is in several parts. The first part deals the description and context of the development, relevant planning policy is set out, then

design issues, material planning considerations and access issues are addressed. Planning policy and the use of planning conditions and obligations are covered in this document so a separate planning statement is not required.

## 2.0 Site Description and Planning History

### Site Description

- 2.1 The site is 1.11 hectares in size and is triangular in shape. The site is in agricultural use having most recently been used for arable production. The land slopes gently from west to east, and the southern part of the site slopes to the south. The highest point of the site is on the western boundary.
- 2.2 There are no buildings or structures in the site. Smithy Wood Lane runs along the north eastern boundary of the site. The northern part of the Lane is an asphalt adopted road. The 55 metre long site frontage to this section of road provides the opportunity for a vehicular access into the application site. The southern part Smithy Wood Lane is an unmade bridleway that continues on south of the application site, and which links into the wider rights of way network. The northern part of the boundary of the application site with Smithy Wood Lane is a short section of hedge that was topped at 1.5 metres tall, and which has now become taller and overgrowth. The remainder of the north eastern boundary is a close clipped field hedge, a field access into the site, or an overgrown fence and wall. There are some trees along the southern part of the boundary with the Lane. To the north east of the site beyond Smithy Wood Lane are a mix of modern two storey houses and bungalows. The road junction of Smithy Wood Lane and Bradwell Avenue is to the north east of the site.
- 2.3 To the east of the application site are the rear gardens of two storey semidetached homes that face Intake Crescent. The eastern boundary of the site is predominately privet hedging, with a few sections of garden wall and fence.
- 2.4 The southern boundary of the site is not marked on the ground, and is part of a wider arable field that extends to the south. The southern boundary of the proposed development reflects the boundary shown on the Unitary Development Plan Proposals Map between the Safeguarded Land and the Green Belt.
- 2.5 The wider area contains a variety of homes with the oldest in the vicinity being a

terrace on the corner of Smithy Wood Lane and Saville Road. Around the site are more modern semidetached, and detached two storey homes and bungalows.

### **Planning History**

- 2.6 There is no relevant planning application history for the site.
- 2.7 The 2000 UDP identified the site as safeguarded land. The land was intended to be kept outside the Green Belt and safeguarded in its existing use until it was required to be developed.
- 2.8 The 2012 Draft Development Sites and Places Document proposed the application site for housing. The site was identified with the reference BAR28. It was proposed for 47 homes, at a density of 42 dwellings per hectare. The site was to include an element of low density housing, and a wildlife corridor was to be provided along Smithy Wood Lane.
- 2.9 The 2014 Local Plan Consultation Draft identified the site for 36 homes at a density of 32 dwellings per hectare. The site specific planning policy proposed a buffer along Smithy Wood Lane to provide a wildlife corridor, or allowed an alternative wildlife corridor scheme which would adequately mitigate any loss on the Smithy Wood Lane boundary.
- 2.10 The history shows that the development potential of the land for housing has been recognised in the preparation of the 2000 UDP, at the UDP Examination, and twice by the Borough Council in the draft development plan. This planning application addresses the requirements of the draft policies for the site.

### **3.0 Planning Application Description**

- 3.1 The planning application is an outline application for up to 36 homes with the principle vehicular access leading into the internal road submitted in detail. The layout, scale, appearance and landscaping are detailed matters that will be dealt with in a later reserved matters planning application.
- 3.2 The planning application is supported by an indicative layout. This shows 36 homes on the site, served by an internal road that has been tracked to demonstrate it can accommodate a refuse lorry. The layout demonstrates that the development proposed in the latest draft development plan can be accommodated on the site with the Councils required parking and space standards. The indicative housing mix is 10 two bed homes, 20 three bed homes and 6 four bed homes. This mix can be varied at the reserved matters stage to meet Council requirements. The indicative layout demonstrates that a range of house types can be delivered on the site.
- 3.3 The indicative layout shows that the existing trees on or around the site can be retained except where a new footway could extend along the edge of the highway to the north of the vehicular access. The width of the Smithy Wood Lane bridleway and the bank to the side that contributes to the wildlife corridor can be retained in the development. The loss of the section of hedge required to provide the access and the new footway can be compensated for with a landscape buffer along the southern boundary of the site that could extend for 150 metres.

## 4.0 Planning Policy

4.1 Relevant planning policy is contained in the National Planning Policy Framework (The Framework), the National Planning Practice Guidance (NPPG), the UDP, and the Barnsley Core Strategy September 2011. As set out above draft planning policy is contained in the 2014 Consultation Draft Local Plan. The Council has the following relevant supplementary planning documents and advice notes:

- Designing New Residential Development;
- Parking;
- Open Space Provision on New Housing Developments;
- Sustainable Location of Housing Sites;
- Financial Contributions to School Places.

### National Planning Policy Framework

4.2 The Framework includes a number of policies relevant to this application and provides support for the timing, location, scale and design of development proposed in this application.

4.3 The Framework states that there are three dimensions to sustainable development, being an economic, social and environmental role.

- *“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 At the heart of decision making is The Framework’s presumption in favour of sustainable development which means for decision-taking that *“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.”*
- 4.5 Decisions should take account of whether the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, safe and suitable access can be achieved. *“Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.”*
- 4.6 Paragraph 47 states that local planning authorities should *“boost significantly the supply of housing.”*
- 4.7 Paragraph 49 includes requirements for housing proposals to: *“be considered in the context of the presumption in favour of sustainable development.”* Importantly *“relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”*
- 4.8 Paragraph 50 includes the requirement to: *“deliver a wide choice of high quality homes, including affordable homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.”*

- 4.9 Section 7 Requiring good design sets out design policies in paragraphs 56 to 68. Significant importance is attached to design. Developments should function well and add to the quality of the area, establish a sense of place, optimise the potential of the site to accommodate development, sustain a mix of uses, support local facilities and transport networks, respond to local character and history, create safe and accessible environments, be visually attractive.
- 4.10 Paragraph 118 on the natural environment states that when determining planning applications local planning authorities should aim to conserve and enhance biodiversity by preventing significant harm from development.
- 4.11 On decision taking the Framework states that local planning authorities should approach decision taking in a positive way and should look for solutions rather than problems.

### **National Planning Practice Guidance**

- 4.12 In respect of prematurity The NPPG states that this is unlikely to justify a refusal of planning permission other than where it is clear that the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. To be premature a planning application must be both so substantial and its effect so significant that it would undermine the plan making process, and the emerging plan should be at an advanced stage.

### **Barnsley Unitary Development Plan 2000**

- 4.13 The UDP policies are now dated and many have been superseded by those in The Framework. Policies DO6/GS10 state that: *“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 proposes that development on the land in question.”*

## Core Strategy September 2011

- 4.14 The Core Strategy contains a number of housing policies. Policy CSP 8 “The Location of Growth” states that Urban Barnsley which includes Dodworth as set out in paragraph 7.9 *“will be expected to accommodate significantly more growth than any individual Principal Town to accord with its place in the settlement hierarchy.”* Paragraph 7.12 says that: *“homes will be distributed amongst the town’s neighbourhoods using greenfield and previously developed safeguarded sites in proximity to good bus services.”* Policy CSP 9 “The Number of New Homes to be Built” states that at least 21,500 additional homes should be built between 2008 and 2026, and that a minimum 5 year supply should be maintained. Policy CSP 10 “The Distribution of New Homes” states that 9800 homes should be built in urban Barnsley in this period. Policy CSP 14 “Housing Mix and Efficient Use of Land” states: *“housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities....a minimum density of 40 dwellings per hectare will be expected...lower densities will only be supported where it can be demonstrated they are necessary for need, viability or sustainable design reasons.”* CSP15 “Affordable Housing” requires 25% affordable housing to be provided on housing developments in Dodworth.
- 4.15 Other relevant Core Strategy policies are CSP1 which seeks to limit the effects of climate change. CSP3 which states that the preference in developments is for sustainable drainage. CSP4 which seeks to reduce the impact of flooding. CSP5 which sets out a requirement for the use of renewable energy in housing developments. CSP25 expects development to be located where it will be accessible by sustainable methods of travel and to encourage sustainable travel. CSP26 states new development should have safe, secure and convenient road access. CSP29 should deliver good design. CSP35 states that developments should accord with the Councils Green Space Strategy. CSP36 states that developments will be expected to conserve and enhance biodiversity. CSP39 requires contamination reports that assess the potential for contamination and which set out actions which must be taken to allow the development to go ahead safely. CSP40 states that development will be required to demonstrate that it will not increase pollution including surface

water or groundwater pollution, or light pollution. CSP42 states that developments must contribute to necessary on, or off site, infrastructure.

### **Supplementary Planning Documents and Planning Advice Notes**

- 4.16 'Designing New Residential Development' sets out the design standards that will apply to the consideration of planning applications for new housing development, including minimum dwelling separation distances between new and existing properties. 'Parking' states that the parking standards for new housing development shall be 1 space for dwellings under 3 bedrooms in size and 2 spaces for 3 bed dwellings and above. 'Open Space Provision on New Housing Developments' states that provision will be expected on all developments of 20 or more dwellings or more. Planning Advice Note 30 'Sustainable Location of Housing Sites' is that a housing development sustainability check list should be considered on all housing developments proposed in the Borough above 0.4ha. PAN 33 'Financial Contributions to School Places' states that a financial contribution will be needed for planning applications for housing developments where the scheme provides 20 or more homes, and there is insufficient capacity in local schools.

## **5.0 Opportunities and Constraints**

- 5.1 The site provides the opportunity of developing land well related to the built up area of Urban Barnsley, an area which is sustainably located at the top of the settlement hierarchy in the Borough. The site is provided with good road access, and sustainable transport and other services are available nearby. The site is open arable land with no features within the boundaries to constrain development.
- 5.2 The development is constrained by the shape of the site, the trees in neighbouring gardens, and along Smithy Wood Lane, and the requirement to provide landscaping on the southern boundary.

## **6.0 Design**

- 6.1 In line with the guidance on writing design and access statements the following design details are considered: the use, layout, amount, scale, appearance, materials, trees, landscape, and crime prevention.

### **Use**

- 6.2 The site is very well related to the built up area of Dodworth which the Core Strategy and draft Local Plan identifies as part of Urban Barnsley. This is the highest settlement in the Boroughs hierarchy. The sites potential for housing has been identified since its inclusion in the 2000 UDP as safeguarded land. The site has houses along two of its three boundaries making it a logical housing site. The agricultural tenant is keen to give up farming the land due to the problems of litter and trespass that result from its location on the edge of Dodworth. Evidence of this that has previously been submitted to the Council by the site landowner in support of development plan representations is set out in Appendix 1.

### **Layout**

- 6.3 Layout is a reserved matter so the application is supported by an illustrative layout demonstrating how the development may be laid out. The layout shows that 36 homes of between 2, 3 and 4 bedrooms can be developed on the site. The layout shows that an internal road, with footpaths on both sides can be created to adoptable standards which can accommodate a refuse vehicle.
- 6.4 The illustrative layout proposes a terrace of homes set back behind front gardens fronting Smithy Wood Lane to the north west of the new vehicular access. This reflects the pattern of development along Smithy Wood Lane of homes with front

gardens facing the Lane. Within the application site the layout responds to the shape of the site. Homes face the internal road, and have front gardens capable of providing appropriate levels of street parking.

6.5 The layout demonstrates that the minimum separation distances of 21 metres between the rear walls of adjacent homes, and 10 metre long rear gardens can be obtained. The rear garden boundary of the homes that would back onto Smithy Wood Lane would be the existing wall or fence that marks the boundary of the lane.

6.6 The layout shows 3 and 4 bed lower density homes in larger plots along the southern boundary to give a softer edge to the development. The homes backing onto Smithy Wood Lane can be designed to retain the bank that runs along the Lane. The southern boundary can be landscaped with a hedge and trees which will link the trees along Smithy Wood Lane with those to the south of Intake Crescent.

### **Amount**

6.7 The amount of homes follows the guidance given in the 2014 Local Plan Consultation Draft that the site can accommodate 36 homes. This is lower than the minimum density suggested in policy CSP 14 however it accords with the density provided in the 2014 Local Plan Consultation Draft. This draft document recognised that some sites were better suited to a lower density. At 32 dwellings per hectare the density is higher than the surrounding area, but the density now proposed is more in keeping with the character of the local area, and with the types of homes found in the local area, than the 42 dwellings per hectare density development suggested in the 2012 Draft Development Sites and Places Document.

## **Scale, Appearance, and Materials**

- 6.8 These issues will be dealt with by reserved matters. The indicative layout shows that 36 homes proposed can be provided by developing two storey properties which will reflect the established character of the local area. The appearance and materials will reflect surrounding styles so that the development accords with the local character.

## **Trees and Landscape**

- 6.9 The planning application is supported by an arboricultural report. This was prepared in advance of the indicative layout, in order that the layout could demonstrate how trees around the site edges were to be retained and protected. The trees and hedges around the site can be retained in any development. The exception is the section of hedge that will have to be removed to allow the vehicular access to be created, and the section of hedge that will have to be removed to allow homes to front Smithy Wood Lane. The hedge to be removed is in part a close clipped hedge of some 1.5 metres high, and section of similar hedge that has been allowed to grow, and a single Ash tree. The sections of hedge to be removed are 45 metres long and are graded category C in the arboricultural report. This category recognises that the trees and hedge can be removed to allow development. The removal of this section of hedgerow will be compensated for by a significantly longer section of new landscaping some 150 metres long which will extend along the southern boundary. The details of the southern boundary landscaping will be provided in the reserved matters application.

## **Crime Prevention**

- 6.10 The outline layout shows that a design can be prepared that ensures that all public areas are overlooked by several homes. Boundary treatments can be specified to

identify private areas. Further details can be provided at the detailed design stage.

### **Design Conclusion**

- 6.11 The layout demonstrates that a suitable residential development can be created that accords with the requirements of national and local planning policy and that the requirements of The Framework section 7, and policy CSP29, and the Designing New Residential development SPD can be achieved.

## 7.0 Planning Assessment

### Principle of Development

- 7.1 The principle of housing development is supported by the UDP allocation of safeguarded land, and the 2014 and 2014 draft development plans. The Council is stating (January 2016 Planning Regulatory Board agenda) that new housing development would *“contribute towards addressing the deficiency in the 5 year housing land supply.”* If there is no 5 year housing land supply then paragraph 49 of The Framework states that local housing supply policies are out of date and the planning applications should be considered against the presumption in favour of sustainable development. Regard should be had to paragraph 47 of The Framework which seeks to *“boost significantly the supply of housing.”*
- 7.2 The NPPG states that refusal on the grounds of prematurity will only be justified when there are clear adverse impacts of granting permission. To be premature the development must be so significant that it would undermine a development plan that is at an advanced stage. As this Statement and the documents supporting the planning application demonstrate there are not clear adverse impacts of granting planning permission. Instead there is the benefit obtained by developing a sustainable site. The development plan is not at an advanced stage and the development is not so large it would undermine the Boroughs development plan. The application accords with the UDP and the emerging development plan and meets the requirements of policies CSP8, CSP9, CSP10 and CSP14.
- 7.3 The principle of developing safeguarded land in the area was accepted with the approval of planning application 2012/0861 at Bamford Close, Dodworth. Here it was concluded by the Borough Council that the UDP was out of date compared to The Framework, and that the Core Strategy supported development in Urban Barnsley so the development of safeguarded land was acceptable.

## **Market and Affordable Housing**

- 7.4 The development can provide affordable homes on site to accord with policy CSP15. The mix of affordable and market homes can be decided at the reserved matters stage so that the development will meet the requirements of policy CSP14.

## **Landscape and Visual Impact**

- 7.5 The site is very well related to the existing settlement edge with housing on two sides. To the south of the site the land slopes down. The site flattens out north of the southern development edge. In views from outside the site the development on the application site will be seen in the context of the existing development immediately surrounding it, and the Strafford Industrial Park in the foreground which will significantly mitigate its impact.
- 7.6 The site is visible in views from the south but importantly so are the adjacent houses in Dodworth that immediately surround the site. Development in other parts of Dodworth is also visible the south of the site as is the built up area of Barnsley and tall buildings in the centre of Barnsley. When the site is viewed from the south the sizeable industrial buildings and open storage of the Strafford Industrial Park are also visible in the foreground. The proposed development will not have an impact as significant development is already visible in this area. New development on the application site will be seen in the context of the existing development in Dodworth, Barnsley and the surrounding area. The visual impact of the development on the application site will therefore be minimal as in any long views the new development will not extend forward of the existing development. It will merely fill in a gap in between the existing development so it will be difficult to discern the impact of any the new development.
- 7.7 The new development is well placed to enhance the existing landscape features. When viewed from the south the hedgerow to west of the site that runs to the south of Intake Crescent, and the hedgerow along Smithy Wood Lane to the south of the site are prominent. Linking these two hedgerows with new landscaping along the southern boundary of the site, as shown on the layout would enhance the visual value of the local hedges and their value as wildlife corridors. This landscaping would

mitigate views of the development and the existing built up area of Dodworth from the south, and would over time enhance the rural landscape character by screening existing development in Dodworth from southern views. The development if well designed would therefore have a beneficial impact on landscape character.

## **Ecology**

- 7.8 A Phase 1 Habitat Survey accompanies the planning application. This survey concludes that *“the habitats on site are considered to be of a low ecological value with regards to a local and regional context. No notable or protected floral species were noted within the site boundary which consisted largely of an arable field with a species poor hedgerow on two sides.”* The development has been designed to retain as much of the hedgerow as possible. The new southern hedgerow will provide a significant new length of hedge. The development therefore accords with The Framework paragraph 118, and policy CSP36.

## **Parking**

- 7.9 The accompanying Transport Statement sets out in detail from paragraph 4.9 onwards that the development can be provided with parking to meet the Borough Councils requirements. This satisfies the Councils Supplementary Planning Document on Parking.

## **Flood Risk**

- 7.10 The planning application is accompanied by a flood risk assessment which concludes that *“given the site is located in flood zone 1 and its elevation above flood zone 3. The residual risk is considered to be insignificant as the site is not at risk of flooding and a dry access can be provided at all times.”* This addresses the requirements of policy CSP4.

## **Foul and Surface Water Drainage**

- 7.11 There is an existing foul sewer in Smithy Wood Lane, and the development will be provided with a pumping station that can ensure that sewerage from the development reaches the sewer.
- 7.12 The permeability of the site has been tested and the ground conditions are not suitable for soakaways. In one area of the site the ground is more permeable such that it could be suitable for permeable paving but not for soakaways. The use of permeable paving can be investigated at the reserved matters stage to ensure that every opportunity to use sustainable drainage has been taken. As there are no ditches or watercourses in the area it is proposed to discharge to the surface water to the surface water sewer that runs parallel to Smithy Wood Lane. Final details of the discharge amounts and rate can be required by a planning condition so that they are agree at the detailed design stage. This assessments meets the requirements of policy CSP3 for developments to assess the use of sustainable drainage.

## **Land Contamination**

- 7.13 A Geotechnical Investigation accompanies the planning application. This concludes that no significant contamination is anticipated due to the agricultural use of the site. An intrusive survey is recommended which can be required by a planning condition after outline planning consent is obtained. This will satisfy planning policy CSP39.

## **Coal Mining**

- 7.14 Correspondence with Paul James the Principle Mining Engineer at Barnsley Council (this correspondence is set out in the appendixes of the Geotechnical Report) and the Geotechnical Investigation that supports this planning application have concluded that the development of the site should not be constrained by coal mining. The correspondence and Geotechnical Investigation suggest that further ground investigation is carried out following the grant of outline planning consent.

## **Open Space**

- 7.15 In accordance with CSP35, CSP42, and the Open Space Supplementary Planning Document open space must be provided by developments of over 20 homes. In discussions with planning officers it was suggested that an offsite commuted sum would be appropriate in this case. This could be spent on improving local facilities. The existing open space on Saville Road which includes an equipped play area is only 145 metres from the entrance to the application site via Bradwell Avenue and Calver Close, and the footpath from Calver Close to the open space. From the southern edge of the development the open space is only 245 metres away.

## **8.0 Access and Highways**

8.1 The accompanying Transport Statement assesses issues identified by Council officers. The Statement concludes that in the context of the guidelines within paragraph 32 of The Framework it is considered that there are no residual cumulative impacts in terms of highway safety, or the operational capacity of the surrounding transport network, and therefore planning permission should not be withheld on transport grounds.

8.2 The site is very accessible by public transport and is a short distance from bus routes. We attach a plan in Appendix 2 prepared by the South Yorkshire Passenger Transport Executive that shows the site is graded green so is in their view within a suitable walking distance of public transport services. There are a wide range of facilities within Dodworth itself, and many nearby, as shown on plan W100A in Appendix 3. The facilities in area 1 are public open space and a play area, a parade of shops (300 metres away via Calver Close) including a general store, butchers, hairdressers and a take away and the Gilroyd Social Club. In area 2 is primary school, care home, and church. Both these areas are around 650 metres away which puts them within an easy walking and cycling distance. Dodworth High Street (area 3) and the surrounding area has a good range of facilities including a music shop, accountants, architects, hair and nail salon, cafe, pub, jewellers, general store, post office, NHS medical centre, chiropractic clinic, hairdressers, sandwich shop, antiques shop, supermarket, takeaways, library and shoe shop. Beyond the junction with the High Street and North Green Road are further shops. These shops listed above are around 750 metres from the site. Elsewhere in Dodworth is a second primary school, two churches, further pubs, sports pitches and social clubs and a children's nursery. Employment areas in Dodworth to the north of the site and the Strafford Business Park to the south of the site are within walking distance.

## 9.0 Local Consultation

9.1 The development of the application site for housing has been consulted upon recently in 2012 and 2014. The consultation into the 2014 draft Local Plan proposal to allocate the application site for housing received 9 representations. These were 8 objections, and support from the landowner. A number of issues were raised by objectors, and where possible the comments raised have been taken into account in the preparation of this planning application.

9.2 Objectors considered that the site was considered unsuitable for aspirational housing due to the access, and houses were reported to be difficult to sell in the area. Our clients agents report a number of homes have sold in the immediate area in recent years so there is clearly a demand for the type of housing available in the area.

9.3 Brownfield sites were preferred for development, however the Council has accepted that to provide the numbers of houses required in the Borough greenfield sites are needed.

9.4 There were objections to the loss of Green Belt, and concern over the merging of settlements. The site is outside the Green Belt, and a development of the scale proposed will not lead to the merging of settlements.

9.5 To address highway safety and traffic issues advice has been taken from the Borough Council highways officers and a Transport Statement has been prepared to inform the design of the development so that the vehicular access is safe and so that the surrounding roads are not adversely affected by the development. Objectors were concerned over the loss of trees. The application site has very few trees, and a tree

report was prepared to inform the design so that as many trees and hedges as possible could be retained. The creation of a new 150 metre landscape belt along the southern boundary will increase the amount of trees and hedges in the area.

9.6 Objections were made to the lack of existing infrastructure, for example shops and schools, to pollution, and piecemeal development. The Boroughs existing and emerging planning policy provides a plan that directs development to Barnsley and Dodworth because it has the best range of shops and services in the area. This policy avoids piecemeal development across the Borough, and reduces pollution by concentrating development in appropriate areas. If necessary the Council can require contributions from developers to ensure that local schools have capacity for children from new developments.

9.7 Objections were raised to the loss of views, the devaluation of existing properties. These are not matters that can be taken into account in the consideration of a planning application however, good design in accordance with national and local planning policies will protect residential amenity.

9.8 Fears were raised of an increase in crime and anti-social behavior. The new homes will be designed at the reserved matters stage to ensure that opportunities for crime are minimised.

## **10.0 Planning Obligations**

- 10.1 The development will provide 25% affordable housing as required by policy CSP15.  
As this planning application is in outline this can be required by planning condition.
- 10.2 On offsite contribution to open space can be provided in accordance with the Councils Open Space Supplementary Planning Document, planning law and rules about pooled contributions.
- 10.3 A contribution towards school places can be provide if required in accordance with the Councils advice note on Financial Contributions for school places, planning law and rules about pooled contributions.
- 10.4 Planning conditions can require further details of the landscaping, foul and surface water drainage. Conditions can require intrusive investigation to guide any mitigation of land contamination and coal mining.

## 11.0 Conclusion

- 1.1 The development of the application site for housing is supported by the UDP allocation of safeguarded land, and the 2014 and 2014 draft development plans. The Council has stated in committee reports on other recent housing applications that new housing development would *“contribute towards addressing the deficiency in the 5 year housing land supply.”*
- 1.2 If there is no 5 year housing land supply then paragraph 49 of The Framework states that local housing supply policies are out of date and the planning applications should be considered against the presumption in favour of sustainable development. Regard should be had to paragraph 47 of The Framework which seeks to *“boost significantly the supply of housing.”*
- 1.3 The development will meet the three objective of sustainable development set out in The Framework. The economic role will be met by bringing forward land in the right place for development that has been identified as suitable for housing in 2012 and 2014 drafts of the Local Plan. The development will support local businesses and will generate jobs and work for local businesses during construction.
- 1.4 The social role of sustainable development is met by providing housing to meet the needs of present and future generations on a well located site. The environmental role is met by protecting and improving biodiversity on the site with new tree and hedge planting, and where possible by protecting existing hedges and trees. The development of a site which is well located in the largest settlement in the Borough supports the move to a low carbon economy.
- 1.5 As set out in The Framework planning permission must therefore be granted *“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.”* As the work carried out in support of this planning application, and the Councils own work in the preparation of the draft development plan demonstrates that the benefits of the development are clear, and any adverse impact can be mitigated or minimised.

## Appendix 1 – Tenant Letter

Sent 11/09/2012 22.44

David

Comments of Land on Smithywood Lane

Sorry for delay in returning your e-mail, we have been busy harvesting.

I have been a tenant farmer on the land off Smithywood Lane for over 30 years and in this time have never harvested a full crop. This is typical urban fringe land. Trespass, bike wheels, beer cans and bottles which lead to damage to forage harvester glass etc. in silage fed to cattle.

The land being adjacent to Gilroyd playing field with its swings, slides and football pitches children still prefer to make camps and fires in our crops.

This land is a nightmare to farm and would not be a loss to agriculture or the viability of this farm.

Regards

Eric Danforth

E&D Danforth  
Saville Hall Farm  
Saville Hall lane  
Dodworth  
Barnsley  
S75 3NG

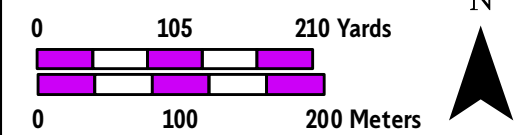
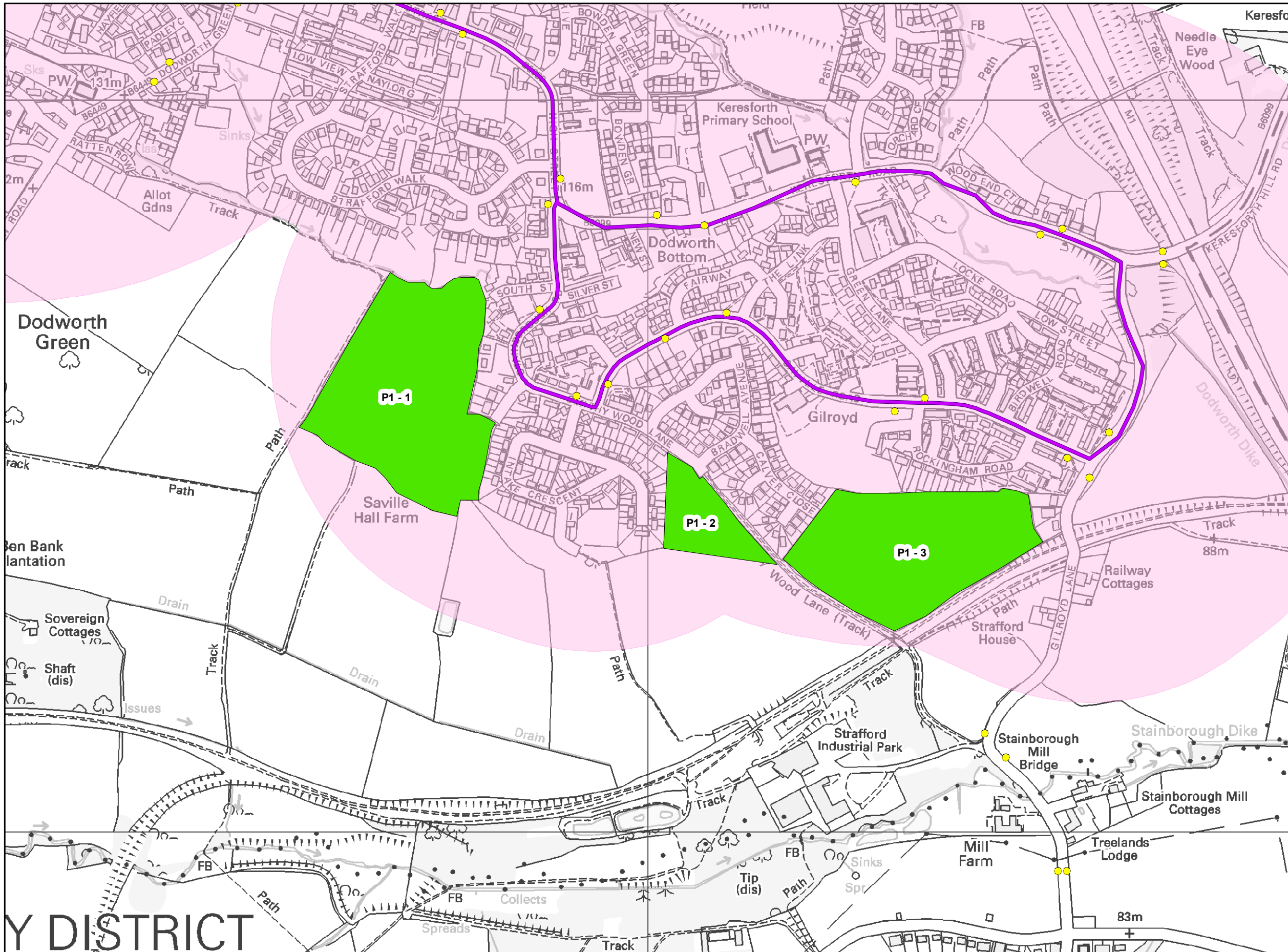
## **Appendix 2 – South Yorkshire Passenger Transport Executive Public Transport Plan**

# Dodworth P1, Sites 1, 2 and 3, Barnsley

## PAN 30: Step 3 Public Transport Accessibility

### Key

- Sites**
- LUTI**
- Green
- Red
- Bus Stops
- Core Bus Network
- LUTI CPTN Catchment
- South Yorkshire Boundaries



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## **Appendix 3 – Local Facilities and Services Plan**



**Key**

- 1, 2 & 3 Facilities
- Development sites
- Other land owned by the Wentworth Nominee Trustees

0      100      200

**Metres**

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Project: E111 Wentworth Trustees

Drawing title: Dodworth location plan

Drawing no: W100 A

Rev.0      Date: Dec 2014

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