

**Thurnscoe Bridge Lane,
Thurnscoe**
Planning Report

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CODA Planning

**CODA
Planning**



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Appendices

Appendix 1 - Flood Risk Planning Map Extract

1. Introduction

- 1.1. This supporting statement accompanies an application submitted to Barnsley Metropolitan Borough Council seeking outline planning consent for residential development in accordance with the Town and Country Planning Act 1990 (as amended). The application is made by CODA Planning on behalf of Jaguar Estates & Wortley Construction.

Context

- 1.2. The site to which this application relates is:
- Vacant land to the east of Thurnscoe Bridge Lane
Thurnscoe
South Yorkshire
- 1.3. This application is made in outline with all matters reserved except access. This leaves appearance, landscaping, layout and scale for consideration by way of a reserved matters application later.

Planning Package

- 1.4. The application comprises the following components:
- Appropriate forms, notices and certificates [CODA Planning];
 - Supporting Planning Statement [CODA Planning];
 - Thurnscoe Part 2- Design and Access Statement [CODA Studios];
 - '2887-001-Site and Location Plan' [CODA Studios]; and
 - The required third party support documents;
 - Preliminary Ecological Appraisal [Whitcher Wildlife];
 - Phase I Environmental Assessment [Ground Direct]; and
 - Transport Statement [SCP].

Development Rationale

- 1.5. The proposal is situated on a large irregular shaped parcel of land. It sits at the edge of Thurnscoe and is within walking distance to a variety of services and public transport options.
- 1.6. As included in the adopted Barnsley Local Plan (2019), the site is in an area allocated for housing. This means the principal of residential development on the site is established.

- 1.7. As such, outline planning permission for residential development (C3) is sought with all matters reserved except access. These will be addressed in a subsequent reserved matters application.
- 1.8. In order to be appropriate for its setting, the development:
- Contains ample landscaping;
 - Is designed to reflect surrounding residential (C3) densities; and
 - Provides adequate highway access to the Thurnscoe Bridge Lane.
- 1.9. Accordingly, the proposal responds well to its surroundings in terms of scale, urban grain and layout.
- 1.10. This proposal will have the following benefits:
- The provision of high-quality housing for the town of Thurnscoe and wider Barnsley area;
 - Location near bus and rail networks, reducing dependency on the private car;
 - A larger and more mixed local community to support for the local economy of Thurnscoe; and
 - Sustainable housing development on a site defined by the council as suitable for such.
- 1.11. Further detail on the development proposal is provided in Section 3.

Report Structure

- 1.12. This statement provides a description of the site and surrounding area (section 2) before providing details on the site's relevant planning history (section 3).
- 1.13. Section 4 of this statement provides a description of the planning policy context of the proposal, whilst Section 5 provides an assessment of the proposed development against the planning policy context.
- 1.14. Conclusions on the suitability of the proposal are drawn in Section 6.
- 1.15. The requisite application fee (£5,082) for this planning application is to be paid via the Planning Portal.

2. Site and Surrounding Area

Site

- 2.1. The application site constitutes an irregular shaped flat parcel of land adjoining Thurnscoe Bridge Lane.
- 2.2. The location of the site is shown on the plan at Figure 2.1.
- 2.3. The site is largely overgrown and has no current structures on site.

Figure 2.1 – Site Location



Surrounding Area

- 2.4. The surrounding area is characterised by a mix of uses including industrial uses, semi-detached residential development and open countryside.
- 2.5. The site is located to the south of Thurnscoe with good access to local services, facilities and public transport.
- 2.6. The site has excellent access to the Thurnscoe Road Lane providing direct access to the nearby A635.
- 2.7. The entirety of the site is located in Flood Zone 1, meaning flooding is very unlikely and a Flood Risk Assessment does not need to be undertaken.
- 2.8. In terms of heritage, the site is not in a conservation area or located near any listed buildings.

3. Development Context

Development Proposals

Land Uses

- 3.1. The planning application is for:
- “Outline consent for the erection of residential dwellings with all matters reserved except access”*
- 3.2. This proposal is for dwellinghouses (C3) land use.
- 3.3. Dwellinghouse land use (C3) is as defined by the Town and Country Planning (Use Classes) Order 1987 as:
- “Use as a dwellinghouse (whether or not as a sole or main residence) —*
- (a) by a single person or by people living together as a family, or*
- (b) by not more than 6 residents living together as a single household (including a household where care is provided for residents).”*

Physical Arrangements

- 3.4. The site area is 1.10 hectares.
- 3.5. Pedestrian and vehicular access is gained to the west from one entrance on Thurnscoe Bridge Lane. Thereafter the road turns left then right. This access is safe, legible and provides good visibility on Thurnscoe Bridge Lane.
- 3.6. The adjacent land use is predominantly terraced and semi-detached housing. This mirrors the variety of housing included for the proposal.
- 3.7. Tree planting and landscaping will provide screening from Thurnscoe Bridge Lane and the existing tree line along the eastern and southern boundaries of the site.
- 3.8. Appropriate levels of cycle parking provision will be provided on site.

Viability and Delivery

- 3.9. The application site is located within Thurnscoe and forms part of a wider allocation for residential development. Ordinarily, the development would be subject to S106 and Community Infrastructure Levy (CIL) obligations and requirements.

Community Infrastructure Levy

- 3.10. Barnsley Council has yet to adopt a CIL Charging Schedule. However, the associated evidence base indicates that Thurnscoe is a low value area where viability is marginal. Although not adopted the draft Charging Schedule suggested no charge for residential development in Bolton, Goldthorpe & Thurnscoe Area.

- 3.11. The Barnsley MBC Affordable Housing and CIL Viability Summary Update Study – November 2014 found that in all scenarios the Bolton, Goldthorpe and Thurnscoe area delivered negative returns based on appraisals which included full S106 requirements. The area is the least viable area for development within Barnsley.

S106 and Site Development Costs

- 3.12. The site is effectively a continuation of the development to the north of the site [Phase 1]. In constructing this development, the developer was required to undertake substantial additional work to upgrade infrastructure, in this already marginal locality, including:
- Drainage pumping station at cost of £75,000;
 - S278 works in the region of £152,000;
 - Public open space contribution of circa £40,000; and
 - Improved and upgraded bus stop on Thurnscoe Bridge Road.
- 3.13. The site the subject of this application will require substantial additional works including a substantial cost of £115,000 for power supply to the site. This would be in addition to any S106 costs which we would anticipate being:
- Affordable Housing at 15% on sites over 10 = 3 dwellings;
 - Open Space at 15% of gross development area or if off site = £60,948;
 - Education (assuming there is no existing capacity) = £160,000; and
 - Sustainable Travel = £26,000.
- 3.14. This also does not include any unforeseen design and delivery costs which may transpire as the development moves forward.
- 3.15. In summary, due to the marginal viability of development in this location, as evidenced in the CIL Inspectors Report, the development of this site will not be in a position to contribute towards any S106 requirements requested by the local planning authority in relation to affordable housing; education; open space or sustainable travel. This situation is likely to proliferate, and even worsen, over the next 12 months as the effects of the COVID-19 crisis are reflected in the construction industry and the housing market generally. Thurnscoe has always been a marginal area for housing values and the delivery of this site remains challenging even in normal circumstances.

Relevant Planning History

- 3.16. The site has no relevant planning history.

4. Planning Policy Context

Context

- 4.1. The application stands to be considered under section 38(6) of the Planning and Compulsory Purchase Act (2004) as amended which states:

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

- 4.2. For the purpose of this exercise the Barnsley Development Plan comprises the Barnsley Local Plan only. The Barnsley Local Plan (adopted 2019) formally consists of the Adopted Local Plan and the supplementary Policies Map.

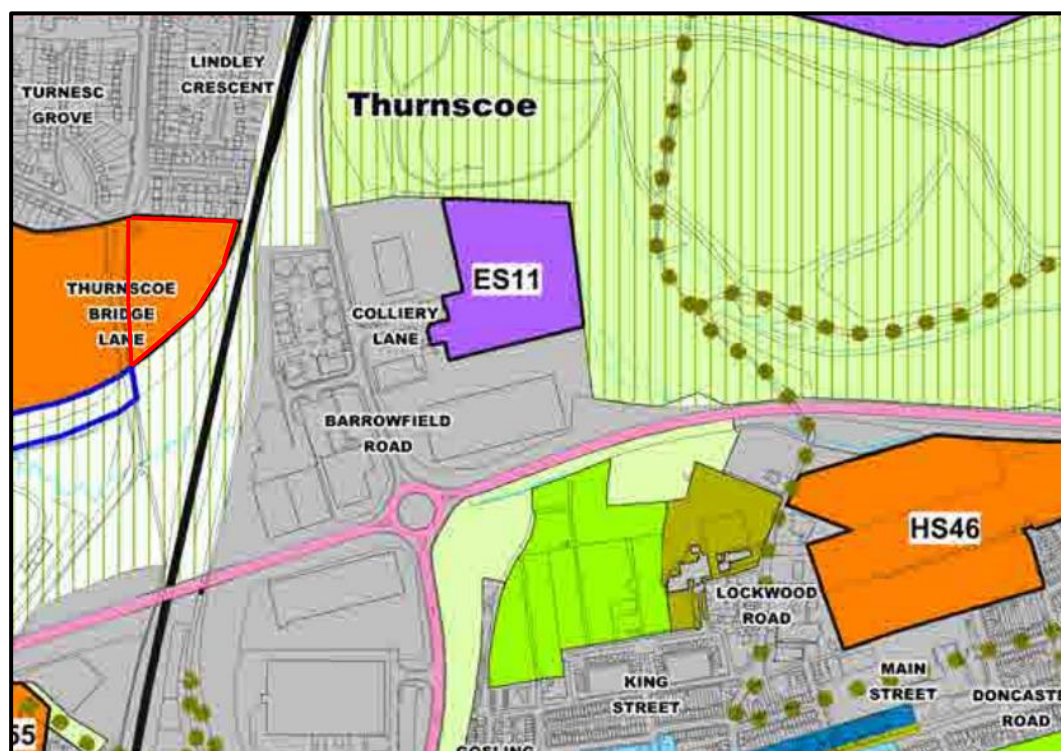
Barnsley Local Plan

- 4.3. The following policies are those most pertinent, and which carry weight, in the consideration of the application.

Allocation HS52- Land west of Thurnscoe Bridge Lane and south of Derry Grove

- 4.4. The site forms part of the site allocation (HS52) shown in the Policies Map. The site is allocated for housing.

Figure 4.1.



4.5. The text to allocation HS52 states:

"The development will be subject to the production of a masterplan covering the entire site to ensure that development is brought forward in a comprehensive manner.

The development will be expected to:

- Ensure that the trees and hedgerows around the periphery of the site, in particular on the southern boundary are retained; and*
- Provide off site highway enhancements. Archaeological remains are known to be present on this site.*

The site area has been reduced to allow flexibility in the development to ensure the remains can be preserved in situ if necessary."

Policy GD1 General Development

4.6. This further local plan policy states:

"Proposals for development will be approved if:

- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents;*
- They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;*
- They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land;*
- They include landscaping to provide a high quality setting for buildings, incorporating existing landscape features and ensuring that plant species and the way they are planted, hard surfaces, boundary treatments and other features appropriately reflect, protect and improve the character of the local landscape;*
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated;*
- Adequate access and internal road layouts are provided to allow the complete development of the entire site for residential purposes, and to provide appropriate vehicular and pedestrian links throughout the site and into adjacent areas;*
- Any drains, culverts and other surface water bodies that may cross the site are considered;*
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside;*
- Any pylons are considered in the layout; and*
- Existing trees that are to remain on site are considered in the layout in order to avoid overshadowing."*

Policy H6 Housing Mix and Efficient Use of Land

4.7. This policy states:

"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.

A density of 40 dwellings per hectare net will be expected in Urban Barnsley and Principal Towns and 30 dwellings per hectare net in the villages.

Lower densities will be supported where it can be demonstrated that they are necessary for character and appearance, need, viability or sustainable design reasons."

National Planning Policy Framework

4.8. The following elements of the NPPF are relevant to the determination of the application, and the development plan policies should be in accordance with these policies.

Achieving Sustainable Development- Paragraph 8

4.9. This paragraph states:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives);

- *A) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- *B) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- *C) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy".*

Achieving Well-Designed Places - Paragraph 124

4.10. This paragraph states:

"The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

4.11. The proposal is assessed against this policy context in Section 5.

5. Planning Assessment

- 5.1. This section considers the proposal against the relevant policies of the Development Plans as set out in Section 4.

Barnsley Local Plan

Allocation HS52- Land west of Thurnscoe Bridge Lane and south of Derry Grove

- 5.2. This allocation establishes the principle of housing development on the site.
- 5.3. The proposal does not cover the entire allocated site. A comprehensive masterplan for the site is therefore not required. The site the subject of this application is a discrete parcel, separate from the main area, and segregated from it by Thurnscoe Bridge Lane. The site is more properly related to the development to the north.
- 5.4. The site's existing trees and hedgerows are retained, with some additional planting.
- 5.5. The site will enhance the existing footpath along Thurnscoe Bridge Lane.
- 5.6. The proposal is therefore considered to be in accordance with the allocation.

Policy GD1 General Development

- 5.7. The redevelopment of the site for residential development to be assessed against Policy GD1 are considered below, in the context of this application for outline planning permission.
- 5.8. The plan submitted is for indicative purposes only. Impacts and relationships with adjacent development will be considered in the consideration of subsequent reserved matters submissions. [GD1-1] The consideration of landscaping will also form part of this subsequent application [GD1-4].
- 5.9. Allocation of the site for residential development confirms the suitability of the location for such uses [GD1-2] and does not impact the ability to develop any other nearby land [GD1-3].
- 5.10. The Ecological and Environmental Assessments, submitted as part of the application confirm the proposal avoids substantial effects on the environment, natural resources, waste or pollution. [GD1-5].
- 5.11. Access to the site is appropriate and included in this application submission. The internal layout will be the subject of a reserved matters submission [GD1-6].
- 5.12. The outline submission accords with the requirements of policy GD1.

Policy H6 Housing Mix and Efficient Use of Land

- 5.13. The proposal has the potential to include a mix of housing sizes and types, helping create a mixed local community. [H6-1]

- 5.14. The proposal has the potential to deliver a housing density of 46 dwellings per hectare. This density reflects the built form of the adjacent housing and avoids significant overdevelopment. [H6-3; H6-4]
- 5.15. The outline submission accords with the requirements of policy H6.

National Planning Policy Framework

Achieving Sustainable Development- Paragraph 8

- 5.16. The proposal supports the economic objectives of the NPPF by injecting investment into the local economy, providing employment opportunities, attracting new residents to the local area and generating capital receipts for the local council. This will in turn support the local economy of Thurnscoe and the wider Barnsley District.
- 5.17. The proposal supports social objectives of the NPPF in attracting and retaining new residents to Thurnscoe to add to the vitality and community of Thurnscoe. It forms a sustainable addition to the settlement and respects the existing urban grain.
- 5.18. The proposal supports environmental objectives of the NPPF in that the proposal provides high quality housing for Thurnscoe, on an allocated site that forms a sustainable extension of the existing settlement. The site is not identified as being of high environmental quality.
- 5.19. The development can therefore be considered to constitute sustainable development.

Achieving Well-Designed Places - Paragraph 124

- 5.20. The proposal incorporates thoughtful highway design with the remainder of the detailed design subject to a reserved matters submission. The indicative layout submitted as part of this application demonstrates a high-quality housing development can be delivered.

Other Material Considerations

- 5.21. The site is not located in a high flood risk area.
- 5.22. The site is in a highly accessible location, near alternative modes of transport other than the private motor vehicle.
- 5.23. The site has no flood or heritage risks.
- 5.24. The use of the site for the purpose proposed would not lead to conflict with the adjacent residential context.
- 5.25. The Phase I Environmental Assessment for this site (undertaken March 2020) found:
- *"The site is considered to represent a low risk with respect to contaminated land liability issues for existing use and low to medium risk for the proposed use."*
- 5.26. The Ecological Appraisal for this site (undertaken March 2020) found:
- *"No designated sites were identified on or near to the proposed development"*

site. Therefore, the proposed works will have no impact on any such sites."

- Further surveys for reptiles are recommended.

5.27. The Transport Statement for this site (undertaken April 2020) found:

- *"Safety does not therefore present a material concern in the context of the proposals."*
- *"It is therefore considered that the proposals are acceptable with regard to transport."*

6. Conclusion

Planning Justification

- 6.1. An application for outline planning consent has been submitted to erect residential development on the site.
- 6.2. The proposed development appropriate for the area as:
- Most fundamentally: the site has an existing allocation for residential development; therefore the principle of residential development is established;
 - The site is in a highly accessible location close to various public transport networks and cycling and walking routes;
 - Evidence from the Environmental Assessment, Transport Statement and Ecological Assessment demonstrates effects from the development are minimal;
 - The proposed use will not conflict with adjacent residential development;
 - The proposal has no flood or heritage concerns; and
 - The proposal satisfies the relevant policy from the Barnsley Local Plan, Design of Housing Development SPD and National Planning Policy Framework.

Conclusion

- 6.3. As the proposal accords with both local and national policy, as indicated by the NPPF (paragraph 11) and Section 38 (6) of the Planning and Compulsory Purchase Act (as amended) outline planning permission for residential dwellings should be granted.

Appendix 1 - Flood Risk Planning Map Extract

