

Applicant: Yelcon Construction Ltd and The Cornell Group

Description: Residential development of 83no dwellings and associated works (Revised Plans)

Site Address: Land North off Wood Walk, Platts Common, Barnsley

3 letters of objection have been received from local residents.

Site Location & Description

The site measures approximately 3.6ha in size and is positioned to the north of Wood Walk, on the edge of Platts Common. The Site previous comprised an arable field, left fallow, with improved grassland margins, and boundary hedgerows and lengths of fencing, however, since the approval of application 2021/1150 some remediation work has taken place. There are two mature trees in the southern area of the site and a plantation/woodland with dense scrub defined the eastern extent of the Site. Electricity pylons are located along the site frontage, which run in a north-east direction.

The Site is bounded by Wombwell Wood Roundabout to the east and sits between the A6195 Dearne Valley Parkway to the north, and the B6096 (Wood Walk) to the south. The urban fabric of Platts common and Hoyland is located to the southwest of the site, comprising residential and commercial development. To the south east is an area of farmland.

The site has a history of opencast mining and was previously developed as part of this activity, with a high wall running through the site.

Site History

2021/1150 - Residential development of 83no dwellings and associated works – approved subject to conditions.



11 house types were approved across the site with a total of 34no. 2 beds (41%), 19no. 3 beds (23%) and 30no. 4 beds (36%). A total of 8 affordable homes were approved onsite comprising two bedroom properties.

Proposed Development

This revised planning application still seeks full planning permission for the erection of a total of 83 dwellings, with associated landscaping, access and associated works.

Following on from the approval of application 2021/1150, and the subsequent remediation work, it was discovered the approved layout could not be built out and required re-organising due to the position of the high wall and drainage requirements. As such, the proposed scheme now incorporates an attenuation basin to the far West of the site and the previously approved central Public Amenity Space has been relocated against the basin and above a section of the highwall. Smaller pockets of POS are incorporated through the site, including the retention of the woodland to the far east. A total of 1.13 hectares of the site would be POS which equates to circa 31%.

The dwellings have been repositioned to ensure they are not built over the highwall and are distributed over a smaller area of the site. Access to the site would remain as previously approved and the internal roadway, although realigned, would remain largely similar.

In terms of the housing mix, the open market housing consists of 8no. 2 bedroom units, 48no. 3 bedroom units and 19no. 4 bedroom units. In terms of the affordable housing, 3no. 1 bedroom units, 3no. 2 bedroom units and 2no. 3 bedroom units are proposed. A total of 15no. house types are proposed



Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The Local Plan was adopted in January 2019 and is also now accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies and are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means no updates to the Local Plan, in whole or in part, are to be carried out

ahead of a further review. The next review is due to take place in 2027 or earlier if circumstances, require it.

Local Plan Allocation – site HS69 Land North of Wood Walk, Hoyland

Relevant Local Plan Policies include;

SD1 Presumption in favour of Sustainable Development

LG2 The Location of Growth

GD1 General Development

GS1 Green Space

H1 The Number of New Homes to be Built

H2 The Distribution of New Homes

H5 Residential Development on Large Non-allocated sites

H6 Housing Mix and Efficient Use of Land

H7 Affordable Housing

T3 New Development and Sustainable Travel

T4 New development and Transport Safety

D1 High Quality Design and Place Making

Poll1 Pollution Control and Protection

BIO1 Biodiversity and Geodiversity

CC1 Climate Change

CC2 Sustainable Design and Construction

CC4 Sustainable Drainage System (SuDS)

RE1 Low Carbon and Renewable Energy

I1 Infrastructure and Planning Obligations

SPD's

Those of relevance to this application are as follows:

- Design of Housing Development
- Parking
- Sustainable Travel
- Financial Contributions to schools
- Open Space Provision on New Housing Developments

Other

South Yorkshire Residential Design Guide
New Strategic Housing Market Assessment (July 2021)

NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 7 - The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 11 – Plans and decisions should apply a presumption in favour of sustainable development.

Para 59 - To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay

Para 65 - Where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership

Paras 74-77 - reiterates the importance of a deliverable supply of homes to meet the needs of the district.

Para 92 - Planning policies and decisions should aim to achieve healthy, inclusive, and safe places

Para 111 - Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Para 126 - 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.

Para 131 - trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.

Para 134 - 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Consultations

Affordable Housing – initially raised objections to the proposed 8 no. 2 bed units but the mix has since been revised.

Biodiversity – No objections subject to conditions

Coal Authority – No objections

Highways – Following amendments there are no objections subject to conditions

PROW – No objections subject to an informative.

Superfast South Yorkshire – No objections, broadband now covered under Building Regulations

SYAS – No objections due to previous mining activities

SYMAS – No objections subject to conditions

Yorkshire Water – No objections subject to a condition

Ward Councillors – No comments

Representations

The application was advertised by way of a site notice and press notice with immediate neighbours being notified by letter (181no. in total). 3 letters of objection and 1 letter raising a question have been received as a result. The main points of concern are:

- Additional pressure on local services
- Increased noise and disturbance
- Work already commenced on site
- Loss of a green space
- Negative impact on road infrastructure
- Reduced Highway safety
- Increased air pollution

Assessment

Principle of Development

The site is located within the Hoyland Principal Town Area and also on the edge of Wombwell. The significance of the site being located in the Hoyland Principal Town area is that is a priority location to accommodate growth and new residential development in spatial and sustainable development terms making it compliant with policies LG2 and H2.

In accordance with Local Plan Policy H1 'The Number of New Homes to be Built' and H2 'The Distribution of New Homes', the site is allocated for Housing under site HS69 'Land north of Wood Walk'. The development largely adheres to the site specific policy in that it retains the broadleaf plantation to the East and dense scrub to the West, it retains the Ash tree to the centre of the site and has assessed and retained hedgerows where possible. The policy also requests potential archaeological remains to be fully assessed, however, given the extensive past open cast mining on the site, South Yorkshire Archaeological Service has raised no objections to the sites development and requires no additional information or conditions.

Furthermore, the principle of 83no. dwellings on the site has previously been established under planning application 2021/1150. This application relates to a redesign of that approved development due to further information being received regarding ground conditions, which highlighted the approved application could not be built out.

Local Plan Policy H6 states Housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. The development, as was the case with application 2021/1150, is for 83 dwellings with a mix of 2 bed, 3 bed and 4 bed properties and has been informed by the Strategic Housing Market Assessment (SHMA). There are 15no. house types proposed, including flats/maisonettes 2 and 3 storey detached and semi-detached dwellings. As such, it is considered to provide a broad mix of house size, type and tenure, in line with policy H6.

In addition to the above all new dwellings must ensure that living conditions and overall standards of residential amenity are provided or maintained to an acceptable level both for new residents and those existing. In addition, development will only be granted where it would maintain visual amenity and not create traffic problems/reduce highway safety. An assessment of the proposals against those criteria is set out within the sections of the report below:-

Residential Amenity

The site is bound by Dearne Valley Parkway to the North, Wood Walk to the South, Wombwell Wood roundabout to the East and a recreation ground to the North West, as such, only the South Western boundary adjoins existing residential properties. That area of the site is relatively low density, even more so than application 2021/1150, due to the inclusion of the attenuation basin and the green space to the rear of the existing residential properties adjoining the site. There are 4no. dwellings proposed to the East of the Police House, however, they are on a similar building line. As such, the residential amenity of existing dwellings would be maintained, in accordance with Local Plan Policy GD1.

The site layout has been designed with regards to the required separation distances set out in SPD 'Design of Housing Development' in that principal elevations are at least 21m apart (with the exception of across road ways where 12-19m is acceptable), principal elevations to side elevations are 12m apart and rear elevations have at least 10m separation to rear boundaries. As such, the residential amenity of future occupants in terms of outlook, privacy and levels of light would be acceptable.

The 2 bedroom dwellings have access to private amenity space of at least 50m² and the 3 and 4 bedroom units have at least 60m², in accordance with the SPD. The apartments also have access to outdoor amenity space in accordance with guidelines. Public open space is also included within the site for use by the residents as well as a retained wooded area to the East of the site.

Internally, the house types proposed generally meet or exceed the internal spacing requirements of the South Yorkshire Residential Design Guide and all the habitable rooms have access to adequate natural light and an acceptable outlook.

It is noted that the dwellings backing onto the North Eastern and Northern boundaries would have an acoustic barrier as their rear boundary. However, the fence would be viewed against the existing mature landscape barrier beyond the site boundary. The boundary treatments would also be orientated to the North of the properties, as such, they would not significantly overshadow garden areas or be overbearing features.

Noise

As with application 2021/1150, a number of the plots are adjacent to the Dearne Valley Parkway and Wombwell Woods roundabout, and the associated noise they generate, As such, the previous comments and noise report conclusion are still valid;

The report concludes; that compliance with the internal noise criteria limits can be achieved with standard thermal double glazing for the majority of the plots and upgraded glazing for a minority of plots which lie closest to the main roads. A scheme of alternative ventilation has also been recommended in order to permit background ventilation whilst maintaining façade sound insulation performance.

This assessment has shown that, through good acoustic design of various plots and by use of acoustic fences of varying height across the Site, the resultant noise levels are the lowest practicable within garden areas. It should be noted that the proposed layout has been optimised for noise control and it is not possible to make any further noise-related design enhancements to the layout due to other master planning design considerations.

*Subject to the incorporation of the specified mitigation measures, it is considered reasonable to suggest that future noise levels within habitable areas of the proposed dwelling plots accord with the 'No Observed Adverse Effect Level' as detailed in the PPG and **negligible** noise impacts will prevail.*

In addition to the above, the applicants also propose a 2.4m high acoustic barrier adjacent to the Dearne Valley Parkway to reduce noise to the dwellings and associated gardens.

Design & Visual Amenity

It is noted that there is limited interaction between the proposed development and Wood Walk in that a limited number of dwellings front the existing Highway. This is due to individual access

points not being possible off Wood Walk and also the level differences to the South east as well as the retention of the hedgerows and landscaping along the site frontage. Although there are a number of side and rear elevations adjacent to Wood Walk these are generally set back from the highway and softened by the retained landscaping as well as the additional landscaping proposed. This was also the case with the previously approved layout.

When viewed from Wombwell Wood Roundabout the development would not be highly prominent due to the existing landscaping outside of the redline boundary as well as the retained wooded area and proposed public open space to the East of the site within the red line boundary. Similar can be said regarding views from Dearne Valley Parkway given the mature landscaped banking outside of the redline boundary and the proposed landscape bund and fencing within the boundary.

As with the previously approved development, although the revised development would be on a previously undeveloped Greenfield site, the existing mature landscaping outside of the site boundary, as well as the retained hedges, trees and landscaping within the site, in addition to the proposed landscaping scheme and public open spaces, would aid to soften the development within its edge of settlement surroundings. The existing site, especially centrally, is particularly devoid of character and features, but the assets the site does have, in terms of trees, hedges and landscaping are largely retained.

As with the previous approval, there is 1no. vehicular access point into the development and a single adoptable road through the development with smaller private drives and shared spaces off. As outlined above, there are 17 no. different house types proposed which are mixed throughout the development resulting in a varied streetscene. The house types proposed are considered acceptable within the area given there is a mixture of styles, sizes, ages and type of dwelling evident within the surrounding streetscenes. It is noted that the current scheme includes some 3 storey units, however, there are only 4 of these and they are strategically located throughout the site so as not to be overly prominent. In addition, there are 3 storey properties evident within the wider area.

Each property, including the apartments, has a buffer garden to the front and the parking solutions are varied across the streetscene, with some front of dwelling parking, some side of dwelling parking and a number of garages. The parking solutions are also separated by soft landscaping which avoids a continuous run of hard landscaping and vehicles, as such, the development would not be car dominated.

Each property has pedestrian access to the rear amenity space which allows bins and recycling containers to be stored away from principle elevations and public vantage points. Bin collection areas are also proposed adjacent to private drives to avoid them being visually untidy and obstructive on bin collection days.

The submitted site layout plan sets out the proposed boundary treatments for the development. There are timber acoustic fences to the North West and North of the site with close boarded fencing predominantly to the rear of the dwellings. In more prominent areas dwarf brick walls with pillars and timber infill panels are proposed and more open areas and areas of public open space would have timber knee rails. The proposed boundary treatments are considered appropriate for the development and would provide good levels of visual amenity, in accordance with Local Plan Policy D1.

As set out in the National Planning Policy Framework, the Government attaches great importance to the design and quality of the built environment, stating that 'it is important to plan positively for the achievement of high quality and inclusive design for all development'. Given the comments set out above, it is considered that the development is of a high quality design and takes advantage of the features of the site and surrounding area, in accordance with the NPPF and Local Plan Policy D1.

Highway's considerations

As with the previously approved development, the proposed development would utilise 1no. access point off Wood Walk. It is noted that some of the representations cite highway safety as a

concern, however, the applicants and their appointed specialists have demonstrated that adequate visibility splays can be achieved at the junction with Wood Walk in both this and the previous application. The existing pavement to the West of the site is to be extended partially along the site frontage to the site entrance to provide a pedestrian link to the facilities in Platts Common and Hoyland.

It is noted that the pavement would not be extended along the entire site frontage between the site entrance and Wood Walk Roundabout, however, that was the case previously. The pavement would only lead to Dearne Valley Parkway where there is no pedestrian route at present towards junction 36 of the motorway. Pedestrians from the site could cross over Wood Walk to the South of the site where there is an existing pedestrian access towards jump and Wombwell. As such, a pavement along the entire site frontage would not be necessary, in addition, existing trees and hedgerows would have to be removed to accommodate it which would have a negative impact on visual amenity.

Within the site there is a main spine road with smaller shared surfaces and private drives off. The private drives serve no more than 5 dwellings in accordance with the South Yorkshire Residential Design Guide.

Each 2 bedroom property has access to at least 1no. dedicated parking space and each 3 and 4 bedroom property has access to at least 2no. dedicated parking spaces, in accordance with SPD 'Parking'.

For the reasons outlined above, highway safety would be maintained to a reasonable degree, in accordance with Local Plan Policy T4. In addition, Paragraph 111 of the NPPF states Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Highways DM have been consulted on the application and, following some amendments through the course of the application process, have raised no objections subject to conditions.

Trees

The centre of the site is clear of trees and hedges with the exception of 1no. ash tree. There is a Broadleaf plantation to the East of the site and a Sycamore on the Southern boundary. The broadleaf plantation and the trees are to be retained and incorporated within the scheme in accordance with policy HS69.

The Arboricultural report recorded 6no. hedgerows on the site, predominantly along the boundaries. 4no were found to be species poor and intact and 2no. were species poor and defunct, none were assessed to be 'important' under the Hedgerow Regulations (1997) criteria. Some of the hedgerows to the South and East of the site are to be retained and improved as part of the site landscaping scheme.

Ecology

Ecological surveys, site appraisals and impact assessments were carried out with respect to the site and a preliminary Ecological Appraisal, Biodiversity Net Gain Assessment and Metric have been submitted in support of the application.

The proposals site falls within the impact risk zone of a parcel of the Dearne Valley Wetlands SSSI. However, the proposals site is not considered to represent a rural residential development, as it is proposed adjacent to existing settlements, and would not have a greater impact than the previously approved development.

The Site covers an area of 3.6 hectares (ha) and comprises a former arable field (now cleared), with improved grassland margins, and boundary hedgerows and lengths of fencing. There are two mature broadleaved trees in the southern area of the Site. A plantation broadleaved woodland and dense scrub defined the eastern extent of the Site.

The plan indicates that the Site will include residential properties, roads, driveways, and footpaths, with amenity grassland/shrub planting within private gardens. Areas of Public Open Space (POS) are proposed within the Western, central and eastern extents of the Site, which would be primarily managed for their amenity value with amenity grassland and shrubs. The woodland in the eastern extent of the Site is set to be retained and enhanced (circa 0.16 ha). In addition, the mature trees within the hedgerows will be retained, and the hedgerows themselves will be largely retained, replanted, and enhanced, with a short section of H4 removed to provide access to the Site. Furthermore, addition 65 no. trees are proposed to be planted across the Site, adjacent to roads and within areas of POS.

The previously approved scheme was subject to a S106 agreement which resulted in 'no net loss' of BNG on site. However, the current BNGA and metric indicate that there will be a gain of 1.52 habitat units (17.49%) and 0.39 hedgerow units (12.23%) as a result of the proposals, indicating that a net gain in biodiversity can be achieved. The management and monitoring of proposed habitats on site can be further detailed within a Habitat Management and Monitoring Plan, which can be secured by a condition. The plan would also include other measures with the aim of enhancing site biodiversity, such as the incorporation of bat, bird and invertebrate boxes on the proposed buildings and hedgehog houses and access through proposed new fencing.

As a result of the above comments the Biodiversity Officer has raised no objections subject to suitably worded conditions.

Public Rights of Way

There are no recorded public rights of way at this site. Several pedestrian links are shown on the plans: in the woodland, POS and a link to the adjacent recreation ground. The Public Rights of Way Officer has raised no objections but has requested that the proposed routes are privately maintained and clearly marked as such.

Air Quality

The comments relating to air quality from the previous report (2021/1150) are still relevant;

*The Proposed Development is expected to result in an overall **negligible** impact associated with the operational phase traffic on nearby receptors and the residual effects are considered to be **not significant**.*

An assessment of the potential for future users of the Proposed Development to be exposed to poor air quality has also been undertaken.

*The results indicate that pollutant concentrations at relevant proposed receptors are likely to meet the annual mean objectives. The residual effect of air quality on future occupiers of the Proposed Development is judged to be **not significant**.*

Historical coal mining risks

The proposed development is located in a Coal Authority coal mining high risk referral area due to the presence of shallow coal and former opencast coal workings.

The previous application was accompanied by a coal mining risk assessment and Geo-environmental assessment by Delta Simons ref 16-0406.03 dated August 2021 which confirms the site is covered by a variable thickness of made ground and an opencast highwall crosses the site.

The report made appropriate recommendations for ground improvement by way of excavation of the upper 3m of fill and re-compaction. Building of dwellings over the opencast highwall position is to be avoided as this area may experience further ground settlement issues. The report indicates that outside of the opencast extraction area traditional foundation designs can be utilised.

Following on from the approval of application 2021/1150, remediation work took place on the site which further highlighted the position of the highwall which could have impacted the previously

approved layout, as such, this layout has been submitted to further reduce development over the Highwall.

The applicant has also submitted a further Geoenvironmental Appraisal (December 2023, prepared by Lithos Consulting Ltd), with this application, the content of which acknowledges risks posed by shallow coal mine workings, but confirms that identified workings are at such a depth not to pose any undue risk to ground stability. On the basis that the report goes on to confirm that appropriate foundations will be necessary to mitigate risks posed by identified high walls associated with the former surface extraction, which will be a matter for the Building Regulations process, the Coal Authority and SYMAS has no objection to this revised planning application.

Drainage

The site is located within Flood Zone 1 which is defined in the Planning Practice Guidance as a low-risk area, which comprises land assessed as having less than 1 in 1,000 annual probability of river or sea flooding (0.1%). Planning Practice Guidance states that all uses of land are appropriate in Flood Zone 1.

The application has been accompanied by a Flood Risk Assessment which concluded 'sources of flooding have been assessed and the risk of flooding from these sources is considered to be low and/or manageable with mitigation'.

It is proposed to discharge surface water to the 375mm public surface water sewer at manhole ref 2512 in Wombwell Road at a rate of 6.1 litres/second, this being the equivalent greenfield discharge rate for the site. As surface water discharge from the sites will be restricted, on-site surface water attenuation will be provided.

Foul water disposal shall be in accordance with Yorkshire Water requirements to the 225mm diameter public combined sewer recorded in Wood walk, to the southwest of the site.

Contributions

A S106 agreement was signed and sealed in association with application 2021/1150. However, as some of the figures now differ and the plans have been amended from those referenced in the agreement a deed of variation is required. The details are set out below;

Education

The education contribution would remain the same as application 2021/1150, outlined below;

SPD 'Financial contributions towards schools' states that a financial contribution will be needed for planning applications for housing developments where:-

- The scheme provides 10 or more homes; and
- There is insufficient capacity in schools; or
- There is a need for contributions to ensure schools are in an appropriate condition

As Hoyland falls within a Masterplan area an education contribution would need to be sought for both primary and secondary provision due to the high level of planned development and the subsequent impact on school places. Based upon the indicative number of dwellings the contribution required would be:-

- Primary – 18 primary pupils at £16,000 per pupil totalling £288,000
- Secondary – 13 secondary pupils at £16,000 per pupil totalling £208,000

That would equate to a total of £496,000. This would be secured via the S106 Agreement.

Sustainable Travel

The objective of the 'Sustainable Travel' SPD is to ensure that the accessibility of new development via public transport, walking and cycling is acceptable in order to promote sustainable transport and active travel and where possible enhance the safety, efficiency, and

sustainability of the transport network to meet Barnsley MBC's economic, health and air quality aspirations. This document also supports the Council's 'Zero to 40' Climate Change strategy.

The SPD requires contributions on developments of 10 or more dwellings using the calculation set out in the SPD. Based upon the number of 83 dwellings (including 6 apartments) a contribution of £60,450 which is an increase from the £56,850 relating to application 2021/1150 due to the reduction in apartments from the approved 18. The contributions will be used to help finance and deliver the programme of public transport improvements and enhancements identified in the Infrastructure Delivery Plan, the updated Barnsley Rail Vision, and other relevant documents.

A condition requiring 1no. electric vehicle charge point per unit was conditioned on application 2021/1150 but this is now part of the building regulations so the condition will no longer be required.

Affordable Housing

Policy H7 sets out that; 'Housing developments of 15 or more dwellings will be expected to provide affordable housing...10% in Hoyland, Wombwell and Darfield...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...'

As with the previous application the applicants have proposed 8no. affordable units (10%), in accordance with policy H7 and SPD 'Affordable Housing'. However, the previous scheme had 6no. 2 bedroom apartments and 2no. 2 bedroom terrace properties whereas the current proposal is for 3no. 1 bed, 3no. 2 bed and 2no. 3 bed units, providing more of a mix. This is inline with the SHMA (2021) which states there is a need for mainly two and 3 and some 4 bed houses plus some 1 / 2 bed flats and 2 / 3 bed level access accommodation in Hoyland, Wombwell and Darfield. The units would need to be secured through the proposed S106 Agreement/deed of variation.

Open Space

In line with SPD 'Open Space Provision on New Housing Developments' a minimum of 15% of the gross site area of new housing development (of 20 or more dwellings) must 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.

In this case the applicants are proposing at least 15% on site public open space, including an area to the West adjacent to the attenuation basin, a central area to the South of the site and an area to the East of the site, including new tree planting and areas to both sides of the existing broadleaf plantation which is to be retained. The plantation is not included in the 15% as it is considered a non-developable area given its retention forms part of policy HS69.

Although 15% of the site would be public open space, as with the previous application, the applicants are only proposing informal play space and informal landscaped areas. As part of the provision on a site of this size Equipped Children's Play Areas and Formal Recreation areas are required. As such, given these are not provided on site an off site contribution is required inline with the figures set out in Appendix 2 of the SPD. A combination of on site and off site provision is commonplace and the SPD states '*on sites of over 40 houses, depending on individual circumstances, a combination of on and off site provision is a likely outcome, with informal open space being provided on site, and a financial contribution to enhance existing formal recreation facilities and equipped children's play facilities off site*'.

In accordance with appendix 2, the off site contribution in this instance is £129,311.21 compared to the previously approved figure of £131,239.69. The change is due to differing house types and bedroom numbers compared to the previous scheme. The contribution will be subject to a s106 agreement/deed of variation.

Conclusion

In summary the revised residential development is considered acceptable in principle due to the land being allocated for housing under policy HS69 and being subject to a similar approval for the same amount of units. The proposal generally accords with the requirements of the policy in that it retains the Ash Tree, the Broadleaf Plantation and a number of the hedgerows. It is acknowledged that the indicative number of 112 dwellings has not been achieved, however, following on from the adoption of the policy further site investigations have taken place which have identified a larger area of undevelopable land than anticipated. The 83 dwelling proposed still make a valuable contribution to housing delivery and supply and matches application 2021/1150.

Biodiversity habitat on the site is generally of a low value and it is not the subject of any special designations. The metric assessment has quantified that at least a 10% net gain can be achieved on site. The development also delivers 10% affordable housing provision on site, 15% informal open space on site and contributions towards primary and secondary school places, sustainable travel and off site provision of formal recreation areas and Equipped children's play areas in full compliance with the amounts and formulas set out in the SPD's. These contributions will be subject to a S106 agreement/deed of variation.

The application is also considered acceptable in relation to the other considerations set out in the assessment section of the report including highways matters, drainage, coal mining risk, relationship with the adjacent Public Right of Way subject to appropriately worded conditions.

Taking into account the relevant development plan policies and other material considerations the application is in accordance with the development plan (most notably policies LG2, H1, H2, H6, GD1, I1, BIO1, T4) and is assessed to be a suitable and sustainable form of development that accords with Local Plan Policy SD1 Presumption in favour of Sustainable Development in overarching terms. Similarly in National Planning Policy terms (NPPF) the presumption in favour of sustainable development is considered to apply also (para 11) which is that proposals that accord with an up to date development plan should be approved without delay. The recommendation is one of approval therefore subject to the completion of a S106 Agreement and the conditions listed below.

Recommendation: Grant subject to conditions and a S106 Agreement (10% affordable housing provision on site, 15% informal open space on site and contributions towards primary and secondary school places, sustainable travel and off site formal recreation and Equipped Children's Play Areas in full compliance with the amounts and formulas set out in the SPD's)