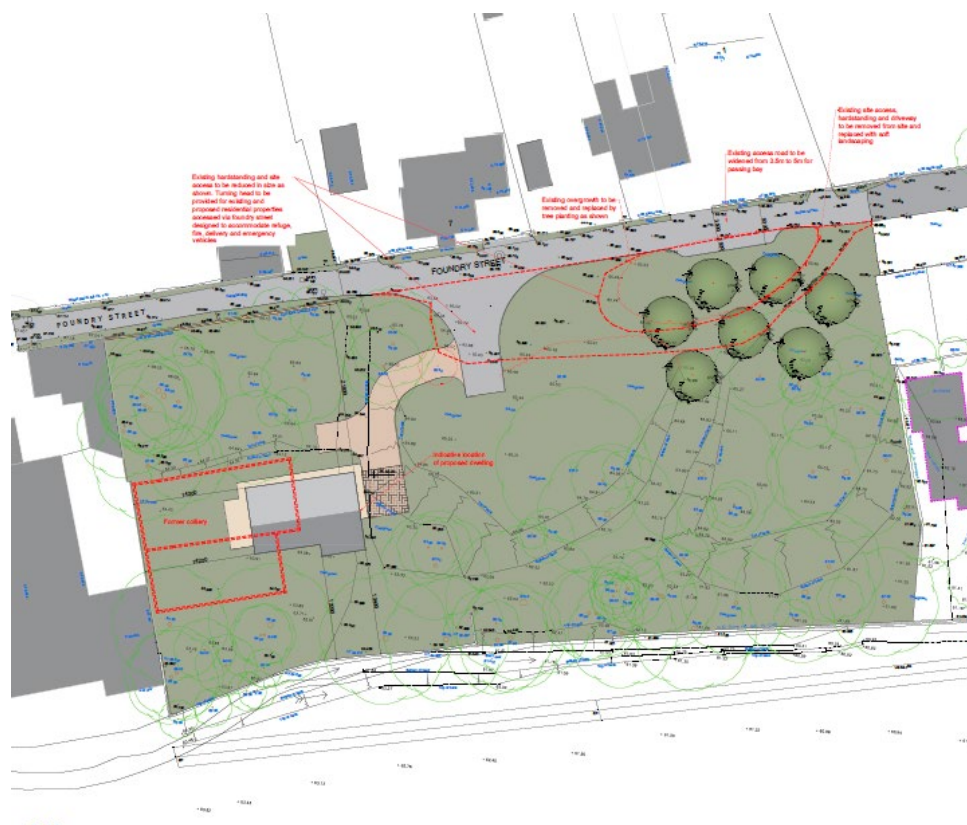


## PLANNING STATEMENT



**PROPOSAL:** Permission in Principle for the Construction of 1No. Custom/Self-Build Dwellinghouse

**SITE:** Land off Foundry Street, Elsecar, Barnsley S74 8EQ

tel: 01480 494969  
email: [enquiries@partnersinplanning.co.uk](mailto:enquiries@partnersinplanning.co.uk)  
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Director  
C A Bussetil MRTPI

Registered No:  
8454299

## **1.0 INTRODUCTION**

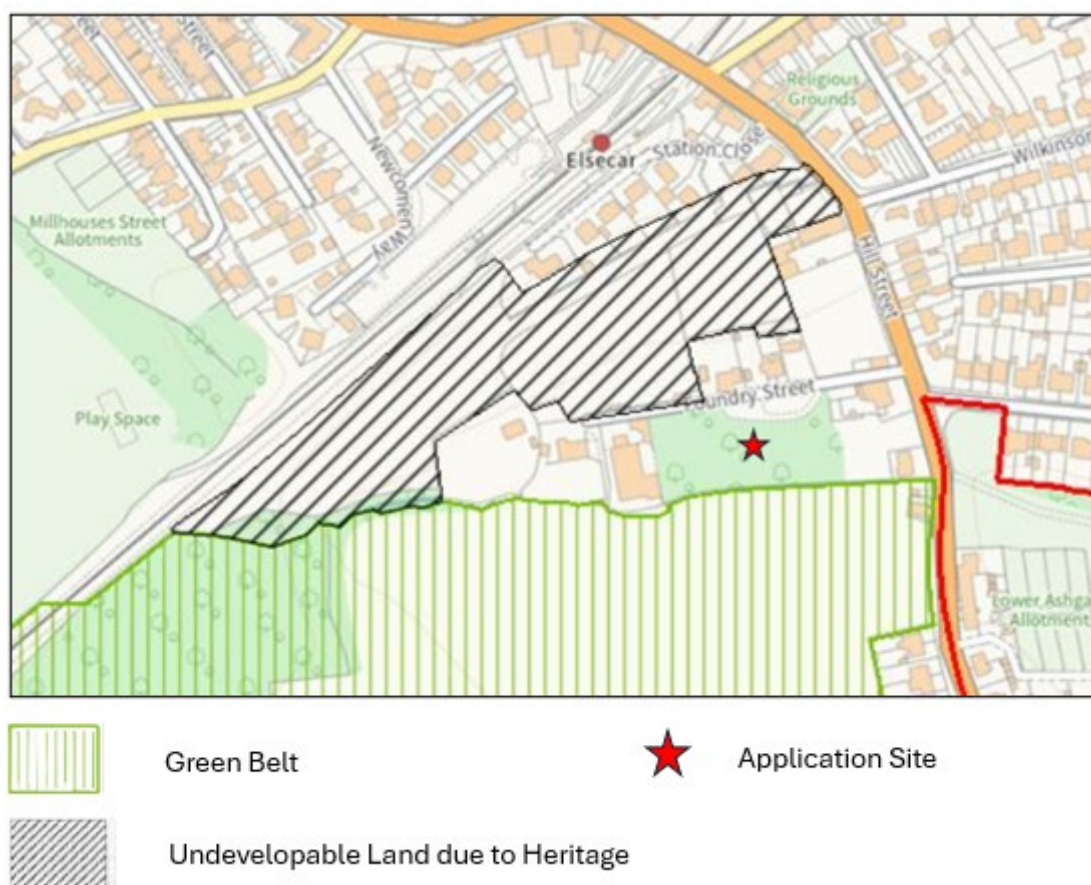
- 1.1 This statement has been prepared in support of an application for permission in principle for the construction of 1No. Custom/Self-Build Dwellinghouse at Land off Foundry Street, Elsecar, Barnsley S74 8EQ.
- 1.2 The proposed development is a custom-build development. The applicant has instructed the services of a nationally respected, self- and custom-build company, Potton, to design and deliver the dwelling. Therefore, weight should be given to the fact the scheme accords with the Government objective of supporting and encouraging self/custom-build, residential development.
- 1.3 The Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) provides a legal definition of self-build and custom housebuilding. The Act does not distinguish between self-build and custom housebuilding and provides that both are where an individual, an association of individuals, or persons working with or for individuals or associations of individuals, build or complete houses to be occupied as homes by those individuals. It does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person.
- 1.4 The proposal will use energy efficient materials and procedures during construction, and for the lifetime of the project. The building will be built using a highly efficient insulated timber frame construction supported by renewable energy sources i.e., air source heat pump and/or solar panels. The resulting development would be eco-friendly which provides for a carbon neutral emissions balance beyond current building control requirements.
- 1.5 This statement will explain how the location, land use and amount of development proposed is acceptable in planning terms having regard to the Development Plan and material considerations.

## **2.0 DEVELOPMENT PROPOSAL**

- 2.1 This application is for Permission in Principle for which matters under consideration are limited to location, land use and amount of development. Issues relevant to these ‘in principle’ matters should be considered at the permission in principle stage-1.
- 2.2 Other matters concerning design, layout, hard and soft landscaping, trees protection, ecology, contamination, highways/access improvements, etc., are to be considered at the technical details consent stage-2.

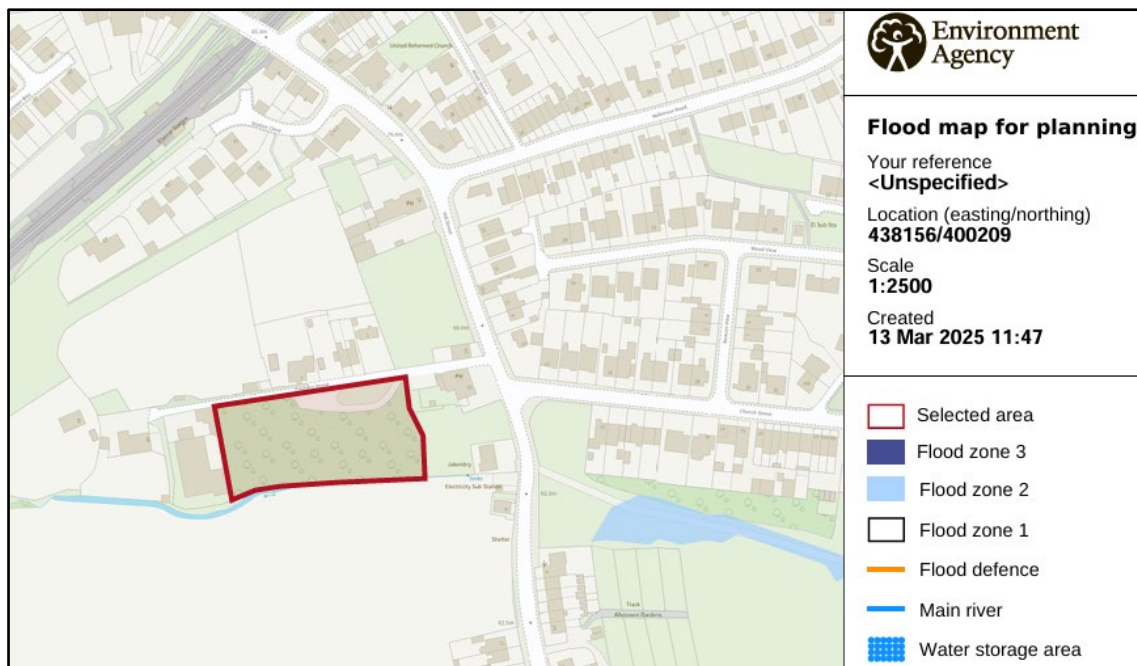
## **3.0 SITE CONTEXT AND SURROUNDINGS**

- 3.1 The application site is a rectangular shaped parcel of land measuring approximately 0.5ha between the Crown Inn Public House and Cardigan Works on the south side of Foundry Street, Elsecar.
- 3.2 7 terraced cottages formerly occupied the site fronting Foundry Street with long narrow plots down to the southern boundary and these were demolished around the late 1970’s – early 1980’s. The western part of the site previously comprised buildings formerly associated with Elsecar Iron Foundry which ceased production in the late twentieth century.
- 3.3 There have been planning permissions granted on the site over the past 25 years for the erection of 1no. residential dwelling and a 40-bed residential care home although these have not been implemented.
- 3.4 The site is densely populated with trees and overgrown vegetation with areas of hardstanding, bare ground and a demolished former iron foundry building. The site survey details the various banks and range of ground levels within the site with approximately 4m decrease from the northern to southern boundaries, although there is less slope in the central, northern and eastern sections of the site with the more notable drop in ground levels occurring towards the south and south-eastern boundaries.
- 3.5 The site is within the Urban Fabric and recently extended Conservation Area of Elsecar to the west of the B6097 road which is part of the Local Strategic Highway Network that journeys through numerous towns and villages including Hoyland, Elsecar, Hemingfield, Wath-upon-Deane, and Brampton Bierlow.



**Image 1:** Excerpt from Local Plan Policies Map

- 3.6 Immediately to the west of the site is Cardigan Works which is subject to an undetermined application 2022/0255 proposing demolition of an existing dilapidated structure and erection of detached two storey office building, single storey building with workshop units, outdoor materials store and provision of associated parking. Beyond Cardigan Works are two residential dwellings.
- 3.7 To the north are four residential dwellings beyond which is an area of land to the south of Elsecar Train Station safeguarded from development due to impact on the historic environment.
- 3.8 To the south is an agricultural field designated as Green Belt through which there is a public right of way and Greenway route.
- 3.9 To the east of the site is the Crown Inn Public House and a single storey residential dwelling (No.6 Hill Street). On land between those two properties, planning permission has recently been granted (reference: 2021/0313) for the erection of 2no. detached dwellings and associated works.
- 3.10 Environment Agency's online flood map confirms the site sits within Flood Zone 1 and shows the site does not lie within an area at risk from an extreme surface water, rivers/seas or reservoir flooding event.



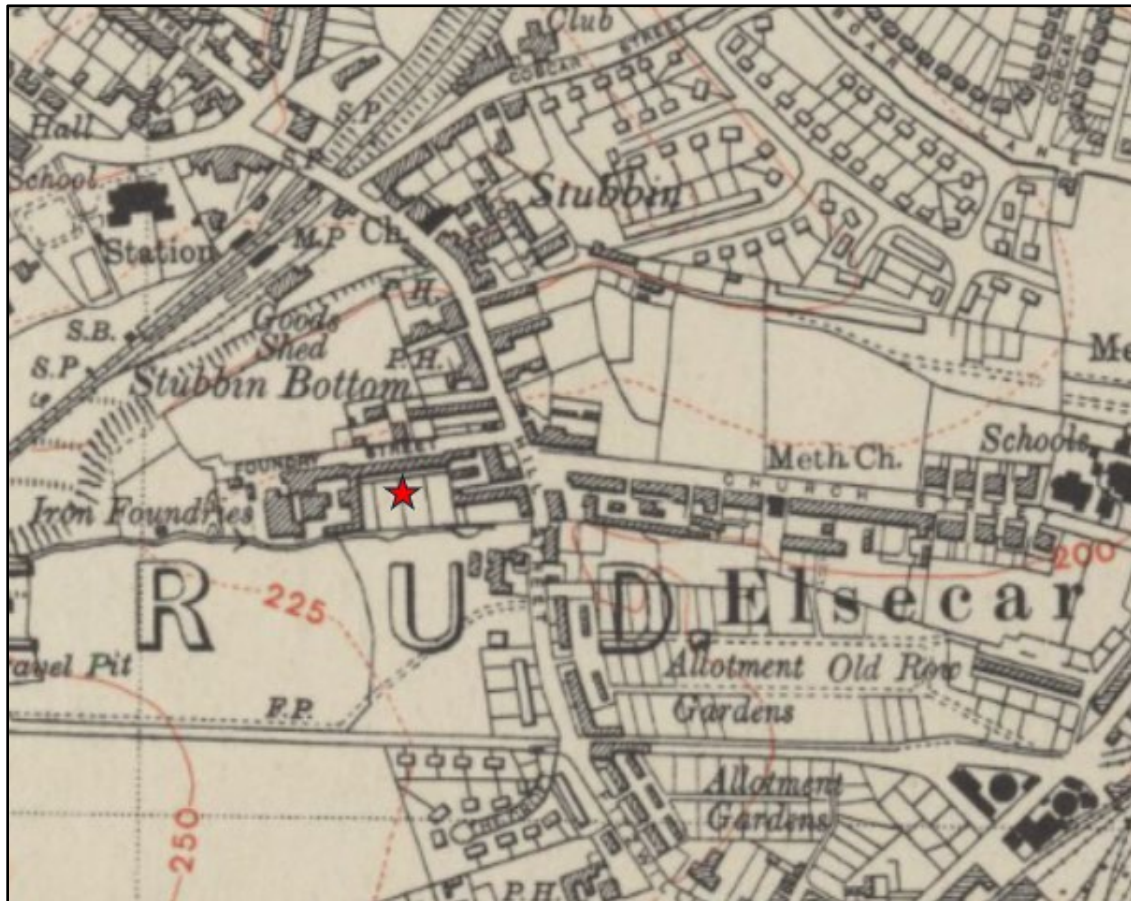
**Image 2:** Excerpt from Environment Agency Flood Map for Planning

- 3.11 There is no known evidence of protected flora or fauna including badgers, bats, newts, slowworms or other protected species are present on site. Opportunities for habitat creation and enhancement opportunities will be proposed as part of the technical stage of planning in principle and such a secondary application will be support by a formal ecological assessment.
- 3.12 Similarly, a technical application will be accompanied by a Tree Survey and Arboricultural Impact Assessment which will assess the condition and value of trees and inform the layout of the development, ensuring trees of high value are safeguarded.
- 3.13 In accordance with a Phase 1 Desk Study Report for contamination undertaken for earlier planning applications at the site, a Phase 2 intrusive site investigation will be undertaken prior to development due to the presence of a nearby landfill site and previous part use of the site as an iron foundry.



## 4.0 PLANNING HISTORY

- 4.1 7 residential cottages and part of an iron foundry formed the application site in the 19<sup>th</sup> century prior to the introduction of the Town and Country Planning Act.



*Image 3: Excerpt from 1948 Historic OS Map*

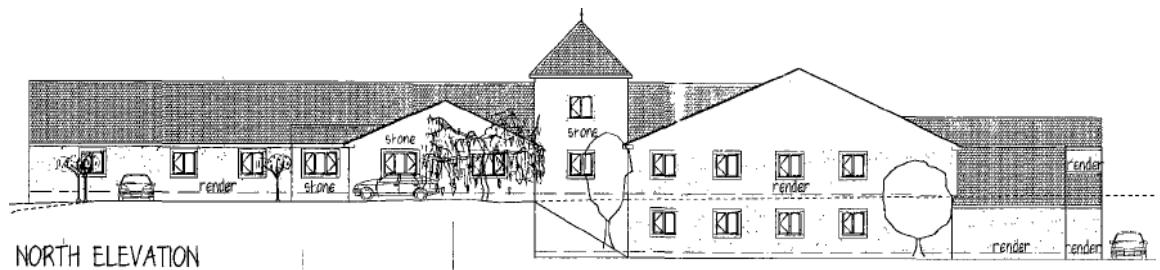
- 4.2 Recent planning history relevant to the application site and surroundings is as follows:

### 4.3 Application site:

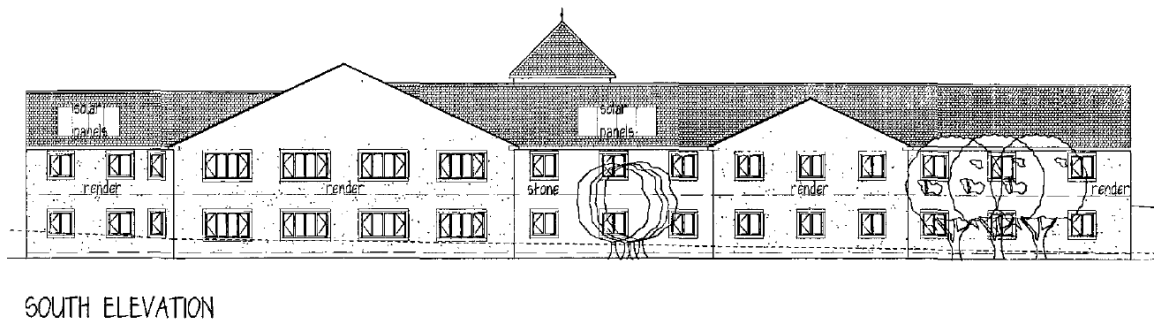
- B/00/1039/HN – Erection of a detached dwelling with internal garage: Approved 25/09/2000
- 2010/1345 – Erection of 1 detached dwelling with internal garage: Approved 06/01/2011



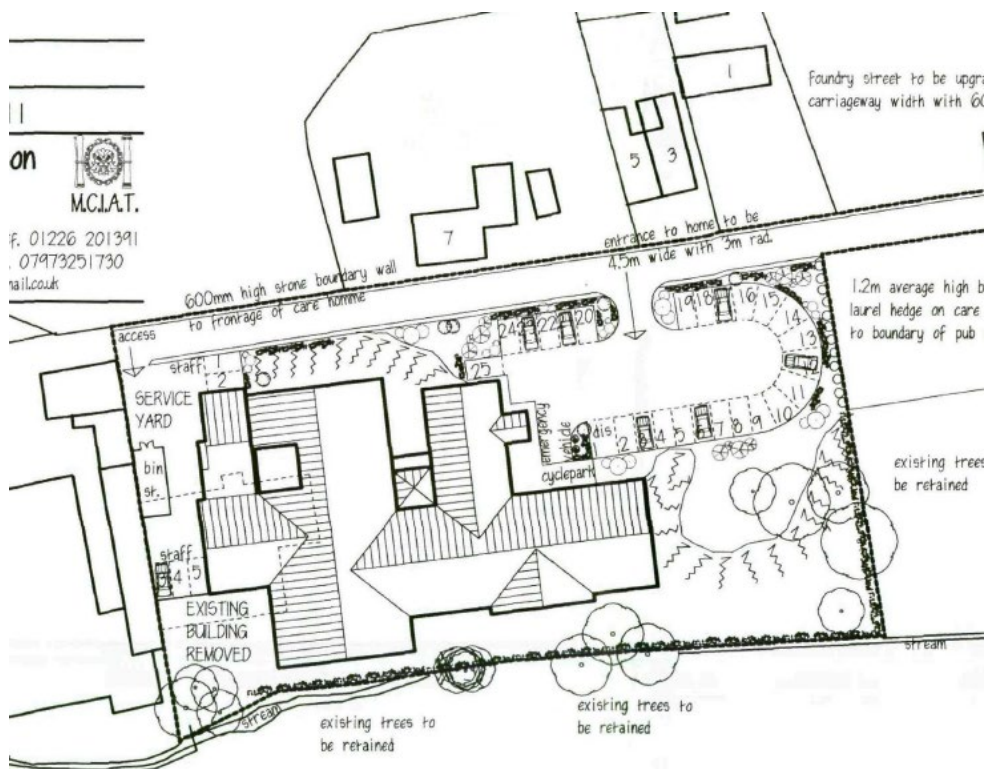
- 2011/0503 – Erection of a 40 bed residential care home: Approved 07/07/2011



**Image 6:** Front Elevation of 40-bed care home approved on the site in 2011 (planning permission reference 2011/0503)



**Image 7:** Rear Elevation of 40-bed care home approved on the site in 2011 (planning permission reference 2011/0503)

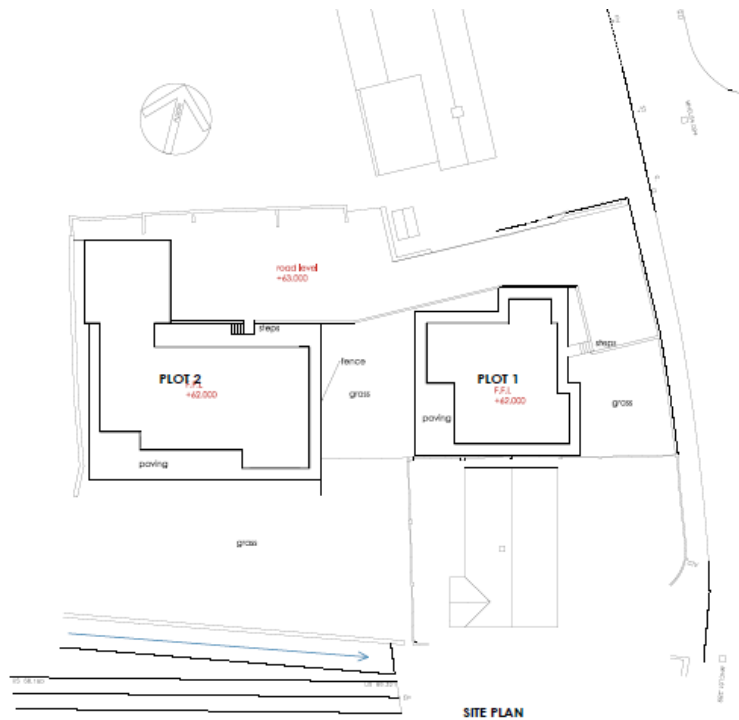


**Image 8:** Block Plan of 40-bed care home approved on the site in 2011 (planning permission reference 2011/0503)



#### 4.4 Land at Hill Street, Elsecar (east of application site):

- 2021/0313 - Erection of 2no detached dwellings and associated works: Approved 13/04/2022



**Image 9:** Block Plan of 2no. dwellings approved in 2022 to the east of the site (planning permission reference 2021/0313)



**Image 10:** Aerial Image of 2no. dwellings approved in 2022 to the east of the site (planning permission reference 2021/0313)

#### 4.5 **Cardigan Works, Foundry Street, Elsecar (west of application site):**

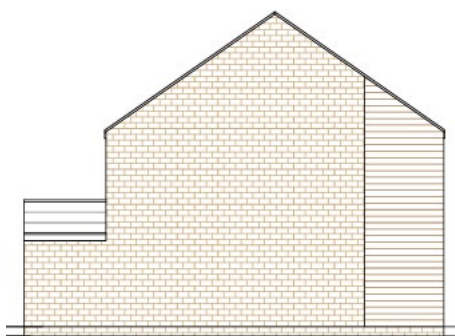
- 2022/0255 - Demolition of existing structure and erection of detached two storey office building, single storey building with workshop units, outdoor materials store and provision of associated parking: Pending Determination



NORTH ELEVATION



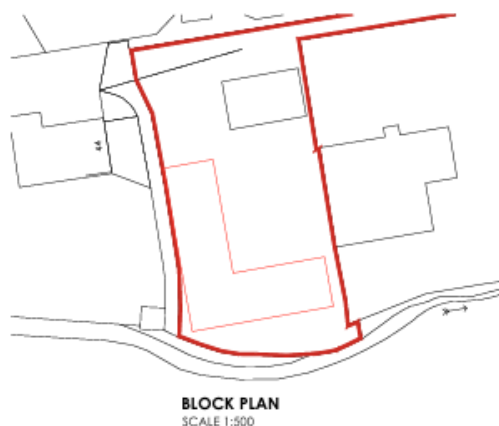
SOUTH ELEVATION



EAST ELEVATION



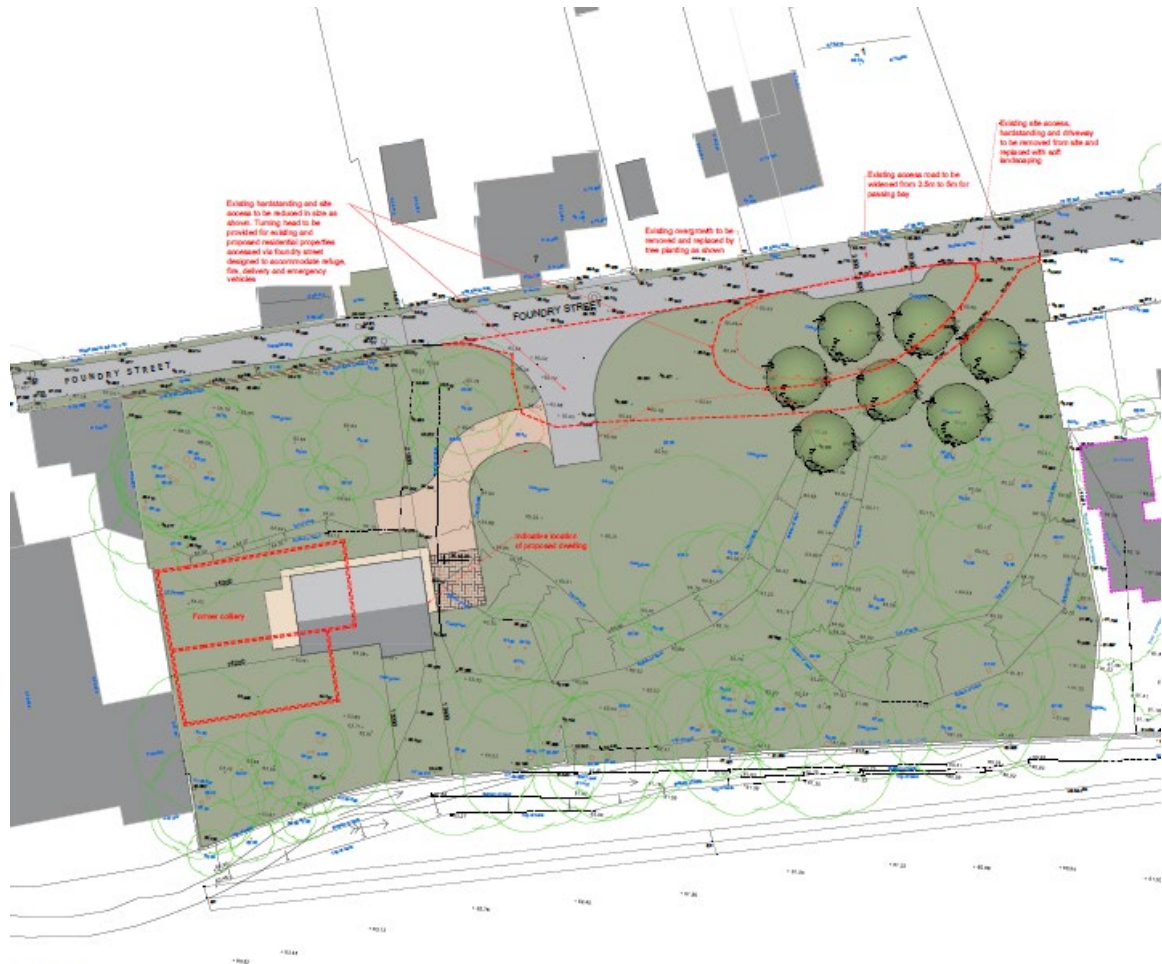
WEST ELEVATION



***Image 11: Excerpts from plans relating to application pending consideration immediately west of the site (reference: 2022/0255)***

## 5.0 PLANNING ASSESSMENT

- 5.1 Policy H5 of the Barnsley Local Plan 2019 states that proposals for residential development on sites above 0.4 hectares which are not shown as housing sites on the Policies Map will be supported where they:
- Are located on previously or part previously developed land;
  - Are located within Urban Barnsley, Principal Towns and Villages;
  - Are accessible by public transport; and
  - Have good access to a range of shops and services.
- 5.2 The site comprises previously developed land having been occupied by a terrace of 7 residential cottages and buildings associated with Elsecar Iron Foundry which have since been demolished.
- 5.3 Elsecar is identified as a Principal Town and the adopted Policies Map confirms that the site is within the Urban Fabric.
- 5.4 In terms of the accessibility by public transport and a range of shops and services, the site is approximately 200 metres south of Elsecar Train Station and is located west of the B6097 which contains several bus stops in close proximity that provide a regular service through neighbouring towns and villages to Barnsley. There are also several everyday services and facilities within Elsecar that can be safely reached from the site via walking and cycling on lit public footpaths including a primary school, convenience store, church, parish hall, cafés, community centre, public house, indoor and outdoor play areas.
- 5.5 Therefore, the site is located in a highly sustainable location suitable to accommodate residential development in accordance with Local Plan Policy H5.
- 5.6 The application is accompanied by a concept block plan demonstrating that a single dwelling can be comfortably accommodated on the site via Foundry Street broadly in the location of the recently demolished building.



**Image 12:** Excerpt from Concept Block Plan

- 5.7 In terms of heritage, the site forms part of a recent extension to the Conservation Area which encompasses Elsecar Park, Reservoir, Skiers, Alderthwaite and Milton House. The Elsecar Conservation Area Appraisal and Management Plan (November 2022) states that this extension includes areas significant to residents of Elsecar for formal and informal recreation, the rural areas further to the west of Elsecar including the best preserved section of the Elsecar Milton wagonway.
- 5.8 The application site is a former mixed residential and industrial site adjoined by existing development on three sides. After years of disuse the site is now overgrown and makes a limited contribution to the significance of the Conservation Area however the established soft edges created by mature trees provide a suitable transition to the Green Belt countryside to the south and should be retained as part of detailed plans at Stage 2.



- 5.9 As a sustainably located previously developed site in the Urban Framework of Elsecar, the site is an anomaly in terms of its large size and dense tree population. However, the site presents an opportunity to create a sympathetic residential development infilling the space between existing properties to the north, east and west while retaining a soft transition to the countryside to the south.
- 5.10 Residential dwellings in the locality are of traditional character with simple building forms and some variance in design, appearance and materiality. Particular care will be taken at the technical stage to ensure that it would not create an alien, cramped or inappropriate form of development that would harm the existing character or appearance of Conservation Area. This includes the positioning of the building within its plot and its inter-relationship to site boundaries and adjoining properties and its context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, proportions, materials, townscape and landscape setting.
- 5.11 The proposed dwelling can clearly be designed to ensure it does not overlook or unduly overshadow adjacent properties and their principal garden area. Equally, the proposed site arrangements ensure that the resulting development does not have an adverse impact on the amenity of adjacent properties by reason of increased noise and general disturbance.
- 5.12 The accompanying concept block plan drawing clearly demonstrates that the proposed scheme of development provides for adequate and convenient locations for amenity space, refuse collection, recycling and parking facilities in accordance with current standards. Equally, sufficient space has been retained to provide opportunities to create an attractive setting with suitable hard and soft landscaping and the use of coordinated materials of appropriate colour and texture would ensure a high-quality build.

#### Housing Land Supply:

- 5.13 From a review of recent decisions and appeals, it is evident that Barnsley Metropolitan Borough Council cannot demonstrate a five year housing land supply.
- 5.14 This was confirmed by an allowed appeal in September 2024 for outline planning permission for up to 215 dwellings (appeal reference: 3341097) where the appellant argued the housing land supply was between 1.8 and 2.6 years and the Council estimated they had a 3.6 year housing supply.
- 5.15 The Inspector did not confirm an exact housing supply figure given the appellant and Council agreed it was less than 5 years therefore tilted balance was engaged and substantial weight afforded to the provision of housing.

5.16 The new standard method for calculating housing need introduced by Government in December 2024 will likely have exacerbated the Borough's housing supply deficit.

5.17 As a result of Barnsley Metropolitan Borough Council not having a 5 year housing land supply, 'tilted balance' is engaged which requires applications to be determined in accordance with Paragraph 11 part d of the National Planning Policy Framework which states planning permission should be granted unless

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*

*ii. 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, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

5.18 This application demonstrates that the proposed development accords with the development plan so should be approved in any event. Nonetheless, when assessing the proposal under tilted balance as required, it is clear that there are no reasons for planning permission to be refused.

## **6.0 SUMMARY AND CONCLUSION**

- 6.1 The application site is located within the Urban Fabric and recently extended Conservation Area of the Principle Town of Elsecar where non-allocated residential developments on appropriate sites are supported in-principle by Policies H4 and H5 of the adopted Local Plan.
- 6.2 The site is previously developed land with a historic mixed residential and industrial use in a highly sustainable location with a range of everyday services, facilities and employment opportunities accessible via sustainable transport modes.
- 6.3 The proposed development will return the site to residential use compatible with its surroundings. A sympathetic and landscape-led design will ensure that the development has no adverse impact on the character and appearance of the Conservation Area.
- 6.4 There are no notable constraints to development and the site can comfortably accommodate the development of a single self-build dwellinghouse capable of satisfying technical details at the second stage of the permission in principle process.
- 6.5 It is acknowledged that Barnsley Metropolitan Borough Council cannot demonstrate a five year housing land supply and are therefore in tilted balance with a presumption in favour of sustainable development. In this case, the proposed development accords with the Development Plan in any event so should be approved without delay.