



PB Planning

HIGH HOYLAND LANE, HIGH
HOYLAND

PLANNING, DESIGN & ACCESS
STATEMENT

MARCH 2018

Strategy > Partnership > Delivery

CONTENTS

- 1.0 Introduction
- 2.0 Site Description & Development Proposals
- 3.0 Planning History & Pre-Application Advice
- 4.0 Planning Policy Context
- 5.0 Economic & Social Role of Sustainable Development
- 6.0 Environmental Role of Sustainable Development
- 7.0 NPPF Sustainable Development Assessment Conclusion
- 8.0 Recent Local Appeal Precedent Within the BMBC Authority Area
- 9.0 Deliverability Assessment
- 10.0 Summary & Conclusions

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1.0 INTRODUCTION

- 1.1 This Planning, Design & Access statement accompanies an application for **full** planning permission for the following development at land to the rear of High Hoyland Lane, High Hoyland:
“Development of 1 residential dwelling and associated infrastructure”
- 1.2 This statement has been prepared in support of the planning application and it provides details of the proposed development and an assessment of its compliance with relevant planning policy.
- 1.3 The application package is accompanied by the appropriate planning application fee and comprises copies of the following documents: -
- Planning Application Forms & Certificates
 - Site Location Plan
 - Existing Site Plan
 - Proposed Site Layout
 - House Type Drawings
 - Ecology Report
 - Arboricultural Assessment
 - Coal Mining Stability Risk Assessment
- 1.4 The statement concludes that the proposed development is in accordance with relevant planning policies at national and local levels. The proposed scheme seeks to provide a new high quality detached family house in a location which is appropriate for the proposed residential use. Full planning permission should therefore be granted in respect of this planning application.

2.0 SITE DESCRIPTION AND DEVELOPMENT PROPOSALS

- 2.1 The application site is approximately 0.14 hectares in size and presently consists of a redundant back filled quarry that is in private ownership. The site has also historically contained buildings within it.
- 2.2 The site's topography is sloping from north to south, with a cliff face (associated with the former quarry use) that is located approximately 15m from the proposed site access. The land plateaus from the cliff face to the proposed site access on High Hoyland Lane. The site has strong defensible boundaries in the form of existing arboricultural features and existing residential development. The site is located in Flood Risk Zone 1.
- 2.3 The aerial photograph enclosed with the planning application identify that the site is "infill" in nature on account of it being sandwiched between The Mount to the east; The Greenland Cottage to the west; and The Perch and Hoyland Hill Cottage which are located to the north. The site has an existing access onto High Hoyland Lane located on the site's southern boundary.
- 2.4 In addition to the above, planning permission (Ref. 2017/0333) has recently been approved for a "annex" building to The Greenland Cottage residential property, which will be positioned directly to the south and in front of the proposed location of the residential dwelling.
- 2.5 The development proposals seek to deliver one new bespoke family home within a former quarry infill site. The development would make a small, but important contribution to the housing needs of the District through the provision of a high quality executive home for a current resident of the Borough (the applicant).
- 2.6 Whilst we are arguing that the proposals are "infill" development within the Green Belt. Special consideration should also be given to the high quality, bespoke nature of the development proposals.
- 2.7 High Hoyland is identified as a defined village within section 7.4 (The Settlement Hierarchy) of the adopted Barnsley Core Strategy and Section 5.9 of the Barnsley Local Plan Publication Draft 2016. Whilst the area of the village in which the site is located is shown to be washed over by Green Belt within the Barnsley Unitary Development Plan (UDP) and the emerging Barnsley Local Plan, the proposal falls wholly within the green belt exceptions policy expressed within Paragraph 89 of the National Planning Policy Framework, which states specifically that the construction of new buildings in the form of limited infilling in Villages is not considered inappropriate development within the Green Belt. The Core Strategy indicates that within villages, development is likely to occur on small infill sites that are consistent with and sensitive to national Green Belt policy.

- 2.8 The planning policy context associated with the development of the site is discussed in further detail below.
- 2.9 With regards to access to services, Manual for Streets published in 2007 highlights that walking offers the greatest potential to replace short car trips, particularly those under 2km. Thus, whilst within High Hoyland the availability of a wide range of services is lacking, there is within 2km, in the settlement areas of Kexbrough, Clayton West and Scissett, a variety of facilities that could provide for the day to day needs of residents, including primary schools, a dental practice, a pharmacy, convenience retail facilities, pubs and various other shops. Bus stops are available within approximately 300 metres from the site
- 2.10 The site is therefore located in a suitably sustainable location in respect of access to services and facilities. The provision of residential development at the site would not have an adverse impact on the identified local context and land uses located within proximity to the site.
- 2.11 The design of the proposed house seeks to reflect the character of the site's former quarry use and topography, ensuring that the proposals represent exemplary design. The approach to the proposed design has been to follow the site's natural contours by seeking to build the new home within the cliff face at the site, whilst safeguarding any environmental assets.
- 2.12 On account of the site's former quarry use, an opportunity is available to take advantage of the land levels and as such, the dwelling has been designed to be 'built into the land' as it rises to the east and north.
- 2.13 Importantly, the "footprint" of the proposed dwelling would be delivered within an area of 0.04ha, which is less than 30% of the application site's total area.
- 2.14 The proposed new home will not appear higher than the site's current levels when viewed from the north, east and south. Views onto the site from the west will also be obscured by The Greenlands Cottages.
- 2.15 On account of the site's topography, the properties will be sited lower than the adjacent existing residential properties to the north and east of the site, ensuring that they will have no impact on respect of residential amenity in association with privacy or overshadowing. The cross-section submitted with the planning application confirms this.
- 2.16 This allows the creation of dwelling that is 3-storeys in height when viewed from the front, but which will not be seen at all from the north or east.
- 2.17 Furthermore, in respect of scale and positioning, the proposed dwelling has been pushed back so that the principle elevation is located in line with the existing cliff face at the site. This will ensure

that the existing amenity of the existing properties is maintained in respect of privacy and overshadowing. Importantly, it will also ensure that the visual impact of the development proposals is minimal.

- 2.18 The dwelling's garden curtilage will be provided to the rear of the property, at northern point of the application site where the topography is slightly sloped. The property's parking will be provided at the plateaux area located within the 15m section of the site adjacent to the site's layout.
- 2.19 The internal layout of the dwelling reflects a sensible use of the space available. The **lower ground floor level** incorporates the main entrance to the dwelling, either side of which is an integral double garage, workshop and a bedroom. A staircase rises to the **first floor** which contains three bedrooms (including master bedroom), a cinema room and a gym. The **second floor** contains the main reception and living spaces consisting of a lounge, dining room, kitchen, utility room and two further bedrooms. This garden / terrace area, (due to the topography of the site) is located at this level, which allows a step out directly onto the garden and a terrace area.
- 2.20 The materials to be used in the construction of the dwelling will be sourced locally whenever possible. The materials have been chosen to ensure the dwelling will harmonise with the existing built fabric along High Hoyland Lane, the wider village and the landscape beyond.
- 2.21 The development proposals will be designed to appear as being one with the surrounding landscape area and former quarry site in which it is located. A computer-generated image will be submitted with the planning application to provide evidence of this and how views onto the proposals will be minimal. Ensuring that the scheme does not have an adverse impact on the openness of the surrounding green belt or the character of the surrounding landscape.
- 2.22 It is intended that the external appearance will consist of contemporary dry-stone walling in grey or limestone colour, copper colour cladding and contrasting high specification waterproof render. The roof will be delivered in the style of a "green roof" to ensure that any views onto the site from the north (where available) will appear natural.
- 2.23 With regards to sustainable design, the proposed dwelling has been designed as follows: -
- The dwelling is built into the old quarry and effectively the majority of the structure is below ground. The increased insulation values this will create, along with a well insulated 'thermal mass' structure, will result in a very well insulated structure, minimising potential heating costs.
 - Virtually all the main windows are facing south, (passive solar orientation), again presenting further opportunities to improve on and reduced heating costs.
 - In conjunction with the above, we will explore in more detail, the potential improvements available to us by designing to 'Passive Haus' standards incorporating a mechanical heat recovery system.
 - A 'green roof' is to be incorporated with the introduction of specialist planting.

- Grey water harvesting, and rainwater harvesting will be introduced.
 - Ground or air source heat pump technology will be incorporated.
 - Building materials (where possible), will be locally sourced and reclaimed where practical particularly in the use of dry stone walling and gabion basket retaining walls etc.
 - Naturally LED lighting will be introduced throughout.
- 2.24 The capabilities of the proposed dwelling to deliver sustainable design measures will be discussed as part of the determination of the application.
- 2.25 The proposed property will be served by a private driveway with a gated entrance to hide the appearance of cars on the site's frontage. The approach to access seeks to utilise the existing access on High Hoyland Lane. Highway visibility standards can be achieved from the proposed site access and the development will result in an immaterial impact on the local highway network.
- 2.26 The submitted Ecology Report by Brooks Ecology, dated December 2017, identifies that a phase 1 habitat survey and bat assessment has been undertaken at the site. The report states that the site supports habitats of low ecological value, the presence of which will not pose any major constraint to development. It identifies that precaution is recommended in relation to nesting birds and that any clearance of the vegetation should be carried out outside the nesting period. Otherwise, a nesting bird survey will be required if it commences in the period March - August (inclusive). This would allow any active nests to be identified and protected. The report also identifies that impacts on nearby wildlife sites would not be expected due to their distance and lack of functional linkage.
- 2.27 The submitted Arboricultural Report & Impact Assessment undertaken by AWA Tree Consultants, dated October 2017, identifies that the significant tree cover within the site consists of occasional larger individual trees situated along the site boundaries. The central areas of the site contain little of arboricultural significance, generally consisting of recently cleared scrubland.
- 2.28 From an assessment of the new development proposals, the report concludes that no trees will require removal as there are no trees situated in the footprint of the structure and the retention and protection of all trees throughout the development is suitable.
- 2.29 The report further identifies that, although able to be retained as part of the development, tree T2 and trees T18 to T24 are only of low value with limited long-term prospects. If their removal was desired, their limited amenity value could be easily replaced with new landscape plantings at the site which would improve the site's tree cover in the long term.
- 2.30 Finally, the report states that the development of the site provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. As such,

suitable new tree planting has the potential to mitigate for the required tree removals and, in the longer term, has the potential to improve the sites tree cover.

- 2.31 Whilst the design of the proposed house will be of a high quality, the retention of the site's existing arboricultural features will help to maintain existing green infrastructure and character of the area. Furthermore, the site also lends itself to possible further improvements of the tree stock within the locality.
- 2.32 The submitted Coal Mining Stability Risk Assessment, prepared by ARP Geotechnical Ltd identifies that a fault is indicated approximately 100m to the southeast of the site, trending north east - south west, with the downthrow to the south east. However, it is unlikely that the proposed location for the development will be affected by this fault.
- 2.33 The assessment identifies that the site is not affected by any known past, present, or future proposed, opencast coal mining. There are no known subsidence claims on or near the site.
- 2.34 With regards to the site's proposed development, the assessment states that engineering standards state a general rule that for development stability and to mitigate the effect of the coal or coal workings, there needs to be at least 10 times the seam thickness of rock cover (overburden) above any seam. On this basis, working within the 1.4m thick Flockton Thick Coal seam, a minimum overburden requirement is 14m. Given the coal seam is estimated to be present at a depth of around 2m to 9m on this site, there is a risk of ground instability on the site. If there were any unrecorded workings on site, they would most likely take the form of pillar and stall cuts or bell pits. It is, therefore, recommended that a rotary drilling investigation should be carried out to confirm the depth and thickness of the seam beneath the site, and to confirm the presence of any potential workings present. Such borehole investigations are usually carried out following the grant of planning permission, but before commencement of development. The planning permission will usually include a condition relating to the investigation and possible future treatment of mine workings.
- 2.35 The presence of underground workings is not a significant obstacle to development, and there are economical engineering solutions available, should they be required. Furthermore, based on the anticipated depth of the shallowest coal seam, coal is likely to be encountered within foundation excavations on the site and it may be viable to remove any coal from the site by excavation prior to development. Disposal or on sale of such coal will need to be within Government regulations. If any suspect features, that may represent coal workings, are uncovered during site clearance or excavations on the site, should be inspected by a Geotechnical Engineer.
- 2.36 The documentation supporting the planning application establishes that there are no adverse environmental impacts associated with the site's development and that the proposed quantum of

development detailed above can be accommodated at the site ensuring that a high quality residential development can be delivered.

3.0 PLANNING HISTORY & PRE-APPLICATION ADVICE

- 3.1 In order to fully understand the development context of the site in the preparation of the planning application, we have undertaken a full planning history search. This search has identified no relevant previously submitted planning applications at the site.
- 3.2 Prior to the submission of the planning application, the applicant has undertaken pre-application discussions with Barnsley Metropolitan Borough Council (BMBC). BMBC's written pre-application response is enclosed and provided the following conclusions: -

“The site is located on a plot of land between a row of terraces known as Greenland and The Mount. There are houses to the rear, albeit these are located some distance from the proposed with a wooded area between (which the applicants have informed me forms part of the curtilage of The Mount). I have also looked at the historic mapping and there does appear to have been buildings located here in the past, as per the discussions on site. In this respect the proposed may be considered infill development.

The test would then require you to demonstrate that there will be no greater impact on the openness of the green belt and the purposes of including land within it. The proposed design cut into the hillside, has the potential to minimise the impact on openness. However, as discussed it is incumbent on you to demonstrate this and I would suggest that visualisations/photomontages are provided from key viewpoints along the road and nearby footpaths. You may also want to consider any long-distance views.

Notwithstanding the above, there is also a presumption in favour of sustainable development (subject to the caveats contained in the NPPF). You will, therefore, need to consider the sustainability of the proposed and provide appropriate evidence of this.”

- 3.3 It is our view that the details provided in this statement, when viewed alongside the submitted planning drawings, will provide the comfort that BMBC require to confirm that the site represents infilling within a designated Village and that the design/scale of the proposed dwelling is of a high-quality and will be sympathetic to the character of the Village and the adjacent properties to the site.

4.0 PLANNING POLICY CONTEXT

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that: -

“If regard is to be had to the development plan for the purposes 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 This section of the Planning Statement outlines the relevant planning policy context for the proposed development considering National policy guidance and the policies of the Development Plan. For reference, the following documents have been reviewed: -

National Planning Guidance

- National Planning Policy Framework

Development Plan Policy

- Barnsley Core Strategy DPD;
- Saved Policies of the Barnsley Unitary Development Plan; and
- Emerging Local Planning Guidance; Supplementary Planning Documents & Other Evidence Base Documents.

4.3 At the national planning policy level, the National Planning Policy Framework (NPPF) identifies in Paragraph 6 that the purpose of the planning system is to contribute to the achievement of sustainable development. In Paragraph 7 it identifies three dimensions to sustainable development, which are as follows: -

- ***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 The NPPF identifies that these three roles should not be considered in isolation because they are mutually dependent. The document makes it clear that economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. The NPPF states in Paragraph 8 that to achieve sustainable development: -

“economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”

- 4.5 Paragraph 9 of the NPPF further identifies that sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life, which includes but is not limited to the following:
- *Making it easier for jobs to be created in cities, towns and villages;*
 - *Moving from a net loss of bio-diversity to achieving net gains for nature;*
 - *Replacing poor design with better design;*
 - *Improving the conditions in which people live, work, travel and take leisure; and*
 - *Widening the choice of high quality homes.*
- 4.6 Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 4.7 The delivery of sustainable development should be considered in association with the NPPF’s commitment to significantly boosting the supply of housing as prescribed in Paragraph 47 and also in Paragraph 49 which identifies that housing applications should be considered in the context of the presumption in favour of sustainable development, especially relevant given BMBC’s inability to demonstrate a 5-year supply of deliverable housing land. We are advised that BMBC’s current housing supply is less than three years.
- 4.8 Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas. It identifies that housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.
- 4.9 Finally, as alluded to above, Paragraph 89 of the NPPF states specifically that the construction of new buildings in the form of limited infilling in Villages is not considered inappropriate development within the Green Belt.
- 4.10 At the local planning policy level, High Hoyland is identified as a defined village within section 7.4 (The Settlement Hierarchy) of the adopted Barnsley Core Strategy and section 5.9 of the Barnsley Local Plan Publication Draft. Whilst the area of the village in which the site is located is shown to be washed over by Green Belt within the Barnsley Unitary Development Plan (UDP) and the emerging Barnsley Local Plan, the proposal falls wholly within the green belt exceptions policy expressed within Paragraph 89 of the NPPF. The Core Strategy indicates in Policy CSP8 (Location of Growth) that developments will be allowed in Villages where they are consistent with national Green Belt policy.

- 4.11 Given the proposed scale of the development (1 dwelling); the site's previously developed history; and the exemplary proposed design of the dwelling, it is considered the proposal would comprise limited infilling in a village and would not be inappropriate development. Accordingly, it is unnecessary to consider whether very special circumstances exist to justify the development given it would represent limited infilling in a village in accordance with National Planning Policy.
- 4.12 The development proposals seek to deliver 1 new bespoke detached home. The development would make a small, but important contribution to the housing needs of the Borough. In doing so, it can help deliver the economic and social roles of sustainable development as identified in the NPPF, whilst also ensuring that the local environmental assets are protected.
- 4.13 It is unequivocal that the development proposals are consistent with national and local planning policy guidance. For completeness, and to ensure that the full benefits of the development proposals are explained, the next two sections of the statement provide an assessment of the site against the NPPF's planning policy objectives in respect of achieving the economic, social and environmental roles of sustainable development.

5.0 ECONOMIC & SOCIAL ROLE OF SUSTAINABLE DEVELOPMENT

- 5.1 BMBC have stated in a number of their strategies and policies that the Borough is trailing behind the Yorkshire & Humber, and national averages in relation to a wide range of economic indicators, which is leading to significant social imbalances.
- 5.2 In particular, the Council's now adopted Economic Strategy entitled "*Growing Barnsley's Economy (2012 – 2033)*" recognises that housing plays a key role in both stimulating and supporting economic growth. Importantly, the report acknowledges the need to deliver a step change in the quality and mix of housing available in the Borough. To ensure the delivery of these aspirations the Strategy recognises that BMBC will need to work in collaboration with the private sector to deliver a housing mix which meets the future requirements of the Borough.
- 5.3 The development proposals can provide a small, but important, contribution to delivering bespoke family housing to re-balance the Borough's housing supply. As identified above BMBC's adopted Economic Strategy identifies the importance of changing the housing mix within the Borough, particularly in terms of delivering lower-density housing and increasing the breadth of housing supply. It is well documented that Barnsley has experienced the trend of more people on higher and medium incomes moving out of the Borough than are moving in, which of course can be attributed to the fact they are unable to find suitable housing options to meet their needs.
- 5.4 The proposed dwelling will be lived in by the applicant and it will enable him to continue to live within the Borough.
- 5.5 The Council's adopted Economic Strategy identifies that if left to market forces the economic performance gap between Barnsley and the region is likely to widen thus placing the Borough in an even less favourable position for inward investment, indigenous business growth and generally providing local residents with lower levels of new economic opportunities. An identified issue that requires tackling to solve the economic issues of the Borough is the "*inadequate supply of appropriate development sites and executive housing*".
- 5.6 The adopted Economic Strategy is clear in its response to this issue: -
"Housing plays a key role in both stimulating and supporting Economic growth. The member led Economy Working Group has clearly recognised the need to change the housing mix within the Borough particularly in respect of delivering lower density and increasing the breadth of housing supply."
- 5.7 The Council's adopted Housing Strategy for the period 2014-2033 reiterates the key messages of the adopted Economic Strategy. It again identifies the key objective of increasing the number

of larger (4 and 5 bed) family/higher value homes across the Borough and specifically identifies the objective of delivering “c.2500 larger family/higher value homes” in the strategy period.

- 5.8 In respect of the type of new homes required, the Barnsley Strategic Housing Market Assessment (SHMA) (November 2014) again acknowledges that a provision of executive dwellings is needed to support economic growth and to address social imbalances by pulling higher income earners into Barnsley. Indeed, the SHMA states that a challenge for the Borough *‘must be to provide more large houses in the better areas of Barnsley MB to retain, and also attract, mid-upper income households.’*
- 5.9 The SHMA states that executive housing provision will have a role in responding to *“the need for diversification and expansion of the sub-regional economy and in contributing towards achieving wider population and economic growth objectives for the Region”*.
- 5.10 The SHMA identifies that in terms of locations for “executive” family housing it was agreed by all of the housing developers consulted as part of the SHMA’s preparation that the western area of the Borough would *“provide more favourable locations for executive type housing giving good access to the motorway network, Leeds and Sheffield”*. The SHMA goes further to state that *“none of the developers consulted were currently developing executive housing in Barnsley citing the tough market conditions, access to finance/mortgages and general economic climate as the main reasons”*. Finally, the SHMA states that it was felt by the developers consulted that any significant development of executive housing in Barnsley would need to coincide with an improvement in the local economy.
- 5.11 The SHMA concludes that there is a shortfall of all property types in the Borough, but specifically in detached executive family house types. It concludes that future development should focus on addressing identified shortfalls to reflect household aspirations by delivering a house type mix that should take account of the identified imbalances.
- 5.12 Further evidence of the need to increase the provision of executive family homes in the Borough is set out within a cabinet report of BMBC’s Executive Director of Development Environment and Culture, dated 4th July 2012 (CAB.4.6.2012/8), in which BMBC identify a need for low density dwellings in the top bracket of the housing market and confirm an aspiration to deliver 1200 low density high value dwellings. Importantly, the Council also recognise in this report the need to provide a mix of executive housing in differing price brackets, in order to take into account, the need for a range of executive housing to cater for those in managerial positions of differing levels.
- 5.13 The provision of new build executive homes will therefore not only help to retain the Borough’s current population of those in managerial positions, but also attract those from neighbouring

authority areas. However, the advice warns that delivery of executive homes should be focused in areas of the Borough where those seeking executive homes wish to live and specifically identifies the more attractive Western parts of the Borough as being such a location. It is our belief that if development proposals for the right type, quality and size of properties were granted planning permission by BMBC in the Borough's most attractive market locations, then supply would rise to meet the demand and consequently, BMBC's identified acute Executive housing needs of the Borough would start to be met.

- 5.14 The development proposed represents such an executive development in the Western Part of the Borough, through the delivery of one bespoke, detached, executive family home in High Hoyland, which specifically see to contribute towards the recognised housing needs of the Borough. We consider this to be an important material consideration which the Council should take fully into account when determining this application.
- 5.15 All of the evidence highlighted above clearly points to a need for more executive housing in the west of the Borough in order to stem the flow of higher income households out of the Borough in search of larger properties. The level of executive housing currently being developed in the Borough falls a long way short of achieving these aims.
- 5.16 In addition, BMBC's current inability to demonstrate a deliverable 5-year housing land supply provides further weight to the argument that the Council need to focus on ensuring the delivery of the right type of homes in the right locations.
- 5.17 The approval of this proposed development can make a small, yet valuable, contribution to meeting the Borough's economic and housing objectives. In doing so, it can help to deliver the economic and social roles of sustainable development as identified in the NPPF.

6.0 ENVIRONMENTAL ROLE OF SUSTAINABLE DEVELOPMENT

6.1 The NPPF identifies the environmental role of sustainable development as 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. The key environmental considerations associated with the development proposals are considered below.

Settlement Form & Context

6.2 The application site comprises consists of a redundant back filled quarry that is in private ownership, sandwiched between The Mount to the east; The Greenland Cottage to the west; and The Perch and Hoyland Hill Cottage which are located to the north. The site has an existing access onto High Hoyland Lane located on the site's southern boundary. In addition, planning permission (Ref. 2017/0333) has recently been approved for a "annex" building to The Greenland Cottage residential property, which will be positioned directly to the south and in front of the proposed location of the residential dwelling.

6.3 The enclosed aerial photograph demonstrates that the application site represents a small enclosed infill plot adjoined by existing residential uses.

6.4 The development proposals will be viewed in the context of the existing residential buildings located within the vicinity of the site. Creating a logical infilling of the existing settlement form in this location of the Village.

6.5 The drawings submitted alongside the planning application demonstrate that the application site represents a small, largely enclosed plot, adjoined by existing built form. The development of the site in the manner proposed will therefore be in-keeping with the existing settlement form and context of the area.

6.6 The development proposals will maintain the historic incremental and organic growth of the Village and the low number of dwellings proposed will result in an appropriate scale of development in High Hoyland.

6.7 Paragraph 56 of the NPPF identifies that good design is a key aspect of sustainable development and that it can be used to contribute positively to making places better for people. Paragraph 57 further states that high quality and inclusive design, including individual buildings and private spaces, should be achieved. Paragraph 61 identifies that design goes beyond aesthetic considerations and should address connections between people and places and the

integration of new development into the natural, built and historic environment. Finally, Paragraph 65 identifies that planning permission should not be refused for buildings which promote high levels of sustainability because of concerns about the incompatibility with an existing townscape, if those concerns have been mitigated by good design.

- 6.8 At the local level, Policy CSP29 of the adopted Barnsley Core Strategy states that high quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley. The policy then lists a number of criteria that should be considered including natural features; views and vistas; and heritage, townscapes and landscape character, including scale, layout, building styles and materials. The policy then identifies specific design criteria (of relevance to the application proposals) as follows: -
- *contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment;*
 - *enable all people to gain access safely and conveniently, providing, in particular, for the needs of families and children, and of disabled and older people; &*
 - *contribute towards creating attractive, sustainable and successful neighbourhoods.*
- 6.9 The development proposal represents one bespoke executive family home that has been designed specifically in respect of this site and the design character of its surroundings.
- 6.10 The design of the proposed house seeks to reflect the character of the site's former quarry use and topography, ensuring that the proposals represent exemplary design. The approach to the proposed site been to follow the site's natural contours by seeking to build the new home within the cliff face at the site, whilst safeguarding any environmental assets. Importantly, the "footprint" of the proposed dwelling would be delivered within an area of 0.04ha, which is less than 30% of the application site's total area. On account of the site's former quarry use, an opportunity is available to take advantage of the land levels and as such, the dwelling has been designed to be 'built into the land' as it rises to the east and north.
- 6.11 The proposed new home will not appear higher than the site's current levels when viewed from the north, east and south. Views onto the site from the west will also be obscured by The Greenlands Cottages. On account of the site's topography, the properties will be sited lower than the adjacent existing residential properties to the north and east of the site, ensuring that they will have no impact on respect of residential amenity in association with privacy or overshadowing. The crossed section submitted with the planning application confirms this.
- 6.12 The materials to be used in the construction of the dwelling will be sourced locally whenever possible. The materials have been chosen to ensure the dwelling will harmonise with the existing built fabric along High Hoyland Lane, the wider village and the landscape beyond.
- 6.13 It is intended that the external appearance will consist of contemporary dry-stone walling in grey or limestone colour, copper colour cladding and contrasting high specification waterproof

render. The roof will be delivered in the style of a “green roof” to ensure that any views onto the site from the north (where available) will appear natural.

- 6.14 The property has been architect-designed to a high standard. The ‘dwelling details’ drawings enclosed with the application show the proposed elevations. The design of the proposed houses seeks to reflect the character of the surrounding area.
- 6.15 A computer-generated image will be submitted with the planning application to provide evidence of this and how views onto the proposals will be minimal. Ensuring that the scheme does not have an adverse impact on the openness of the surrounding green belt or the character of the surrounding landscape.
- 6.16 With regard to the heritage value of the area, the site is not part of or located adjacent to a conservation area and it does not contain any listed buildings.
- 6.17 In conclusion, it is our clear view that the development proposals will contribute positively to the area; are of a high quality and inclusive design and have been designed to integrate with the existing natural and built environment. The bespoke design will respect the character of the site and its surroundings with regard to scale, layout, building styles and materials. The development will contribute towards creating an attractive and sustainable neighbourhood which complies with national and local planning policy guidance in respect of design.
- 6.18 The development proposals can therefore be considered to comply with the planning guidance presented in Paragraphs 56, 57, 61 & 65 of the NPPF and Policy CSP29 of the adopted Barnsley Core Strategy.

Sustainable Design

- 6.19 Paragraph 95 of the NPPF identifies that new developments should support energy efficiency through adopting nationally described sustainable design standards. In addition, Policy CSP1 of the adopted Barnsley Core Strategy expects developments to increase efficient use of resources through sustainable construction techniques. Policy CSP2 of the adopted Core Strategy expects developers to demonstrate how any new development minimises resource and energy consumption.
- 6.20 With regards to sustainable design, the proposed dwelling has been designed as follows: -
- The dwelling is built into the old quarry and effectively the majority of the structure is below ground. The increased insulation values this will create, along with a well insulated ‘thermal mass’ structure, will result in a very well insulated structure, minimising potential heating costs.

- Virtually all the main windows are facing south, (passive solar orientation), again presenting further opportunities to improve on and reduced heating costs.
- In conjunction with the above, we will explore in more detail, the potential improvements available to us by designing to 'Passive Haus' standards incorporating a mechanical heat recovery system.
- A 'green roof' is to be incorporated with the introduction of specialist planting.
- Grey water harvesting and rainwater harvesting will be introduced.
- Ground or air source heat pump technology will be incorporated.
- Building materials (where possible), will be locally sourced and reclaimed where practical particularly in the use of dry stone walling and gabion basket retaining walls etc.
- Naturally LED lighting will be introduced throughout.

6.21 The capabilities of the proposed dwelling to deliver sustainable design measures will be discussed as part of the determination of the application.

6.22 The development proposals can therefore be considered to comply with the policy context set out within Paragraph 95 of the NPPF, alongside Policy CSP1 and CSP2 of the adopted Barnsley Core Strategy.

Access and Connectivity

6.23 Paragraph 30 of the NPPF identifies that support should be given to patterns of development which reduce congestion and facilitate the use of sustainable modes of transport. Paragraph 95 further identifies that new developments should be located in ways to reduce greenhouse gas emissions.

6.24 At the local level, Policy CSP1 of the adopted Core Strategy expects development to reduce and mitigate the impact of growth on the environment and carbon emissions. Policy CSP25 further identifies that development should be located to reduce travel, be accessible to public transport and meet the needs of pedestrians and cyclists.

6.25 The application site is situated in a sustainable location. We identify above from a planning policy point of view that the development can be considered sustainable on grounds of it being accepted as 'limited infilling within a village' in accordance with Paragraph 89 of the NPPF and on account of High Hoyland being defined as a 'Village' within the adopted Barnsley Core Strategy and the emerging Barnsley Local Plan and on account of the settlement's size and its accessibility to services and facilities.

6.26 With regards to access to services, Manual for Streets published in 2007 highlights that walking offers the greatest potential to replace short car trips, particularly those under 2km. Thus, whilst

within High Hoyland the availability of a wide range of services is lacking, there is within 2km, in the settlement areas of Kexbrough, Clayton West and Scissett, a variety of facilities that could provide for the day to day needs of residents, including primary schools, a dental practice, a pharmacy, convenience retail facilities, pubs and various other shops. Bus stops are available within approximately 300 metres of the site.

- 6.27 Overall, it is our view that the application site is situated in a sustainable location. The proposed development represents an opportunity to create a well-connected and natural residential infill to the settlement pattern of High Hoyland. Transport links, services and facilities are all accessible by walking, cycling and public transport.
- 6.28 The development proposals can therefore be considered to comply with the guidance presented in Paragraphs 30 and 95 of the NPPF and Policies CSP1 and CSP25 of the adopted Barnsley Core Strategy.

Landscape/Arboriculture

- 6.29 With regard to landscape design, no trees will require removal as there are no trees situated in the footprint of the structure and the retention and protection of all trees throughout the development is suitable. The development of the site also provides an excellent opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme.
- 6.30 It can therefore be concluded that there are no landscape or arboricultural matters that would render the development proposals unsustainable in the context of Paragraphs 58 and 118 of the NPPF.

Ecology/Biodiversity

- 6.31 The submitted Ecology Report by Brooks Ecology, dated December 2017, identifies that a phase 1 habitat survey and bat assessment has been undertaken at the site. The report states that the site supports habitats of low ecological value, the presence of which will not pose any major constraint to development. It identifies that precaution is recommended in relation to nesting birds and that any clearance of the vegetation should be carried out outside the nesting period. Otherwise, a nesting bird survey will be required if it commences in the period March - August (inclusive). This would allow any active nests to be identified and protected. The report also identifies that impacts on nearby wildlife sites would not be expected due to their distance and lack of functional linkage.
- 6.32 Accordingly, it can therefore be concluded that there are no ecology/biodiversity matters that would render the development proposals unsustainable in the context of Paragraph 118 of the NPPF.

Highways

- 6.33 The proposed property will be served by a private driveway with a gated entrance to hide the appearance of cars on the site's frontage. The approach to access seeks to utilise the existing access on High Hoyland Lane. Highway visibility standards can be achieved from the proposed site access and the development will result in an immaterial impact on the local highway network.
- 6.34 Accordingly, it can therefore be concluded that there are no highways matters that would render the development proposals unsustainable in the context of Paragraph 35 of the NPPF.

Flood Risk & Drainage

- 6.35 There are no known constraints in terms of flooding or drainage. The site is not considered to be at risk from flooding as highlighted by its location in Flood Risk Zone 1 on the Environment Agency's National flood risk maps. The site's location therefore accords with Policy CSP1 of the adopted Core Strategy in respect of locating development to reduce the risk of flooding.
- 6.36 Both surface water and foul drainage can be provided, and the form and nature of the drainage infrastructure will be determined through more detailed discussions with Yorkshire Water and service providers in due course.
- 6.37 We can confirm that the applicant would accept appropriately worded conditions in respect of the provision of detailed drainage designs prior to the commencement of development. Accordingly, it can therefore be concluded that there are no drainage or flood risk matters that would render the development unsustainable in the context of Paragraph 100 of the NPPF.

Geology & Ground Conditions

- 6.38 The submitted Coal Mining Stability Risk Assessment, prepared by ARP Geotechnical Ltd identifies that a fault is indicated approximately 100m to the southeast of the site, trending north east - south west, with the downthrow to the south east. However, it is unlikely that the proposed location for the development will be affected by this fault. The assessment identifies that the site is not affected by any known past, present, or future proposed, opencast coal mining. There are no known subsidence claims on or near the site.
- 6.39 With regards to the site's proposed development, the assessment states that engineering standards state a general rule that for development stability and to mitigate the effect of the coal or coal workings, there needs to be at least 10 times the seam thickness of rock cover (overburden) above any seam. On this basis, working within the 1.4m thick Flockton Thick Coal

seam, a minimum overburden requirement is 14m. Given the coal seam is estimated to be present at a depth of around 2m to 9m on this site, there is a risk of ground instability on the site. If there were any unrecorded workings on site, they would most likely take the form of pillar and stall cuts or bell pits. It is, therefore, recommended that a rotary drilling investigation should be carried out to confirm the depth and thickness of the seam beneath the site, and to confirm the presence of any potential workings present. Such borehole investigations are usually carried out following the grant of planning permission, but before commencement of development. The planning permission will usually include a condition relating to the investigation and possible future treatment of mine workings.

- 6.40 The presence of underground workings is not a significant obstacle to development, and there are economical engineering solutions available, should they be required. Furthermore, based on the anticipated depth of the shallowest coal seam, coal is likely to be encountered within foundation excavations on the site and it may be viable to remove any coal from the site by excavation prior to development. Disposal or on sale of such coal will need to be within Government regulations. If any suspect features, that may represent coal workings, are uncovered during site clearance or excavations on the site, should be inspected by a Geotechnical Engineer.
- 6.41 On account of the site's current and historical land use, it is considered there will be no identified contaminative sources that pose a risk to the future occupiers.
- 6.42 Accordingly, it can therefore be concluded that there are no geology or ground matters that would render the development proposals unsustainable in the context of the NPPF.

Environment Role Summary

- 6.43 The evidence provided above clearly identifies that development of the application site would comply with the environmental role of sustainable development as prescribed by the NPPF.
- 6.44 The development proposals will ensure the protection of the area's natural and built environment through the delivery of a high quality and sympathetically designed scheme situated in a sustainable location. The proposed development will therefore not have an adverse impact on the local environment.

7.0 NPPF SUSTAINABLE DEVELOPMENT ASSESSMENT CONCLUSION

7.1 The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. The evidence provided in the sections above establishes the contribution that the development proposals can make towards achieving the three mutually dependent dimensions of sustainable development. It has identified the following: -

- **An economic role** – *the development proposals will deliver economic investment through the delivery of one bespoke high quality executive family home in the west of the Borough for which there is an acute evidence-based housing need;*
- **A social role** – *the development proposals will support strong, vibrant and healthy communities, by contributing to the identified housing needs of the area through the delivery one bespoke high quality executive family home.*
- **An environmental role** – *the development proposals will contribute to protecting and enhancing the natural, built and historic environment of the area through the delivery of a sympathetically designed “infill” development situated in a sustainable location.*

7.2 The development of the application site in the manner proposed will fully accord with the economic, social and environmental dimensions of sustainable development, as prescribed by the NPPF. It also complies with each of the relevant local planning policies.

7.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies contained within it constitute the Government’s view of what sustainable development in England means in practice for the planning system. The evidence provided in this statement has demonstrated that when assessed against national and local planning policies, on either an individual basis or in combination, the development proposals fully comply with planning guidance in respect of sustainable development.

7.4 Therefore, on account of the guidance presented within Paragraph 14 of the NPPF, and the presumption in favour of sustainable development, it is our view that the development proposals should be approved without delay.

8.0 RECENT LOCAL APPEAL PRECEDENT WITHIN THE BMBC AUTHORITY AREA

8.1 Appeal Ref: APP/R4408/W/15/3134783, Land off Huthwaite Lane, near Thurgoland, Huthwaite, South Yorkshire, associated with a full planning application for the development of 4 detached dwelling houses with associated access, parking and landscaping, is of particular relevance to these development proposals.

8.2 The identified key issue of the appeal was whether, having regard to the provisions of the development plan and the National Planning Policy Framework, the proposed development would constitute unsustainable development. The appeal decision is enclosed with this statement.

8.3 The appeal was allowed by the Inspector on account of the following key factors: -

- The Core Strategy settlement hierarchy listed Huthwaite as a village, as does the emerging Local Plan.
- The Core Strategy indicates that within villages, development is likely to occur on small infill sites that are consistent with and sensitive to Green Belt policy.
- Paragraph 89 of the NPPF identifies that the construction of new buildings in the form of limited infilling in Villages is not considered inappropriate development within the Green Belt.
- The site has a frontage to an existing highway and is bounded by residential development.
- Given the scale of the development the proposal would comprise limited infilling in a village and would not be inappropriate development. Accordingly, it is unnecessary to consider whether very special circumstances exist to justify the development given it would represent limited infilling in a village, the effect on openness would also not be so significant that it would cause any material harm to the Green Belt.
- As the proposals are consistent with Green Belt policy, it is also considered to be compliant with Core Strategy Policy CSP8 The Location of Growth which allows for development in villages that is consistent with Green Belt policy.
- There is not currently a 5-year supply of housing land in the Borough. Thus, the development would make a small, but important contribution to the housing needs of this (Barnsley) district.
- The development would provide high-quality detached dwellings aimed at the executive end of the housing market. Various strategies of the Council identify that housing plays a key role in stimulating and supporting economic growth.
- The Economic Strategy acknowledges the need to deliver a step change in the quality and mix of housing available in the district. The document goes on to identify that an inadequate supply of appropriate development sites and executive housing is an issue to be addressed.

- The Housing Strategy 2014 to 2033 has as a key objective the need to increase the number of larger, 4/5-bedroom, family/higher value homes across the district.
- The 2014 SHMA refers to the need to provide for executive dwellings to support economic growth. Executive housing is identified as having a role in responding to the need for diversification and expansion of the sub-regional economy.
- The development would assist in achieving these objectives. Thus, the provision of dwellings of the type and size proposed would make an important, albeit small, contribution to the delivery of a wide choice of high quality homes and meeting the needs of different groups in the community.
- The site is located in a suitably sustainable location in respect of access to services and facilities.

8.4 It is quite clear that there are a number of similarities between the development proposals and those allowed at appeal at Land Off Huthwaite Lane, Huthwaite.

8.5 One key difference between the two proposed developments is of course the historical use of the application site and the bespoke exemplary design of the proposed development that this application relates to.

8.6 We believe that this decision adds further compelling weight to the conclusion provided above that, when assessed against national and local planning policies, on either an individual basis or in combination, the development proposals fully comply with planning guidance in respect of sustainable development.

9.0 DELIVERABILITY ASSESSMENT

9.1 In accordance with Footnote 11 of Paragraph 47 of the National Planning Policy Framework, we believe that the site can be considered as a **Deliverable** residential development site on account of the facts that: -

- The site is located in a **suitable** location for residential development now. The development proposals are situated in a suitable and sustainable location in respect of connectivity to existing services and there are no technical or environmental (built and natural) constraints that would preclude the development of the site.
- The site is **available** for development now. The site is available for residential development as there are no legal or ownership constraints and as the landowner (the Applicant) has made the land available for development.
- The site can also be considered **achievable** as new homes can be delivered on the site within the next 5 years. The site is located in the western part of the Barnsley Borough, a location recognised as the most desirable housing market location in the Borough.

9.2 The site can be considered a deliverable residential development site and its release would provide a number of benefits to the local area as identified in this statement.

10.0 SUMMARY & CONCLUSIONS

- 10.1 The development proposals seek to deliver 1 new bespoke detached homes on an infill plot and in keeping with the existing Village envelope. The development would make a small, but important contribution to the housing needs of the Borough.
- 10.2 The development of the site in the manner proposed will be in-keeping with the existing settlement form and context of the area. The development proposals will maintain the historic incremental and organic growth of the Village and the development will result in an appropriate scale of development in High Hoyland.
- 10.3 High Hoyland is identified as a defined village within section 7.4 (The Settlement Hierarchy) of the adopted Barnsley Core Strategy and section 5.9 of the Barnsley Local Plan Publication Draft and whilst the area of the village where the site is located is shown to be washed over by Green Belt within the Barnsley Unitary Development Plan (UDP), the proposal falls wholly within the green belt exceptions policy expressed within Paragraph 89 of the NPPF. The Core Strategy indicates in Policy CSP8 (Location of Growth) that developments will be allowed in Villages where they are consistent with national Green Belt policy.
- 10.4 Given the proposed limited scale of the development; the site's previously developed use; and the exemplary nature of the design, the proposal would comprise limited infilling in a village and would not be inappropriate development. Accordingly, it is unnecessary to consider whether very special circumstances exist to justify the development given it would represent limited infilling in a village.
- 10.5 The evidence provided in this statement has demonstrated that when assessed against national and local planning policies, on either an individual basis or in combination, the development proposals fully comply with planning guidance in respect of sustainable development.
- 10.6 Therefore, on account of the guidance presented within Paragraph 14 of the Framework, the presumption in favour of sustainable development and further supplemented by a recently allowed appeal case within the Barnsley Authority Area (referenced above) which presents compelling evidence for the development of a limited infill plot within a village, relating equally to these proposals, it is our view that the development proposals should be approved without delay.