

Planning Statement

Land to the East of Cote Lane,
Thurgoland, Sheffield, South Yorkshire



ELG

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1. INTRODUCTION

1.1 This Planning Statement has been prepared by ELG Planning on behalf of Berkeley DeVeer to accompany an application for the approval of reserved matters on outline consent 2016/0340 for residential development of up to 24 dwellings to include means of access and public open space at Land to the East of Cote Lane, Thurgoland, Sheffield, South Yorkshire.

1.2 This Statement will seek to assess the development proposals in the context of the adopted development plan and any other material considerations relevant to the determination of the planning consent.

Structure of Statement

1.3 This Planning Statement is structured as follows:

- **Section 2** analyses the context of the site.
- **Section 3** describes the proposed development.
- **Section 4** assesses the Development Plan policies, as well as any other material considerations relevant to the determination of the application.
- **Section 5** sets out the case in support of the application proposals including discussion of the remaining reserved matters
- **Section 6** draws conclusions on the overall findings of the statement.

2. SITE CONTEXT

- 2.1 The purpose of this section of the statement is to analyse the context of the site and its surroundings, including the physical, social and economic characteristics.

Site Location & Description

- 2.2 The site forms a greenfield parcel of land covering an area of 0.97ha. The site lies outside the boundary of the village of Thurgoland and therefore within the open countryside. The site is, however, adjacent to the development limit and in close proximity to the facilities and services of the village.



Figure 1.1: Aerial of site (taken from Google Maps)

- 2.3 The topography of the site is relatively flat rising slightly towards the east. Directly to the north of the site lies a small cul-de-sac of properties known as Springwood Close. Springwood Close comprises of modern residential properties with associated garaging. To the east of the site lies an area of woodland

is known as Springwood. The site benefits from an existing access from Cote Lane which it shares its western boundary with.

- 2.4 The site is not located within a conservation area or within close proximity to any listed buildings. The site is not located within any nationally protected landscape.

Planning History and Context

- 2.5 This submission follows an outline planning approval for residential development of up to 24 dwellings to include means of access and public open space at Land to the East of Cote Lane, Thurgoland, Sheffield, South Yorkshire. All other matters other than access were reserved for future approval and are set out as part of this reserved matters submission.
- 2.6 An indicative masterplan showing plot positions, landscaping, roads and footpaths was submitted with the application, and is shown below.



Figure 2.1: Indicative Masterplan

3. DEVELOPMENT PROPOSALS

- 3.1 An outline planning permission was approved for the residential development of up to 24 dwellings to include means of access and public open space.
- 3.2 Below shows an extract of the proposed site layout for 24 detached and semi-detached dwellings to be approved as part of these reserved matters.



Figure 3.1: Proposed Site Plan

- 3.3 The scheme includes a range of 2,3,4 and 5 bed properties, across a range of housetypes. Further discussion of the development proposals is contained within Section 5.

4. PLANNING POLICY CONTEXT

- 4.1 The Development Plan for Barnsley Metropolitan Borough Council consists of the Core Strategy and saved Unitary Development Plan policies. The council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes which are other material considerations.
- 4.2 The Council has produced a consultation draft of the Development Sites & Places Development Plan Document (DSAP), which identifies possible allocations up to 2026 and associated policies. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation.
- 4.3 The following policies are considered relevant to the design and access considerations of this application;
- CSP2 - Sustainable Construction;
 - CSP14 - Housing Mix and Efficient Use of Land;
 - CSP26 - New Development and Highway Improvement;
 - CSP29 – Design.

Other Material Planning Considerations

- The National Planning Policy Framework (NPPF);
- Designing New Residential Development Supplementary Planning Document;
- Parking Supplementary Planning Document;
- Open Space Provision on New Housing Developments Supplementary Planning Document;
- South Yorkshire Residential Design Guide.

5. PLANNING APPRAISAL

5.1 The principle of residential development and access at this site has already been accepted through the approval of the outline application to which this reserved matters application relates. As such, we do not intend to readdress these matters. Rather, we discuss below the outstanding details of the outline application proposal, including;

- the layout of the proposed development;
- scale of building(s);
- the design and external appearance of the proposed development; and
- landscaping.

Layout

5.2 The proposed site layout is shown below.



Figure 5.1: Proposed Site Plan

5.3 The proposed dwellings will be accessed from a single point of access taken from Cote Lane, as approved at outline stage, other than two plots (23 and 24) which have a private access directly onto Cote Lane.

5.4 Each dwelling will have private off street parking and outdoor amenity space in accordance with Council standards.

Scale

5.5 The proposals include a range of 2, 3, 4 and 5 bed dwellings across 12 different housetypes, as set out below;

- 6 x Housetype A6 – 2 storey 2 bed unit;
- 1 x Housetype T10 – 2 storey 3 bed unit;
- 3 x Housetype T7 – 2 storey 3 bed unit;
- 1 x Housetype N1+ – 2 storey 4 bed unit;
- 2 x Housetype T4+ – 2 storey 4 bed unit;
- 1 x Housetype T9+ – 2 storey 4 bed unit;
- 2 x Housetype T502 – 2 storey 5 bed unit;
- 2 x Housetype T503 – 2/3 storey 5 bed unit;
- 1 x Housetype T503+ – 2/3 storey 5 bed unit;
- 2 x Housetype T3+ – 2/3 storey 5 bed unit;
- 2 x Housetype HARROGATE – 2 storey 5 bed unit;
- 1 x Housetype 9a+ – 2 storey 5 bed unit.

Appearance and Design

5.6 The scheme includes 12 differing housetypes across the site, each with their own individual character. A few of these are shown below;



Figure 5.2: Examples of Proposed Housetypes

- 5.7 The materials as shown on the Site Plan comprise of Artstone Walling with Calderdale Grey flat concrete roof tiles throughout the site.

Landscaping

- 5.8 The proposed layout shows areas of public open space to the front (west) of the site, south of the access road off Cote Lane. This will include grassed areas with some planting to create an attractive frontage to the site. In addition, existing trees along the southern boundary will be retained as shown on the site plan, as well as the buffer along the northern and eastern boundary. Additional planting and shrubs will be included through the site, and details can be conditioned if required.
- 5.9 In terms of hard landscaping, the access road will be block paved as shown on the proposed plans, and the driveways will be gravelled and tarmacadam. Again, details of this can be conditioned if required.

Other Considerations

Affordable Housing and other Contributions

- 5.10 The S106 sets a requirement for seven affordable housing units to be provided on site (30%) as part of these proposals.
- 5.11 Core Strategy Policy CSP15 sets out the provision of affordable housing in the Borough. The policy explains that housing developments of 15 or more dwellings will be expected to provide affordable housing. The threshold for the application area requires 25% affordable housing.
- 5.12 In line with the above and with no policy justification for an increase, the current development proposals will provide 25% affordable dwellings (six units) and we would welcome discussions about this before looking to undertake a Deed of Variation to the current S106.
- 5.13 The S106 also sets a requirement for 'Community Projects Contribution' in the sum of £66,000. It is our understanding that such a contribution is 'unallocated' and we are unclear on the reasoning for such a contribution. On this basis, we would question the need for this contribution and look to remove this contribution as part of the separate Deed of Variation. We would again welcome discussion on this.

Outline Conditions

- 5.14 The following details have been submitted as part of this reserved matters submission to satisfy conditions on the outline consent;
- Con 5 – see Proposed Levels Strategy Drawing No. 1018-003.

6. CONCLUSIONS

- 6.1 This Planning Statement has been prepared by ELG Planning on behalf of Berkeley DeVeer to accompany an application for the approval of reserved matters on outline consent 2016/0340 for residential development of up to 24 dwellings to include means of access and public open space at Land to the East of Cote Lane, Thurgoland, Sheffield, South Yorkshire.
- 6.2 The submission follows an outline planning approval for the means of access. All other matters were reserved for future approval and are set out as part of this reserved matters submission.
- 6.3 These reserved matters clarify the layout, appearance, scale and landscaping, to ensure a development that provides sufficient private amenity space for the residents.
- 6.4 This Statement demonstrates that the proposals are in keeping with the vernacular of the area and careful attention has been given to the design and quality of the development to ensure an attractive and high quality appearance.
- 6.5 As such, these proposals are considered in accordance with policies set out in the Baransley Development Plan as well as the aspirations of the NPPF.
- 6.6 In light of the information in this statement and submitted as part of the application we would respectfully request that the Council support the application by granting planning permission.