

PLANNING STATEMENT

LAND AT FORMER FIGHTING COCKS INN,
WOMBWELL ROAD, HOYLAND S74 9RZ

PREPARED ON BEHALF OF
WHITSHAW BUILDERS LTD

NOVEMBER 2021

NL JONES
PLANNING

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Regulated by RTPI

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1 INTRODUCTION

- 1.1 This Planning Statement (the “Statement”) has been prepared on behalf of Whitshaw Builders Ltd (the Applicant) in support of a planning application for 8 no. residential dwellings at the site of the former Fighting Cocks Inn, Wombwell Road, Hoyland, S74 9RZ.

THE APPLICANT

- 1.2 The Applicant, Whitshaw Builders Ltd, is a private residential developer, based in South Yorkshire. Whitshaw specialise in high-end residential development, providing unique designs and spaces. With extensive experience in land acquisition and construction, this enables Whitshaw to undertake a careful appraisal of each site to actively promote it through the planning system and finally to transform the design concept into a high-quality development offering beautiful new bespoke homes.
- 1.3 The Applicant’s vision is to ensure that the development of the site makes a positive contribution to the quality of the local built environment and provides much needed homes. The proposed development will enhance the site and its setting by delivering a development of high design quality.

STATEMENT CONTENT

- 1.4 This Statement provides an overview of the application site and surroundings, details of the application proposal, details of relevant planning history, details of the planning policy context and an assessment of the proposals within this context. The Statement demonstrates, following this assessment, that the proposal is acceptable in planning terms and accords with relevant planning policy and guidance. It therefore concludes that planning permission can be granted without delay, in accordance with the presumption in favour of sustainable development set out in national planning policy.
- 1.5 This Statement should be read in conjunction with the documentation submitted in support of this application, as set out below:

Document /Title	Author
Planning Application Forms	NL Jones Planning
Planning Drawings: Site Plan and Location Plan (0094) – P500 Rev C	RCHITECTURE

Topo Overlay (0094) – P600 Rev A	
Proposed Plans and Elevations (0094) – P100	
Planning Statement	NL Jones Planning

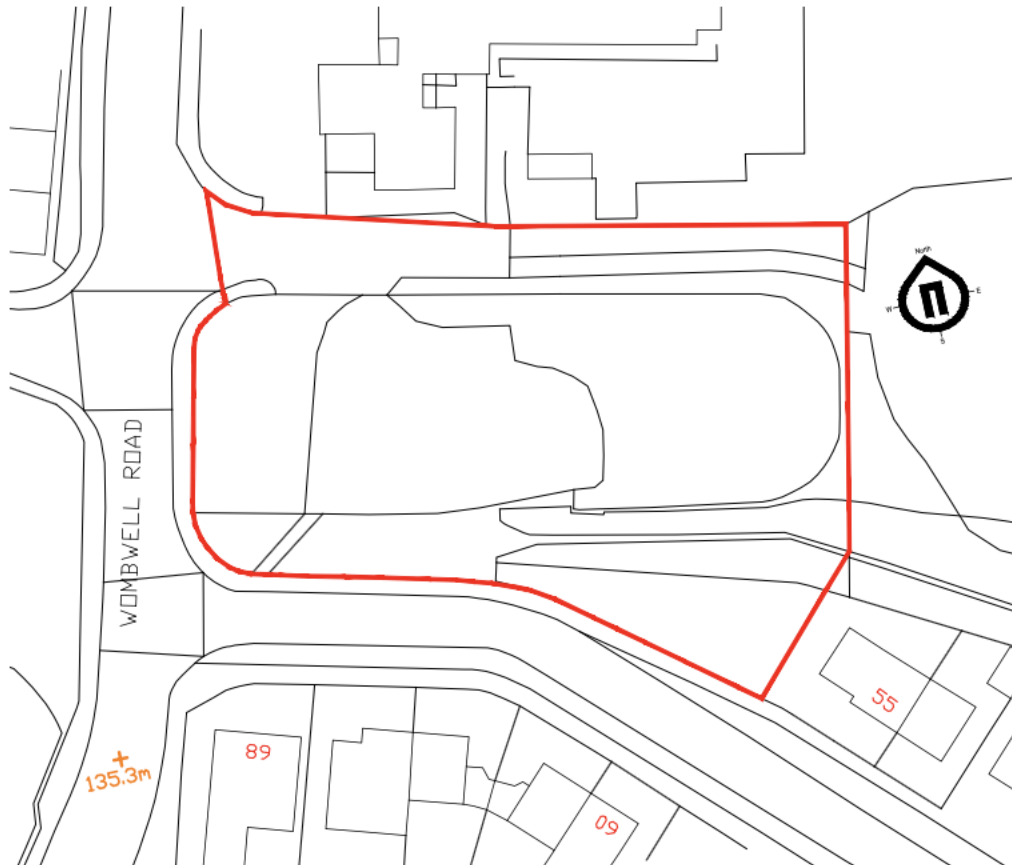
1.6 The content of this Planning Statement has therefore been set out as follows:

1. Introduction
2. Application Site & Surroundings
3. The Proposals
4. Planning History
5. Planning Policy Context
6. Key Planning Considerations
7. Summary & Conclusions

2 APPLICATION SITE & SURROUNDINGS

2.1 This section of the Statement provides details of the planning application site and the surrounding area as relevant to the application proposals.

2.2 The application site is shown below.



2.3 The site is located to the east of Wombwell Road at the junction with Kingswood Crescent. It is 0.32ha and comprises a broadly rectangular shaped plot extending eastwards away from its frontage with Wombwell Road. It is cleared of buildings but supports vegetation that has since colonised parts of the site, with the remainder as hardstanding. Access is via a short, tarmacked road / drive between the site and Hoyland Ambulance Service. It is understood that rights of access are enjoyed across this third-party land to the site.

- 2.4 To the north of the site is the Hoyland Ambulance Service premises comprising single and two storey flat roofed buildings and large areas of hard surfacing / car parking to the front and rear of the buildings.
- 2.5 To the east is an area of open / recreational land and beyond this, and to the south, is residential development. Tesco Superstore is also located to the south, approximately 100m from the site.
- 2.6 Opposite the site, to the west of Wombwell Road, is a landscaped area and Chambers Road, leading to a large industrial estate.
- 2.7 The site is therefore located within an area offering a mix of commercial, community and residential uses, and an associated mix of building styles and ages, with development generally comprising one and two storeys.
- 2.8 The site is not located within a Conservation Area, nor in proximity to any listed buildings. No TPOs are identified at the site. The site is within Flood Zone 1 and therefore has a low probability of flooding.

3 THE PROPOSALS

3.1 This application seeks full planning permission for the development of 8 no. 2 bed semi-detached dwellings (Use Class C3).

3.2 The description of development is therefore as follows:

Development to provide new residential dwellings, with associated access, car parking and landscaping provision.

3.3 It is proposed to locate 4 no. semi-detached bungalows (Plots 1-4) to the front of the site facing onto Wombwell Road, with a further 4 no. semi-detached bungalows (Plots 5-8) located behind, to the rear part of the site. The existing shared access from Wombwell Road to the north of the site, will be utilised to provide an access into the site and to proposed car parking, which will be located to the rear of Plots 1-4 and the front of Plots 5-8.

3.4 Each dwelling will comprise a single storey bungalow, providing 2 bedrooms. Each dwelling benefits from 2 allocated off-road car parking spaces. Private amenity space of a minimum 50sqm will be located to the rear (south) of the dwellings and further soft landscaping provided to the property frontages. This includes a generous area of landscaping on the site frontage with Wombwell Road. In addition, it is proposed to retain the area of existing trees located to the south east corner of the site.

3.5 The development is in keeping with the general character of the area in terms of height, scale, form and density. The proposed dwellings are designed in a traditional manner, including a pitched roof with gable ends, in keeping with the overall form of semi-detached housing in the area.

4 PLANNING HISTORY

4.1 The Council's on-line planning register records 3 planning applications as follows:

- 2005/1972 – Demolition of existing public house and erection of 16 apartments. Approved (date unavailable)
- 2006/1406 – Residential development of 21 apartments in two blocks (outline). Approved (date unavailable)
- 2009/ 1407 – Residential development of 21 apartments in two blocks (extension of time 2006/1406). Approved 8 November 2010.

4.2 No records or documents are available, except for the decision notice for application 2009/1407.

4.3 The planning history confirms that redevelopment of the site for residential use has previously been accepted. Whilst the latest permission has now expired, it nonetheless demonstrates that the principle of residential development at the site is acceptable.

4.4 Additionally, the Applicant is aware of pre-application advice that has been received, in April 2021, by another party, in relation to a residential proposal for the site. This confirms that residential development at the site is acceptable in principle.

4.5 Current planning policies, as set out in the following section, indicate that subject to satisfying relevant development management considerations, residential development remains acceptable.

5 PLANNING POLICY CONTEXT

- 5.1 Planning Law (Section 38(6) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990) requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

THE NATIONAL PLANNING POLICY FRAMEWORK (2021)

- 5.2 The Framework sets out the Government's planning policies for England and how these should be applied. The Framework must be taken into account in preparing the Development Plan and is a material consideration in planning decisions.
- 5.3 The Framework sets out at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without comprising the ability for future generations to meet their own needs.

The Presumption in Favour of Sustainable Development

- 5.4 The Framework therefore includes, at its heart, a presumption in favour of sustainable development at Paragraph 11.
- 5.5 For decision taking the presumption in favour of sustainable development means approving development proposals that accord with an up to date development plan without delay, or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting planning permission; unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Decision-making

- 5.6 Paragraph 38 states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way and that decision makers at every level should seek to approve applications for sustainable development wherever possible.

Delivering a Sufficient Supply of Homes

- 5.7 The delivery of a supply of housing represents a high priority for Government. The role that small and medium size sites, including windfall sites, bring to housing delivery is recognised in the Framework at paragraph 69. This states that Local Planning Authorities should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Making Effective Use of Land

- 5.8 The need to also make effective use of land is confirmed at paragraphs 119, 120, 124 and 125 of the Framework. Paragraph 120 states that planning policies and decisions should give substantial weight to the value of using brownfield land within settlements for homes (and other identified needs) and support the development of under-utilised land and buildings, especially if this would help meet identified needs for housing. Paragraphs 124 and 125 advise that making efficient use of land should be informed through the identified need for housing (and other development), market conditions and viability, an area's existing character and the need to secure well designed, attractive and healthy places.

Achieving Well Designed Places

- 5.9 Paragraph 126 states that 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; it creates better places in which to live and work and helps make development acceptable to the communities.
- 5.10 Paragraph 130 states that planning policies and decisions should ensure that developments, inter alia:
- a) Will function well and add to the overall quality of the area, not just for the short term, but over the lifetime of the development.
 - b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).

- d) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development.

THE DEVELOPMENT PLAN

5.11 In this case, the Development Plan comprises the Barnsley Local Plan (2019). It also includes a number of Neighbourhood Plans and a Joint Waste Plan, but these are not relevant to this application proposal.

- The key relevant development plan policies which are material to this application are as follows:
- **LG2 – The Location of Growth** confirms that priority will be given to development in Urban Barnsley, the Principal Towns (including Hoyland) and Villages (with the amount of development being commensurate with the size of the settlement).
- **GD1 – General Development** sets out a range of design considerations for new development. The following are relevant:
 - development should have no significant adverse effect on living conditions and residential amenity of both existing and future residents
 - proposals should provide landscaping to a high quality that improves the character of the local landscape
 - appropriate vehicular and pedestrian access and links should be provided to and within the development.
- **H2 - The Distribution of New Homes** sets out the housing requirement for Hoyland of 2263 homes for the plan period (2014-2033) representing 12% of the borough's housing requirement.
- **H4 – Residential Development on Small Non-Allocated Sites** confirms that residential development on small, non-allocated sites below 0.4 hectares will be allowed where this complies with other relevant policies.
- **H6 – Housing Mix and Efficient Use of Land** advises that proposals are expected to provide a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes should be suitable for different types of households and capable to

be adapted to meet changing needs of the population. A density of 40 dph is expected unless lower densities can be justified for reasons of design, need and viability.

- **T3 – New Development and Sustainable Travel** confirms that at least minimum levels of parking should be provided as set out in the relevant Supplementary Planning Document.
- **D1 – High Quality Design and Place Making** provides design principles which seek to ensure that new development makes a positive contribution to place making and is of high-quality design.

SUPPLEMENTARY PLANNING GUIDANCE

5.12 In addition to the development plan policies, the Council provides additional guidance within a series of Supplementary Planning Documents of which the following are relevant:

- Design of Housing Development (May 2019)
- Residential Amenity & Siting of Buildings (May 2019)
- Parking (Nov 2019)

SUMMARY

5.13 The above review of national and local planning policy and guidance confirms that provided that relevant policies are complied with, there is no policy basis that would preclude the development of the site for residential use, in principle.

5.14 Therefore, subject to demonstrating that the proposal satisfies development management policies in respect of housing mix, design, residential amenity standards, and car parking / highway impacts, the application should be supported.

5.15 The principle of development and the individual merits of the proposal are reviewed fully, in the context of the planning policy framework outlined above, in the following section.

6 KEY PLANNING CONSIDERATIONS

- 6.1 This section of the Planning Statement sets out key planning considerations relevant to the determination of this planning application, informed by the contextual analysis of the site surroundings, relevant planning history and relevant planning policies.
- 6.2 The planning system operates on the basis that applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise, and Local Planning Authorities should approach decisions on applications for development in a positive and creative way and should seek to approve applications for sustainable development wherever possible.
- 6.3 In the case of this application, it is considered that the key planning considerations relevant to the determination of the proposals can be summarised as follows:
- a) Principle of development
 - b) Housing mix
 - c) Design, scale and massing
 - d) Quality of proposed accommodation
 - e) Impact on neighbouring amenity
 - f) Highways
- 6.4 An assessment of the proposals against each of these considerations is therefore set out, in turn, below.

PRINCIPLE OF DEVELOPMENT

- 6.5 It is confirmed, within the Local Plan Proposals Map, that the site lies within the built-up area of Hoyland where associated Policies LG2 and H2 confirm development will be directed, including new residential development.
- 6.6 The site is not the subject of any specific land-use allocation or designation. It is, however, identified within the Council's Brownfield Land Register (site ref: H1162), which confirms the site's suitability for housing development.

- 6.7 In addition, both national and local policies encourage the effective use of land that is compatible with local context, to help meet housing supply and demand, with small sites providing an important role, as recognised within Policy H45, in helping to meet this demand.
- 6.8 The principle of residential development of the site to provide new residential dwellings has been established, through the grant of previous applications for new housing at the site, in 2005, 2006 and 2009, as set out in the Planning History section of this statement.
- 6.9 Therefore, it is demonstrated that the site is suitable, in principle, for new residential dwellings.
- 6.10 The application proposal for the redevelopment of the site to provide 8 dwellings ensures the effective redevelopment of this urban site (which has remained vacant for many years) to deliver much needed housing. The proposal is therefore demonstrated to be acceptable, in principle, in land use terms.

HOUSING MIX

- 6.11 The proposal is to provide 8 no. 2 bed bungalows. Policy H6 advises that housing proposals are expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Additionally, homes should be suitable for different types of households and be capable of being adapted to meet changing needs of the population.
- 6.12 The supporting justification to the policy also advises that the mix of housing should be informed by latest evidence taking into account an up-to-date Strategic Housing Market Assessment (SHMA).
- 6.13 In this respect, the Council do have a recently published SHMA (June 2021) which confirms an identified need for both 3-bedroom houses and smaller 2-bedroom dwellings, in particular bungalows (including level access homes). The Assessment also concludes that when household aspirations are considered, there is a stronger emphasis on bungalows with 2-bedrooms.
- 6.14 The majority of housing within the local area is 2 storey (and probably 3 bedroom) semi-detached properties. Consequently, a proposal to provide 8 no. 2-bedroom bungalows would therefore help in providing a more balanced community and meet a specific housing need as identified within the up-to-date evidence of housing need for the area.

- 6.15 Furthermore, the bungalows will meet, or are capable of meeting, Lifetime Homes standards. The dwellings are suitable for different types of households, including small / young families, and capable of being adapted to meet the changing and long term needs of residents.
- 6.16 The proposed number of dwellings equate to 25 dwellings per hectare. Whilst this is below the density suggested in Policy H4 for the Principal Towns, it is demonstrated below that the lower density is justified for reasons of design, character and appearance of the street scene, and, significantly, the retention of trees to the south east part of the site. (It is also understood that a restrictive covenant relates to the strip of land – including the access – to the northern part of the site that would prevent its development, thereby reducing the developable area further). The proposal to develop bungalows at the site – which will inevitably represent a lower density – will meet a specific, identified housing need.
- 6.17 In conclusion, the proposal is in accordance with Policy H4.

DESIGN, SCALE AND MASSING

- 6.18 Policies GD1 and D1 seek to ensure that new development is of a high quality, responding positively to local distinctiveness, and ensuring that new development achieves a satisfactory relationship to adjacent development considering factors such as townscape and landscape character, scale, building styles, form and materials of the locality.
- 6.19 The site is within a mixed-use area including commercial / industrial buildings adjacent and opposite. The adjacent Hoyland Ambulance Service premises comprises largely single storey flat roofed buildings constructed in dark brick, with large concertina blue doors to the garage frontages housing ambulance vehicles. The buildings sit within large areas of hard surfacing / car parking.
- 6.20 The industrial building opposite the site faces 'inwards' and therefore has no active frontage on Wombwell Road. It is a two-storey structure, faced in stone, with a single pitch roof. A low wall and hedge form its boundary onto Wombwell Road.
- 6.21 Tesco Superstore is a short distance from the site but largely concealed from views from Wombwell Road by mature boundary trees and planting.
- 6.22 Nearby housing comprises mainly two storey semi-detached dwellings, albeit with some older terraced housing further north on Wombwell Road. Many properties have a wholly uniform appearance, including those on Kingswood Crescent and further south on Wombwell Road.

(comprising red brick / red tiled semi-detached housing) and properties north of the site on Wombwell Road / Barnsley Road (comprising buff colour brick / brown tiled semi-detached housing). Examples of more recent housing development nearby introduce other materials including stone-cladding, light buff brick and slate effect tiles.

- 6.23 Overall, therefore, the locality has no clearly defined townscape character with a diverse range of building styles and materials, albeit development is generally a modest scale of one and two storeys. The relationship of buildings to Wombwell Road is generally weak, particularly in the immediate vicinity of the site, which offers no cohesive street scene.
- 6.24 It is noteworthy that in terms of topography, the site itself is relatively flat but sits at a significantly higher elevation than properties on Kingwood Crescent. It therefore occupies a prominent location, particularly as development either side is effectively single storey.
- 6.25 The proposal is for 8 no. semi-detached bungalows, with 4 of the bungalows occupying the site frontage onto Wombwell Road and a further 4 located behind, to the rear part of the site.
- 6.26 In this regard, the scale of the proposal is respectful of its immediate context. It will sit comfortably within its setting, between the primarily single storey, flat roofed, ambulance buildings and the housing on the corner of Kingswood Crescent and Wombwell Road, which sits at a lower elevation. It will not appear dominant in the street scene or in views from Kingswood Crescent and the open land to the rear of the site.
- 6.27 The proposal will also create an improved street pattern and active frontage (providing natural surveillance) onto this part of Wombwell Road, which is currently poor, largely owing to the inward facing industrial building, the garage buildings at Hoyland Ambulance Station, and the proximity of access roads. In particular, the proposal will help to link this part of Wombwell Road and provide a continuation of the street pattern with residential properties on the east side of the road.
- 6.28 In terms of building form the dwellings will be a traditional style, constructed in brick with pitched tiled roofs, in keeping with the building form and materials of nearby housing. The building materials to be used are not specified at this stage and will be addressed via relevant planning conditions.
- 6.29 The proposal includes the retention of the majority of trees at the site, including the triangle of trees and vegetation to the south east corner on Kingswood Crescent. This will ensure a soft

interface between the new development and existing properties on Kingswood Road. Trees will also be visible and will provide an attractive landscaped backdrop to the development in views from Wombwell Road and from the new properties.

6.30 The front boundary of Plots 1-4 provides ample space for further substantial soft landscaping, which will ensure a clear distinction between private and public space and provide a high-quality setting for the bungalows. This will greatly improve the site's appearance and its contribution within the street scene, which is currently a vacant site with large areas of hardstanding and scrubland.

6.31 Overall, the proposed bungalows, together with enhanced landscaping, will present a cohesive and attractive frontage that will make a positive contribution to the street scene. The proposal is therefore consistent with Policies GD1 and D1 and design guidance.

QUALITY OF PROPOSED ACCOMODATION

6.32 The design and siting of the proposed dwellings has been carefully considered to benefit from the south facing aspect afforded by the site, with the internal layout of each bungalow optimising this south facing outlook from main habitable rooms with generous fenestration providing views over private amenity space.

6.33 All rooms meet the required internal space standards as set out in relevant guidance. In addition, as confirmed above, the dwellings will be built to Lifetime Homes standards and therefore provide accommodation capable of meeting changing long term needs of residents.

6.34 Each dwelling will benefit from amenity space to the rear (south) of no less than 50sqm as recommended by design guidance, albeit with the majority of plots benefitting from larger gardens providing ample amenity space with a sunny aspect, for private enjoyment.

6.35 Given that the proposed dwellings will be single storey and the site is a good distance from the nearest existing residential properties, the new dwellings will benefit from good levels of privacy.

6.36 In summary, it is demonstrated that the proposed dwellings offer a good standard of accommodation for future occupiers. The bungalows will provide good living conditions and amenity provision for a range of types of households.

- 6.37 In these terms, it has been demonstrated that that the proposed development accords with the requirements of Policies GD1, D1 and relevant design guidance.

IMPACT ON NEIGHBOURING AMENITY

- 6.38 The proposed dwellings are located on a corner plot with commercial premises adjacent to the north and open space to the rear. The nearest existing residential property is 55 Kingswood Crescent, located adjacent to the south east boundary. This is at a lower elevation to the site and the proposed dwellings. However, existing trees in the south east corner of the site, adjacent to no. 55, will be retained and will therefore provide a substantial buffer between the properties. As such, there will be no loss of privacy, or overlooking and overshadowing, to no. 55, or any other property, as a consequence of the development.

- 6.39 Therefore, in accordance with Policy GD1, the proposed development will have no adverse impacts on neighbouring amenity.

HIGHWAYS

- 6.40 The application proposal identifies the access and parking arrangements for the development.
- 6.41 This confirms that access to the site will utilise the existing site access, from Wombwell Road, to the north west of the site. A short road is provided centrally within the site providing access to the properties and associated car parking for the 8 bungalows, which is located to the rear of Plots 1-4 and the front of Plots 5-8.
- 6.42 The Council's guidance provides recommended car parking standards which indicate that 1 car parking space should be provided for 1-2 bed dwellings. This is not, however, specified as a maximum standard. The application proposal allows for 2 allocated car parking spaces per dwelling (total 8 spaces). Car parking is directly accessible from each bungalow.

7 SUMMARY & CONCLUSIONS

- 7.1 This Planning Statement is submitted in support of a full planning application for the development of the vacant site, formerly the Fighting Cocks Inn, Wombwell Road, Hoyland, S74 9RZ, to provide 8 no. residential dwellings (Use Class C3).
- 7.2 This Planning Statement provides an overview of the application site, details of the application proposal, details of relevant planning history, details of the planning policy context and an assessment of the proposals within this context.
- 7.3 The Planning Statement forms part of the full planning application and should be read in conjunction with the plans prepared in support of the application, which together outline and address the key considerations arising from the proposal.
- 7.4 The planning system operates on the basis that applications should be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise, and that Local Planning Authorities should approach decisions on applications for development in a positive and creative way and should seek to approve applications for sustainable development wherever possible.
- 7.5 In the case of this application, it has been identified that the key planning considerations relevant to the determination of the proposals can be summarised as follows:
- a) Principle of development
 - b) Housing mix
 - c) Design, scale and massing
 - d) Quality of proposed accommodation
 - e) Impact on neighbouring amenity
 - f) Highways
- 7.6 The proposed development has therefore been assessed in detail against relevant planning policies, guidance and material considerations. Following this assessment, it has been demonstrated that the application proposals are in accordance with the Development Plan, and other material considerations, including the NPPF. Consequently, the application can be

approved without delay, in accordance with the presumption in favour of sustainable development set out in national planning policy.