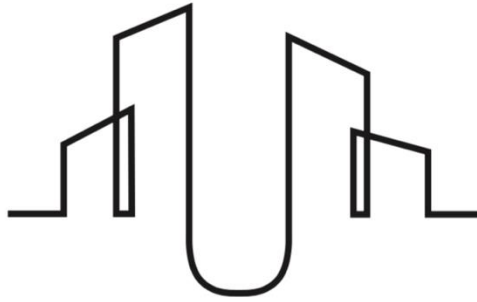




URBANA

TOWN PLANNING

Land at Bank End Road

Worsbrough, Barnsley

Planning Statement

Prepared by: MB
Checked & approved by: WM
Client: Mrs B. Taylor
Date: February 2020
Submission to: Barnsley Metropolitan Borough Council

OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED) FOR A RESIDENTIAL DEVELOPMENT ON LAND ADJACENT TO BANK END ROAD, BARNSELEY

Land at Bank End Road, Worsbrough, Barnsley, S70 4QH

1.0 Introduction

- 1.1 This planning statement has been prepared by Urbana Town Planning Ltd on behalf of the applicant, Mrs B. Taylor, in support of an outline planning application for the proposals noted above.
- 1.2 Within this statement, justification for the proposals above will be demonstrated through their accordance with national and local planning policy, with specific consideration given to matters including: sustainable development; principle of residential development; residential amenity; environmental impact; design; highways impact and parking provision, and flood risk.

2.0 Site and Location Overview

- 2.1 Below is an aerial image of the site that is the subject of the proposed development, of which further detail is provided in section 4. The red line in the image denotes the boundaries of the proposal site, with north also indicated.



- 2.2 The site in question covers an area of approximately 0.4 hectares and is currently occupied by woodland that is subject to Tree Preservation Order 13, and also forms part of Bank End Road Escarpment Natural Area (GS738). An arboricultural appraisal of the site has established that the site contains a variety of tree species. Of these, Oak is the predominant species, with small numbers of Sycamore, Sweet Chestnut and Ash trees also present. In addition, invasive pest species have also been identified, including Cherry Laurel and large patches of Japanese Knotweed. This has been attributed a longstanding period without woodland management, which has also resulted in a paucity of ground flora

which can undermine soil stabilisation. Together, the site has been characterised as having low biodiversity value but possesses a visual importance for the locality.



- 2.3 Immediately to the north of the site is the rear garden amenity space of approximately twelve residential properties located on Yews Avenue. To the south across the highway, Bank End Road, are two residential properties, with further woodland providing screening for neighbouring residential properties on Hollygate, a private road. To the east of the site is a single residential property set within the woodland, with a more recent residential development to the west of the site, which received planning permission in 2007 for sixteen dwellings.



- 2.4 At a wider scale, the site is located in Worsbrough area of Barnsley, and is approximately 2.5 kilometres south-east of Barnsley Town Centre. The site is highly sustainable insofar as its proximity to public transport services, with a number of bus routes within five minutes' walking distance. As such, the site is well-connected to local destinations including Wombwell, Hoyland and Elsecar, as well as Barnsley Town Centre where rail links connect to regional centres including Sheffield and Leeds.

3.0 Relevant Planning History

- 3.1 Consultation with the Barnsley Metropolitan Borough Council (hereafter referred to as BMBC or LPA) website shows that, from the records available, the site in question has been subject to three previous planning applications, the details of which are given below.
- 3.2 B/88/0403/WB – **Refused** – Erection of one dwelling (outline).
- 3.3 B/89/0170/WB – **Refused** – Residential development (outline).
- 3.4 B/95/0170/WB – **Refused** – Erection of a detached dwelling and garage (outline).
- 3.5 B/04/0458/WB – **Refused** – Erection of one dwelling (outline).
- 3.6 For the applications described above, no supporting documents are available to view on the BMBC website. Nonetheless, as will be explained further in section 6 of this statement, it is the view of the LPA that the site functions as green space in Worsbrough, where there is an identified shortage of such space. Therefore, section 7 will provide a justification for the proposed development within the site.

4.0 Proposals

- 4.1 The site in question is subject to the proposals outlined below:
- Works to a section of the woodland to form a residential development, including:
 - Detached housing units (up to four units);
 - Off-street parking;
 - Integral undercroft garage;
 - Private outdoor amenity space;
 - Pedestrian and vehicular access from Bank End Road;
 - Woodland management scheme, including regeneration of woodland and preservation of biodiversity.
- 4.2 There are two approaches that could be taken with regard to the siting of the proposed development within the site:

Option A: set back development

Locate the development centrally within the core of the site, so as to provide screening to the front of the new units and preserve the visual amenity from Bank End Road, or;

Option B: roadside development

Locate the development to the front of the site so that it immediately fronts Bank End Road, thereby preserving a greater amount of the woodland including retaining more trees than if located centrally within the site.



- 4.3 The above images shows the proposed development footprints for each option. With reference to the Tree Protection Plans produced by Weddle Landscape Design and submitted in support of this application, Option A would require the removal of three category U trees (unsuitable for retention), thirteen category C trees (could be retained) and eight category B trees (retention desirable); Option B would require a similar degree of tree removal, but with two fewer category B trees than Option A.
- 4.4 Justification for the proposals, as well as the advantages and constraints of each option, will be discussed in detail in section 7.2 of this statement, with additional comments throughout subsequent sections. Nonetheless, it is stressed that both of the options outlined above have been formulated with the intention of finding a balance that seeks to secure the site's long-term viability, both in terms of its visual amenity value and its biodiversity value.
- 4.5 In addition to this planning statement, documents submitted in support of this application include:
- Site Plan and Site Location Plan (Coda Bespoke);
 - Tree Survey (Weddle Landscape Design);
 - Tree Constraints Plan (Weddle Landscape Design);
 - Preliminary Ecological Appraisal (Weddle Landscape Design);
 - Tree Protection Plan: Set Back Option (Weddle Landscape Design);
 - Tree Protection Plan: Roadside Option (Weddle Landscape Design);
 - Landscape Masterplan (Weddle Landscape Design);

- Woodland, Biodiversity and Landscape Management Plan (Weddle Landscape Design);
- Supporting statement (Anderson Tree Care).

5.0 Planning Policy

5.1 In determining the application, the most relevant planning policy documents include the following:

- National Planning Policy Framework (NPPF) (revised February 2019);
- Barnsley Metropolitan Borough Council Local Plan (adopted January 2019);
- South Yorkshire Residential Design Guide (adopted January 2011);
- Barnsley Metropolitan Borough Council Housing Strategy 2014-2033;

6.0 Pre-application Feedback

6.1 Prior to submission of this outline application, pre-application advice was sought from BMBC for a scheme comprising four units sited within the woodland. As part of this pre-application inquiry, indicative plans and elevations were submitted that illustrated the outline nature of the proposals.

6.2 In response to the proposals, the tree officer consulted raised an issue around the value of the woodland, stating that it had a high amenity value owing to its visibility and prominence. Because of this visual amenity, development of the woodland would be considered unacceptable from an arboricultural perspective and, as such, it was made clear that the Council would seek to resist any proposed development of the land.

6.3 This view was supported by the case officer, who made additional comments regarding the site being subject to the TPO designation, therefore giving the views of the tree officer significant weight. As the site was also part of the Council's Green Space Register, it would need to be shown that the Worsbrough Dale area possessed a surplus of green space in order for the site to be considered for development. However, the case officer felt that there was a shortfall of such space and it would therefore be difficult to demonstrate a surplus.

6.4 Although the case officer did not recommend a full application, it was suggested that any follow-up application should provide a full biodiversity justification, including proposed measures to preserve and enhance biodiversity.

6.5 The remainder of this statement sets out the above response as part of the pre-application feedback, with a specific focus on the degree to which the existing condition of the site can be considered to possess visual amenity, as well as the current threat to the biodiversity of the site without intervention.

7.0 Accordance with Planning Policy

- 7.1 In this section, the proposed development's accordance with relevant national and local planning policy will be demonstrated through a number of key considerations.

7.2.0 Impact on Green Space and Biodiversity

- 7.2.1 Following the pre-application feedback from BMBC, before all else, it is important to demonstrate the acceptability of the proposed scheme with regard to its impact on the site, particularly its TPO designation and deemed amenity value as green space. Local policy GI1 directly addresses the aims of BMBC in seeking to protect, maintain, enhance and create a multifunctional network of green infrastructure. Policy GS1 builds on these aims by setting out the importance of green space and its preservation or enhancement for purposes of amenity, recreation, wildlife or biodiversity.
- 7.2.2 With regard to biodiversity, which is also of fundamental importance as expressed by the tree officer in the pre-application enquiry response, policy BIO1 details a number of ways in which developments should look to respect the biodiversity credentials that a site possesses, as well as protect species and habitats of principal importance. As with other policies, policy BIO1 seeks measures that prioritise preservation and enhancement of these credentials where possible in order for a development to be considered acceptable.
- 7.2.3 At this point, it should be made clear that, due to these formal or informal designations, as well as local policy, a primary objective of this site is the long-term preservation, and even enhancement, of the visual amenity and biodiversity credentials present. To this aim, a specialist arboricultural contractor was consulted who provided extensive supplementary notes to accompany a site appraisal previously undertaken in March 2018. The appraisal and supplementary notes are summarised below.
- 7.2.4 Without sustained woodland management, woodland will over time fall into dereliction, thereby losing its biodiversity value and, consequently, its visual amenity value also. Conversely, management of the woodland serves to disturb soils and dormant seed, which is stimulated to germinate. Therefore, in order to achieve any sustainable preservation and/or enhancement of the biodiversity and visual amenity value of the site in question, a long-term management plan is required.
- 7.2.5 A significant barrier to woodland management is the associated cost, which is especially true with small sites such as the one proposed for development. While larger sites can generate income through the sale of timber, thereby offsetting the cost of management, small sites possess insufficient tree coverage to cover these costs. As such, alternative approaches are required to achieve the necessary management of the area, the most obvious being the development of a small area of the site to fund a long-term management plan.

- 7.2.6 To these aims from BMBC, the applicant is wholly appreciative of the protected status bestowed upon the site in question. However, the reality is any visual amenity the site possesses is wholly undermined by the presence of invasive species that are threatening the biodiversity value of the site, which will lead to the dereliction of the woodland and the loss of its perceived visual amenity. This is confirmed by the report and supplementary comments from the arboricultural officer, as well as a Preliminary Ecological Appraisal carried out in September 2019 (and updated in February 2020) that is discussed in paragraph 7.2.12.
- 7.2.7 In the pre-application feedback, the case officer states that, from an initial assessment of the Worsbrough area, it is the opinion of the LPA that there is a shortage of similar natural area provision. However, having also undertaken a desk-based assessment of the natural area provision, it is clear that there are several other instances of a variety of green space land in Worsbrough and Worsbrough Dale, as illustrated by the image below.
- 7.2.8 From this map, which is an extract from the interactive policies map on the BMBC website, the area around the site in question (which is denoted by the red marker) is evidently well furnished with green space, particularly for an urban area. Not highlighted on this map is extensive school grounds that also make a valuable contribution to the visible greenery and amenity in Worsbrough and Worsbrough Dale. While it is acknowledged that the above green space provision encompasses different types of green space, including open fields as well as woodland, it is nonetheless still the case that these spaces provide the same form of visual amenity value as the proposal site.



- 7.2.9 Notwithstanding the subjectivity of matters such as the visual qualities of a site, that some of these alternative sites are clearly well-used by local residents suggests that they are of significantly more value to the area than the site in question. By comparison, the proposal site has been subject to decline by virtue of fly-tipping and other damage to trees, which is covered in detail in the accompanying arboricultural report and Preliminary Ecological Assessment, and

also raised in section 7.5 of this statement regarding residential amenity. Therefore, at present, the site is detracting from the objectives set out in policy GI1 that include enhancing the quality of life for present and future residents and visitors or enhancing biodiversity and landscape character.

- 7.2.10 In terms of concern over the loss of the amenity value of the woodland in question, it should be reiterated that the applicant does not seek to develop the *whole* of the woodland site, but merely a sufficient parcel which can then ensure the proper management of the woodland to be retained. Option A would set the development back from the roadside, with the intention of minimising the impact on the visual amenity of the woodland. Option B, on the other hand, while siting the development at the roadside, would still have significant roadside woodland either side of the development footprint, and would have a smaller development footprint than Option A that would preserve a small number of better quality trees.
- 7.2.11 Although the development of such land is resisted, circumstances for approval associated with policy GS1, as stated by the case officer in the formal pre-application enquiry response, include compensatory provision which can be in the form of on-site retention and enhancement. Therefore, it is asserted that proper management of the woodland which, as confirmed by the specialist arboricultural consultant, would serve to enhance the biodiversity value, and would be in accordance with the compensatory measures expressed by the case officer. Through woodland management, the maintenance of the site would also ensure that the proposed development accords to policy LC1 in enhancing the Landscape Character area.
- 7.2.12 With regard to the likelihood that protected species are present within the site, a Preliminary Ecological Appraisal was undertaken in September 2019 and subsequently updated in February 2020 and is included in the supporting documentation with this application. In summary, it was concluded that the woodland does not exhibit features of ancient woodland. The site appraisal found that a small number of trees within the site exhibit potential roost features for bats, but that the site and surroundings are not considered to form part of an area of high-quality bat foraging habitat. While no bird nests were noted during the site walkover, they are considered likely to be present due to the nature of the site. The presence of amphibians or reptiles is considered unlikely. Should the application be approved, reserved matters including siting of development will determine the extent to which follow-up assessments will be required.
- 7.2.13 In summary of the justification of the proposals with regard to its impact on the woodland, it is accepted that the negativity shown by BMBC towards the proposed development of the woodland in question stems from a desire to preserve what is felt to be a dearth of similar land in the Worsbrough Dale area. Other than the above information regarding numerous other green space sites in the area, including similar neighbouring woodland, it is asserted that what is proposed is intended to enable the site owner to generate funds to properly manage the site, without which the overwhelming likelihood is that the woodland will lose the very qualities BMBC seek to preserve. Enabling the development of a modest proportion

of the overall site would allow appropriate intervention that is in accordance with the case officer's comments regarding compensatory measures. Furthermore, the proposals would remove the risk of the management of the land, and its associated cost, becoming the responsibility of BMBC in the future.

7.3.0 Sustainable Development

- 7.3.1 Sustainable development underpins the updated NPPF, indicating the greater awareness within society of the shared responsibility to create more sustainable places to live. As such, it states that the purpose of the planning system is to contribute to the achievement of sustainable development, by striving to meet the needs of the present without compromising the ability of future generations to meet their own needs. The achievement of sustainable development has three overarching objectives: economic, social and environmental. These objectives are interdependent and should be pursued in mutually supportive ways. The essence of the framework is a presumption in favour of sustainable development, and "for decision taking this means: approving development proposals that accord with an *up-to-date* development plan without delay" (paragraph 11, clause C).
- 7.3.2 In accordance with this focus on sustainable development, local authorities have followed the guidance set out within the NPPF in their formulation of local policy. In the case of Barnsley, sustainability represents a key consideration, demonstrated by specific Local Plan policy, SD1, which makes clear that a positive approach will be taken that reflects the presumption in favour of sustainable development. Following the replacement of the Core Strategy with the Local Plan in 2019, the Local Plan represents the primary source of local policy to which, along with relevant supplementary planning documents, much of the evidence provided in this application adheres. The following paragraphs in this section will demonstrate the numerous ways in which the proposed development conforms to the principle of sustainable development with regard to local and national policy.
- 7.3.3 With regard to the above aims and objectives of the Council, the proposals set out in section 4 can be said to make a positive contribution to the sustainability of Barnsley's urban area. Local Plan policy LG2 identifies Urban Barnsley, in which Worsbrough Dale is located, as the main priority area where development is to take place. It is stated that 'Urban Barnsley will be expected to accommodate significantly more growth than any individual Principal Town to accord with its place in the settlement hierarchy'. Therefore, the proposed development would assist in achieving the spatial strategy for the Borough.
- 7.3.4 Another integral aspect of sustainable development, and something which is benefitted by the location of the proposed development, is the promotion of sustainable travel. This is covered in Local Plan T3, which states that new developments are expected to be accessible to public transport and meet the needs of pedestrians and cyclists. To this objective, it is asserted that the site in question is ideally located to be within a reasonable travelling distance for

pedestrians and cyclists. Alternatively, those for whom walking or cycling is not practicable can access a number of bus services within a short walking distance of the site, all of which terminate at Barnsley Interchange and provide a convenient link to the national rail network. Specifically, these bus routes are the 2, 6, 7, 66 and 67(a, b, c). Additionally, school bus services to Horizon Community College and Barnsley Academy reduce the need for private car use in transporting children to school.

- 7.3.5 Energy efficiency is another important element of sustainability in new developments. As such, Local Plan policies CC1 and CC2 detail the ways in which all new buildings are expected to be efficient and use resources sustainably, as well as maximising sustainable design and construction features. It is expected that the proposed development will incorporate, where possible, energy efficiency measures including high performance window glazing and frames, low-energy LED lighting and electric heating, water-efficient white goods, taps, toilets, baths and other equipment. Any technologies chosen for off-grid energy production will be based on an assessment of the greatest environmental benefit, benefit to future occupants, ongoing running costs and physical feasibility. Should outline permission be granted for the proposed scheme, detailed design proposals and energy assessments will be undertaken to ensure energy efficiency is optimised.

7.4.0 Principle of Residential Development

- 7.4.1 One of the core aims of the NPPF is to boost the supply of housing. Paragraph 59 makes reference to the sufficient amount and variety of land that can be brought forward for development as part of meeting the needs of specific groups and their respective housing requirements. To aid this identification of land, the NPPF asserts that Local Planning Authorities ensure their Local Plan meets the full, objectively assessed needs for market and affordable housing. As stated in clause A of paragraph 67 of the NPPF, planning policies should identify a supply of specific, deliverable sites for the next five years of the plan period (on a rolling basis).
- 7.4.2 Since October 2018 following the publication of the revised NPPF, central government have directed Local Planning Authorities to use household projections from 2014 when assessing housing need. This directive was necessary to counter 2016 projections by the Office of National Statistics (ONS) which had reduced the required number of households from 269,000 per year to 213,000, which is significantly below the central government target of 300,000. This demonstrates the increasing pressure being placed on local authorities to maximise opportunities for residential development in accordance with national policy.
- 7.4.3 BMBC's housing strategy document states that 20,000–25,000 homes are required between the years 2014–2033, while aiming to complete 1,300 homes per year during this time. These figures have been refined in the production of the new Local Plan, in which policy H1 states that BMBC will seek to complete

at least 21,546 net additional homes between this same period, while maintaining a five-year supply of deliverable sites. When isolating these figures to Urban Barnsley only, this equates to a target of 9,070 homes, representing 43% of the overall supply for the Borough.

- 7.4.4 The research undertaken for the housing strategy identified a shortfall in the number of detached and semi-detached properties available. Further to this, the strategy highlights the need to provide a greater variety of homes in Barnsley. As such, a key ambition of BMBC is to build circa 2,500 larger family and higher value homes. Increasing the number of such types of housing is seen as key to improving the prosperity of Barnsley. It is asserted, therefore, that the size and expected quality of the proposed development would be able fulfil both of the criteria for this ambition.
- 7.4.5 The Local Plan acknowledges that small non-allocated sites can make a valuable contribution to the overall housing supply. Specifically, policy H4 states that sites under 0.4 hectares in size will be considered for development where they comply with other relevant planning policy. Given the view of the LPA regarding the site's protected status, it is acknowledged that it may be considered that the proposals are not in accordance with policy H4. However, if it can be agreed that the proposed development enables the sustainable management of the woodland, thereby securing its biodiversity and amenity value, then the site would evidently fulfil policy objectives in contributing towards BMBC's housing targets.
- 7.4.6 Reference is also made to Local Plan policy H8 regarding housing regeneration, with Worsbrough being one of a number of areas in Barnsley highlighted as being a lower value sub market. As such, it is the aim of BMBC to support the renewal and revitalisation of these areas that possess poor housing, through a number of measures including providing a better mix of housing types, and generally supporting sustainable housing growth to achieve a more balanced housing market. Again, notwithstanding the matter of the site's woodland status, a high-quality scheme such as the one proposed can help to achieve these stated objectives.

7.5.0 Residential Amenity

- 7.5.1 Beyond the discussion in section 7.2 of this statement regarding the impact on the woodland status of the site, it is important to consider the likely conditions of the proposed development relating to residential amenity.
- 7.5.2 Although specific design details are a reserved matter at present, the aim of the proposed development is to minimise the developed footprint of the site. In doing so, the proportion of the woodland that is retained is maximised. To this aim, it is the intention that each housing unit would incorporate a split-level design whereby the garden space to the rear of the property is located at first-floor level. This is considered beneficial not only in terms of reducing the floor area of the development, but also innovatively responds to the topography of the site

which could otherwise be considered a constraint on a potential housing development.

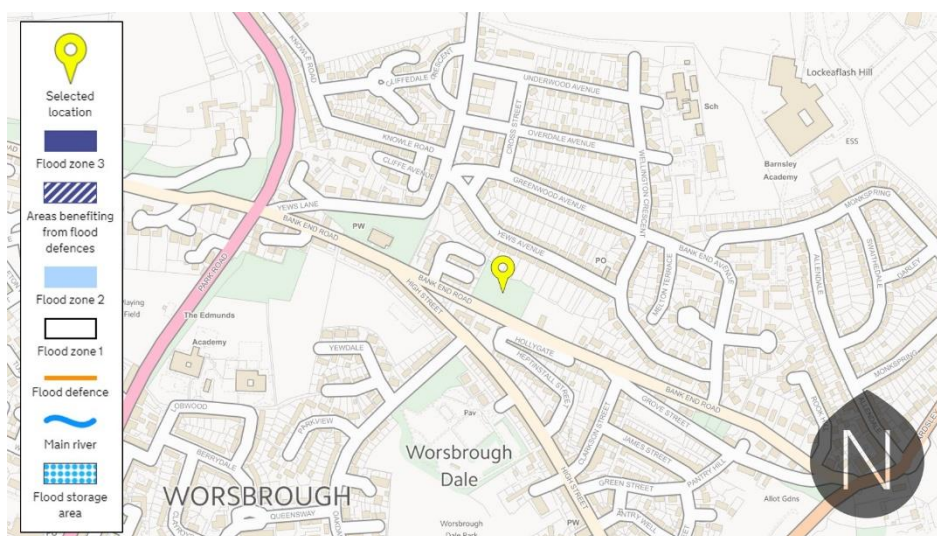
- 7.5.3 Although specific siting of the proposed scheme has yet to be determined, distances to neighbouring buildings from the site boundaries, and screening afforded by the site's features and topography would ensure that separation distances are comfortably met. Therefore, it is asserted that both Option A and Option B should be considered acceptable with regard to residential amenity.
- 7.5.4 Beyond the residential amenity of future occupants, it should be noted that the applicant has been contacted by local residents, whose properties are directly opposite the proposal site, who have expressed their support in principle for works to be undertaken on the woodland site. This support stems from the visual blight that they are currently faced with as a consequence of persistent fly-tipping that is taking place in the woodland.
- 7.5.5 This ongoing issue inevitably impacts on the visual amenity value of the site, as well as generally having a negative impact on the neighbourhood, as attested to by those most greatly affected. While this may not amount to a material consideration in the determination process of the application, it is nonetheless indicative of the ongoing deterioration of the site, and the likelihood of its continued abuse without some form of viable intervention.
- 7.5.6 Beyond the works proposed as part of this application, the only other reasonable way to prevent fly-tipping in the future would be to secure the site by erecting fencing of a sufficient height to prevent access by trespassers. However, such an intervention would also negate much of the perceived amenity value that is derived from views of, and access to, the woodland. Therefore, this again points to a compromise in the form of an appropriately scaled development that enables proper woodland management. The presence of housing would also inadvertently provide a degree of security against anti-social behaviour either at the woodland edge or within the woodland itself.

7.6.0 Highways and Parking Provision

- 7.6.1 This section addresses any impact that the proposed development may have on the surrounding road and transport network, and how the site incorporates a sufficient provision of car parking. Paragraph 102 of the NPPF highlights the need for proposed developments to pursue opportunities to promote public transport use, while Local Plan policy T3 sets out the expectations of developments with regards to locations of development and proximity to public transport, as well as minimum levels of parking for sustainable modes of transport. Policy T4 also makes clear the expectation of new development to provide safe, secure and convenient access and movement throughout a site for both pedestrians and transport users.

- 7.6.2 BMBC's *Parking* supplementary planning document specifies the level of parking provision that should be in place for residential developments. As with the pre-application enquiry, it is proposed that the scale of development deemed acceptable by the LPA will entail three- to four-bed houses. In line with the objective of minimising the developed footprint within the site, it is intended that off-street parking would be incorporated through secured undercroft garages, with cycle storage also accommodated in this space.
- 7.6.3 The parking provision proposed for the development will also adhere to the relevant directives set out in the South Yorkshire Residential Design Guide, namely B1.6 (Off-street parking) and section 4B (Street parking and geometry). Together, these guidelines set out the requisite dimensions of parking spaces, footways between parked vehicles and ensuring parking within the curtilage of properties is set back to keep footpaths clear.
- 7.6.4 Regarding the impact of the development on the road network, it is not anticipated that the volume of traffic would pose any issue. That is, the small scale of the development is such that any increase in traffic would be negligible. Pedestrian and vehicular access to the site will necessitate a point of access being created from Bank End Road. For the set-back option, a private access road would be taken from Bank End Road that extends across the front of the properties. For the roadside option, it is proposed that undercroft garages would front Bank End Road. This access will comply with guidance in the South Yorkshire Residential Design Guide.
- 7.7.0 Section 106 and Community Infrastructure Levy (CIL) Contributions**
- 7.7.1 A Community Infrastructure Levy (CIL) is a tool to help Local Planning Authorities secure financial contributions towards local infrastructure projects.
- 7.7.2 As part of the work undertaken towards producing the new Local Plan, BMBC made preliminary consultations regarding the introduction of a CIL in 2016. However, an agreed CIL charging schedule is yet to be put in place. As such, any contributions from developers will continue to be sought by means of a Section 106 agreement.
- 7.7.3 Local Plan policy H7 addresses affordable housing, and states that developments comprising fifteen or more units will be expected to provide affordable housing. Although the number of units proposed is presently a reserved matter, it is assured that, if approved, the number of units to be accommodated on site will be comfortably below the threshold to require an affordable housing contribution.
- 7.8.0 Flood Risk**
- 7.8.1 Local Plan policies CC1 and CC3 makes clear that development should be located where it would reduce the risk of flooding. Consultation of the Environment

Agency website (see image below) shows the flood risk of the proposal site and the surrounding area (site indicated by yellow marker). As part of Flood Zone 1, the land has less than a 1 in 1,000 annual probability of flooding.



- 7.8.2 Section 14 of the NPPF sets out the guidelines to which developments should adhere with regards to flood risk. With Flood Zone 1 designation, it is not believed that the site requires a flood risk assessment as, per footnote 50 of the NPPF, it is under one hectare in size and has not been identified as having critical drainage problems or being a flood risk in the future. In addition, it is not believed that the development proposed can be considered a more vulnerable use of the site. Nonetheless, it is ensured that, should the site be approved for development, necessary measures will be taken to ensure that there is sufficient on-site drainage infrastructure.

8.0 Conclusions

- 8.1 In accordance with the above justifications, it is asserted that the proposed development complies with the objectives of relevant national and local planning policy, or with the general principles of development with regard to the location of the proposal site, in the delivery of a residential scheme in Worsbrough, Barnsley.
- 8.2 A strong case has been put forward for the sustainable management of the retained woodland, which is supported by a specialist arboricultural consultant. Furthermore, the scale of the proposed development has been led by the imperative of retaining sufficient woodland so that the remaining trees will be allowed to flourish, while also preserving the visual amenity of the site and its wider setting.
- 8.3 Given the discussion regarding the benefits of woodland management versus a lack of management, it is asserted that allowing for a suitably sized development that respects and preserves the character of the site represents a better utilisation

of the plot. That is, without the proposed development, it is highly likely that the misuse of the site will continue unabated, leading to the eventual destruction of any biodiversity value, and consequently the visual amenity value, currently present.

- 8.4 Therefore, developing the site in the manner proposed will deliver sustainable development with regard to long-term biodiversity preservation and enhancement, and will have the added benefit of contributing a high-quality residential development in Worsbrough. Therefore, it is asserted that the proposals in this application should be viewed favourably by the Local Planning Authority.