

October 2021



Planning Policy Statement (including Affordable Housing Statement)

Land at Upper Hoyland Road, Upper Hoyland, Barnsley

Proposed Residential development up to 19 dwellings – all matters reserved except for means of access to, but not within, the site.

Prepared for AAA Property Group & Cicely Anne Cowgill by:

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Appendices

None



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1.0 Introduction

- 1.1 This Planning Policy Statement has been prepared to support an outline planning application (all matters reserved except for means of access to, but not within, the site) for residential development up to 19 dwellings on land off Upper Hoyland Road, Upper Hoyland, Barnsley.

- 1.2 The applicant is AAA Property Group and Cicely Anne Cowgill.

Background – Pre-application Advice.

- 1.3 The site comprises a paddock (grazing for horses) located within the urban area of Hoyland (Principal Town), Barnsley. The proposal has been subject to pre-application discussions with Barnsley Council (LPA ref 2020-ENQ-00348). The Council's comments were set out in email from the Planning Officer dated 6 August 2020 together with telephone meeting on 19 August 2020.
- 1.4 The Council's response was positive confirming the site within the Urban Fabric of Hoyland and advising that principle of development is acceptable (compliance with H5) given recent approvals and allocations adjacent to the site. Advice was given on relevant Local Plan policies and contributions (affordable housing, education and sustainable travel).
- 1.5 Matters to be address with the application included consideration of noise given relationship with road to the north and employment uses to the east. It was also advised that the preference for 40dph could be reduced in this instance given the nature / location of the site.
- 1.6 This outline planning application has been prepared and submitted in accordance with the positive pre-application guidance given by Barnsley Council.

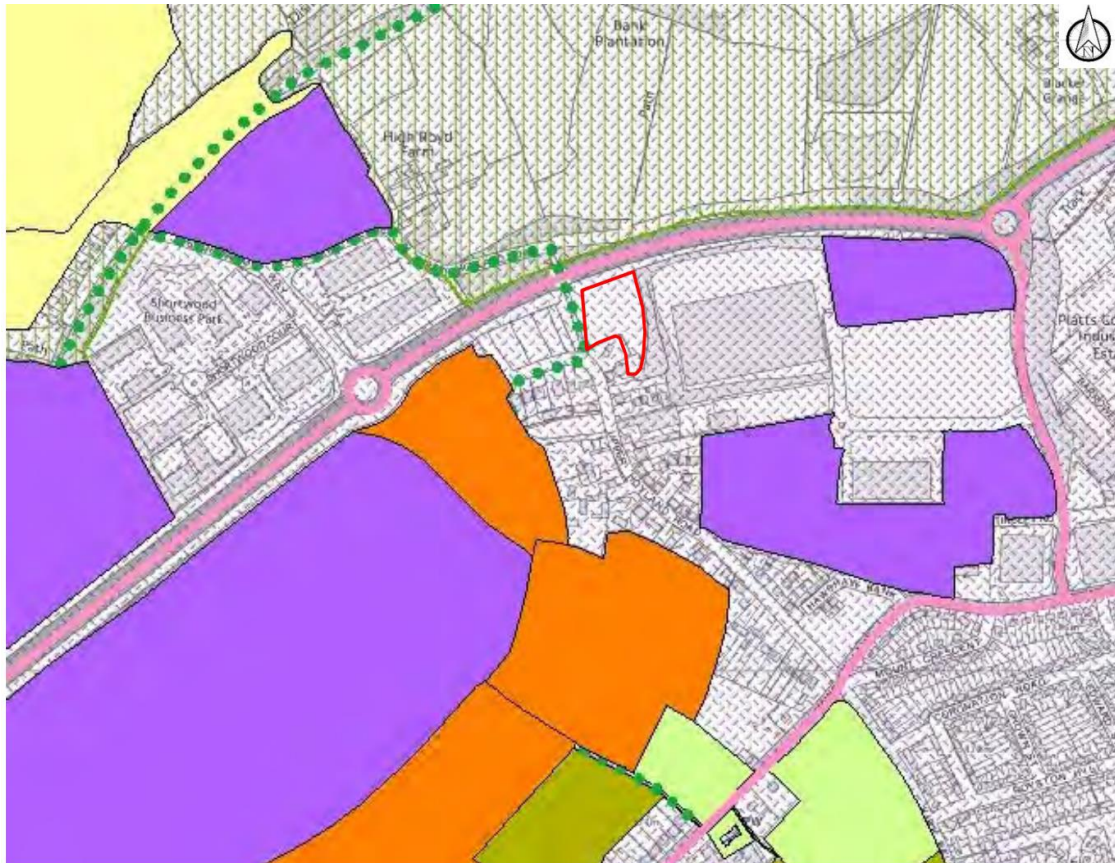
Planning History

- 1.7 There is no relevant planning history for the site.
- 1.8 It is noted however that land to the west and south west have been subject to planning consents for residential development. Land to the west was approved for 14 units (LPA ref 2018/0447) with a smaller site of 7 to the south west (LPA ref 2018/1264). These were developed out at 24dph and 18dph respectively.
- 1.9 Also mindful of allocation to the west for 80 dwellings (together with additional employment uses). The allocation is reference HS56 'Land off Shortwood Roundabout'.
- 1.10 The aforementioned planning consents and Local Plan allocation confirm this area as being a suitable and sustainable location for new development within the urban area of Barnsley.

The Application Site

- 1.11 The site is located off Upper Hoyland Road and is currently used as grazing for horses.

- 1.12 The site sits in Flood Zone 1 and is not subject to any Local Plan allocations and is not subject to any ecological, landscape or heritage designations.
- 1.13 The site is 0.63ha and is surrounded by employment uses to the east, housing to the south and west and A6195 Dearne Valley Parkway to the north. The site comprises an infill development opportunity within the Urban Fabric of the principal town of Hoyland as clearly demonstrated in the Local Plan extract below:



- 1.14 There are a number of trees along the site boundary (see submitted Tree Survey Report) together with an area of woodland to the south east.
- 1.15 Access to the site is taken from Upper Hoyland Road in the south west corner of the site. There is also a bridleway along the western site boundary (as shown above) which crosses the Dearne Valley Parkway.
- 1.16 The site slopes up from north to south.
- 1.17 Further details on the site and its context are set out in the submitted DAS.

The Proposed Development

- 1.18 The proposed development comprises an outline planning application for residential development – all matters reserved except for means of access to, but not within, the site. The proposed means of access will be from Upper Hoyland Road in the south western corner of the site.
- 1.19 The application seeks consent for up to 19 dwellings on the site which results in a density of circa 31 dph (based on gross site area but would

be higher when looking at net developable given area lost for the onsite drainage solution.

- 1.20 An indicative layout has been prepared (see below) and shows how the site could be laid out for up to 18 dwellings together with onsite drainage attenuation and landscaping.



- 1.21 The indicative layout seeks to ensure all plots have adequate parking / garaging as well as private amenity space.
- 1.22 Existing boundary trees and hedges are also retained whilst acoustic fencing is shown along the northern boundary to Dearne Valley Parkway.
- 1.23 The indicative layout includes a mix of 2, 3 & 4 bed dwellings set out as detached, semi-detached and terraced dwellings and would also include 10% affordable housing to meet policy requirements.
- 1.24 The indicative layout seeks to make best use of levels on site. Given level changes it is envisaged dwellings could be split level with mix of 2 and 2.5 storey (with accommodation in the roof)
- 1.25 Matters relating to external appearance, scale and landscaping are reserved for future approval.
- 1.26 The surrounding area includes a variety of materials although stone and slate tile appear to be the prevalent material and it is envisaged new dwellings would be constructed similarly.
- 1.27 Further details are set out in the submitted plans and DAS prepared by KPP Architects.

The Planning Application

- 1.28 This statement describes the application site and nature of the proposal (above) together with an assessment of planning policy issues (Chapter 2) of relevance to the application. Assessment of the planning

application is set out in Chapter 3 with a summary of the planning application / planning case is set out in Chapter 4.

- 1.29 This statement will fully justify the proposal for the site and will advance reasons why it should be supported and outline planning permission granted.
- 1.30 On the basis of the information provided in this statement, the associated supporting documents and on the application drawings, a presumption in favour of development can be maintained in this particular instance, the application being in accordance with the advice set out in the NPPF.
- 1.31 The planning application is supported by the following:
- i. Completed application forms, with all certificates signed and dated;
 - ii. Site Location Plan and Indicative Layout (KPP Architects)
 - iii. Design & Access Statement (KPP Architects)
 - iv. Tree Survey and AIA (James Royston)
 - v. Phase 1 Geo-Environmental Report (Dunelm Geotech & Environmental)
 - vi. Preliminary Ecological Assessment (Envirotech)
 - vii. Foul & Surface Water Drainage Strategy (Dudleys)
 - viii. Highways Statement (Fore Consulting)
 - ix. Noise Assessment (Nova Consulting)
 - x. Planning Statement (Alistair Flatman Planning)
- 1.32 The submitted additional technical information is considered sufficient to enable the Local Planning Authority to determine the clear merits of the proposed development.

2 Planning Policy Review

National Planning Policy Framework (July 2021)

- 2.1 The National Planning Policy Framework (revised July 2021) sets out the government's planning policies for England and how these are expected to be applied. The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions.
- 2.2 Set out below is a summary and assessment of the relevant sections of the NPPF. The National Planning Policy Framework sets out that the purpose of the planning system is to contribute to the achievement of sustainable development. The guidance advises that the policies in paragraphs 1-217 taken as a whole constitute the government's view on what sustainable development in England means in practice for the planning system.

Achieving Sustainable Development

- 2.3 Paragraphs 7, 8 and 11 of the NPPF confirm that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 2.4 Paragraph 8 sets out the three overarching objectives of sustainable development, namely economic, social and environmental objectives. Paragraph 10 confirms that the presumption in favour of sustainable development is at the heart of the Framework.
- 2.5 Paragraph 11 sets out the presumption in favour of sustainable development stating:

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

- 2.6 The site sits within the urban area of Hoyland, a principal town to the south of Barnsley and comprises an infill development opportunity between built development to the east, south and west with Dearne Valley Parkway to the north. It is in a sustainable location within the urban area and pre-application discussions have confirmed the principle of development is acceptable.

Delivering a sufficient supply of homes

- 2.7 Chapter 5 of the NPPF relates to the delivery of a sufficient supply of homes with Paragraph 60 confirming the Government's objective of significantly boosting the supply of housing.

- 2.8 Paragraph 69 confirms the role of smaller sites in meeting housing requirements stating such sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph 69 goes on to advise that in order to promote the development of a good mix of sites 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 and work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.
- 2.9 The application comprises a windfall site within the main urban area and will contribute to the Council's housing supply.
- 2.10 Paragraphs 74-77 confirm the importance of maintaining a minimum 5 year supply of deliverable housing sites. Where this 5 year supply is not maintained Local Plan policies can be considered out of date (as per Para 11 'd' of the NPPF).
- 2.11 As such the proposal is considered acceptable in principle with regards NPPF paras 60 and 69.

Promoting Sustainable Transport

- 2.12 Chapter 9 of the NPPF refers to highways matters with para 111 advising that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 2.13 The proposed development of up to 19 dwellings will not give rise to any highway safety or capacity issues. The site is also in a sustainable location in terms of accessibility to shops, schools, employment opportunities and public transport. Further details are set out in the submitted DAS and Transport Statement.
- 2.14 The proposal will not give rise to any severe residual cumulative impacts on the road network in terms of safety or capacity.

Design

- 2.15 Chapter 12 of the NPPF refers to Design and advises that good design is a key aspect of sustainable development.
- 2.16 Paragraph 130 sets out a number of design criteria to be considered in terms of design of development stating:

Planning policies and decisions should ensure that developments:

- 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) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*
- 2.17 The proposed development is submitted in outline with details on design / appearance reserved for future consideration. However, an indicative site layout has been prepared which shows how the site could be laid out. The layout retains boundary vegetation and includes onsite drainage attenuation. A mix of housetypes are proposed and likely to be artificial stone built with tile roof to match adjacent developments.
- 2.18 From the information submitted it is considered the site can be designed to reflect the residential character of its surrounds whilst retaining boundary hedges and providing a safe means of access. The proposal can deliver a well-designed scheme with benefits to visual amenity of the site and its surrounds.
- 2.19 The Design & Access Statement that accompanies the development proposals sets out how the development could, in the future, meet all of the objectives set out above and represents high quality design.

Meeting the challenge of climate change, flooding and coastal change

- 2.20 Paragraph 159 of Chapter 14 confirms that development should be directed to areas with the lowest probability of flooding. The site lies within Flood Zone 1 and is therefore at low risk from flooding.

Conserving and enhancing the natural environment

- 2.21 Paragraph 174 of Chapter 15 advises that the planning system should contribute to and enhance the natural and local environment by: -
- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
 - *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
 - *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
 - *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.*

Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- *f)remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

- 2.22 Paragraph 180 relates to ecology and biodiversity considerations when determining planning applications. Full details are set out in the submitted Preliminary Ecological Appraisal. In summary there was no conclusive evidence of any specifically protected species regularly occurring on the site or the surrounding areas which would be negatively affected by site development following the mitigation proposed. The vegetation to be cleared within the core development area has a low ecological significance in the local area. The woodland surrounding the survey area should be retained and protected within the proposed scheme. The Badger Survey report should be referred to for further information. It is recommended that there should be no increase in illumination of the vegetation along the peripheries of the site whilst the protection of trees on the site boundary and landscaping will promote structural diversity and will encourage a wider variety of wildlife to use the site than already occurs.
- 2.23 Paragraph 183 refers to ground conditions, advising that when making decisions consideration must be given to whether a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination.
- 2.24 There are no known contamination or stability issues that would prevent redevelopment of this site. Further details are set out in the submitted Phase 1 Desk Study.

Assessment against NPPF

- 2.25 Assessing the proposal against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The proposal will maintain the supply of housing in the district through redevelopment of a small windfall site in the urban area of Hoyland, Barnsley;
 - The proposal represents development of a sustainable site within the urban area;
 - The site is not of any environmental, ecological, heritage or landscape value;
 - The site can be safely accessed and will not give rise to any highway safety or capacity issues;
 - The proposed development will not give rise to any ecological or landscape (tree) harm;
 - The site will not give rise to any flood risk or drainage issues;
 - As illustrated by the proposed layout, elevations and Design Statement, the development proposal will provide a development that is sympathetic to and reflective of the character of the surrounding area.

Statutory Development Plan Policies

- 2.26 The Development Plan for Barnsley is formed by the adopted Local Plan (Jan 2019). The relevant policies are set out below:

Policy SD1 – Presumption in favour of sustainable development

Policy GD1 – General Development – this sets out a number of general development control matters to be considered in relation to (inter alia) amenity, landscaping, access and trees.

Policy H5 – Residential Development on large non-allocated sites – proposals on sites above 0.4 hectares which are not shown as housing sites on the Policies Map will be supported where they:

- Are located on previously or part previously developed land;
- Are located within Urban Barnsley, Principal Towns and Villages;
- Are accessible by public transport; and
- Have good access to a range of shops and services

Policy H6 – Housing Mix & Efficient use of land

Policy H7 – Affordable Housing – in this case 10% provision

Policy T3 – New Development and Sustainable Travel

Policy D1 – High Quality Design and Place Making – policy sets out that development is expected to be of a high quality and respect local character. The policy sets out a number of criteria which should be considered.

Supplementary Planning Documents (SPDs)

- 2.27 There are also a number of SPDs relevant to the proposal – these are set out below:

- Financial Contributions for Schools
- Design of Housing Development
- Affordable Housing
- Sustainable Transport
- Planning Obligations

- 2.28 These Local Plan policies are considered in the next section.

3 Planning Assessment

Principle of Development

- 3.1 The site comprises an infill plot in a sustainable and accessible location within the urban area of Hoyland, a principal town to the south of Barnsley. Pre-application discussions with the LPA confirmed the site as being sustainable and as such principle of housing is acceptable.
- 3.2 The site is surrounded by development (employment to the east and housing to the south and west, including the large residential allocation [LPA ref HS56 – Land off Shortwood Roundabout]).
- 3.3 The NPPF seeks to boost the supply of housing (para 60) and encourages use of windfall sites in urban areas. The development of this site will assist the LPA in maintaining its supply of deliverable housing sites.
- 3.4 Local Plan Policy H5 is relevant to this outline application relating to development of windfall sites over 0.4ha and sets out a number of criteria against which proposals should be assessed. In terms of the first criteria, whilst the site is not previously developed it comprises grassland grazed by horses and has no landscape, heritage or ecological value. There are therefore no reasonable grounds not to support infill development of this site.
- 3.5 With regards the second criteria, the site comprises an infill within the main urban area of Hoyland (Principal Town) being surrounded by employment to east, residential development to the south and west and Dearne Valley Parkway to the north.
- 3.6 In respect of criteria 3, future residents will have access to public transport with bus services operating a regular service to / from Barnsley and Huddersfield. There is an existing bus route to the south east into the centre of Barnsley, running every hour, and south to Huddersfield, running every 15 minutes. There are other bus stops within walking distance of the site along B6096 Hoyland Road, leading to the village centre, Elsecar, Barnsley and these buses run on a regular basis. The image below shows current location of bus stops. It is also noted the proposed residential / employment allocation to the west will also include new bus services / routes as well as employment uses being within walking distance of the application site. Further details on public transport is set out in the submitted Transport Statement.
- 3.7 In addition to the aforementioned public transport, the extract below also shows existing footpath / pedestrian / cycle links around the site. There are an extensive range of services within walking distance (refer to figures in Transport Statement) of the site including convenience stores, Tesco, post offices, places of worship, medical centres / NHS surgeries / pharmacies and schools (primary & secondary). There are a number of leisure and recreation facilities in Hoyland area, and the site is in close proximity to the centre of Hoyland containing many more amenities, along with rail and bus connections to Barnsley, Rotherham, and the wider area.
- 3.8 Furthermore, the Development Plan extract below confirms the site in the urban fabric of Hoyland whilst also demonstrating its proximity to residential and employment allocations. The fact these adjacent sites have been allocated

demonstrates the suitability and sustainability of Upper Hoyland for new development.



Above: Urban grain, main access routes around site and bus stops



Primary Road



Secondary Road



Public Footpath



Proposed Site Access

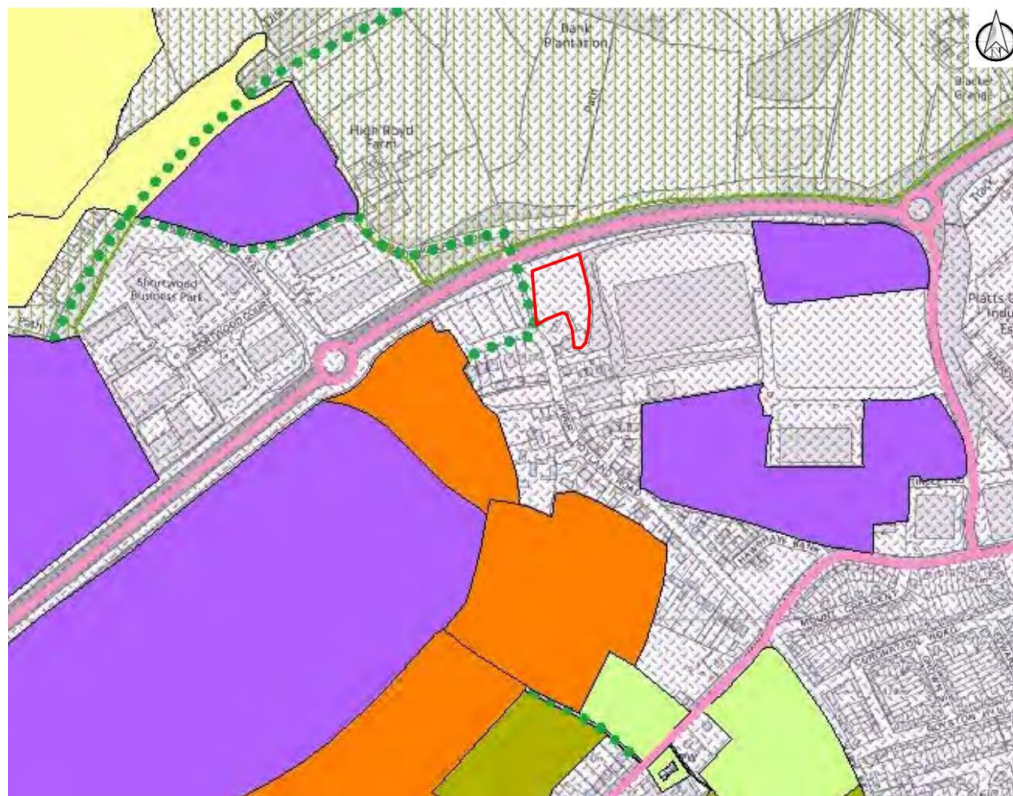


Bus Stop



Application site

9



Above: Extract from the Barnsley Local Plan

- 3.9 It is therefore considered the proposed development is consistent with Local Plan policy H5 and as such the principle of development can be supported.
- 3.10 The proposal is therefore consistent with guidance set out in the NPPF, in particular paragraphs 11, 60 and 69, and Local Plan Policies SD1 and H5.

Affordable Housing Strategy

- 3.11 The proposal is for UP TO 19 dwellings and as such there is a requirement for affordable housing. The requirement in this location is 10% as set out in Local Plan policy H7.
- 3.12 The submitted indicative layout makes provision for 10% affordable housing on site.
- 3.13 The tenure of the future units can be discussed and agreed so they are most appropriate for local need.
- 3.14 At this stage there is no registered provider on board.
- 3.15 In light of the above the proposal is considered to be consistent with relevant Local Plan policy H7 and the Affordable Housing SPD

Design

- 3.16 The application is submitted in outline with all matters reserved except for means of access. However, the proposed dwellings and drainage solution, together with retention of boundary trees and hedges is set out on the submitted indicative layout. This demonstrates how the site could be laid out to accommodate up to 19 dwellings (of which 10% would be affordable).
- 3.17 The indicative layout includes dwellings as well as on site drainage attenuation and retention of boundary trees / hedges. The indicative layout seeks to ensure all plots have adequate parking / garaging as well as private amenity space.
- 3.18 Matters relating to external appearance, scale and landscaping are reserved for future approval.
- 3.19 Whilst no specific details are set out at this stage on design, it is considered the proposal can be designed (including scale and materials) and laid out to ensure it delivers a high quality scheme in-keeping with its surroundings. The proposal would therefore be consistent with guidance set out in the NPPF with respect to Design (Chapter 12) and Local Plan Policy D1.
- 3.20 In terms of layout / residential amenity, the submitted indicative plan demonstrates how houses could be laid out to ensure no issue of overlooking / lack of privacy arise. The dwellings would also benefit from private amenity space. The proposal will therefore provide suitable living conditions for future residents in accordance with Local Plan policy GD1.
- 3.21 Local Plan Policy H6 refers to housing mix and efficient use of land. The indicative layout shows a mix of houses ranges including 2, 3 and 4 bed units set out as detached, semi-detached and terraced units. The density at 19 units would be 30 dph (based on site area of 0.63 ha gross) which is considered an appropriate solution for the site given its edge of settlement location and need to retain boundary trees / hedging. The developable area is however less than 0.63 given the need to provide onsite drainage attenuation. As such the densities proposed are considered appropriate and acceptable.

- 3.22 Local Plan Policy H7 seeks to deliver affordable housing, in this case at 10% on site. The proposal will deliver 10% affordable on site and this would be secured via a suitably worded condition or S106 Legal Agreement.
- 3.23 In light of the above the proposal is considered to comply with Policies H6 and H7.
- 3.24 In light of the above it is considered the proposal is consistent with design guidance and policies set out in the NPPF and adopted Local Plan policies.

Highways

- 3.25 The site will be accessed via a new access from Upper Hoyland Road. The internal layout is not for approval. However, the indicative layout proposed demonstrates how each dwelling can be safely accessed and served by a driveway with parking for at least 2 cars. Adequate turning can also be provided on site.
- 3.26 The proposal will not adversely affect use of the adjacent bridleway that heads north over Dearne Valley Parkway.
- 3.27 Full details on trip generation are set out in the submitted Transport Statement as well as details on the means of access and wider accessibility.
- 3.28 The proposed development will not give rise to any severe cumulative impacts in terms of safety or capacity.
- 3.29 In summary, the Proposed Development will not have a detrimental impact on the local highway network and is therefore in accordance with the NPPF and the Local Plan policies T3 and GD1.

Residential Amenity

- 3.30 The submitted indicative layout demonstrate how the site could be laid out to ensure there will be no issues of overlooking / loss of privacy and future occupiers will have adequate private amenity space. The retention of boundary trees / hedges ensures there will be no harm to living conditions of existing residents. With regards proximity to the Dearne Valley Parkway, the submitted Noise Report sets out suggested mitigation in the form of acoustic fencing to minimise noise impacts from the road. The delivery of suitable mitigation can be controlled via condition and related to the submission of future reserved matters application when matters of layout / design will be considered.
- 3.31 The proposal is therefore consistent with Local Plan policy GD1.

Drainage and Flood Risk

- 3.32 The site is in Flood Zones 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. Surface water run-off rates will be limited to greenfield rates. Initial works have however suggested that soakaways are not feasible on site.
- 3.33 The indicative layout identifies an appropriate location for drainage attenuation in the form of underground storage and pumping to combined sewer.
- 3.34 Further details are set out in the submitted Foul & Surface Water Drainage Strategy document.

- 3.35 The Proposed Development is therefore considered to meet the requirements of the NPPF and relevant development plan policies.

Ecology and Trees

- 3.36 The application is accompanied by Ecology and Tree Reports.
- 3.37 The proposal seeks to retain boundary trees whilst in terms of ecology, following surveys of the site and its surrounds there was no conclusive evidence of any specifically protected species regularly occurring which would be negatively affected by site development following the mitigation proposed. The vegetation to be cleared within the core development area has a low ecological significance in the local area. The woodland surrounding the survey area should be retained and protected within the proposed scheme. The Badger Survey report should be referred to for further information. It is recommended that there should be no increase in illumination of the vegetation along the peripheries of the site whilst the protection of trees on the site boundary and landscaping will promote structural diversity and will encourage a wider variety of wildlife to use the site than already occurs.
- 3.38 In light of the above (and details set out in submitted Tree and Ecology Reports), there are no ecological or tree reasons why the site should not be developed for housing.
- 3.39 Considering the above assessment and with regards the submitted plans, and technical reports, it is considered the proposal is consistent with relevant National and Local planning policies. As such there is no planning reason why outline planning permission should not be granted for the proposal (up to 19 dwellings with means of access).

4.0 Summary

- 4.1 This Planning Policy Statement has been prepared to support an outline planning application (all matters reserved except for means of access to, but not within, the site) for residential development up to 19 dwellings on land off Upper Hoyland Road, Upper Hoyland, Barnsley. The applicant is AAA Property Group and Cicely Anne Cowgill.

Background – Pre-application Advice.

- 4.2 The site comprises a paddock (grazing for horses) located within the urban area of Hoyland (Principal Town), Barnsley. The proposal has been subject to pre-application discussions with Barnsley Council (LPA ref 2020-ENQ-00348).
- 4.3 The Council's response was positive confirming the site within the Urban Fabric of Hoyland and advising that principle of development is acceptable (compliance with H5) given recent approvals and allocations adjacent to the site. Advice was given on relevant Local Plan policies and contributions (affordable housing, education and sustainable travel). It was also advised that the preference for 40dph could be reduced in this instance given the nature / location of the site.
- 4.4 This outline planning application has been prepared and submitted in accordance with the positive pre-application guidance given.

Planning History

- 4.5 There is no relevant planning history for the site.
- 4.6 It is noted however that land to the west and south west have been subject to planning consents for residential development. Land to the west was approved for 14 units (LPA ref 2018/0447) with a smaller site of 7 to the south west (LPA ref 2018/1264). These were developed out at 24dph and 18dph respectively. Also mindful of allocation to the west for 80 dwellings (together with additional employment uses). The allocation is reference HS56 'Land off Shortwood Roundabout'.

The Application Site

- 4.7 The site is located off Upper Hoyland Road and is currently used for horses.
- 4.8 The site sits in Flood Zone 1 and is not subject to any Local Plan allocations and is not subject to any ecological, landscape or heritage designations.
- 4.9 The site is 0.63ha and is surrounded by employment uses to the east, housing to the south and west and A6195 Dearne Valley Parkway to the north. The site comprises an infill development opportunity within the Urban Fabric of the principal town of Hoyland.
- 4.10 Access to the site is taken from Upper Hoyland Road in the south west corner of the site. There is also a bridleway along the western site boundary (as shown above) which crosses the Dearne Valley Parkway.
- 4.11 Further details on the site and its context are set out in the submitted DAS.

The Proposed Development

- 4.12 The proposed development comprises an outline planning application for residential development – all matters reserved except for means of access to,

but not within, the site. The proposed means of access will be from Upper Hoyland Road in the south western corner of the site.

- 4.13 The application seeks consent for up to 19 dwellings on the site which results in a density of circa 31 dph (based on gross site area but would be higher when looking at net developable given area lost for the onsite drainage solution).
- 4.14 An indicative layout has been prepared and shows how the site could be laid out together with onsite drainage attenuation and landscaping.
- 4.15 The indicative layout seeks to ensure all plots have adequate parking / garaging as well as private amenity space. Existing boundary trees and hedges are also retained whilst acoustic fencing is shown along the northern boundary to Dearne Valley Parkway.
- 4.16 The indicative layout includes a mix of 2, 3 & 4 bed dwellings set out as detached, semi-detached and terraced dwellings and would also include 10% affordable housing to meet policy requirements.
- 4.17 Matters relating to external appearance, scale and landscaping are reserved for future approval.
- 4.18 Further details are set out in the submitted plans and DAS (KPP Architects).

Assessment

- 4.19 The site comprises an infill plot in a sustainable and accessible location within the urban area of Hoyland, a principal town to the south of Barnsley. Pre-application discussions with the LPA confirmed the site as being sustainable and as such principle of housing is acceptable.
- 4.20 The site is surrounded by development (employment to the east and housing to the south and west, including the large residential allocation [LPA ref HS56 – Land off Shortwood Roundabout]). The NPPF seeks to boost the supply of housing (para 60) and encourages use of windfall sites in urban areas. The development of this site will assist the LPA in maintaining its supply of deliverable housing sites.
- 4.21 Local Plan Policy H5 is relevant to this outline application relating to development of windfall sites over 0.4ha and sets out a number of criteria against which proposals should be assessed. In terms of the first criteria, whilst the site is not previously developed it comprises grassland grazed by horses and has no landscape, heritage or ecological value. There are therefore no reasonable grounds not to support infill development of this site. With regards the second criteria, the site comprises an infill within the main urban area of Hoyland (Principal Town) being surrounded by employment to east, residential development to the south and west and Dearne Valley Parkway to the north.
- 4.22 In respect of criteria 3, future residents will have access to public transport with bus services operating a regular service to / from Barnsley and Huddersfield. With regards access to services, the site is within walking distance of local services including convenience stores, Tesco, post offices, places of worship, medical centres / NHS surgeries / pharmacies and schools (primary & secondary).
- 4.23 It is therefore considered the proposed development is consistent with Local Plan policy H5 and as such the principle of development can be supported.

- 4.24 The proposal will deliver 10% affordable housing on site in accordance with Policy H7.
- 4.25 The application is submitted in outline with all matters reserved except for means of access. However, the proposed dwellings and drainage solution, together with retention of boundary trees and hedges is set out on the submitted indicative layout. This demonstrates how the site could be laid out to accommodate up to 19 dwellings (of which 10% would be affordable). The indicative layout seeks to ensure all plots have adequate parking / garaging as well as private amenity space. The indicative layout demonstrates how a mix of housing can be delivered at a density of circa 30dph. The proposal is therefore consistent with Policies GD1 and H6.
- 4.26 The site will be accessed via a new access from Upper Hoyland Road. The internal layout is not for approval. However, the indicative layout proposed demonstrates how each dwelling can be safely accessed and served by a driveway with parking for at least 2 cars. Adequate turning can also be provided on site. The proposal will not adversely affect use of the adjacent bridleway that heads north over Dearne Valley Parkway and will not give rise to any severe cumulative impacts in terms of safety or capacity.
- 4.27 The site is in Flood Zone 1 where there is the lowest risk of flooding and can be developed without increasing the risk of flooding. There are no heritage or landscape designations on site and there are no ecological or tree reasons why the site should not be developed for housing.
- 4.28 Assessing the proposed development against the main objectives of the NPPF, it is clear the scheme accords with the overarching approach to planning in that:-
- The proposal will maintain the supply of housing (including 10% affordable housing) in the district through redevelopment of a small windfall site in the urban area of Hoyland, Barnsley;
 - The proposal represents development of a sustainable site within the urban area;
 - The site is not of any environmental, ecological, heritage or landscape value;
 - The site can be safely accessed and will not give rise to any highway safety or capacity issues;
 - The proposed development will not give rise to any ecological or landscape (tree) harm;
 - The site will not give rise to any flood risk or drainage issues;
 - As illustrated by the proposed layout, elevations and Design Statement, the development proposal will provide a development that is sympathetic to and reflective of the character of the surrounding area.
- 4.29 The Proposed Development therefore complies with requirements set out in the NPPF and Local Plan policies SD1, GD1, H5, H6, H7, 73 and D1.
- 4.30 In view of the above, it is considered the scheme satisfies national and local policy and represents a suitable and sustainable development proposal for the site that addresses all the relevant and material considerations. In this context, the proposal satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004 and it is considered that planning permission should be granted.

