



Nathaniel Lichfield  
& Partners

Planning. Design. Economics.

**Land South of New Smithy Avenue,  
Thurlstone**

**Proposed Residential Development**

Planning Statement

Mr & Mrs Mullins

January 2017

50649/JG/LBu

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## 1.0 Introduction

- 1.1 This Planning Statement has been prepared by Nathaniel Lichfield & Partners (NLP) on behalf of Mr & Mrs Mullins to accompany an outline planning application for residential development on land south of New Smithy Avenue, Thurlstone. This application proposes that the site is accessed off New Smithy Avenue and the illustrative material demonstrates that the site can accommodate 21 dwellings.
- 1.2 The application site is currently allocated as Safeguarded Land. On 20 December 2016, Barnsley granted outline planning permission for 24 dwellings on Safeguarded Land to the east of Cote Lane in Thurgoland (Planning Reference 2016/0340). Barnsley Metropolitan Borough Council (BMBC) determined that the Safeguarded Land policy was now out-of-date and that policies within the National Planning Policy Framework must therefore take precedence, particularly now at a time when the Council cannot currently demonstrate a 5 year supply of deliverable housing. The Council's planning policy position has not altered since the issuing of this planning permission.
- 1.3 From a sustainability perspective, this site represents an excellent example of an infill housing site. Surrounded by existing housing on three of its four boundaries, and a mature boundary hedge on its fourth, this site is both physically and visually separated from the Green Belt by a discrete area of safeguarded land (ref. 332 in 2014 SHLAA) and has the ability to infill an existing gap in the built form. Survey work has also confirmed that the site can be readily served by a continuation of existing infrastructure/utilities within the village; the site is within convenient walking distance of a range of existing services and facilities; it can be accessed via a range of transport modes; there is sufficient capacity within the existing highway network to support the scheme; the site is of low ecological value; and the site can be readily serviced from a drainage perspective.
- 1.4 No part of the site is identified by the BMBC as performing any particular open space, green belt or landscape function.
- 1.5 The proposed development has evolved through detailed discussions with Planning, Highways and Regulatory Service Officers at Barnsley Metropolitan Borough Council (BMBC), where the principle, form and density of development has been agreed.

## Application Submission

- 1.6 Having regard to Section 38(6) of the Planning and Compulsory Purchase Act 2004, this statement considers the application's conformity with the Development Plan, national planning policy, and other relevant material considerations.

- 1.7 The scope of this planning application has been discussed and agreed in pre-application discussions with Officers at BMBC and comprises the following documents:
- 1 Completed Planning Application Form and ownership certificates/notices;
  - 2 Planning Statement (this document);
  - 3 Design & Access Statement (NLP);
  - 4 Site Location Plan (Drawing Number 17/227-01);
  - 5 Architectural Plans/Sections (Drawing Numbers 17/227-02, 17/227-03 17/227-04);
  - 6 Topographical Survey (Ref: 1986/001);
  - 7 Drainage Appraisal (Ref: 40630-001-A);
  - 8 Drainage Statement (Ref: 40630-002);
  - 9 Tree Survey (Ref: R-2736-02);
  - 10 Archaeology Report;
  - 11 Geotechnical Reports (Phase 1 Ref. 40630-01 and Phase 2 Ref. 40630-003);
  - 12 Ecological Survey (Ref: R-2736-01);
  - 13 Proposed Access Arrangements Plan (Ref: 1216-01-C); and
  - 14 Transport Statement (Ref 1216, December 2016, Rev 3).
- 1.8 The above submission has been prepared having regard to the BMBC local validation requirements, as set out in the 'Pre-application Enquiry Email' from BMBC to NLP on 21 October 2016.
- 1.9 The purpose of this Planning Statement is to provide BMBC with all the necessary information to assess and determine this development proposal within the context of the national and local planning policy framework, as well as any other material considerations relevant to the development of this application site.
- 1.10 The remainder of this Planning Statement is structured as follows:
- Section 2 – Site Description and Context;
  - Section 3 – Proposed Residential Development;
  - Section 4 - Pre Application Advice;
  - Section 5 – Planning Policy;
  - Section 6 – Planning Considerations; and
  - Section 7 – Conclusions.

2.0

## Context

### The Applicant

2.1

This application is being brought forward by Mr & Mrs Mullins (local landowners). As residents of the local area, the Mullins are fully committed to ensuring that the scheme is of an extremely high-quality and is fully in-keeping with the local vernacular.

### Site Location

2.2

The application site is located within Thurlstone village, 2.25km west of the Principal Town of Penistone, and 12.8km west of Barnsley.

2.3

The site lies to the immediate south of New Smithy Avenue and to the north of High Bank / Manchester Road. Thurlstone contains a wide range of facilities and community services, which are highly accessible by a variety of modes of transport. These are summarised in Table 2.1 below.

Table 2.1 Facilities/ Amenities within Walking Distance of the Site

| Within 5 Mins Walking Distance      | Within 10 Minutes Walking Distance  |
|-------------------------------------|-------------------------------------|
| Thurlstone Primary School           | Penistone Grammar School            |
| Children's Playground               | Penistone Leisure Centre            |
| Bakery/Village Shop and Coffee Shop | Football, Running and Cricket clubs |
| Fast Food Outlet (Pizzeria)         | Thurlstone Park                     |
| Hair Dressers                       | River Don Walk                      |
| Public Houses (x 2)                 | Local Churches                      |
| Church (St Saviour's Church)        |                                     |

2.4

The nearest bus stops are located approximately 305m south of the site. These bus stops are served by buses which provide hourly services between Penistone & Millhouse Green and Crow Edge & Barnsley and 2 hourly services between Crow Edge & Barnsley and Holmfirth & Penistone. Thurlstone is also served by the 'Dial a Ride' service which provides community transport and a pre-bookable door-to-door bus service to anywhere within the Barnsley District.

2.5

The site is within convenient access of the A628 (Manchester Road), which offers excellent connections to the wider strategic road network (namely the A629 and the M1). The site is 2.4km from Penistone railway station which provides hourly services (Monday to Friday) to Sheffield, Barnsley and Huddersfield.

## Site Description

- 2.6 The site comprises 0.9 ha of undeveloped land (Figure 2.1).
- 2.7 The site previously formed part of a larger agricultural land holding, known as White House Farm. The majority of the farm land was Compulsory Purchased by the Council to build the adjoining New Smithy Avenue/ New Smithy Drive residential area to the north. The balance of the land (0.9ha – the application site) remained with the farm house itself. The reduced size of the land meant that it was no longer economically viable to run as a farm and it has since remained undeveloped.

Figure 2.1 Site Location



- 2.8 The site is bounded by existing residential development to the immediate north, east and south. The site is bounded by an existing Public Right of Way (PROW) which runs between High Bank and Westfield Avenue/ Westfield Lane (public footpath no.37) to the west and by open fields (also designated as Safeguard Land) beyond.
- 2.9 The site has a gated access directly off New Smithy Avenue. This entrance has been used by vehicles accessing/ maintaining the site and is around 3.2m in width. The site also benefits from a pedestrian gate located in the south-east corner, which serves the adjoining White House Farm.
- 2.10 Existing landscaping is limited to the site's western boundary in the form of mature hedgerows and trees.
- 2.11 The site rises gently from the south-eastern corner (224.50 AD) to the north-western corner (236.50 AD).
- 2.12 The Barnsley UDP proposals map identifies the application site as Safeguarded Land. However, BMDC is unable to demonstrate a deliverable five year housing land supply and therefore, some flexibility is required in order

to meet identified housing needs in the area. Section 5 and 6 of this Statement sets out why this site is appropriate for residential development.

## Planning History

### Application Site

- 2.13 There are no previous planning applications on the proposal site.

### Surrounding Area

- 2.14 On 20 December 2016, BMBC granted outline planning permission for 24 dwellings on Safeguarded Land to the East of Cote Lane, Thurgoland (Planning Reference 2016/0340).
- 2.15 Whilst the land surrounding the Thurgoland site is less built up than that surrounding the Land South of New Smithy Avenue, it does have many similarities with the current application site, including that it is located within a Village, it was identified as Safeguarded Land within the UDP and it proposed a similar residential density. This planning application also proposes a similar affordable housing provision (i.e. 30%) and a similar Section 106 package to the approved scheme at Thurgoland.
- 2.16 As part of his assessment of the planning application for 24 dwellings at Thurgoland, the Case Officer concluded that:
- *"The site is designated Safeguarded Land in the UDP which remains part of the development plan for the Borough at the current time. However **due to the age of the policy it is classed to be out of date by the National Planning Policy Framework.** In such circumstances the NPPF instructs Local Planning Authority's **to grant planning permission for new development proposals unless:--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; or specific policies in the Framework indicate development should be restricted.***
  - *The release of the site for housing would not directly correlate with the aims of the spatial strategy for the Borough that is contained within the Core Strategy, or the emerging Local Plan which aims to direct new housing growth to Urban Barnsley and the Principal Towns. This is reflected in the proposals maps accompanying the Publication Version of the Local Plan which does not propose any housing development allocations in any of the Western Rural villages, including the application site, which is proposed to remain Safeguarded Land through to the year 2033. **It should be noted however that the Local Plan is not adopted at the current time and that it is still the case that only limited weight can be afforded to it prior to examination by a Planning Inspector on behalf of the Secretary of State.***

- ***...At the present time the Council does not have a five year land supply. Thus, the provision of up to 24 new dwellings would make a modest, but important contribution to the housing needs of the Borough.***
- ***The proposal is for the development to provide a mixture of 70% market housing and 30% affordable housing and therefore I would regard this aim to be satisfied, particularly as the amount of affordable housing exceeds the existing policy.***

## 3.0 Consultation

- 3.1 In developing and refining the proposals for the development of the site, pre-application discussions and engagement has been undertaken with officers at BMBC as well as members of the public.

### Pre-application Consultation

#### Barnsley Metropolitan Borough Council

- 3.2 Over the past number of months, the consultant team has engaged in pre-application discussions with officers at BMBC. As part of this process, two formal pre-application meetings took place. The first pre-application meeting took place on 15 September 2016 and the second pre-application meeting took place on 10 November 2016.

#### Pre-Application Meeting 15 September 2016

- 3.3 At the time of this meeting, the applicant was considering the submission of a full planning application for 16 dwellings. Notwithstanding this, many of the issues discussed remain relevant to the current outline planning application.
- 3.4 During this pre-application meeting the principal of a low-density residential development (accessed from New Smithy Avenue), was discussed. The Council noted that whilst the land was allocated Safeguarded Land within the Unitary Development Plan (UDP), this document was adopted prior to the introduction of the NPPF, meaning that many of its policies were now considered out-of-date. Officers also confirmed that the Council was currently unable to demonstrate a 5 year housing land supply of deliverable sites and were currently in the process of recommending approval for a residential scheme on Safeguarded Land on land to the east of Cote Lane in Thurgoland (Planning Reference 2016/0340). The Council went on to note that pending the adoption of the emerging Local Plan (expected mid to late 2017), residential schemes which were located within sustainable locations, and were suitably designed, would be supported.
- 3.5 As part of this meeting, an indicative masterplan, demonstrating how the site could be laid out to accommodate a low-density residential scheme, was presented. A brochure, showing examples of typical house plans, was also tabled, with officers complimenting the applicant's chosen use of natural stone and detailing, noting that they reflected the positive rudiments of local vernacular design.
- 3.6 Officers requested that additional landscaping be introduced within the frontages of the dwellings and a pedestrian link be provided with the adjoining PROW.

- 3.7 The principle of affordable housing was also discussed, with officers advising that their preference was to see affordable housing provided on-site in the form of 2 and 3 bed units.
- 3.8 The planning officer requested that the application included a Highway Statement which considered the design of the Manchester Road/Towngate junction; car parking and pedestrian arrangements between this junction and the site; parking arrangements within New Smithy Avenue; and access and car parking for the application site itself.

### **Pre-Application Meeting 10 November 2016**

- 3.9 A second pre-application meeting was held with BMBC planning and conservation officers on 10 November 2016. This meeting was held in the context of an outline planning application and focused on the issue of potential impact of the adjoining conservation area.
- 3.10 Officers agreed that the context of this particular area was one of a tiered built form (with the adjoining High Bank elevated above the Manchester Road and the site elevated above High Bank), and designed correctly, the application site could sit comfortably within this tiered environment.
- 3.11 The Conservation Officer noted that whilst design would be addressed as part of the reserved matters application, he asked that the Design and Access Statement for the outline application include recommendations in relation to materials (in particular the use of natural stone) and articulation and that the application include views of the site from the adjoining High Bank.

### **Public Consultation**

- 3.12 In addition to detailed pre-application discussions with officers at BMBC, a public consultation event was also held at the Penistone Leisure Centre on 19 December 2016.
- 3.13 Approximately 60 residents attended this event. The main comments raised included:
- Access/ car parking along New Smithy Avenue;
  - Existing traffic volumes within the village;
  - Design of the Manchester/ Towngate junction;
  - Impact of the development on the adjoining residential areas during construction; and
  - The need for more affordable housing within the Village.
- 3.14 Further details of the public consultation process are set out in the appended Statement of Community Involvement (**Appendix 1**). In addition, a copy of the consultation boards and feedback form are set out in **Appendix 2** and **Appendix 3** respectively.

4.0 **Proposed Residential Development**

4.1 This application seeks outline planning permission for residential development. All details, other than access into the site, are reserved for future determination.

**Layout and Design**

4.2 The planning application has been submitted in outline only and the detailed design of the proposed development, including the appearance of individual buildings, will be agreed as part of a reserved matters application. Notwithstanding this, the applicants are fully committed to ensuring that the final design is one which reflects the local vernacular and have made a number of suggestions regarding the type of materials which should be used in the final design within the Design and Access Statement.

4.3 As illustrated on the attached indicative site layout plan (Drawing Number 17/227-02), the proposed dwellings will be laid out in an informal, low-density arrangement around a central access road. All dwellings have been positioned to achieve a minimum of 21m separation distances between opposing first floor habitable room windows.

4.4 The proposed mix is as follows:

Table 4.1 Proposed Mix

| Number of Bedrooms | Total Number of Dwellings |
|--------------------|---------------------------|
| 2                  | 2 (all Affordable)        |
| 3                  | 8 (4 Affordable)          |
| 4/5                | 11                        |

4.5 All dwellings will be two storeys in height. The indicative layout shows a range of house types, ranging in size from 2 to 5 beds. Six of the dwellings (three pairs of semi-detached houses) will be set aside for affordable housing purposes. These will be a combination of 2 and 3 beds.

4.6 Each dwelling on the illustrative layout benefits from a generous garden and private driveway.

**Access and Car Parking**

4.7 Vehicular access is to be provided via a continuation of the existing New Smithy Avenue (to the north). New Smithy Avenue provides a suitable connection onto the wider road network, with suitable visibility splays provided at its junction with Towngate, and at the Towngate/ A628 Manchester Road junction, with 2.4m x 43m visibility splays provided on both sides. Given that suitable visibility splays are provided and that this junction has a good road safety record, no improvements are being proposed as part of this development.

- 4.8 The Towngate/ A628 Manchester Road junction is the main access into the village of Thurlstone and provides access to approximately 400 houses, 8 farms, a public house, and a large primary school. The junction and village road network currently accommodate all vehicles including refuse lorries, buses, fire engines, tractors, commercial vehicles and construction traffic (the primary school has recently been extended).
- 4.9 New Smithy Avenue has already successfully demonstrated it's ability to provide access to construction traffic in the past when the Council first built New Smithy Drive and later when it was extended by a further 17 houses.
- 4.10 A further pedestrian access will be created at the western boundary of the site, linking through to the existing public footpath and children's play space to the north and also south to High Bank.
- 4.11 The level of parking provision on the site will be in accordance with Barnsley Council's Parking Standards at a ratio of at least 1 space per dwelling for those with 1 or 2 bedrooms, and 2 spaces per dwelling with 3 or more bedrooms.

## **Landscaping**

- 4.12 The existing hedgerows and trees along the western boundary will remain relatively unchanged, save for some light pruning/ where a small section of the hedgerow will be removed to create a new pedestrian connection with the PROW as requested by Council Officers.
- 4.13 The indicative layout also shows additional landscaping being introduced across the remainder of the site in the form of rear and front garden landscaping. Each property also benefits from a grassed lawn and new trees/ shrub planting within both its front and rear garden as shown on the indicative site plan.

## **Drainage**

- 4.14 The drainage strategy submitted with the application has confirmed that an appropriate surface water drainage system can be accommodated. The presence of shallow sandstone means that infiltration such as soakaways are also viable.
- 4.15 With regards to foul water, drainage will be to the public sewer to the south of the site on High Bank (via the easement by Plot 4).
- 4.16 The drainage option that will be pursued by the applicant will be the subject of detailed discussions with Yorkshire Water and the Council.

## 5.0 Planning Policy

- 5.1 This section of the Statement provides a comprehensive review of relevant planning policy for the housing proposal.

### The National Planning Policy Framework

- 5.2 The National Planning Policy Framework (NPPF) March 2012, is a material consideration for planning applications. Whilst much of its policy is applicable in this case, its most relevant policies relating to the principle of development at the site are set out below.

### Presumption in Favour of Sustainable Development

- 5.3 The cornerstone of the NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives and deliver the development which the country needs.

- 5.4 Paragraph 14 of the NPPF also states:

*"At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **decision making** this means:*

*Approving development proposals that accord with the development plan without delay; and*

***Where the development plan is absent, silent or relevant policies are out-of-date, granting permission** unless:*

- any adverse impacts of doing so would **significantly** and **demonstrably** outweigh the benefits, when assessed against policies in this Framework taken as a whole; or*
- specific policies in this Framework indicate development should be restricted."*

- 5.5 Paragraph 15 of the NPPF is clear:

***"...development which is sustainable should be approved without delay."**  
(NLP emphasis)*

- 5.6 In this context, as referred to above, the Barnsley UDP was adopted 17 years ago in 2000, with the policies formulated during the 1990s. The plan-period of the UDP ended in 2001 and whilst some have been saved, its policies were only ever intended to control development within that timeframe. Indeed, both the Inspector and the Secretary of State concluded that the plan is inconsistent with the NPPF in the North Gawber Colliery appeal decision (APP/R4408/A/10/2138041). It is therefore concluded that policies of the UDP are indeed out-of-date for purposes of considering this application.

## Increasing the Supply of Housing

- 5.7 The overriding housing objective of the NPPF as stated at paragraph 47 is:  
***“To boost significantly the supply of housing.”***
- 5.8 In doing so, Local Authorities are required by to:  
***“Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their requirements with an additional buffer of 5%...Where there has been a record of persistent under delivery of housing, local authorities should increase the buffer to 20%.”***
- 5.9 Paragraph 49 of the NPPF states:  
***“Housing applications should be considered within the context of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.”***
- 5.10 The key housing objectives stated in the NPPF for significantly increasing the supply of housing are:
- 1 Increase the supply of housing;
  - 2 Deliver a wide choice of high-quality homes that people want and need;
  - 3 Widening opportunities for home ownership; and
  - 4 Creating sustainable, inclusive communities, including through the regeneration and renewal of area of poor housing.

## Requiring Good Design

- 5.11 The NPPF places great emphasis on high quality and inclusive design and states that it is *“indivisible from good planning”* (Paragraph 56). Further, consideration is given to addressing the connections between people and places and the integration of new development into the natural, built and historic environment (Paragraph 61).

## Implementation of the Framework

- 5.12 In accordance with the requirements of Section 38(6) of the Planning and Compulsory Purchases Act 2004, the policies and guidance contained in the NPPF act as a material consideration in the determination of the planning application and can be afforded considerable weight.
- 5.13 Paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans (adopted pre-NPPF) according to their degree of consistency with the Framework. It goes on to say that decision-takers may also give weight to relevant policies in emerging plans (paragraph 216) according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

## **Development Plan**

- 5.14 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.15 In this context, this Section considers the development plan policies within the Bassetlaw District; their consistency with the NPPF and; the weight to be applied to these policies.
- 5.16 The adopted development plan currently comprises of the Barnsley Local Development Framework Core Strategy and the remaining saved policies of the Barnsley Unitary Development Plan (UDP).

## **Barnsley LDF Core Strategy**

- 5.17 The Core Strategy was adopted in September 2011 and has replaced a number of policies from the Barnsley UDP. Core Strategy policies relevant to the determination of this application are listed below. Section 6.0 sets out how the proposal accords with their requirements.
- CSP 1 Climate Change;
  - CSP 2 Sustainable Construction;
  - CSP 3 Sustainable Drainage Systems;
  - CSP 4 Flood Risk;
  - CSP 5 Including Renewable Energy in Developments;
  - CSP 8 The Location of Growth;
  - CSP 9 The Number of New Homes to be Built;
  - CSP 14 Housing Mix and Efficient Use of Land;
  - CSP 15 Affordable Housing;
  - CSP 26 New Development and Highway Improvement;
  - CSP 29 Design;
  - CSP 30 Historic Environment;
  - CSP 33 Green Infrastructure;

- CSP 35 Green Space;
- CSP 36 Biodiversity & Geodiversity ;
- CSP 42 Infrastructure & Planning Obligations;
- CSP 43 Education and Community Facilities.

## **Barnsley UDP**

- 5.18 The Barnsley UDP was adopted in 2000 and was only intended to cover the period 1986 – 2001. Notwithstanding this, a number of policies were saved in 2007 and until further progress is made with the LDF, remain part of the development plan.
- 5.19 The Barnsley UDP proposals map identifies the application site as Safeguarded Land. However, as the UDP was adopted before the introduction of the NPPF, it is now considered out-of-date. The Council are currently supporting appropriately designed development on Safeguarded Land, pending the adoption of the emerging Local Plan (expected mid-late 2017).

## **Supplementary Planning Documents**

### **Designing New Housing Developments**

- 5.20 Adopted by the Council in March 2012, this Supplementary Planning Document (SPD) builds upon policy CSP 29 of the LDF Core Strategy and sets out the principles that apply to the consideration of planning applications for new housing development within Barnsley.
- 5.21 The SPD provides guidance on the relationship of new developments to existing dwellings with the aim of reducing overlooking and overshadowing. External spacing standards for new housing developments are also identified within this SPD, with the SPD requiring setbacks of a minimum of 21 metres between opposing habitable room windows.
- 5.22 The document provides guidance on how new residential development should respect local context and states that the design of new developments must be based on an appraisal of existing landscape and settlement character.

### **Parking**

- 5.23 This SPD builds upon CSP 24 (New Development and Sustainable Travel) and sets out the car parking standards that the Council must apply to new development / applications for changes of use.
- 5.24 Under the requirements of this SPD, a maximum of 1 car parking space per 1 to 2 bedroom house and 2 car parking spaces per 2 to 3 bedroom house should be provided.

## Open Space Provision on New Housing Development

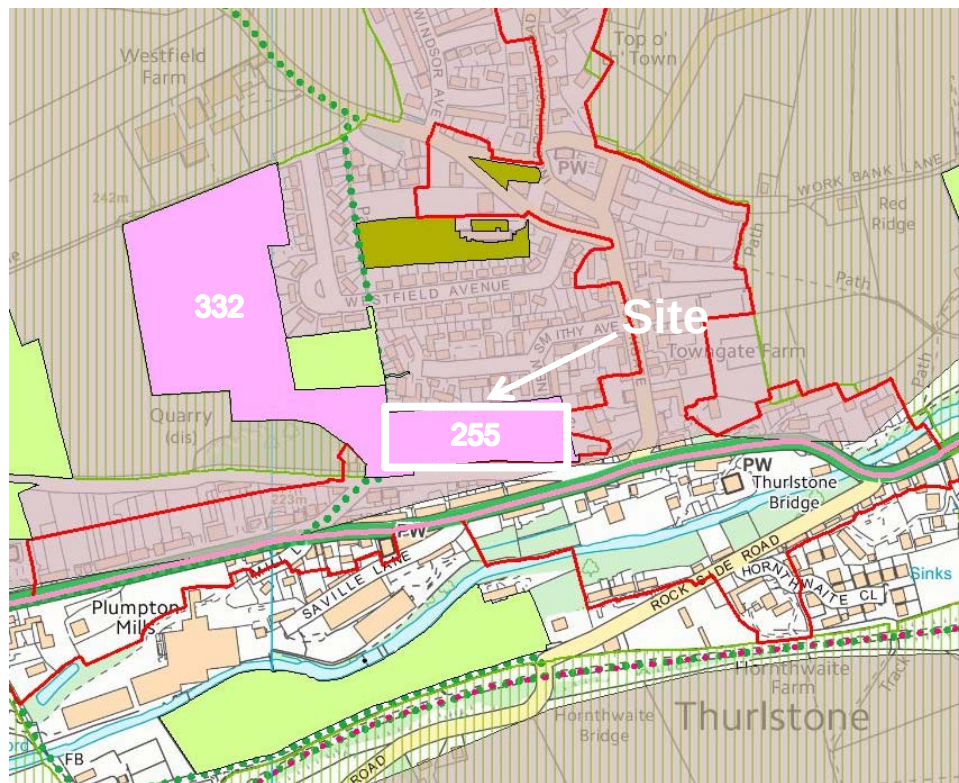
- 5.25 Adopted by the Council in March 2012, this Supplementary Planning Document (SPD) builds upon policy CSP 35 of the LDF Core Strategy and sets out what will be expected in terms of open space provision on new residential developments.
- 5.26 Under the requirements of this SPD, a minimum of 15% of the gross site area of new housing development of 20 or more dwellings must be open space, of a type appropriate to the character of the site, its location and the layout and nature of the new housing and adjoining land uses.

## Emerging Policy

### Barnsley Local Plan, Publication Draft

- 5.27 BMDC is currently in the process of producing a new Local Plan. Once adopted, this document, together with the Joint Waste Plan adopted in March 2012, will form the statutory development plan for Barnsley and will guide development in the Borough until 2033. The Local Plan Publication Draft was consulted upon between June-August 2016.
- 5.28 As part of the Publication Draft, the application site is identified as Safeguarded Land (Ref. SAF21).
- 5.29 **Policy GB6 Safeguarded Land** – sets out that “*safeguarded land can only be released in exceptional circumstances which may include a lack of five year land supply or a local need. Where there is a local need a safeguarded land site may be considered, for example, through a neighbourhood plan.*”
- 5.30 As previously discussed, BMDC are unable to demonstrate a deliverable five year housing land supply and therefore, some flexibility is required in order to meet identified housing needs in the area. This site would be suitable for residential development as it is a natural infill site in a sustainable location.
- 5.31 The emerging Local Plan is at an early stage of preparation and is subject to unresolved objections, including representations from the Applicant demonstrating the suitability of the application site for residential development. The Publication Draft Local Plan can then only be afforded very limited weight.

Figure 5.1 Local Plan, Publication Draft - Safeguarded Land Allocation



Source: Barnsley Local Plan, Publication Draft

## Other Documents

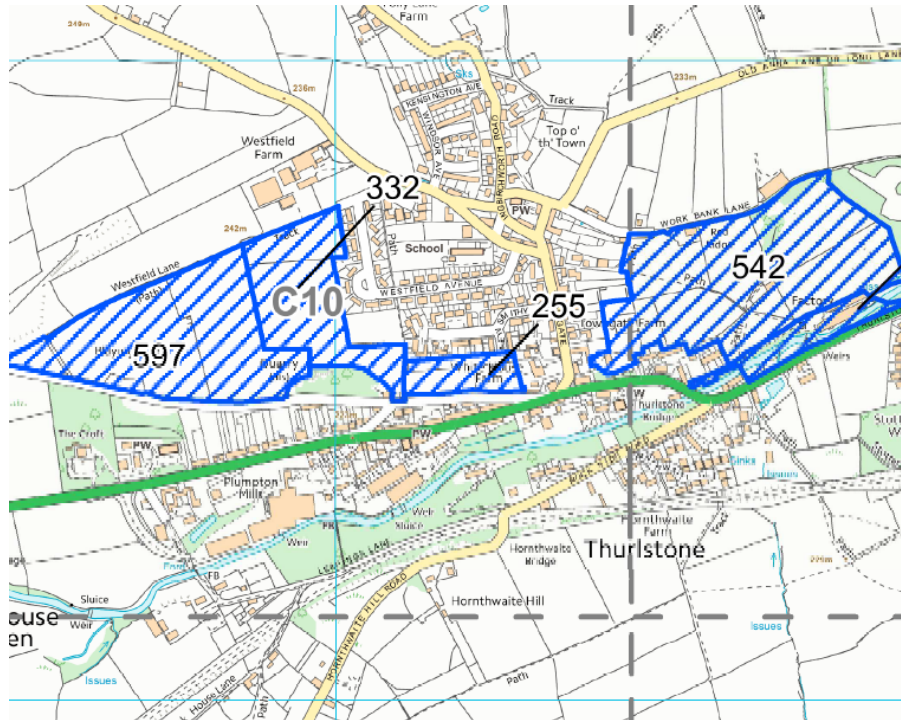
### Barnsley SHELAA, 2016

- 5.32 The 2016 update of the Barnsley Strategic Housing and Employment Land Availability Assessment (SHELAA) identified that the site would be potentially suitable for housing, with an indicative yield of 32 dwellings.

### Barnsley SHLAA, January 2014

- 5.33 Produced in 2014, the Barnsley Strategic Housing Land Availability Assessment (SHLAA) provides information on the land available to meet housing requirements within Barnsley.
- 5.34 There are a number of important things to note from this document which are of importance to this planning application.
- 5.35 Firstly, the Barnsley SHLAA considered the application site (Site Ref 255) (Figure 5.3) to be appropriate for new housing. The SHLAA notes that the site is suitable for 23 executive style houses.

Figure 5.2 Site Ref. 255



Source: SHLAA 2014

- 5.36 It identifies the site as 'Category 2' (developable) site which would be expected to come forward within the five-year period. The site assessment (dated 1<sup>st</sup> October 2013) concluded:

*"Good Achievability (can be used in five year supply)."*

- 5.37 The SHLAA also identified that Barnsley does not have a deliverable five year housing land supply...

*“The identified targets for mainstream housing for the first five years (assessed using the Sedgfield method) cannot be met from a combination of the planning permission sites, the Category 1a sites identified as suitable for mainstream housing, and the yield from Category 1b sites (i.e. the yield from large sites which could be expected to come forward within the first five year period). This is the case whether Green Belt sites are considered or not. In order to meet these targets, it will either be necessary to bring forward some Category 2 sites (which may not be possible within the first 5- year period) or to make use of sites identified as suitable for executive housing (beyond those which are necessary to meet the target for executive housing). Even making use of these potential sites, some Green Belt land will be needed.”*

## Summary of Key Policy Themes

- 5.38 In summary a review of the relevant national and local policy has demonstrated that:

- 1 The NPPF requires that housing applications should be considered in the context of the presumption in favour of sustainable development. As the Council does not have a 5 year supply of deliverable sites, policies which restrict housing supply should be considered out of date and sustainable proposals for housing should be approved without delay.
- 2 The UDP was adopted in 2000 and therefore the NPPF directs that weight should only be afforded to its policies where they are consistent with the NPPF.
- 3 The Draft Local Plan identifies the site as Safeguarded Land that is not within the Green Belt. Under exceptional circumstances, Safeguarded Land can be released if the Council does not have a five year housing land supply, as is currently the case in Barnsley.
- 4 Significant weight should be placed on the need to support sustainable economic growth, including planning proactively to meet the need for housing.

5.39

Having considered the proposals against the backdrop of both national and local planning policy, it is clear that the most important considerations from a planning perspective are:

- Principle of Development;
- Sustainable Development;
- Design; and
- Other environmental matters and material considerations

## 6.0 **Planning Assessment**

- 6.1 This section sets out an assessment of the proposed development against policy related to the principle of the use of the land for housing and assesses the suitability of the site for the development proposed. It also identifies the draft planning obligations and financial contributions for the scheme.

### **Principle of Development**

- 6.2 The starting point in the determination of this planning application is s.38(6) of the Planning and Compulsory Purchase Act 2004; namely the determination of the application in accordance with the development plan unless material considerations indicate otherwise.
- 6.3 The NPPF is unequivocal that housing applications should be considered in the context of the presumption in favour of sustainable development and relevant development plan policies cannot be considered up-to-date if a local planning authority cannot demonstrate a 5 year supply of deliverable housing sites.
- 6.4 Core Strategy CSP 9 states that at least 21,500 net additional new homes will be completed during the period 2008 – 2026 and that a minimum five year supply of deliverable sites will be maintained at any time. However, it has been acknowledged through the Five Year 'Deliverable' Housing Land Supply Report April 2014 – March 2019 (March 2016), the 2013 Consultation Strategic Housing Land Availability Assessment (SHLAA) and through the consideration of a number of planning applications in the Borough, that a 5 year supply of deliverable housing sites cannot be demonstrated. In its consideration of a scheme on Safeguarded Land in the village of Thurgoland at the end of last year (Planning Ref 2016/0340), the Council concluded that whilst not located within one of the preferred locations for growth, the Council's 5 year housing land position meant that 24 dwellings would make a modest, but important contribution to housing in the Borough, which should be supported.
- 6.5 CSP 10 states that 1,000 of the Borough's housing requirement will be delivered in 'Other Settlements' (i.e. the villages with populations of less than 3,000). Thurlstone falls within this category and therefore the development of this site is consistent with that objective.
- 6.6 In the absence of a 5 year supply and for each of the reasons set out below, it is considered that the application site represents an appropriate location to help boost housing supply within the Borough without negatively impacting on the character of the area.
- 6.7 The Draft Local Plan identifies the site as Safeguarded Land. It is not within the Green Belt. Under exceptional circumstances, Safeguarded Land can be released if the Council does not have a five year housing land supply, as is currently the case in Barnsley.

## **Does the Proposal Represent Sustainable Development?**

- 6.8 At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 14). When assessed against the core principles of sustainable development, as defined under paragraph 7 and 9 of the NPPF, this proposal has a positive social, economic and environmental role for the following reasons:

### **Social Role**

- 6.9 The Council cannot currently demonstrate a 5-year housing land supply. This site will assist the Council in meeting its 5-year housing land supply requirements, a matter which should be given substantial weight in the determination of this planning application.
- 6.10 The proposed development will support the creation of a strong, vibrant and healthy residential community by increasing the supply, type and tenure of housing available within the village at a location which is within convenient walking distance of a range of services and facilities and which is accessible by a choice of public transport modes.
- 6.11 CSP 15 requires that housing developments of 15 or more dwellings shall provide a minimum of 25% affordable housing. This proposal exceeds that requirement by providing 30% affordable housing, not only improving the amount of affordable housing available within the area, but also the quality and type of housing available.
- 6.12 The residents of the new development will play an important social role, contributing to and sustaining the range of services and facilities available within the village.

### **Economic Role**

- 6.13 The development will generate economic benefits during the construction phase in the form of new jobs and expenditure within local businesses. Additional employment opportunities would also result in terms of indirect and induced jobs.
- 6.14 The development will also generate economic benefits during the lifetime of the development in the form of resident expenditure in local shops/ facilities, and additional Council Tax receipts. The proposed development would also generate New Homes Bonus (NHB) payments. The NHB matches the additional Council Tax raised for each new house for six years after it is built. Local authorities are entitled to spend the NHB as they see fit. This could include the enhancement of front line services, improvement of local facilities or council tax discounts for residents. The total fiscal benefits resulting from the development represent an important source of income at a time when Local Authorities are being forced to deal with the realities of substantial budgetary pressures.

## **Environmental Role**

- 6.15 The proposal makes more efficient use of a site which lies at the edge of a well-established village benefitting from a range of local services and amenities, which is outside of the Green Belt, and which is surrounded by existing housing on three of its four boundaries.
- 6.16 The supporting Ecological Appraisal has confirmed that the site is of low ecological value as a consequence of being intensively farmed in years gone by. Through appropriate landscaping, the proposal could make an important ecological contribution to the area. Such an ecological enhancement is directly in line with Paragraph 109 of the NPPF.

## **Planning Obligations/Financial Contributions**

- 6.17 This section sets out the draft heads of terms for the S106 agreement.

### **Affordable Housing**

- 6.18 This scheme would deliver 30% affordable housing (6 dwellings) on-site in the form of 2 and 3 bed units. This exceeds the requirement set out in policy CSP 12 (housing developments of 15 or dwellings shall provide a minimum of 25% affordable housing). This will improve the amount of affordable housing available within the area and also the quality and type of housing available.

### **Education Contribution**

- 6.19 The Financial Contributions to School Places PAN 33 sets out that development of 20 or more dwellings will be required to make a contribution to provision of primary and secondary places.
- 6.20 BMBC has advised that 21 dwellings will generate the need for an additional 5 primary school places and 4 secondary school place. There are sufficient primary school places in the local area but there is a shortage of secondary places.
- 6.21 Therefore, a S106 contribution would be required for the 4 additional secondary pupils at £14,102 per pupil, which equates to a total contribution of £56,408.
- 6.22 However, this could be subject to change and would need to be agreed at reserved matters stage.

### **Public Open Space**

- 6.23 The Open Space SPD sets out the following requirements for financial contributions to off-site open space provision.

Table 6.1

| Number of Bedrooms | Open Space Contribution (per dwelling) |
|--------------------|----------------------------------------|
| 2                  | £1436.82                               |
| 3                  | £1723.66                               |
| 4+                 | £2013.13                               |

Source: (Open Space SPD, BMDC)

6.24 The illustrative layout plan sets out the following proposed mix: 2 x 2 bedroom units; 8 x 3 bedroom units; and 11 x 4+ bedroom units.

6.25 Therefore, the contribution to open space equates to £38,807.35. Again, the figure would need to be finalised at reserved matters stage.

### **Additional Commuted Sums**

6.26 The applicant is proposing to make an additional fixed contribution of £58,000 towards sustainability initiatives within Thurlstone.

6.27 In addition to the above and taking into account the points raised by local residents, the applicant is also proposing to allocate a fixed fund of £20,000 towards car parking improvements on New Smithy Avenue.

6.28 In summary, the developing this site would have many benefits to the community as a whole including: 6 affordable dwellings; a contribution of £56,408 towards secondary education provision; a contribution of £38,807.35 towards open space; a contribution of £58,000 towards local sustainability initiatives and a contribution of £20,000 towards car parking improvements on New Smithy Avenue. This results in a total financial contribution of £173,215.35 in addition to the affordable housing provision.

### **Does the proposal represent a suitable scale of development for the area?**

6.29 Policy CSP8 prioritises locations to accommodate growth, primarily Barnsley and the Principal Towns. Whilst it does not envisage any significant development in villages, it does permit it, where it meets local needs.

6.30 Policy CSP10 allocates the provision of new homes across the Borough and provides for 1000 homes in the villages over the plan period (500 of which are expected to be taken up by existing commitments).

6.31 To this end, the scale of development proposed (21 dwellings) does not constitute significant development and will not change the role of Thurlstone as a village; it simply reflects ongoing growth and meets local needs for housing.

6.32 The proposed development is reflective of the scale of the established residential areas to the immediate north, east and south of the site, and forms a natural continuation of the built up area of the village.

## **Wider Policy Issues and Technical Considerations**

### **Housing Mix and Density**

- 6.33 This application is in outline form with all matters, other than access, reserved. This means that housing mix and density will be considered in detail at the reserved matters stage. Notwithstanding this, this application has been prepared with consideration to Policy 14 & 29 of the Core Strategy and the relevant Paragraphs of the NPPF.
- 6.34 These proposals have been designed to reflect the design standards set out in CSP 29 and the 'Designing New Residential Development', March 2012 SPD and in many instances surpass the minimum design standards identified.
- 6.35 Full details of the design techniques utilised as part of this scheme and their consistency with national and local planning policies can be found in the Design and Access Statement submitted with this application.
- 6.36 The application proposes a low density housing development that reflects the 'tiered' character of the adjoining area, uses articulation to reduce the impact of mass whilst creating a visually interesting streetscape and achieves the required separation distances between dwellings in order to minimise the impact of the development on the adjoining properties, in line with CSP 14, CSP 29 and Paragraph 47 of the NPPF.
- 6.37 The proposals include a range of house types in line with CSP 14 and Paragraph 50 of the NPPF. The size of these units also surpasses the minimum internal floor space set out within the abovementioned SPD;
- 6.38 The Design and Access Statement recommends any future proposal utilise high-quality materials and finishes, including natural stone and that they reflect the rudiments of local vernacular design, which combined would create an attractive and sustainable living environment for future residents in line with CSP 29 and Paragraph 63 of the NPPF;

### **Layout**

- 6.39 Whilst layout is a matter which will be considered as part of the reserved matters application, the attached indicative layout (drawing number: 17/227-02) demonstrates how the site could be laid out to support a high-quality, low density scheme which:
- Is in-keeping with the low-density character of the surrounding area;
  - Protects the character and amenity of the adjoining conservation area;
  - Protects the existing residential amenity of adjoining residents through appropriate setbacks and complementary natural landscaping;
  - Contributes to and complements the existing residential streetscene of New Smithy Avenue; and
  - Connects to existing transport and pedestrian movement networks.

- 6.40 The illustrative layout distinguishes between public and private spaces through the use of surface and boundary treatments and landscaping, encouraging reduced speeds and creating legible, safe and attractive outdoor spaces in line with CSP 14 and Paragraph 69 of the NPPF;
- 6.41 Where possible, the illustrative layout retains existing boundary landscaping particularly along the western boundary adjacent to the footpath;
- 6.42 The properties have also been orientated towards the proposed access road to create an active and attractive residential streetscene in line with CSP 29 and Paragraph 58 and 69 of the NPPF;
- 6.43 The layout includes generous separation distances between proposed dwellings on the site and existing dwellings, ensuring the amenity of existing and future residents is protected;
- 6.44 The illustrative layout has also been assessed against specified criteria in the Building for Life 12 (2012) design guide and is largely compliant with the standards set in this document. The full Building for Life Assessment is contained within the Design and Access Statement.
- 6.45 In summary, the illustrative layout put forward in this application demonstrates an understanding of the local context with regards to setting, building styles and materials and will consequently contribute to Thurlstone's sense of place.

### **Transport/Highways**

- 6.46 A Transport Assessment has been undertaken by Paragon Highways and has been submitted with this application.
- 6.47 This assessment confirms that the site can be served from a continuation of New Smithy Avenue to the north. The width and design of New Smithy Avenue accords with the requirements within the South Yorkshire Residential Design Guide and is sufficient to accommodate cars traveling at 20mph (a speed considered appropriate for this street, given the design and alignment of the carriageway).
- 6.48 The proposed scheme would deliver improvements in terms of a new turning circle. New Smithy Avenue currently terminates at the entrance of the application site and larger vehicles (e.g. refuse vehicles) wishing to access the houses along New Smithy Avenue next to the application site entrance, must reverse back up the street. The scheme would introduce a new turning circle and avoid the need for this practice to continue.
- 6.49 The assessment concludes that the number of vehicle movements generated as a result of the scheme would be low and that there is sufficient capacity within the existing highway network to accommodate these movements safely.
- 6.50 The report sets out that the design of the New Smithy Avenue/ Towngate and Towngate/Manchester Road (A628) junctions are appropriate, meet the requirements in the Manual for Streets and would provide suitable access to

the application site. Therefore, these junctions do not need upgrading as part of this proposal.

- 6.51 In terms of parking provision, there is sufficient car parking along New Smithy Avenue both in the form of off-street car parking and the communal car parking courts to accommodate the cars currently choosing to park on the street. The communal parking/ garage court located on the south side of New Smithy Avenue can accommodate at least 17 vehicles, and a second parking court located on the north side of New Smithy Drive can accommodate 9 vehicles – therefore, providing at least 26 off street parking spaces. As shown on the illustrative site plan, the proposed development includes car parking provision in accordance with BMBC Parking Standards.

## **Drainage**

- 6.52 A drainage assessment was undertaken by Eastwood and Partners Engineers. An intrusive ground investigation has been carried out and confirms that infiltration SuDS such as soakaways are viable on the site due to the presence of shallow sandstone.
- 6.53 The final design will need the approval of the relevant statutory bodies but will broadly follow these principles:
- The principal disposal route is to soakaways. Soakaways will typically be designed for 1 in 100 year storm event.
  - Soakaways serving adoptable highways would be offered for adoption by Barnsley MBC. Private plot soakaways would remain the responsibility of the plot owners.
  - The type and size of SuDS used would be specified at detailed design but may consist of ring soakaways, cellular soakaways, permeable paving, trench soakaways or a combination of these.
- 6.54 In terms of foul water, discharge will be to the 150mm diameter public combined sewer to the south of the site in High Bank. A gravity connection can be achieved for the foul water outfall route with an existing easement agreement in place to serve the site.
- 6.55 The site lies within Flood Zone 1 and is therefore at a low risk from flooding.

## **Archaeology**

- 6.56 An archaeology desk-based assessment was undertaken by LS Archaeology and has been submitted with this application.
- 6.57 The assessment aimed to evaluate all the known archaeological, historical and land use information in order to assess the impact that the new development could have on any archaeological assets on this land in accordance with the government policy (NPPF).
- 6.58 It concludes that the development of the site will have low impact on designated assets. The assembled evidence suggests there may be potential

for the presence of archaeological, most likely dating to the medieval periods due to the undisturbed nature of the development site and its proximity to the medieval core of Thurlstone. However, this is likely to be solely of local archaeological interest.

## **Ecology**

- 6.59 An Preliminary Ecological Appraisal of the site has been undertaken by Brooks Ecological and submitted as part of this application.
- 6.60 The appraisal confirms that the site is occupied by common habitats, of low ecological value, the presence of which will not pose a constraint to development.
- 6.61 The appraisal does identify that efforts should be made to retain the western hedgerow and any reduction in this feature should be compensated for through high quality native planting elsewhere on site.
- 6.62 The illustrative layout plan submitted with this application shows the retention of the hedgerow on the western boundary of the site.

## **Tree Survey**

- 6.63 A Preliminary Tree Survey and Arboricultural Impact Assessment has been undertaken by Brooks Ecological and submitted with this application.
- 6.64 The survey assessed five individual trees and two groups of trees. It concluded that the trees on this site have a low impact on the local treescape, although, one tree requires annual monitoring due to a small section of included bark at its union.

## **Ground Conditions**

- 6.65 A Phase 1 and Phase 2 Geo-technical and Geoenvironmental assessment of the site has been undertaken by Eastwood and Partners Engineers and submitted as part of this application.
- 6.66 The Phase 1 investigation concluded that:
- Contamination was unlikely to be encountered;
  - Is not considered to be at risk from shallow mining;
  - Overlies a Secondary A Aquifer but is not within a groundwater source protection zone;
  - There are no landfill sites within 250 m of the site; and
  - No radon precautions will be required at the site.
- 6.67 Whilst, the Phase 1 investigation concluded that contamination was unlikely, it set out that a Phase 2 intrusive ground investigation was required to provide more definite information regarding the properties of the ground and any contamination present.

- 6.68 With regards to the Phase 2 investigation, site works were undertaken on 6<sup>th</sup> December 2016. Nine trial pits were excavated across the site in order to determine the underlying ground conditions. The trial pits reached depths of between 1.7 m and 2.1 m and five of these trial pits were also used for infiltration testing. Soil samples were dispatched for chemical testing.
- 6.69 Groundwater was not found in any of the trial pits and no visual or olfactory evidence of possible significant contamination was identified in any of the trial pits. In addition, none of the samples of topsoil, or natural ground recorded any levels of the contaminants tested for, that were elevated above their respective residential end use assessment values. No asbestos containing materials were identified.
- 6.70 The findings conclude that elevated concentrations of contaminants have not been identified on site. Therefore there is no potential significant risk considered to be presented to future residents or visitors to the site, and no remedial measures are proposed.
- 6.71 In terms of outline foundation proposals, it was concluded that strip or trench fill foundations taken through any made ground and onto the natural sandstone should be appropriate for the proposed development at a minimum depth of 750 mm below current or proposed ground level, whichever is the lower. It is anticipated that precast or reinforced suspended concrete floors will be most suitable for the proposed dwellings.

7.0

## Conclusion

7.1

In conclusion, the key issues relating to this application can be summarised as follows:

- 1 The application site is allocated as Safeguarded Land in the adopted Barnsley UDP. However, the plan is time-expired and its policies are out of date.
- 2 The Barnsley Core Strategy requires the delivery of at least 21,500 dwellings over the plan period to 2026. It also requires BMBC to maintain a five year supply of deliverable housing sites. BMBC has confirmed it cannot currently demonstrate a deliverable five year supply of housing land. According to paragraph 49 of the NPPF, the development plan policies pertaining to housing land in Barnsley are out of date and the application should therefore be considered in the context of the presumption in favour of sustainable development.
- 3 The draft Local Plan states that Safeguarded Land should only be released in exceptional circumstance, including instances where the Council cannot demonstrate a five year housing land supply. This statement confirms that such exceptional circumstances do exist in this instance and that this site is a key location for new housing.
- 4 The development site is a deliverable housing site and when considered in the context of paragraph 47 of the NPPF, is available, suitable and achievable for the provision of housing now;
- 5 The Government has made increasing housing supply a key objective. This application will deliver new houses to meet a defined need in the villages to the west of Barnsley;
- 6 The proposals are considered to represent sustainable development having regard to the three dimensions of sustainable development in the NPPF;
- 7 The proposed development respects existing architectural building styles and local vernacular design consistent with policy;
- 8 The proposal is considered acceptable from a highways perspective; and
- 9 The proposals satisfy the relevant core strategy policies relating to other material considerations including flood risk, drainage, ecology, and historic environment and there are no other technical or environmental constraints which preclude residential development at the site.

7.2

In conclusion, the proposals represent sustainable development as defined by the NPPF and are consistent with the relevant policies of the Barnsley Core Strategy and should therefore be approved without delay.

## Appendix 1 Statement of Community Involvement

- 7.3 Although it was not compulsory to undertake additional public consultation on this application, the Applicant was keen to ensure that the views of local residents were taken into consideration at the earliest possible opportunity.
- 7.4 A consultation event was held on 19<sup>th</sup> December at the Penistone Leisure Centre. The leisure centre provided a convenient location to hold the event as it is regularly used by the local community and is within 10 minutes walking distance of the application site.
- 7.5 Letters were issued to local residents immediately adjacent to the application site boundary (it was drawn to our attention that one resident was mistakenly omitted from this mail out – the resident did, however, still make it to the event) to advise them of the application proposals and of the consultation event. The letter included contact information should they require more information or be unable to attend the event. In addition, posters were displayed in prominent locations in Thurlstone to ensure local residents were aware of the event.
- 7.6 Three exhibition boards displayed information about the proposals and are included at Appendix 2. Comments forms were also made available for the residents to provide their comments on the indicative scheme either at the event or via post, an example form is also included at Appendix 3.
- 7.7 Representatives from NLP (planning consultants), MPJ Design (architects) and Paragon Highways (Highways Engineers) were on hand during the event to answer queries and provide information about the proposals.
- 7.8 Approximately 60 residents attended the event.
- 7.9 The main comments raised included:
- Access/ car parking along New Smithy Avenue;
  - Existing traffic volumes within the village;
  - Design of the Manchester/ Towngate junction;
  - Impact of the development on the adjoining residential areas during construction; and
  - The need for more affordable housing within the Village.
- 7.10 The submitted application draws on this consultation from local residents. The applicant is also proposing to allocate a fixed fund of £20,000 towards car parking improvements on New Smithy Avenue/ New Smithy Drive in response to the concerns raised by the residents.
- 7.11 This consultation event ensured that the local community were provided with an opportunity to contribute to the development of the scheme.



## Appendix 2 Consultation Event Boards

# Welcome

1

## Introduction

A planning application is being prepared for residential development on land to the south of New Smithy Avenue, Thurlstone. These boards provide details of the proposals and, as a local resident, invites your comments.

This application is being submitted in outline form to secure the principle of residential development on the site. Matters relating to appearance, layout and landscaping will be considered under a separate reserved matters application, at a later date.

The proposal site is identified as Safeguarded Land in the existing Barnsley Unitary Development Plan (UDP) and is not within the green belt. The 2016 update of the Barnsley Strategic Housing and Employment Land Availability Assessment (SHELAA) identifies the site as having the capacity to support up to 32 houses. This application proposes considerably less than that.



Illustrative Layout



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# The Scheme

## The Applicants

This outline planning application is being made by the landowners who are residents of the local area and who are passionate about ensuring that the scheme which results is one which reflects and contributes to the overall character of the Village.

## The Proposal

This application seeks to provide a low-density, high-quality residential development of **21 two storey houses**, 6 of which will be affordable houses.

Surrounded by existing residential development to the north, east and south, this site represents an excellent opportunity to support much needed housing within walking distance of existing facilities and services within the Village, including the local shop, primary school and park.

Pre-application advice has been sought from Barnsley Metropolitan Borough Council in relation to the principle of delivering residential development on this site.



Potential Streetscene



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# What Happens Next?

3

## Outline Planning application

Subject to the feedback received here today, we hope to be in a position to submit an outline planning application in **January 2017**, at which point the application will be assessed by Barnsley Council.

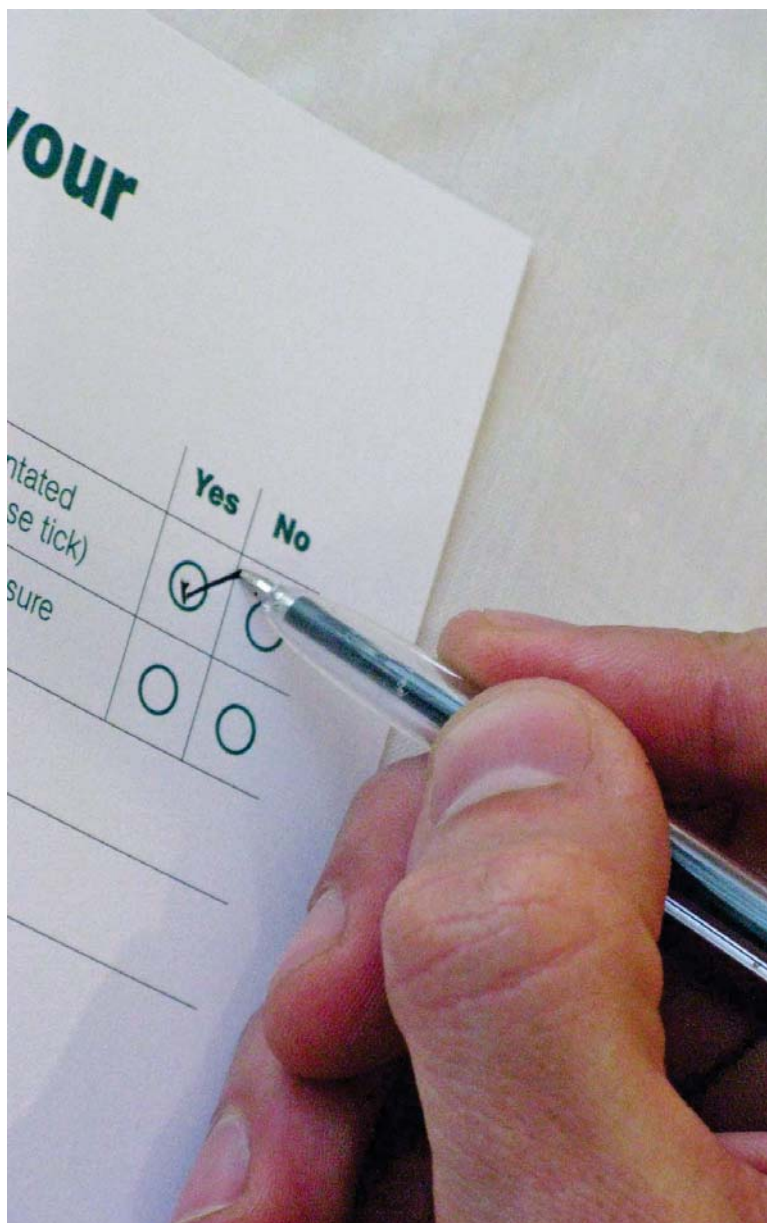
## Feedback

Your feedback is important to us. Please submit your comment cards in the comment box provided. Alternatively, please post your comments to the address on the bottom of the form by the specified date

The project team are on hand in order to answer any questions you may have in relation to the scheme.

All feedback will be considered in the finalisation of the supporting documentation, including that of the statement of community involvement that will be submitted alongside the outline planning application.

You will also have the opportunity to comment on the application once it is submitted to the Council, as part of its own consultation process.



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## Appendix 3 Consultation Feedback Form

# PLEASE PROVIDE YOUR FEEDBACK

## Details

Name

Address

## Opinion on The Proposal

Yes

No

Are you in favour of the proposed scheme?

## Have Your Say

We welcome your comments – please provide any comments you have on the scheme on this form, below, and place the completed form in the white comments box on the table.

Alternatively, if you would prefer to post your comments to us, please complete the above form and post to Nathaniel Lichfield & Partners, 3rd Floor, 15 St Paul's Street, Leeds, LS1 2JG by 06 January 2017.

The Information you provide will only be used for the purposes of this consultation exercise. The data will be held securely in accordance with the Data Protection Act 1998 and will not be published on an individual basis.



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