

nineteen47

CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Planning Statement

Application seeking full planning permission
for Residential Development of 95 Dwellings

Land at Barnburgh Lane, Goldthorpe

On Behalf of Homes by Honey

Client:

Homes by Honey

Project:

Land at Barnburgh Lane, Goldthorpe

Report Title:

Planning Statement

nineteen47 Reference:

n1982

Date:

February 2023

Contents

Page

SECTION 1: INTRODUCTION	1
SECTION 2: SITE CONTEXT	2
SECTION 3: PROPOSED DEVELOPMENT	4
SECTION 4: STATEMENT OF COMMUNITY INVOLVEMENT	7
SECTION 5: PLANNING POLICY CONTEXT	9
SECTION 6: PLANNING ASSESSMENT	11
SECTION 7: CONCLUSIONS	21

APPENDIX A: AFFORDABLE HOUSING STATEMENT

APPENDIX B: PUBLIC CONSULTATION LETTER

APPENDIX C: RELEVANT PLANNING POLICY

SECTION 1: INTRODUCTION

- 1.1 nineteen47 is instructed by Homes by Honey ["the Applicant"] to prepare and submit an application for full planning permission ["the Application"] to Barnsley Metropolitan Borough Council ["the LPA"] for the erection of 95no. dwellings, along with landscaping, open space and associated works ["the Proposed Development" or "the Proposals"] on land at Barnburgh Lane, Goldthorpe ["the Application Site" or "the Site"].
- 1.2 The Site is located within the Settlement Limits of Goldthorpe as show on the adopted Barnsley Local Plan's Proposals Map. The Site is allocated for residential development under Site Policy HS48. The site is located approximately 1km south-east of the centre of Goldthorpe.
- 1.3 This statement should be read and considered in conjunction with the plans, drawings and documents submitted as part of the application. The list of supporting application documentation includes the following:
- Affordable Housing Statement (Appendix A of this Statement)
 - Arboricultural Impact Assessment
 - Archaeological Assessment
 - Design and Access Statement (including Sustainability Statement)
 - Detailed Plans Package
 - Ecological Impact Assessment
 - Flood Risk Assessment and Drainage Strategy
 - Phase 1 Site Investigation report
 - Planning Statement (this statement)
 - Statement of Community Involvement (Section 4 of this statement)
 - Transport Statement and Travel Plan.
- 1.4 The Application is submitted following a pre-application submission dated 26 October 2022.
- 1.5 This statement is structured as follows:
- Section 2 provides an overview of the Site and its surroundings
 - Section 3 provides an overview of the Proposed Development
 - Section 4 sets out the public consultations that have been undertaken
 - Section 5 identifies the planning policy context for the Proposed Development
 - Section 6 demonstrates how the proposed development complies with the relevant planning policy
 - Section 7 draws together conclusions.

SECTION 2: SITE CONTEXT

- 2.1 The Application is supported by a Design and Access Statement which provides a detailed description of the Site, although a short summary is provided below.
- 2.2 The Site comprises Grade 3 agricultural land lying on the north side of Barnburgh Lane, Goldthorpe, which is undulating and rises gently south to north. The Site has an area of approximately 3.31 hectares and currently comprises one large field with hedgerows to its north and west boundaries and parts of its southern boundary. The Site is generally open to view from the footway and carriageway of Barnburgh Lane, due to a lack of a continuous hedgerow. The site is located approximately 1km south-east of the centre of Goldthorpe.
- 2.3 The Site is roughly triangular in shape and has established areas of housing to its north and west sides, and part of its south side, although the existing housing does not share any boundaries with the Site.
- 2.4 The Site's northern boundary is defined by a mature hedgerow with land identified as forming a 'Green Way' (dismantled railway) running alongside the boundary. To the east and south of the Site is open countryside and some distant views are obscured by vegetation beyond the site boundary. To the west of the Site are allotment gardens. A public footpath runs along the Site's western boundary. This has a tarmac finish and provides a pedestrian and cycle link between Barnburgh Lane and the housing to the north off Kingsmark Way.
- 2.5 The Site is currently accessed via a field access from Barnburgh Lane. The Site is identified in Figure 1 below and is denoted by a red line around its boundary.



Figure 1: The Site and its Context

- 2.6 The photograph on the following page shows part of the Site looking north from Barnburgh Lane, with the existing housing to its north visible beyond the landscaped 'Green Way'.



Photo 1: View of Site from Barnburgh Lane looking north.

Planning History

- 2.6 The Council's online mapping does not show any previous applications for the Site.
- 2.7 An extract of the Local Plan's Policies Map is shown below as Figure 2 of this statement. This shows the Site together with other housing allocations to the north west and south west in orange.

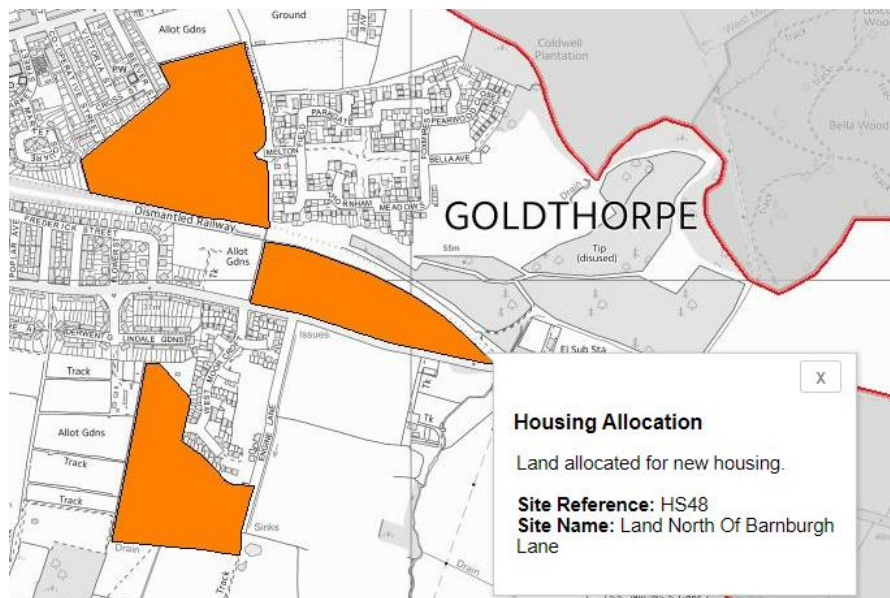


Figure 2: Extract from the Local Plan Policies Map

SECTION 3: PROPOSED DEVELOPMENT

- 3.1 The Application seeks full planning permission for residential development comprising of 95no. dwellings together with the necessary supporting infrastructure. The Proposed Development would be served via a site access taken from Barnburgh Lane.
- 3.2 The proposed layout of the Site is shown below as Plan 1.



Plan 1: Layout Plan for the Site

- 3.3 The Layout Plan shows how the Site is proposed to be developed for housing along with the associated network of streets and open spaces. The Application is supported by a Design and Access Statement which provides a detailed description of the proposals, although these are summarised below.

Amount

- 3.4 Planning permission is sought for the erection of 95no. dwellings, all of which are proposed to be two-storey in height.
- 3.5 Table 1 below confirms the precise mix of the houses proposed to be built on the Site.

Name/Type	Beds	No. of dwellings
Affordable		
Avacado	2	6
Blueberry	2	2
Beechwood	3	2
Sub-Total		10

Market		
Acacia	2	5
Avacado	2	11
Blueberry	2	1
Beechwood	3	8
Buckwheat	3	3
Dandelion	3	4
Chestnut	3	14
Clover	3	4
Eucalyptus	3	6
Jarra	4	3
Lavender	4	10
Linden	4	4
Rosemary	4	12
Sub-Total		85
Total:		95

Table1 – Accommodation Schedule

Layout and Access

- 3.6 The shape of the Site, being relatively long and thin, dictates the form of the layout. Access is taken from Barnburgh Lane, where good visibility can be achieved. From the access point, the proposed access road curves gently to the right and runs in a south-easterly direction. Housing fronts onto both sides of this street, with a single plot depth of development to the north of the street, with rear gardens abutting the existing hedgerow to define the northern boundary of the Site. Housing also fronts onto the south of the main street, with secondary access points emanating from this street to afford access to other houses accessed by a mixture of streets and private drives. Dwellings have active elevations that face south towards the Site's frontage with Barnburgh Lane. Views of the housing from Barnburgh Lane will be softened by hedgerow and tree planting. At the eastern end of the Site an area of open space is proposed.
- 3.7 Development at the western end of the Site is proposed to be served by streets and private drives. A strong sense of arrival is created with a central green located near to the access into the sit. This will provide an attractive visual amenity on entry into the Site with houses set behind the open space with active elevations providing natural surveillance over these areas. Dwellings are proposed to face west towards the Site boundary and the public footpath that runs along its length, to provide natural surveillance of this route.

- 3.8 A footway is proposed along the Site's frontage with Barnburgh Lane, linking to existing footways and public footpaths at either end of the Site.
- 3.9 The proposed dwellings are to be served by on-plot parking which would comprise a mix of driveways, frontage parking and garages.

Scale

- 3.10 In terms of scale the dwellings proposed across the Site are all two-storey in height, under dual pitched roofs. A mix of terraced, semi-detached and detached houses are proposed. This is reflective of the prevailing character of the area.

Appearance

- 3.11 It is proposed that the external walls the dwellings would be constructed in a mix of facing brickwork and render. Dwellings with brickwork walls will predominate, with rendered elements or elevations used to add visual interest. A variety of bricks would be proposed across the Site to add visual interest. The doors, window frames and rainwater goods of the properties would be constructed of uPVC.
- 3.12 The dual pitched roofs of the dwellings will be finished in mix of red and grey roof tiles to add visual interest. Dual aspect dwellings are proposed in key locations to provide active elevations to streets to the front and side of properties.

Landscaping

- 3.13 The existing boundary hedgerows to the Site will be retained. Trees are proposed along the main streets, with further tree planting proposed in public open spaces, along with hedgerow and shrub planting. The front gardens of properties will generally be laid to lawn with hedgerows and shrub planting.
- 3.14 It is expected that full landscaping details will be secured by planning condition(s) as agreed at the pre-application stage with the Local Authority Case Officer. However, the layout has been prepared to incorporate a strong network of streets, spaces and habitats through the scheme and a landscape consultant has been part of the feasibility work to arrive at a layout capable of accommodating a strong landscaping scheme in support of the site proposals.

SECTION 4: STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1 In line with paragraph 39 of the NPPF, the applicant has undertaken a pre-application enquiry with the LPA, and in the spirit of paragraph 132, has undertaken public consultation in relation to the proposed development.

Pre-Application Enquiry

- 4.2 In the first instance, a pre-application enquiry was submitted to the LPA in October 2022. This submission included the following supporting reports:
- Site Location Plan
 - Feasibility Layout
 - Highways Scoping Request
 - Pre-application Cover Letter
- 4.3 Following the submission of a pre-application, a meeting with the case officer was held on the 12th January 2023. The purpose of this meeting was to outline the proposed scheme and allow the LPA to ask any questions prior to providing a formal written response. Active engagement was undertaken between nineteen47 and the case officer to secure some pre-application comments prior to the submission of the application.
- 4.4 Urban Design comments were received on the 1st February 2023 and these were the only comments received during the pre-application process.
- 4.5 Overall, the Urban Design officer outlined agreement that there has been “logic in the approach” taken with regard to the layout. Furthermore, upon review of the comments, the applicant sought to integrate the following changes.

Table 1 – Summary of Urban Design Amendments

Urban Design Comment	Solution within the layout
Regarding the internal spacing standards, Beechwood and Acacias house type does not meet the requirement.	The applicant has reviewed and increased the internal size of each house type.
Over dominance of front of dwelling parking in parts of the layout.	Reduction in plots by a single unit on the northern boundary, which in turn allowed for side parking and additional frontage landscaping.
Location of visitor parking reduces the visual quality of the development upon access.	Addition of low-level hedgerow and shrubs to provide additional screening.
Insufficient space for street trees to remain permanent features.	In response to other comments, the slight adjustment of the layout allows for greater landscape buffers between dwellings and therefore more room for street trees to take hold.
Location of the affordable housing.	Plots 77 & 78 have been swapped for 71 & 72 to provide additional separation.

Neighbourhood Consultation

- 4.6 During the pre-application meeting held on 12th January 2023, it was determined with the case officer that public consultation was best undertaken through a letter drop exercise. Subsequently, an area was agreed upon with the LPA and consisted of 50 dwellings which boarded the site.
- 4.7 Appendix B includes the letter circulated to residents on the 20th January 2023, which details a summary of the development, an indicative layout plan and our consultation email address. Three responses were received, and the comments have been addressed in the full submission pack.

SECTION 5: PLANNING POLICY CONTEXT

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act requires that planning decisions should be taken in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The Development Plan for the purposes of determining planning applications under Section 38(6) of the Planning and Compulsory Purchase Act 2004 comprises:
- **Barnsley Local Plan 2014 – 2033 (adopted March 2019).**
- 5.3 Material policy considerations include the National Planning Policy Framework (NPPF) (2021) which is supported by the Planning Practice Guidance (PPG) and the Council's adopted Supplementary Planning Documents.

The Development Plan

- 5.4 The development plan polices that are considered to be relevant to the determination of the application are as follows full details of which are included in Appendix C of this document for ease of reference:

Policy SD1: Presumption in favour of Sustainable Development

Policy GD1: General Development

Policy LG2: The Location of Growth

Policy H1: The Number of New Homes to be Built

Policy H2: The Distribution of New Homes

Site HS48: Land north of Barnburgh Lane, Goldthorpe

Policy H3: Uses on Allocated Housing Sites

Policy H6: Housing Mix and Efficient Use of Land

Policy H7: Affordable Housing

Policy T2: Safeguarding of Former Railway Lines

Policy T3: New Development and Sustainable Travel

Policy T4: New development and Transport Safety

Policy D1: High Quality Design and Place Making

Policy LC1: Landscape Character

Policy HE1: The Historic Environment

Policy HE6: Archaeology

Policy GS1: Green Space

Policy G2: Green Ways and Public Rights of Way

Policy BIO1: Biodiversity and Geodiversity

Policy CC1: Climate Change

Policy CC2: Sustainable Design and Construction

Policy CC3: Flood Risk

Policy CC4: Sustainable Drainage Systems

Policy CC5: Water Resource.

Policy RE1: Low Carbon and Renewable Energy

Policy I1: Infrastructure and Planning Obligations.

Material Policy Considerations

Barnsley Supplementary Planning Documents

- 5.5 The adopted SPDs that are considered to be relevant to the determination of the application are as follows:

Affordable Housing SPD
Biodiversity and Geodiversity SPD
Design of Housing Development SPD
Financial Contributions to Schools SPD
Parking SPD
Trees and Hedgerows SPD
Open Space Provision on New Housing Developments
Planning Obligations SPD.

- 5.6 The South Yorkshire Residential Design Guide is noted in the Local Plan and is considered to be Best Practice Guidance.

The National Planning Policy Framework (2021)

- 5.7 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF confirms that it is a material consideration in planning decisions. The following sections of the NPPF are relevant to the Proposed Development:

Section 2 – Achieving sustainable development
Section 4 – Decision-making
Section 5 – Delivering a sufficient supply of homes
Section 6 – Promoting healthy and safe communities
Section 7 – Promoting sustainable transport
Section 11 – Making effective use of land
Section 12 – Achieving well-designed places
Section 14 – Meeting the challenge of climate change, flooding and coastal change
Section 15 – Conserving and enhancing the natural environment
Section 16 – Conserving and enhancing the historic environment.

- 5.8 Other national guidance relevant to the proposals includes the government's online Planning Practice Guidance (PPG) and the National Design Guide.
- 5.9 Further details of the development plan policies relevant to this application, along with relevant guidance in the Council's SPD and the NPPF are contained in Appendix C of this Statement.

SECTION 6: PLANNING ASSESSMENT

- 6.1 Based on the relevant planning policy matters set out in the previous section, and in accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, the proposals are considered within the context of the development plan, together with other material considerations below.
- 6.2 The key issues in the determination of the application include the following considerations:
- The Principle of the Proposed Development
 - Archaeology
 - Design, Layout and Appearance
 - Housing Mix and Density
 - Highways and Parking
 - Open Space and Landscape
 - Flood Risk and Drainage
 - Ecology and Biodiversity
 - Residential Amenity
 - Sustainability.

The Principle of the Proposed Development

- 6.3 The statutory development plan for the area comprises the Barnsley Local Plan, adopted January 2019. The Site is shown as being located within the 'Settlement Boundary' of Goldthorpe and also shown as a 'Housing Allocation' on the Local Plan's Policies Map (under Site Policy HS48).
- 6.4 Policy SD1 of the Local Plan advises that the LPA will take a positive approach when considering a development proposal that reflects the presumption in favour of sustainable development contained in the NPPF. Policy GD1 of the Local Plan states that development proposals will be approved where the development will not result in significant adverse effects on living conditions and residential amenity, is compatible with neighbouring land, and includes landscaping to provide a high-quality setting for buildings. Development proposals must also minimise impacts on the environment, be served by appropriate vehicular and pedestrian links, with drainage and boundary treatments considered in the design.
- 6.5 Policy LG2: The Location of Growth advises on the areas where housing development is to be directed. As a Principal Town, the Local Plan advises that within the settlement boundary of Goldthorpe development will be permitted, indicated in the Settlement Hierarchy.
- 6.6 The Local Plan advises that Barnsley's six Principal Towns should be the main focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities, and their roles as accessible and vibrant places to live should be enhanced. It further states that the importance of our principal towns and local centres and their contribution to our overall growth agenda is recognised through the Principal Towns programme established in 2016. Goldthorpe town centre is recognised as the main shopping and service centre for the Dearne

Towns.

- 6.7 Policy H1 sets out the number of new homes to be built over the plan period to 2033, whilst Policy H2 sets out the approximate distribution of new homes, including 14% of the housing (2891 homes) being positioned in the Dearne Towns, which includes Goldthorpe.
- 6.8 As stated above, the Site is allocated for housing under site reference HS48 in the Local Plan. The Site is identified as having an indicative yield of 109 dwellings. The Local Plan advises that the development proposal for the site is expected to:
- retain hedgerows around the periphery of the site.
 - include archaeological information on the extent of any remains and how these would be affected by the proposed development.
- 6.9 Overall, given the Site's allocation for housing in the Local Plan and the important role that Goldthorpe plays as a main shopping and service centre, the proposed development of the Site for housing is considered to be acceptable and sustainable in principle, subject to the proposals being in compliance with the other relevant policies of the Local Plan.
- 6.10 The proposed development yield does not exceed that indicatively established by the Local Plan allocation and the layout reflects an effective use of the site whilst responding to the relevant requirements of the Local Plan in terms of hedgerow retention and open space requirements. It is, therefore, considered that the proposed development offers a contribution towards housing numbers within a sustainable location identified for growth in the Local Plan which accords with the intentions of local and national policy.

Archaeology

- 6.11 Policy HE6: Archaeology of the Local Plan requires that proposals for planning permission where archaeological remains are considered to be present should be accompanied by an appropriate archaeological assessment.
- 6.12 An archaeological and heritage desk-based assessment has been undertaken in support of the Application. The Assessment advises that the Site is likely to have been in agricultural use since at least the Medieval period, and remains in that use today, currently being used for arable crop production. The Assessment advises that:

"The site lies within a landscape which has been exploited since the prehistoric periods, with cropmarks depicting linear trackways, field systems and enclosures being identified. Archaeological work within the vicinity of the site has indicated that such features do survive although in some cases, dating evidence has been scant.

At the time of writing, a Geophysical Survey has been commissioned. The results of the survey will allow for a more reasoned decision to be made regarding the need for further archaeological work to be carried out in advance of development."

- 6.13 The Assessment also notes that there is a Grade 2 listed building and Grade 2 register park and garden within 1km of the Site, although it deems that any development within the boundaries of the Site would have a negligible impact on both of these historic assets.
- 6.14 Subject to the results of the geophysical survey which has been commissioned, which will provide a basis for consideration of any further investigations that should be carried out before development proceeds, the development of the Site is considered to be acceptable in principle in relation to Policy HE6 of the Local Plan.

Design, Layout and Appearance

- 6.15 Local Plan Policy D1: High Quality Design and Place Making sets out a number of design principles that are expected to be followed in drawing up development proposals for a site in order to reinforce the distinctive local character and features of the area. The policy seeks layouts and designs that contribute to place making and which are of high quality, safe and accessible and legible. In addition, Policy GD1 requires that new development should respect neighbouring development and ensure the amenity of existing and future residents is protected from adverse impact, with high quality landscaping provided to enhance the setting of buildings.
- 6.16 The Local Plan states at paragraph 13.5 that development proposal should take account of a number of design standards and guidance including Building for a Healthy Life, Secured by Design, Manual for Streets and the South Yorkshire Residential Design Guide.
- 6.17 In addition, the LPA's Design of Housing Development SPD is a material consideration. This SPD reiterates the guidance provided in Policies D1 and GD1 and sets out a number of guidelines to ensure development is of a high standard in terms of design and amenity. Amongst other things the SPD sets out advice on the layout and design of dwellings to safeguard amenity, internal and external amenity standards, the character of development, the streets that serve it and the design of car parking and garages.
- 6.18 As well as the form and character of the built development proposals, Policy LC1 of the Local Plan states that development is expected to retain and enhance the character and distinctiveness of the Landscape Character area.
- 6.19 To create an attractive entrance, an area of open space (Arrival Green) is proposed to the Site's frontage with Barnburgh Lane, to the west of the Site access. The proposed dwellings close to Barnburgh Lane will overlook this space from the north. A second area of open space (Central Green) is proposed to address the Site's access, with properties proposed to overlook it from the north, southeast and southwest. At the eastern end of the Site a further area of open space is proposed, with a number of dwellings facing onto it from the west.
- 6.20 The dwellings fronting onto the main access road through the Site have active front and side elevations to avoid blank gables being prominent in the street scene. Parking serving these dwellings is proposed via a mix of driveways to the sides of the dwellings, frontage parking and garages.
- 6.21 The dwellings are proposed to be set back from the Site's boundary with Barnburgh Lane, overlooking a number of open space (Arrival Green and Green Corridor). Views

of the dwellings will be softened by hedgerow planting along the Site's frontage boundary, with the properties having active elevations facing south towards Barnburgh Lane to create visual interest and to ensure the open spaces benefit from natural surveillance.

- 6.22 The layout proposes that the dwellings form a number of perimeter blocks. The dwellings will have active elevations to the streets, footpaths and open spaces, with secure gardens to the rear. The properties along the Site's northern boundary have elevations that face the street and secure rear gardens that will be defined by the existing hedgerow planting along the boundary.
- 6.23 The houses comprise a strong mix of house types, including semi-detached house types, together with several terraces of three dwellings and 35no. detached properties. A number of different street types are proposed with the main access road having footways on either side. A shared surface street finished in block paving is proposed running north from the main access road. Its junction with the main access road is proposed to form a traffic calming feature. A number of shared driveways serving up to five dwellings are also proposed. This network of streets and spaces will offer variety and interest to the street scene.
- 6.24 The Design and Access Statement provides an analysis of the Site's context and explains how the proposed development responds to this and will result in a high quality and inclusive layout. The layout plan demonstrates how the wider Site can be developed to provide a sense of place with streets and open spaces that are well connected and safe and easy to navigate.
- 6.25 The Design and Access Statement is considered to demonstrate the quality of the proposals for the Site, in compliance with Policy D1 of the Local Plan, and guidance in the LPA's SPD, the South Yorkshire Residential Design Guide, the NPPF and the National Design Guide.

Housing Mix and Density

- 6.26 Policy H6 of the Local Plan requires that a broad mix of housing is provided within individual developments, with homes suitable for different types of households and being capable of adaption to meet the changing needs of the population. The policy advises that a density of 40 dwellings per hectare net will be expected.
- 6.27 The proposals for the overall Site include a good mix of property types and sizes. This includes 30no. 2-bedroom dwellings, 37no. 3-bedroom dwellings and 28no. 4-bedroom dwellings.
- 6.28 In terms of the overall provision of affordable housing on the Site, the Applicant is proposing 10 dwellings, which at 11% of the overall dwellings proposed slightly exceeds the policy requirement of 10% provision in accordance with Policy H7 of the Local Plan. An Affordable Housing Statement is provided at Appendix A of this Statement.
- 6.29 Given the above factors, the Proposed Development is considered to be in general accordance with Policies H6 and H7 of the Local Plan in terms of housing mix and affordable provision.

Highways and Parking

- 6.30 Local Plan Policy T3 New Development and Sustainable Travel expects that new development will be located and designed to reduce the need to travel. It expects new development to be accessible to public transport and meet the needs of pedestrians and cyclists.
- 6.31 Policy T3 seeks the provision of a minimum level of parking for cycles and vehicles in residential developments as set out in the LPA's Parking SPD. The policy also requires a transport assessment and travel plan statement to accompany development proposals.
- 6.32 In relation to highways matters, Paragraph 111 of the NPPF states 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."**
- 6.33 The Transport Assessment (TA) produced in support of the application advises that the site is well served by existing transport provision and is accessible to a range of key services and facilities. The TA demonstrates that the traffic generated by the proposals will not result in a detrimental impact on the surrounding road network.
- 6.34 An Interim Travel Plan (TP) has also been prepared, which sets out measures to encourage sustainable travel patterns and reduce the reliance on private car use.
- 6.35 The TA considers the Site lies within an accessible location and is within acceptable walking and cycling distances to a range of local amenities and facilities. This is supported by the site's allocation for housing in the Local Plan, acknowledging its sustainable location. The accessibility of these uses from the development should discourage travel by private car and encourage more sustainable forms of travel such as by foot and cycle and by bus.
- 6.36 The TA confirms that the Site will be accessed via simple priority-controlled T-junction with the access road having a width of 5.5m, with 2m footways on either side. Visibility splays of 2.4m by 43m will be provided in accordance with Manual for Streets for a 30mph road.
- 6.37 The TA sets out the proposed vehicle trip rates and generation for the proposed development and notes that the proposal has potential to generate less than one additional vehicle movement every minute during peak AM and PM hours.
- 6.38 With regard to parking standards, the LPA's Parking SPD sets out the following parking standards for residential developments:

Type of Development	Vehicle Parking Standard	Cycle Parking Standard
Dwellings with 1 and 2 bedrooms	1 space plus 1 visitor space per 4 units	1 secure space
Dwelling with 3 or more bedrooms	2 spaces plus 1 visitor space per 4 units	1 secure space

- 6.39 Car parking provision on the Site has been designed to meet the above standards.
- 6.40 A Travel Plan has been produced in support of the Proposed Development. This sets out a number of measures to promote sustainable travel choices to future residents of the development.
- 6.41 Given the above matters, it is considered that the Proposed Development accords with Policy T3 of the Local Plan, the LPA's Parking SPD and guidance in the NPPF.

Open Space and Landscape

Open Space

- 6.42 Policy GS1 Green Space of the Local Plan requires that new developments provide green space in line with the standards set out in the Green Space Strategy and in accordance with the requirements of the Infrastructure and Planning Obligations Policy.
- 6.43 The policy states that the LPA's Open Space Provision on New Housing Developments SPD offers guidance on how open space will be assessed and the open space provision required to meet the LPA's standards. In terms of general open space requirements a minimum of 15% of the gross site area of a housing development must be open space of a type appropriate to the character of the site, its location and the layout and nature of the proposed development.
- 6.44 The SPD advises on the types of green space required for development of certain sizes. For a development of up to 100 dwellings financial contributions will be sought towards off-site equipped children's play areas and formal recreation (sports pitches, courts etc). It also advises, that for schemes of over 40 dwellings informal play space and informal landscaped areas should be provided on site.
- 6.45 The detailed proposals for the Site include a number of open spaces to provide an amenity for residents as well as providing an attractive setting for the development. At the western end of the Site two areas of open space are proposed – the Arrival Green and the Central Green. The Arrival Green provides a mown path connection between the Site's main access point and the public footpath that runs along the Site's western boundary and provides a linear green space along the Site's frontage with Barnburgh Lane. The Central Green provides an area of open space that is prominent in views being due north of the access point.
- 6.46 An area of linear open space – the Green Corridor - is proposed along the Site's frontage to Barnburgh Lane, to the east of the Site's access. This connects to a further area of open space at the Site's eastern end. The overall approach to open space ensures a connected network of green space is provided on the Site.
- 6.47 Given the above matters, it is considered that the Proposed Development would accord with Policy GS1 and the LPA's SPD and guidance in the NPPF.

Landscape

- 6.48 Policy LC1 Landscape Character of the Local Plan advises that development will be expected to retain and enhance the character and distinctiveness of the individual

landscape character area in which it is located. In addition, Policy BIO1 advises that development will be expected to conserve and enhance biodiversity by protecting and improving habitats, including trees and hedgerows.

- 6.49 The Council has an adopted Trees and Hedgerows SPD that expands on the guidance in Policy BIO1. This advises that tree survey information should inform the layout and design of the development and should ensure that important trees and hedgerows are retained as part of the proposals. To ensure longer term retention is advised that buildings or works should be allowed within the RPA of any tree which is to be retained.
- 6.50 The SPD also provides best practice advice on the protection of trees and hedgerows during construction works, including the use of protective fencing to the standards set out in BS5837:2012.
- 6.51 The detailed landscaping proposals for the development are proposed to be developed at a later date and can be controlled by condition of planning permission. However, as the Site layout demonstrates the proposal seeks to retain the majority of the existing hedgerow and tree planting around the Site's boundaries and to enhance these with additional planting. In addition, new tree and shrub planting will be introduced within the Site, together with area of public open space. Native species will be specified in order to maximise biodiversity on the Site.
- 6.52 On the basis of the above, it is considered that the Proposed Development would accord with Policies LC12 and BIO1 the LPA's SPD.

Flood Risk and Drainage

- 6.53 Local Plan Policy CC3 Flood Risk seeks the reduction in flooding through locating development outside Flood Zones 2 and 3 and by requiring site-specific Flood Risk Assessments for proposals over 1 hectare in size in Flood Zone 1. It also requires that development on greenfield sites maintains or reduces existing run-off rates and requires the use of Sustainable Drainage Systems (SuDS) in accordance with Policy CC4.
- 6.54 The Site lies within Flood Zone 1 (low risk).

Flood Risk

- 6.55 The Flood Risk Assessment (FRA) undertaken in support of the proposals advises that the majority of the Site is at very low risk of surface water flooding. There is however a low to high-risk flow route, originating off site, with one branch flowing north-west and exiting the western boundary of the Site, while the second branch flows south-east terminating within the site.
- 6.56 The FRA advises that the surface water flow route that crosses the site north westerly should be maintained and diverted around proposed buildings if required. It further advises that the surface water flow route flowing south easterly will need to be diverted and accommodated by the proposed surface water drainage system.

- 6.57 THE FRA confirms that in the event of surface water exceedance during extreme rainfall events the site is laid out so that surface water runoff is directed away from houses, including those on neighbouring streets.

Surface Water and Foul Drainage

- 6.58 A Phase 2 site investigation of the Site has been undertaken. This included the carrying out of infiltration tests via three trial pits. These did not drain of water due to the geology below the Site comprising mudstone and siltstone. The testing confirmed that soakaway drainage would not be suitable for this site.
- 6.59 The Drainage Strategy for the Site advises that surface water discharge will be restricted to the greenfield runoff rate, equating to 7.67 l/s, subject to approval from the Lead Local Flood Authority. It is proposed that attenuation storage will be provided for rainfall events up to the return period of 1 in 100 year plus climate change. The total estimated storage volume is 1339 m³, subject to detailed design.
- 6.60 The Drainage Strategy confirms that foul effluent will discharge via gravity to a pumping station in the southeastern corner and low point of the site before being pumped to the 300 mm public foul sewer in Barnburgh Lane, south-west of the site as stipulated by Yorkshire Water. The restricted foul water flow rate is to be confirmed by Yorkshire Water. Emergency foul water storage will be provided on site, equating to 15.4 m³ (160 l/dwelling). Both the surface water and foul water drainage system will be offered for adoption to Yorkshire Water.
- 6.61 The FRA and Drainage Strategy confirms that with the various measures described above incorporated into the development of the Site, the proposals will not create any flood risk issues to the wider area.
- 6.62 Given the above, the proposals comply with Policies CC3 and CC4 of the Local Plan and the guidance in the NPPF.

Ecology and Biodiversity

- 6.63 Local Plan Policy BIO1 seeks to ensure that all development proposals provide an overall net gain in biodiversity by protecting the biodiversity value of land, maximizing the opportunities for enhancement, and incorporating beneficial biodiversity features within the development.
- 6.64 An Ecological Impact Appraisal (EclA) of the Site has been undertaken to inform the Application proposals.
- 6.65 The EclA advises that impacts to designated sites are considered unlikely due to the nature of the works, the distance between the designated sites and the Application Site and the presence of intervening habitats.
- 6.66 The EclA advises that the habitats within the Site comprise an arable field, with marginal modified grassland, a small area of scrub, ditches (which were mostly dry and considered to be dry throughout spring and summer), and short sections of managed hedgerow. The Assessment confirms that the arable land, modified grassland, scrub and section of dry ditch will be lost due to the development.

- 6.67 The EclA further advises that the Site is considered to provide some limited suitability for badgers, bats, birds, common and widespread species of invertebrates, hedgehogs, fox and rabbit, with other species. The EclA states that the Development Proposals have the potential to impact foraging and commuting bats as well as potential injury to badgers, birds, hedgehogs and other mammals during the site clearance and construction phases of the development. The document therefore sets out a number of mitigation measures to minimise the potential for such harm to arise.
- 6.68 Further mitigation is proposed through the development of a site-specific Biodiversity Enhancement and Management Plan (BEMP) that will detail all mitigation and enhancement measures.
- 6.69 Overall, it is considered that the development of the Site, including provision of public open space, surface water attenuation features, hedgerow and tree planting that new opportunities will be created for a range of wildlife, including protected species.
- 6.70 The above benefits will ensure that there is a net gain in terms of biodiversity on the Site in relation to the current situation in accordance with Policy BIO1 and guidance in the NPPF.

Residential Amenity

- 6.71 Local Plan Policy GD1 requires that development meets various sustainable development considerations including impact on the amenity of neighbours.
- 6.72 In a similar vein, paragraph 119 of the Framework states that:
- “Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”**
- 6.73 The Site does not share any boundaries with nearby residential development and therefore will not have any impact on amenity by virtue of loss of privacy, loss of light, overbearing effect or visual intrusion.
- 6.74 The construction phase of the proposed development does have potential to impact on the amenity of nearby residents, but these impacts – which in real terms of relatively short lived – can be mitigated through best practice working measures.
- 6.75 The occupation of the proposed properties on the Site will not result in levels of noise, odour or disturbance that would have unacceptable impacts on the amenity of neighbouring residents.
- 6.76 A Phase 2 Geo-Environmental Assessment has been undertaken. This concludes that environmental risk at the Site is generally low and that no remedial measures are considered necessary in relation to contaminants.
- 6.77 Overall, it is not considered that the proposals give rise to any residential amenity issues and therefore the proposed development is in accordance with the relevant Local Plan Policy and with Paragraph 119 of the NPPF, both of which require development not to cause significant adverse impact on amenity.

Infrastructure Requirements

- 6.78 Local Plan Policy I1 allows for new development where it is supported by appropriate physical, social, economic and communications infrastructure, including provision for broadband.
- 6.79 In terms of contributions towards infrastructure required to support the scheme, including education, healthcare and sports facilities, the Applicant is willing to make any necessary and reasonable financial contributions where these are supported by policy and requests for contributions are supported by the evidence required to meet the three tests set out in Regulation 122 of the CIL Regulations 2010.

Sustainability

- 6.80 Policy CC1: Climate Change of the Local Plan requires that all development should demonstrate that it seeks to reduce the causes of climate change and is designed to meet its further impacts. This includes by building in sustainable locations and through promoting the use of sustainable design and construction techniques, promoting the delivery of renewable and low carbon energy, promoting biodiversity gain, and the use of sustainable drainage systems.
- 6.81 Policy RE1: Low Carbon and Renewable Energy requires that all developments will be expected to seek to incorporate initially appropriate design measures, and thereafter decentralised, renewable or low carbon energy sources in order to reduce carbon dioxide emissions and should at least achieve the appropriate carbon compliance targets as defined in the Building Regulations.
- 6.82 Paragraph 20.3 of the Local Plan states:
- "Taking into account the energy hierarchy, new buildings and conversions should in the first instance be designed and constructed to be energy efficient in particular through using the principles of passive design, including high insulation levels, solar heating, natural lighting and ventilation, thermal mass and passive cooling. Thereafter, decentralised, renewable or low carbon energy sources should be considered for use in order to reduce carbon dioxide emissions."*
- 6.83 The various matters have been assessed above under relevant subheadings in this section of the Statement. Further information on the sustainable design of the development is included in the Design and Access Statement. Overall, it is considered that the development of the Site represents sustainable development that takes account of the consequences of climate change in the future.

SECTION 7: CONCLUSIONS

- 7.1 The proposed development of the Site for housing will constitute sustainable development as defined by the NPPF, contributing to economic, social and environmental objectives. The benefits that will result from the development include the supply of housing in a sustainable location where residents will have access to a range of facilities, services and employment opportunities, and in turn the residents will help support these.
- 7.2 The proposals accord with the Council's Local Plan Policies and help to meet the Borough's overall housing need, with the provision of 10% affordable housing and a housing mix that aligns with the Council's guidance.
- 7.3 A clear understanding of the site constraints and opportunities have informed the proposed layout design and house types for the scheme. The resultant proposed layout responds to the Site's context and with dwelling designs that are respectful of existing development in the locality in accordance with the relevant policies of the Local Plan and SPDs.
- 7.4 The potential impacts of the proposed development have also been considered and appropriately addressed alongside all relevant planning policies and material considerations. The supporting documents which accompany this submission clearly demonstrate that the proposals present no insurmountable constraints.
- 7.5 Based on the above the application is considered to be acceptable and it is therefore respectfully requested that planning permission be granted.

APPENDIX A: AFFORDABLE HOUSING STATEMENT

Application Site:	Land at Barnburgh Lane, Goldthorpe
Applicant:	Homes by Honey
Development Proposals:	Application seeking full planning permission for Residential Development of 95 Dwellings.

Affordable Housing Requirement

- A.1 Policy H7: Affordable Housing of the Local Plan requires that housing developments of over 15 units provide 10% affordable housing in Goldthorpe, with the developer able to show that arrangements have been put in place to keep the new homes affordable.
- A.2 The Council's Affordable Housing SPD sets out the requirements for information within an Affordable Housing Statement.

Proposed Strategy

- A.3 In accordance with the Council's Local Plan Policy, it is proposed that the development will meet the Council's affordable housing requirement of 10%, rounding up numbers in accordance with the advice in the SPD.
- A.4 The properties will be secured as affordable dwelling in perpetuity through a S106 Agreement.
- A.5 The following details are provided in compliance with the advice in the SPD:

The total number of residential units proposed.

10 no. affordable homes will be provided as part of the development.

Schedule containing the number, type, tenure, floor area and plot number/location of affordable homes.

The above information is provided on plan ref. n1982_008C (Planning Layout). It is proposed that all affordable properties will be for Shared Ownership. This approach is preferred by the delivery partner that is working with Homes by Honey and takes account of changes in the market.

Site plan identifying affordable plots.

Plan ref. n1982_008C (Planning Layout) identifies the affordable housing plots within the proposed development – the plots are Nos. 70 – 75 incl. and 92 – 95 incl.

Details of any Registered Provider acting as a partner in the development.

Halo Housing Association.

The timing for the construction of the affordable housing and its phasing in relation to the occupancy of the market housing.

The timing of the construction of the affordable housing will be agreed with the LPA during the application process.

Evidence of existing local market rent and/or sales values.

Not available at present.

The arrangements to ensure that such provision is affordable for both first and future occupiers of the affordable housing or, if not possible, for the subsidy to be recycled for alternative affordable housing provision.

These arrangements will be agreed with the LPA during the application process.

Proposed transfer value (if available).

Not available at present.

APPENDIX B: PUBLIC CONSULTATION LETTER

Application Site:	Land at Barnburgh Lane, Goldthorpe
Applicant:	Homes by Honey
Development Proposals:	Application seeking full planning permission for Residential Development of 95 Dwellings.

Dear Sir/Madam,

On behalf of Homes by Honey, nineteen47 is instructed to submit a Full Planning Application on land to the north of Barnburgh Lane. The site in question is allocated for housing in the Barnsley Local Plan, Site HS48, which identifies a yield of 109 dwellings on the site. The land use allocation in the Local Plan, approves, in principle, the use of the site for housing and henceforth, Homes by Honey are looking to ensure the residences developed on-site will benefit the local community and provide high-quality homes for Barnsley.

Homes by Honey are looking to bring forward a housing scheme to deliver 93 dwellings with associated open space, sustainable urban drainage and landscaping. The scheme hopes to provide 2, 3- and 4-bedroom dwellings with a 10% provision of affordable housing.

The proposed development is outlined on the following page which will provide an overview of the site layout and indicate where elements of the scheme will be delivered. The layout outlined within this consultation may be subject to change as the planning application progresses, in cooperation with Barnsley Metropolitan Borough Council.

Your Views

Homes by Honey are committed to engagement with the local community and prior to the submission of the planning application, we are keen to hear your views on the proposed development.

Once you have reviewed the proposed layout, if you would like to provide comments, we invite you to email your thoughts to consultation@nineteen47.co.uk, using the subject line '*Barnburgh Lane, Goldthorpe*'. Alternatively, you can provide comments in writing to the address at the bottom of this letter.

APPENDIX C: RELEVANT PLANNING POLICY

Application Site:	Land at Barnburgh Lane, Goldthorpe
Applicant:	Homes by Honey
Development Proposals:	Application seeking full planning permission for Residential Development of 95 Dwellings.

The Development Plan

C.1 The Development Plan of relevance to the above Proposed Development comprises:

- **Barnsley Local Plan, adopted January 2019.**

Barnsley Local Plan

- C.2 The Local Plan provides local planning policy for the Borough up to the year 2033. The vision statement for the Local Plan is "*Working together for a brighter future, a better Barnsley*". To achieve this the Local Plan provides the spatial framework to deliver substantial and sustainable growth for the Borough and includes within its objectives the widening of the choice of high-quality homes and the improved design of development, whilst achieving net gains in biodiversity. The Local Plan confirms that the focus for growth will be within Barnsley and the principal towns. Goldthorpe is identified as a principal town. The Local Plan contains a number of policies that are considered to be of direct relevance to the application proposals. These are set out in the paragraphs below.
- C.3 **Policy SD1: Presumption in favour of Sustainable Development** – This policy confirms that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.
- C.4 **Policy GD1: General Development** – The policy advises that development proposals will be permitted subject to a number of criteria being met. These include that there will be no significant adverse effect on living conditions and residential amenity of existing and future residents, that the development is compatible with neighbouring land uses, that landscaping can be provided to give a high-quality setting for buildings, that adverse impacts on the environment is minimised and mitigated.
- C.5 **Policy LG2: The Location of Growth** – This policy states that development will be focused in the following locations – Urban Barnsley, the Principal Towns of Cudworth, Wombwell, Hoyland, Goldthorpe, Penistone and Royston; and Villages.
- C.6 **Policy H1: The Number of New Homes to be Built** – This policy advises that the Council will seek to achieve the completion of at least 21,546 net additional homes during the plan period to 2033 and maintain a minimum five-year supply of deliverable sites. The amount of housing proposed within the Local Plan provides an annualised figure of 1,134 houses per annum.

- C.7 **Policy H2: The Distribution of New Homes** – The policy sets out the approximate distribution of new homes from 2014 to 2033 which includes 2891 for Dearne, (which includes Goldthorpe) which represents 14% of the overall housing supply for the Borough. The housing numbers have been calculated using an indicative density of 40 dwellings per hectare for Barnsley and the Principal Towns.
- C.8 **Site HS48: Land north of Barnburgh Lane, Goldthorpe** - The site policy advises that the development will be expected to retain hedgerows around the periphery of the site and that as archaeological remains may be present the proposals must be accompanied by an appropriate archaeological assessment.
- C.9 **Policy H3: Uses on Allocated Housing Sites** - This policy requires that development on housing sites is for residential purposes and that other uses will only be allowed where they are small scale and ancillary to the housing elements and if they provide a service or other facility for local residents.
- C.10 **Policy H6: Housing Mix and Efficient Use of Land** – This policy states that housing proposal will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. The policy advises that a density of 40 dwellings per hectare net is expected in the Principal Towns.
- C.11 **Policy H7: Affordable Housing** – This policy requires that housing developments of over 15 units provide 10% affordable housing in Goldthorpe, with the developer able to show that arrangements have been put in place to keep the new homes affordable.
- C.12 **Policy T2: Safeguarding of Former Railway Lines** – This policy advises that the Council will safeguard land within and adjacent to existing and historical rail alignments to accommodate the potential reinstatement of former strategic railway lines.
- C.13 **Policy T3: New Development and Sustainable Travel** – This policy advises that new development should be designed to reduce the need to travel and encourage sustainable forms of travel and provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people as set out in the relevant SPD. Proposal will need to be accompanied by a transport assessment and a travel plan statement.
- C.14 **Policy T4: New Development and Transport Safety** – This policy advises that new development will be expected to be designed and built to provide all transport users with safe, secure and convenient access and movement.
- C.15 **Policy D1: High Quality Design and Place Making** – The policy sets out a number of design principles that seek to ensure high quality design in new development. The policy includes a number of criteria that are expected to be demonstrated in the layout and design development of proposals.
- C.16 **Policy LC1: Landscape Character** – This policy advises that development will be expected to retain and enhance the character and distinctiveness of the individual landscape character area in which it is located.
- C.17 **Policy HE1: The Historic Environment** – This policy seeks to protect the Borough's historic assets, including archaeological remains. It advises that when in situ

preservation is not justified, an understanding of the evidence to be lost must be gained in line with the provisions of Policy HE6.

- C.18 **Policy HE6: Archaeology** – This policy advises that application for development on sites where archaeological remains may be present must be accompanied by an appropriate archaeological assessment.
- C.19 **Policy GS1: Green Space** – This policy advises that new residential development will be required to contribute towards green space in line with the standards set out in the Green Space Strategy and the Open Space Provision on New Housing Developments SPD.
- C.20 **Policy G2: Green Ways and Public Rights of Way** – This policy advises that where development affects an existing Public Right of Way (Prow) it must protect the existing route and where development is close to a Prow it may be required to provide a link to the existing route and/or improve the existing route.
- C.21 **Policy BIO1: Biodiversity and Geodiversity** – This policy advises that development will be expected to conserve and enhance the biodiversity and geological features of the Borough by protecting and improving habitats and maximising biodiversity and geodiversity opportunities in and around new developments.
- C.22 **Policy CC1: Climate Change** – This policy states that the Council will seek to reduce the causes of climate change by promoting sustainable design and construction techniques, design development to reduce the risk of flooding, promoting the use of sustainable drainage systems and encouraging biodiversity gain.
- C.23 **Policy CC2: Sustainable Design and Construction** – This policy states that development is expected to minimise resource and energy consumption through sustainable design and construction features where feasible and viable.
- C.24 **Policy CC3: Flood Risk** – This policy states that the extent and impact of flooding will be reduced by requiring site-specific Flood Risk Assessment for proposals.
- C.25 **Policy CC4: Sustainable Drainage Systems** – This policy advises that all major development will be expected to use Sustainable Drainage Systems (SuDS) to manage surface water drainage unless it can be demonstrated that all types of SuDS are inappropriate. The policy advises that detailed planning applications must be supported by a detailed drainage plan and SuDS design statement, which should contain information on how the SuDS will operate, be managed and maintained for the lifetime of the development.
- C.26 **Policy CC5: Water Resource Management** – This policy states that in order to conserve and enhance the Borough's water resources proposals will be supported which incorporate SuDS in accordance with Policy CC4.
- C.27 **Policy RE1: Low Carbon and Renewable Energy** – This policy expects all development to seek to incorporate initially appropriate design measures and thereafter decentralised, renewable or low carbon energy sources to achieve the appropriate carbon compliance targets in the Building Regulations.
- C.28 **Policy I1: Infrastructure and Planning Obligations** – This policy requires that development proposals contribute to meet all on and off-site infrastructure

requirements to enable development to take place satisfactorily, and where the necessary provision is not made directly by the developer, contributions will be secured through planning obligations.

Material Considerations

[Barnsley Supplementary Planning Documents](#)

- C.29 **Affordable Housing SPD (Adopted July 2022)** – The document confirms that where major development involving housing is proposed affordable housing will need to be provided in accordance with Policy H7 of the Local Plan. Application should be supported by an Affordable Housing Statement. The Council expects affordable housing to be built to a high standard of design and be in keeping with housing on the rest of the site. In the interests of delivering sustainable, inclusive and mixed communities, the affordable homes should be indistinguishable from the open market housing in terms of style, quality of specification, finish and materials. They should also be indistinguishable in their external layout, including the balance of soft and hard landscaping where front of dwelling parking is proposed.
- C.30 **Biodiversity and Geodiversity SPD (Adopted May 2019)** – This document advises that any development proposal which may harm biodiversity or geodiversity interests should follow the mitigation hierarchy: avoid, mitigate, compensate. It also advises that if it is not possible to avoid damage to the interest and then the developer/applicant should seek to mitigate impacts by good design. The Local Plan allocations have been assessed for their biodiversity value, with some site-specific policies containing biodiversity requirements.
- C.31 **Design of Housing Development SPD (Adopted May 2019)** – Sets out guidelines against which housing proposals will be assessed. The guidelines should ensure that development that would have an unacceptable impact will be avoided. The document sets out guidance on various matters including space between dwellings, external and internal space standards, character, streets, parking, boundary treatments and landscape design.
- C.32 **Financial Contributions to Schools SPD (Adopted May 2019)** – This document sets out advice on when financial contributions will be needed to provide additional school places where there is insufficient capacity in local schools.
- C.33 **Parking SPD (Adopted November 2019)** – This sets out guidance on parking standards to be achieved for housing developments. It advises that a minimum of 1 parking space will be required by 1 and 2 bedroomed dwellings and 2 spaces for dwellings with 3 bedrooms or more. In addition, 1 visitor space is sought per 4 dwellings. Cycle parking should be provided at 1 secure space per dwelling in a garage or suitable size or other secure covered area within plot.
- C.34 **Trees and Hedgerows SPD (Adopted May 2019)** – This document advises that where trees and hedgerows are situated in close proximity to a proposed development a full Tree Survey to British Standard BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations will be required. A tree constraints plan must show the position and crown spread of all trees and

hedgerows on and adjoining the site and the Root Protection Area (RPA) of each tree. The Tree Survey information should inform the layout and design of the development and should ensure that, in particular, the higher retention category trees and hedgerows are retained, both in the short and long term.

- C.35 **Open Space Provision on New Housing Developments (Adopted May 2019)** – The document sets out guidelines for open space requirements within developments and includes a number of design principles for open space and play facilities.
- C.36 **Planning Obligations SPD (Adopted November 2019)** – Provides advice on when contributions will be sought including financial contributions for school places, sustainable travel, affordable housing and open space provision.

National Planning Policy Framework

- C.37 Paragraph 47 of Section 4 reaffirms the statutory requirement for decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise. Decisions on applications should also be made as quickly as possible and within statutory timescales unless a longer period has been agreed by the applicant in writing.
- C.38 The Framework makes it clear at Paragraph 218 of Annex 1 that the policies contained within it are material considerations to a particular decision or determination.
- C.39 Paragraph 7 of Section 2 of the Framework advises that the purpose of the planning system is to contribute to the achievement of sustainable development.
- C.40 Paragraph 8 of Section 2 details that there are three overarching objectives to achieving sustainable development which are interdependent. These objectives are:
 - “a) An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”
- C.41 Paragraph 9 of Section 2 details that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development

towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

- C.42 Paragraphs 10 and 11 of Section 2 state that at the heart of the Framework is a presumption in favour of sustainable development. 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-date, 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 proposed; 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."

- C.43 Section 3 of the Framework refers to a plan-led system and Paragraph 15 states:

"The planning system should be genuinely plan-led. Succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities; and a platform for local people to shape their surroundings."

- C.44 In terms of decision-making, Paragraph 38 of Section 4 states:

"Local planning authorities should approach decisions on proposed development in a positive and creative way."

- C.45 The Framework promotes pre-application engagement and frontloading, stating in Paragraph 39 of Section 4 that:

"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."

- C.46 Section 5 of the Framework supports the Government's objective of significantly boosting the supply of housing. In this respect, Paragraph 60 details that it is important that a sufficient amount and variety of land can come forward where it is needed.

- C.47 Paragraph 62 of Section 5 adds that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

- C.48 Section 8 of the Framework promotes healthy and safe communities, and requires the planning system to promote social interaction, create places which are safe and accessible, and enable and support healthy lifestyles.
- C.49 Section 11 promotes the effective use of land and, in this respect, Paragraph 119 details that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- C.50 Section 12 refers to achieving well-designed places and notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. In this respect, Paragraph 126 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- C.51 Paragraph 130 of Section 12 states that planning 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 users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Planning Practice Guidance

- C.52 The over-arching policies of the Framework are supplemented by further guidance provided in the Planning Practice Guidance ["the PPG"], a web-based resource which provides enhanced clarity on the interpretation of policies. The PPG is updated as required by the Ministry of Housing, Communities & Local Government (MHCLG) to reflect updates to national policy and legislation.
- C.53 The PPG provides advice and guidance on a range of matters relevant to determination of the Application, including design, heritage, the supply of housing and the determination of planning applications.

C.54 The PPG states that well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. To be read alongside this guidance, the National Design Guide of October 2019 sets out the characteristics of well-designed places and demonstrates what good design means in practice. Good design is set out in the National Design Guide under the following 10 characteristics:

- context
- identity
- built form
- movement
- nature
- public spaces
- uses
- homes and buildings
- resources; and
- lifespan.

nineteen47

CHARTERED TOWN PLANNERS
& URBAN DESIGNERS